



NEWS AND NOTES

Issue # 1

Britton Falls Advisory Committee Newsletter January, 2019

New Advisory Committee Newsletter Name

You may recall that the prior AC newsletter was called *The Wine Press*. After ceasing publication in 2018, the newsletter is being reintroduced as *News and Notes*. The name change was due to many of our residents thinking it was a newsletter for a wine club. Being quite serious about our mission, be assured that the editorial staff will continue to be sober in our reporting of the Advisory Committee's actions and activities designed to address the needs of the Britton Falls Community and its residents. Comments, questions or suggestions regarding the newsletter can be sent to Sue Dickhans, Chair of the Communications Committee, or Mike Moore, Chair of the Editorial Committee (see the next article for email addresses of both Sue and Mike).

Advisory Committee Seeks Resident Involvement

The Advisory Committee (AC) has 7 "standing" and several "select" subcommittees, within which most of its work on behalf of the community is accomplished. To that end, your Advisory Committee representatives encourage homeowners to volunteer as members or serve as consultants to these committees. The primary role of the AC committees is to identify and address current needs within the community, to communicate identified needs to Community Management Services (CMS) and the Britton Falls Home Owners Association Board of Directors (HOA Board) and to seek support from CMS and the HOA Board for addressing the identified needs. As the community

approaches the transition to a homeowner-governed HOA, however, there also is a critical need to develop a team of concerned and committed homeowners within each subcommittee to ensure a smooth and productive transition. While we do not have a precise date as to when the transition will occur, approximately 79% of the approved homes have been constructed, suggesting that the transition to a homeowner-governed HOA may occur within the next 2-3 years.

Please consider serving in some capacity on one or more of the following committees. To learn more about each committee's activities or to receive notice of committee meetings, please contact the respective chair.

Buildings -- Reviews the use and upkeep of the Villa and the Chateau, including the outdoor pool. This includes safety, usage, hours of operation, maintenance, appearance, cleanliness, etc. Discusses recommendations with the Property Manager, Maintenance Director and Lifestyle Director as appropriate. Chair: **Greg Keffer** (Keffergreg786@gmail.com)

Villa Acoustics -- Is currently researching consultants with expertise in acoustics to identify how to maximize the acoustics in the Villa ballroom(s). Chair: **Jon Schmidtke** (jonrob56m@gmail.com)

Communications -- Communicates the activities of the AC and shares information from the HOA with residents and homeowners, primarily through publication and distribution of a monthly newsletter. Chair: **Sue Dickhans** (sdickhans@yahoo.com)

Newsletter Editorial Committee – selects, prioritizes, and reports information regarding AC actions, projects and plans. Chair: **Mike Moore** (m.moore@moreheadstate.edu)

Government Relations -- Develops and maintains good working relationships with the local governmental agencies, particularly city and county offices, as well as appropriate community agencies. Chair: **Dan Canan** (dbcanaan1988@gmail.com)

Documents -- Develops and maintains the AC documents, including the Advisory Committee Guidebook. Suggests changes to the HOA governing documents, including the By-laws, Declaration, and Rules and Regulations. Chair: **Judy Spears** (spearsjs7988@gmail.com)

Election* – Recruits and approves candidates and conducts the election of members to the Advisory Committee. This committee is different in composition, as no current AC members are permitted to be on it. The Chair is appointed each year prior to initiation of the election process. AC Liaison: **Sue Dickhans** (sdickhans@yahoo.com)

Finance -- Reviews the finances of the Homeowners Association, including the operating budget and reserve fund and discusses recommendations with the Property Manager. Chair: **Brad DeReamer** (BRAD@DEREAMER.ORG)

Grounds -- Reviews the use, safety and upkeep of the outdoor elements of Britton Falls, including the common areas, tennis courts, bocce courts, waterfall, roads, ponds and paths. Discusses recommendations with the Property Manager, Maintenance Director and Lifestyle Director as appropriate. Chair: **Nick Kirincich** (nick_kr@yahoo.com)

Landscape – Identifies landscaping needs in the common areas throughout the community and submits recommendations for addressing the identified needs. Chair: **Sallea Tisch** (jgtsit@gmail.com)

