



NEWS AND NOTES

Issue # 7

Britton Falls Advisory Committee Newsletter

July, 2019

Britton Falls Advisory Committee

Nominations are Open

The election to replace two outgoing members for the seven-member Advisory Committee (AC) is scheduled for **November 4-8, 2019**. Nominations will be accepted through **8:00 p.m., October 15**. Nomination forms are available at the front desk of the Chateau and may be returned there or via email to Jerry Brewton, Chair of the AC Election Subcommittee, at jerrybrewton@gmail.com.

Since the Advisory Committee is the primary link between us (the homeowners) and the Homeowners Association Board of Directors (Pulte), the AC and its members are critical to ensuring that residents have a voice in the continued growth and development of Britton Falls. Moreover, given the potential that the community will be transitioning to a homeowner governed HOA during the three-year tenure of the two members elected in November, the role of the AC is even more critical. Thus, it is important that every effort be made to continue to secure committed homeowners to represent us on the AC. If you closed on your home prior to January 1, 2019 and are interested in being a candidate for the Advisory Committee, you are encouraged to submit your nomination.

To inform residents and potential candidates about the purpose of the Advisory Committee and the responsibilities of committee members, the Election Subcommittee has scheduled a "Potential Candidates Informational Meeting" for **7:00 p.m. on September 24** in Ballrooms B and C of the Chateau. In addition, the Election Subcommittee will conduct a "Meet the

Candidates" program on **October 29 at 7:00 p.m.** in Chateau Ballrooms A and B.

Detailed information about the Britton Falls Advisory Committee and the role of committee members is available in the **Britton Falls Advisory Committee Guidebook** on the *Our Britton Falls* website at http://www.ourbrittonfalls.net/Homeowner_Network/Advisory_Committee/AC_Guidebook.htm

Questions and/or requests for nomination forms can be directed to any of the following members of the Election Subcommittee: Jerry Brewton (Chair), Susan Knieser, Al Melliere, Colleen Mattingly, Michael Moore.

New Management Company Selected

Effective August 1, 2019, the community management company for Britton Falls will be Associated Asset Management (AAM). The HOA Board of Directors (Pulte) selected AAM to work with the homeowners in "overseeing all of the Association and community services" for Britton Falls. The formal announcement was made in a July 9, 2019 message (email) to all homeowners from Ms. Shelley Reith, AAM's Vice President of Michigan Operations.

Ms. Reith and members of the corporate headquarters team in Arizona spoke at the AAM Introduction Meeting at Grace Church in Fishers on July 24. Britton Falls homeowners in attendance at the meeting were informed that each homeowner will receive additional information about AAM and the process of transitioning from CMS to AAM.

Until further notice, the contact information provided in this newsletter's column, "Resident Guide to Resolving Problems" remains in effect.

Watch your email, US mail and this space for more information!

AC Grounds Subcommittee Update

The Grounds Subcommittee, chaired by Nick Kirincich, has been busy this past spring. This subcommittee includes the following teams: Landscape, Ponds, Tennis and Pickleball, Bocce, and Trees.

Landscape:

- Led by Sallea Tisch, the Landscape Team will host a plant exchange (for both house and landscaping plants) in September. You may bring plants, or you can take plants. You don't have to donate plants in order to take plants.
- Planting of native plants has begun at the entryway waterfall. This is the result of a matching grant from the city of Fishers and funding from the HOA, as reported in the April issue of "News and Notes."
- The next meeting of the Landscape Committee is scheduled for August 14 at 6:30 p.m. in Ballroom B of the Chateau.

Ponds:

- Dennis Renander, Chair of the Ponds Team, reports that Pond O's fountain is now working, and all fountains are operational (at the time of this reporting). He noted that the lights on the fountain for Pond P are not working but are being worked on.
- As reported in the May issue of "News and Notes," residents are encouraged to report non-functioning fountains to the "Team Captain" designated for each pond or to Dennis at denren2k3@comcast.net.

Tennis and Pickleball:

- The leaders of this team, Eric Ferrell (tennis) and Mark Cremer (pickleball), report that the tennis/pickleball courts have been graded and are being enjoyed by all players.

- The horseshoe pits have been relocated in the same area, just north of their former location.

Bocce: Bob Bognar, leader of the Bocce team reports that plans to overhaul the courts have been put on hold by Pulte until the fall discussion of the 2020 budget.

Trees:

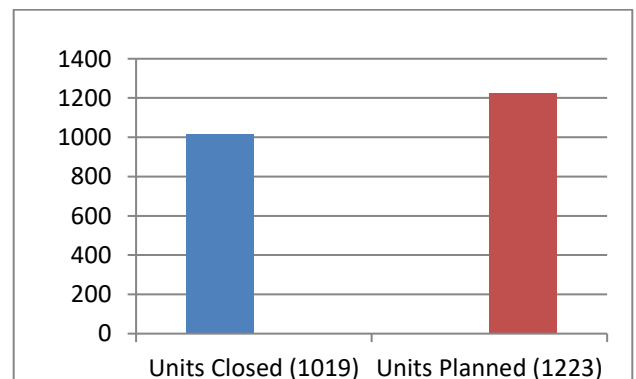
- Sharon DeReamer, leading the Trees Team, reports that Hittle has now installed all of the trees in the community that were in Pulte's contract and that all trees in the community have been sprayed.
- Residents are urged to "adopt a tree" and be sure that it is being watered regularly, especially in hot weather.

The Grounds Subcommittee also notes that irrigation issues are among the most common complaint among residents. Should you have a question or complaint regarding irrigation, you are requested to contact Brad Bryant, Britton Falls Maintenance Director, at (317) 288-0532 ext. 226 or bfmaint@comcast.net.

News Alert! Villa Acoustics Update

The acoustic panels for the Villa ballrooms have been delivered and are scheduled to be installed by August 9.

Housing Units Closed vs. Planned



Upcoming Dates

August 20 – Advisory Committee Meeting, 3:00 p.m.*
October 15 – Last day to submit Nomination for Advisory Committee Election
October 29 – “Meet the Candidates” Program, 7:00 p.m. Chateau Ballrooms

**AC meetings are held in the Chateau Ballroom.*
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.

FYI

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 Resolving Problems

Nature of Problem/Issue	Whom to Contact
Homeowner building issues post-closure	Pulte Customer Care (877-785-8348) http://www.delwebb.com/ownersenquiry/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