



THE WINE PRESS

Issue # 1
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Brought to you by your Britton Falls Advisory Committee

Welcome to *The Wine Press*

Welcome to the first issue of The Wine Press, the official newsletter of the Britton Falls Advisory Committee. The Wine Press, to be published on at least a monthly schedule, is designed to bring you up to date on the work and accomplishments of the Advisory Committee and provide an avenue for resident involvement.

Advisory Committee Restructures

In an effort to more effectively and efficiently serve the Britton Falls community, the Advisory Committee is in the process of restructuring its subcommittees. The permanent subcommittees, their primary function and chair of each subcommittee are:

Communications – To develop and implement strategies and practices, as approved by the Advisory Committee, designed to enhance communication with and among Pulte management and Britton Falls HOA (including the management company), Britton Falls residents and external agencies, as designated by the Advisory Committee. (Mike Moore: m.moore@moreheadstate.edu)

Community Quality – To oversee the development of Britton Falls to assure that the physical appearance of the community meets the standards of the residents; review and advise on all future construction, as requested by the developer

(Pulte), including the annex building; and review the community's governing documents with regard to their enforcement. (Jim Miles: jimmiles65@gmail.com)

Facilities and Grounds – To establish a standard for Britton Falls facilities and grounds, measure compliance, and insure maintenance of that standard. The new annex also falls under the purview of this subcommittee. (Larry Amick: amickslt@comcast.net)

Finance – To review HOA financial statements provided by the Britton Falls management company (CMS); meet regularly with the management company to secure clarification of the statements as needed; pursue issues and questions with the management company regarding HOA finances raised by the Advisory Committee; and provide regular reports to the Advisory Committee on the financial status of the HOA and related financial issues or questions raised by the Advisory Committee. (Chuck Miserendino: dodychuck@yahoo.com)

Government Relations –To establish a relationship with as many city and county officials as possible in order to obtain current information that may or will affect the residents of Britton Falls and to disseminate that information to the Advisory Committee and residents to keep them informed. In addition, while working with government agencies and politicians, encourage them toward decisions that have a positive impact on Britton Falls and senior citizens in general, as well as the city as a whole. (Brad DeReamer: bdereamer@gmail.com)

Safety – To nurture an open and productive relationship with the Property Management team to discuss and rectify issues (sidewalk hazards, street lighting, facility malfunctions, etc.) that affect the safety of Britton Falls residents and visitors. (Bill Deas: bldeas@juno.com)

Transition and Document Review – To develop a roadmap (transition plan) for the effective and efficient transfer of management from the developer-led (Pulte) HOA to leadership and self-management by the Britton Falls homeowner community. Another function is to review the community’s governing documents (Covenants, By-Laws, Design Guidelines and Operating Rules and Regulations), identify and recommend to the Advisory Committee revisions to the documents the subcommittee believes would be beneficial to the community. (Deb True: djt54@att.net)

NOTE: Residents are needed to join and assist any of the subcommittees. If you are interested in serving on one of the AC subcommittees or would like more information about a specific subcommittee, please contact the appropriate subcommittee chair.

Resident Guide to Resolving Problems

The advisory committee is aware that many residents do not know whom to contact with issues or problems they are having or are aware of within the community. To that end, the following directory is provided to assist in identifying the appropriate person to contact for the most common issues or problems reported to the Advisory Committee.

Nature of Problem/Issue	Whom to Contact
Homeowner building issues post-closure	Pulte Customer Care (877-785-8348)
Architectural Review and Approval Requests	John Doehrman (317-288-0532) brittonfalls@comcast.net
Common area Facility, ponds, roads issues	John Doehrman (317-288-0532) brittonfalls@comcast.net
Common area Landscaping and irrigation issues	Brad Bryant (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)
Violations of Covenants or Design Guidelines	John Doehrman (317-288-0532) brittonfalls@comcast.net