Trees – Identifies the locations and appropriate type of tree for planting in common areas

within the community. Chair: **Sharon DeReamer** (sdereamer1@gmail.com)

Woods Preservation – Assesses needs for preservation of wooded areas within the community and makes recommendations for addressing the identified needs. Chair: **Susan Hively** (susanhively@yahoo.com)

Bocce Courts – Assesses needs and makes recommendations for the maintenance of current, and acquisition of additional, Bocce Courts within the community. Chair: **Bob Bognar** (rangob@comcast.net)

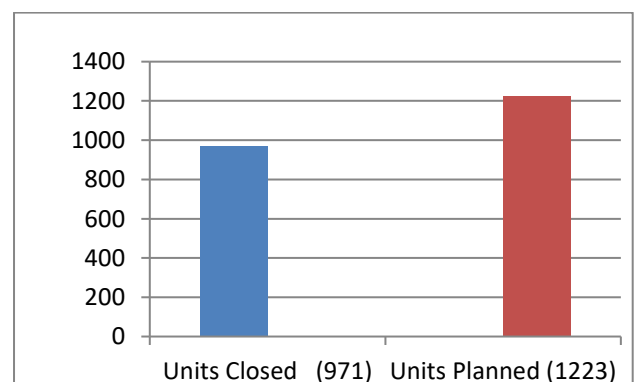
Ponds – Assesses needs and makes recommendations for proper maintenance of the ponds within the community. Chair: **Dennis Renander** (denren2k3@comcast.net)

Transition** -- An HOA Board-appointed committee to develop a plan for the smooth and fiscally sound transition of Britton Falls from a developer-governed (Pulte) HOA to a homeowner-governed HOA. Chair: **Joe Lamirand** (dnarimal8@gmail.com); AC Liaison: Dan Canan (dcanan1988@gmail.com)

*Closed, appointed by AC Chair

**Closed, volunteers not accepted at this time

Housing Units Closed vs. Planned



Upcoming Dates

February 11—Buildings Subcommittee Meeting, 11:00 a.m., Chateau Arts & Crafts Room**
February 19—Advisory Committee Meeting, 3:00 p.m.*
February 20—HOA Board Annual Meeting, Hamilton Southeastern High School, 6:30 p.m. ***
March 19—Advisory Committee Meeting, 3:00 p.m.*
April 18—Advisory Committee Meeting, 6:00 p.m.*

*AC meetings are held in the Chateau Ballroom

**Buildings Subcommittee meets the 2nd Monday of each Month in Chateau Arts & Crafts Room

***Reference 1/25/19 email from John Doehrman for details of the meeting

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.

DO YOU KNOW?

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.

The **minutes of Advisory Committee monthly meetings** are available on the Britton Falls website at: http://www.ourbrittonfalls.net/Homeowner_Network/Advisory_Committee/Advisory_Committee_Meeting_Minutes.htm.

Past **issues of *The Wine Press*** are available at: http://www.ourbrittonfalls.net/Homeowner_Network/Advisory_Committee/The_Wine_Press.htm.

BULLETIN BOARD

You may want to post the following on your personal bulletin board for future reference.

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) jmd@communitys.net
Common area Facility, ponds, roads issues**	John Doehrman, Community Mngr. (317-288-0532) jmd@communitys.net
Sidewalks: damaged or sinking/raised	John Doehrman, Community Mngr. (317) 288-0532 jmd@communitys.net
Common area Landscaping and irrigation issues**	Brad Bryant, Facility Director (317-288-0532) bjb@communitys.net
Landscaping on Homeowner lot: <ul style="list-style-type: none"> • Trimming, mowing, pruning, irrigation • Plants, trees or shrubs** 	Brad Bryant (317-288-0532) bjb@communitys.net Hittle Landscape (317-896-5697)
Information about Covenants or Design Guideline Violations	John Doehrman, Community Mngr. (317-288-0532) jmd@communitys.net

**Alternative: report via Caliber Web

https://caliber.communityms.net/caliberweb2_CMS