



THE WINE PRESS

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Britton Falls Advisory Committee Newsletter

Reserve Study Presentation Scheduled

Community Management Services, the management company for Britton Falls has contracted the services of RSI Consultants to conduct a study of the Homeowner Association's reserve fund covering the fiscal years beginning January 1, 2016 and ending December 31, 2035. **A representative of RSI consultants is scheduled to provide a report of the Reserve Study on August 11, at 6:00 p.m. in the Chateau.**

As noted in the report, "The purpose of a reserve study is to provide projections of future expenditures for replacement and non-routine maintenance of the common property of the Association and to make recommendations regarding the member contributions that should be made to the Association's reserve fund over the period covered by the study." Residents will receive one or more additional announcements regarding the reserve study presentation, including an "executive summary" of the study, prior to the presentation. You are encouraged to watch your email for additional information.

Advisory Committee Seeks Volunteers to Serve on Election Subcommittee

The Advisory Committee is seeking volunteers to serve on the Election Subcommittee through a minimum of one election cycle and a maximum of three consecutive election cycles (2017, 2018 and 2019). The Advisory Committee Guidebook

specifies that the "Election Subcommittee must consist of three to five homeowners, of whom at least two are former members of the Advisory Committee. The Guidebook further specifies that the Election Subcommittee can NOT include current members of the Advisory Committee, a candidate for election to the Advisory Committee or a spouse of either."

If you are interested in serving as a member of the Advisory Committee Election Subcommittee and qualify within the foregoing guidelines, please submit your name via email to Michael Moore (AC Vice-Chair) at m.moore@moreheadstate.edu no later than **Monday, August 8, 2016**.

The primary responsibilities of the Election Subcommittee are to:

1. Encourage homeowners to submit their candidacy for the Advisory Committee by the submission deadline of September 30.
2. Sponsor at least one informational meeting in September for purposes of informing and encouraging potential candidates.
3. Organize and present a "Meet the Candidates" program mid-to-late October.
4. Oversee and ensure the integrity of the voting process.
5. Post the election results at the November meeting of the Advisory Committee.
6. Prepare a written assessment of the election process and propose revisions to

the Advisory Committee at its February meeting.

The Election Subcommittee is a critical component in our responsibility and success as Britton Falls homeowners, ensuring quality leadership as we move to autonomy—from a developer HOA to a homeowner HOA.

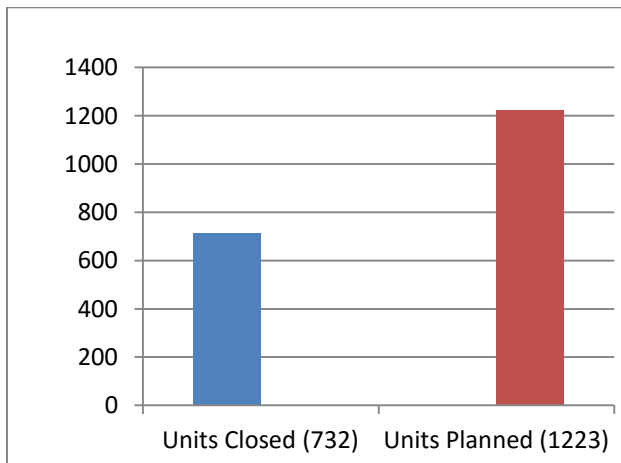
Upcoming Dates

August 11	Presentation of Reserve Study Report 6:00 p.m., Chateau
August 16	Advisory Committee Meeting*
September 20	Advisory Committee Meeting*
October 18	Advisory Committee Meeting*

**AC meetings are held in the Chateau Ballroom starting at 1:00 p.m.*

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

Housing Units Closed vs. Planned



Bulletin Board

At reader request, the following “guide” is being reprinted. You may want to post it 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/ownersenstry/service-requests.aspx#.Vnlbc02FPDc
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)
Information about Covenants or Design Guideline Violations	John Doehrman (317-288-0532) brittonfalls@comcast.net

**These issues can also be reported using Caliber Web