



THE WINE PRESS

Issue # 18

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Britton Falls Advisory Committee Newsletter

What is the Britton Falls Reserve Study Funding Plan?

Perhaps, the most valuable financial planning tool at Britton Falls is the Reserve Study Funding Plan. Without it, the lives of Britton Falls residents would be filled with financial uncertainty caused by unplanned (and expensive) assessments to pay for major upkeep of facilities.

The Reserve Fund Plan is a systematic way of paying for repair and replacement needs such as a new roof at the Chateau, resurfacing the tennis courts, replacing aerators in the ponds and fixing a leaky swimming pool.

The physical plant at Britton Falls is impressive. But without providing for major upkeep and – when necessary – replacement of its vital parts, deterioration would be inevitable.

That's where the Reserve Fund enters. It collects a portion of the money that residents pay for their homes as well as part of the proceeds when they sell those homes. Also, a portion of each homeowner's monthly HOA payment goes to build and sustain the Reserve Fund.

Fortunately, due to periodic reserve studies, residents don't have to worry about how much money is necessary to keep the Reserve Fund at a level sufficient to handle major repairs and replacement needs at Britton Falls, as well as such contingencies as damage from windstorms or unexpected drainage problems.

To properly set aside enough dollars for yearly upkeep, replacement of facilities and contingencies, Britton Falls management (CMS) has been assisted by professional planners. In 2015, RSI Consultants were contracted to prepare a reserve study by performing an exhaustive

inventory of Britton Falls facilities and equipment, charting the life-expectancy of the facilities and equipment, and projecting the amount to be spent in maintaining, repairing and replacing those elements.

At the same time, the RSI consultants looked at how much money should be set aside each year to cover the expense of maintaining Britton Falls at an expected level of excellence.

The result is a Reserve Fund Plan that can be counted on to finance major repair and replacement needs at Britton Falls for many years to come.

To help homeowners reach a better understanding of the Reserve Fund Plan, future issues of The Wine Press will provide columns designed to answer questions about how the Fund is structured and what the fund is expected to finance in the next several years. In the meantime, residents are encouraged to review the latest Reserve Study Funding Plan at <http://www.ourbrittonfalls.net/Assets/BrittonFalls+Digital+Assets/Britton+Falls+by+Del+Webb+Reserve+Study+-+Final+Draft.pdf>.

Advisory Committee Transitions from 2016 to 2017

At the conclusion of its regularly scheduled meeting December 20, the continuing members expressed their gratitude to retiring members Brad DeReamer, Jim Mervilde and Terry Reef on the completion of their terms on the Committee. Their contributions to the AC and to the community deserve appropriate recognition.

Following the meeting, the Committee members held an "organizational" session during which they congratulated and welcomed Judy Spears and Dan Canan on their election to three year terms, elected the

officers and appointed the Subcommittee Chairs for 2017 as noted below:

- Chair – Jim Miles (jimmiles65@gmail.com)
- Vice Chair – Michael Moore
- Finance Chair – Larry Raasch
- Secretary – Judy Spears

Dane Hamilton graciously agreed to accept reappointment as Recording Secretary.

Committee Chairs include:

- Building – Lynne Flynn (lynneandhim13@gmail.com)
- Communication – Michael Moore (m.moore@moreheadstate.edu)
- Documents – Judy Spears (spearsjs7998@aol.com)
- Finance Chair—Larry Raasch (Raasch.ls@gmail.com)
- Government Relations – Dan Canan (dcanan47304@comcast.net)
- Grounds – Larry Amick (amicklst@comcast.net)

Residents interested in participating on one or more of the AC Subcommittees should contact the Subcommittee Chair at his or her respective email address.

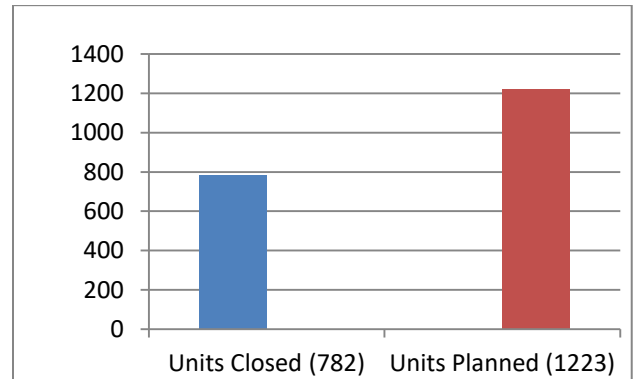
Upcoming Dates

- January 17 Advisory Committee Meeting*
- February 21 Advisory Committee Meeting*
- March 21 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



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 (317-288-0532) brittonfalls@comcast.net
Common area Facility, ponds, roads issues**	John Doehrman (317-288-0532) brittonfalls@comcast.net
Information about Covenants or Design Guideline Violations	John Doehrman (317-288-0532) brittonfalls@comcast.net

**These issues can also be reported using Caliber Web

