



NEWS AND NOTES

Issue # 6

Britton Falls Advisory Committee Newsletter

June, 2019

Transition Committee to Seek Volunteers

Residents will soon have a chance to serve on teams that will enable them to participate in the transition process of converting Britton Falls from a Developer-controlled HOA to a Homeowner-controlled HOA. Pulte, the community's developer, will no longer take part in oversight of Britton Falls after all 1,223 homes have been sold and a full Homeowner HOA Board of Directors is in place. The formal transition turnover is currently anticipated to occur in late 2021 or early 2022.

The Transition Committee has developed a Transition Plan and posted it on the Britton Falls portal. The plan calls for the formation of six Activity Teams to conduct their work on the following Activity Teams: Management, Finance, Legal, Engineering, Maintenance and Insurance. Approximately 30-35 volunteers will be needed to staff the teams. The titles of the teams represent areas having to do with the self-governance of Britton Falls. Homeowners who have previously resided in a community that transitioned to self-governance or have specific skills related to one or more of the teams will be especially encouraged to volunteer.

A summary of the process for appointing and organizing the transition teams is provided below:

June: Transition Plan posted on Britton Falls portal on June 18

July: (1) Homeowners will be provided details in early July about two PowerPoint presentations (July 10 at 6:30 p.m. and July 16 following the AC meeting) about the transition plan and volunteering process. (2) Details about the requirements for membership on an Activity Team and the Application Form will be posted on the Britton Falls portal prior to the July 10 presentation and

hard copies will be made available at both presentations, and at the front desk of the Chateau.

July-August: Applications for Activity Teams will be accepted until August 31.

September: Interviewing potential Activity Team members will be conducted.

Fourth Quarter of 2019: Activity Teams will be appointed and organized.

First Quarter of 2020: Work on the transition process will begin.

Residents who are interested in serving should first review the Transition Plan on the community portal at: http://www.ourbrittonfalls.net/Homeowner_Network/Transition_Committee/Transition_Plan.htm

Next, they should attend one of the PowerPoint presentations. Any homeowner who is interested in applying for service on one of the Activity Teams is encouraged to obtain an Application Form when available and submit it before the August deadline.

Joe Lamirand, Chair of the Transition Committee, says those who volunteer for the six teams will only need to serve for the period of time it takes to complete their work, which could vary from a few months up to 18 months. "Whatever time they can contribute would be helpful," Lamirand says, adding that the process should be of interest and importance to all homeowners.

The Transition Committee also includes homeowners Dan Canan, Greg Keffer, Nick Kirincich and Scott Mertz, all current members of the Advisory Committee. Other members are David Compton and Allison Goldberg, representing Pulte.

New Tree Program Successful

Trees are a necessary and attractive part of the Britton Falls landscape. But what if the community had failed to receive the number of trees promised in its developmental plan? And how would it ever know that trees were missing and that someone would agree to replace them?

The answers to those questions -- along with solutions to the problems -- have been provided by community residents Sharon and Brad DeReamer and other volunteers who have served on a tree committee. The results of their hundreds of hours of research and investigation can be seen in the form of replacement trees newly planted throughout the streets, walking paths and common areas of Britton Falls.

The idea of checking the community's tree population occurred to Brad DeReamer during his early years of serving on the Fishers City Council. While researching the original zoning ordinance for Britton Falls, he learned that the law requires a certain number of street trees in planting strips along streets. Curious about why some trees appeared to be missing, Brad and Sharon began counting actual trees in areas that had been developed. They concluded that 302 street trees were missing from the community. Their research, compiled over several weeks, filled a large file.

In conjunction with the Britton Falls Advisory Committee, they prepared a document showing locations of missing trees, and Brad presented this to the city planning department. Because the city requires a street tree to be planted every 40 feet in areas such as Britton Falls, the city agreed that trees were missing and required Pulte Co., the community's developer, to replace them (at Pulte's cost).

The DeReamers, along with tree committee members Nick Kirincich, Paul Lightfoot, Bob Otto and Sallee Tisch, provided input on the kinds of trees to be planted. Varieties included Red Maple, Shademaster Honey Locust, Bald Cypress and Norwegian Spruce. Some were more suitable as street trees while others were planted this spring in common areas and along walking paths. All replacement trees have now been planted.

Residents are encouraged to "adopt" the new trees by hose-sprinkling them for 10-15 minutes twice a week (or three times a week during hot weather). Mulch

should not be pushed up around the tree as this could be stressful.

Villa Acoustics Project Funded

The problem of the noise level in the Villa is well on its way to being corrected. A committee was formed, an engineer hired, and proposals submitted. Gavin Haverstick of Haverstick Designs was selected to proceed with the project. After analysis of the problem, his solution is the installation of 62 sound-absorbing panels on the ceiling of the larger room in the Villa.

The panels have been ordered and a local installer (Patriot Solutions) will be handling the installation. The panels should be arriving in early August, and installation is expected to be completed by mid-August. The \$15,071 project was approved by the Advisory Committee and the HOA Board. Many thanks to Jon Schmidtke and his committee (Mark Chase, George Durfee, Paul Green, Bill Livezey, Steve Rohrer and Donna Ryder) for their work on this project.

Garden Club

The Britton Falls Garden Club manages the community garden plots behind the Villa. There are 80 plots, consisting of 4 rows of raised beds, and the remainder are 10' X 12' flat plots. Club President, Jim Mong, reports that there are still about 17 flat plots available which rent for \$10 per year. The rental fee includes water with hoses and professional tilling which will be done as soon as weather permits. The raised beds are usually retained by current gardeners, although more are possible in the future.

