



NEWS AND NOTES

Issue # 4

Britton Falls Advisory Committee Newsletter

April, 2019

Transition Timeline Announced

As noted in the January issue of “News and Notes,” the Transition Committee is charged with developing a plan “for the smooth and fiscally sound transition of Britton Falls from a developer-governed HOA to a homeowner-governed HOA.” One of the first actions of the committee was to develop a timeline for the transition process. The timeline was announced at the March 19 meeting of the Advisory Committee and is presented in the chart below.

As is explained on the Transition Committee’s site on the Britton Falls portal, the committee’s goal is to publish a final plan on the portal “sometime in the second quarter of 2019,” followed by the recruitment of “homeowner volunteers to work on the various teams that will be needed” in the process of transitioning to a homeowner-controlled HOA.

Residents are encouraged to monitor the Transition Committee’s portal site at http://www.ourbrittonfalls.net/Homeowner_Network/Transition_Committee/Transition_Plan.htm and upcoming issues of the AC’s “News and Notes” for updates on the transition plan and process.

1. *Finalize Transition Plan by the end of the 2nd Quarter 2019*
2. *Develop Transition Teams* selection criteria and appropriate number of members for each team July 2019*

3. *Accept applications from residents for the Transition Teams through August 2019*
4. *Select Transition Team members and prepare for transition 9/1-10/30/2019*
5. *Transition Teams begin the activities on their checklists the 1st Qtr. 2020*
6. *Turnover date and election of new BoD yet to be determined*

**The six transition teams are:*

- *Management*
- *Finance*
- *Legal*
- *Engineering*
- *Maintenance*
- *Insurance*

Landscape Committee Secures Grant

Work on a new landscaping project near the Waterfalls at the main entrance to Britton Falls will begin soon. It will feature a pollinator garden that will provide visual color while also attracting bees, butterflies and hummingbirds. Once complete, it should further enhance an already impressive entrance road.

The project was planned by the Britton Falls Landscape Committee and will be partially funded by a \$2,500 grant from the City of Fishers. Sallee Tisch, who heads the committee, said Hittle Landscaping, which helped organize the grant request, will do the work.

The garden, which will be located on a flat portion of land not far from the Britton Falls entrance sign,

will feature an abundance of colorful native plants. Included will be Purple Cornflowers, Denver Daisy, Staghorn Sumac, Lavender and Sedum.

The purpose of a pollinator garden, besides its beauty, is to attract bees and butterflies. Tisch said this is especially important in a time when both species have declined in numbers.

The garden's original location was to be near the Chateau, but Tisch said it was moved for two reasons: some people are allergic to bees, and because the committee had heard concerns that landscaping near the Waterfalls needed to be improved.

Overall cost of the project will be around \$10,000, with the remainder to be financed by Britton Falls operating funds. The project will include some shoreline work at the pond near the Waterfalls.

2019 AC Election Subcommittee Appointed

The Britton Falls Advisory Committee has appointed the members of the 2019 AC Election Subcommittee. The primary responsibilities of the Election Subcommittee are to establish an election calendar leading up to the early November election, solicit nominees for the two vacancies to be filled and coordinate the election process.

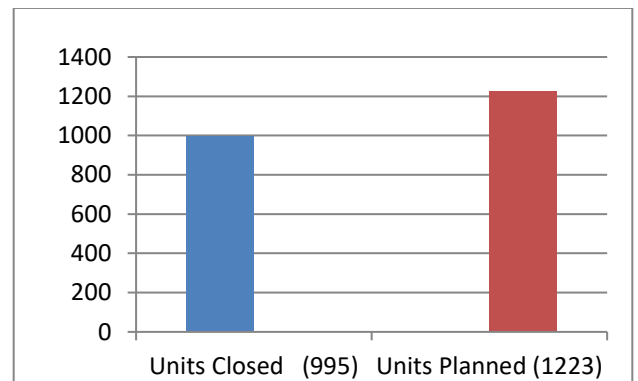
The members of the Election Subcommittee are:

Member.	Term
Jerry Brewton (Chair)	1 year
Al Melliere	2 year
Jim Miles	3 year
Colleen Mattingly	3 year
Susan Knieser	1 year

The Advisory Committee wishes to express its appreciation to each of the subcommittee members for their willingness to serve in this important capacity as the community moves closer to transitioning to a homeowner-managed HOA.

Details regarding the election, including a solicitation for nominations, will be forthcoming. In the meantime, residents are encouraged to review information about the Advisory Committee located in the *Advisory Committee Guidebook* on the Our Britton Falls website at <http://www.ourbrittonfalls.net/Assets/BrittonFalls+Digital+Assets/AC+Guidebook.pdf>.

Housing Units Closed vs. Planned



Upcoming Dates

- May 6**—Buildings Subcommittee Meeting, 11:00 a.m., Chateau Arts & Crafts Room**
- May 21**—Advisory Committee Meeting, 3:00 p.m.*
- May 23**--"News & Notes" Committee meeting, 1:00 p.m. in the Chateau Arts and Crafts Room
- June 18** – Advisory Committee Meeting, 3:00 p.m.*

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

DID YOU KNOW?

Resident Guide to Resolving Problems

1. 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.

2. 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.

Advisory Committee minutes are available on the Britton Falls website 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 **The Wine Press** are available at:

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

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

**Alternative: report via Caliber Web

https://caliber.cloud/CaliberWeb2_CMS