Jim has been working on a pilot project during the winter, hoping to alleviate the drainage problem. He and Gene Pingatore scraped narrow ditches approximately 1-1/2" deep along the 2' paths between two rows of plots, toward pits dug near the compost bins. While the ditches help divert rainwater away from the plots, the Villa lawn sprinklers continue to add to the problem. If this solution proves viable, the rest of the rows will be completed.

To address a visibility issue raised by a resident along the west side of the garden area on Vinetree Trail, Sallee Tisch of the Landscape sub-committee reports

that butterfly spirea bushes will be planted among the pine trees on the separating berm.

Jim reminds all residents that although this is a community garden to be enjoyed by all, we should respect the hard work, time and money the gardeners put into their plots by not picking produce without permission. "If you didn't grow it, don't pick it!"

Housing Units Closed vs. Planned



Did You Know?

1. The City of Fishers, and thus the HOA, requires that both the indoor and outdoor **swimming pools be closed** when there is lightning, and they cannot be opened until one-half hour after the lightning has stopped.
2. If, **in an emergency**, you can't get through to 911, you can use a direct line: **317-773-1282** to contact Hamilton County Dispatch. **Always try 911 first** for emergencies before using the direct line to Hamilton County Dispatch.
3. The **after-hours phone number for contacting a Community Management Services representative** when the Chateau is closed is (317)288-0532, ext. 226 (Brad Bryant, Facility Director). If you cannot reach Brad, call 317-631-2213, and choose option 6 for a "live" answering service.

FYI

Upcoming Dates

- July 10** — Transition Committee Presentation, 6:30 p.m., Chateau Ballrooms
- July 16** — Advisory Committee Meeting, 3:00 p.m. Followed by Transition Committee Presentation, Chateau Ballrooms
- July 22**--"News & Notes" Committee meeting, 1:00 p.m. Chateau Arts and Crafts Room
- August 20** — Advisory Committee Meeting, 3:00 p.m.*
- August 31** — Deadline for Submission of Transition Activity Team Applications

**AC meetings are held in the Chateau Ballroom
Buildings Subcommittee meets the 2nd Monday of each Month in Chateau Arts & Crafts Room*

NOTE: You can search for scheduled meetings of committees, clubs, etc. on the Britton Falls website by navigating from *Events* to *Calendar* and typing the name of the committee or club in the *Search Calendar* box.

Advisory Committee minutes are posted on the Britton Falls website 14 days after each AC meeting at:

http://www.ourbrittonfalls.net/Homeowner_Network/Advisory_Committee/Advisory_Committee_Meeting_Minutes.htm

Grounds Subcommittee minutes are available at:

http://www.ourbrittonfalls.net/Homeowner_Network/Advisory_Committee/Grounds_Committee_Minutes.htm

Buildings Subcommittee minutes are available at:

http://www.ourbrittonfalls.net/Homeowner_Network/Advisory_Committee/Building_Subcommittee_Documents.htm

Past issues of **News and Notes** and its predecessor, **The Wine Press**, are available at:

http://www.ourbrittonfalls.net/Homeowner_Network/Advisory_Committee/News_and_Notes.htm

Resident Guide to Landscaping

All concerns about homeowner lot trimming, mowing, pruning, and irrigation should be submitted through the Caliber Web system, available on the "Our Britton Falls" web portal. ** These maintenance issues related to mowing issues, sprinkler malfunctions, shrubs not trimmed, etc. are directed to Brad Bryant who oversees community landscape maintenance, provided by Hittle Landscaping.

Specific questions about your plants, trees, and shrubs, such as infestation, viruses, fertilization, should be directed to Hittle Landscaping where you will be connected with an expert member of its staff.

In addition, Hittle Landscaping can help with the installation of new or replacement trees, replacement landscape beds, and support designed to help your grass, trees, flowers and shrubs stay healthy and look their best.

Topic of Concern	Contact Area
Trimming, mowing, pruning, irrigation	Brad Bryant Britton Falls Maintenance Director (317-288-0532) bfmaint@comcast.net
General Maintenance of plants, trees, shrubs	Hittle Britton Falls Account Manager (317-896-5697) X 253 tima@hittlelandscape.com
Replacement trees, shrubs, patio upgrades, etc.	Hittle Estimating (317-896-5697) X 228 davidw@hittlelandscape.com
Billing, Service	Hittle Customer Service (317-896-5697) X 248 info@hittlelandscape.com

Resident Guide to Resolving Problems

Nature of Problem/Issue	Whom to Contact
Homeowner building issues post-closure	Pulte Customer Care (877-785-8348) http://www.delwebb.com/ownersenry/service-requests.aspx#.Vnlbc02FPDc
Architectural Review and Approval Requests	John Doehrman, Community Mngr. (317-288-0532) brittonfalls@comcast.net
Common area Facility, ponds, roads issues**	John Doehrman, Community Mngr. (317-288-0532) brittonfalls@comcast.net
Sidewalks: damaged or sinking/raised**	John Doehrman, Community Mngr. (317) 288-0532 brittonfalls@comcast.net
Common area Landscaping and irrigation issues**	Brad Bryant, Facility Director (317-288-0532) bfmaint@comcast.net
Landscaping on Homeowner lot** <ul style="list-style-type: none"> • Trimming, mowing, pruning, irrigation • Plants, trees or shrubs 	Brad Bryant (317-288-0532) bfmaint@comcast.net Hittle Landscape (317-896-5697)
Information about Covenants or Design Guideline Violations	John Doehrman, Community Mngr. (317-288-0532) brittonfalls@comcast.net

**Report via Caliber Web

<https://caliber.cloud/CaliberWeb2\CMS>