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Britton Falls Advisory Committee Newsletter

Chateau Engineering Report Completed

As recommended in the Reserve Study Funding Plan (reported in the December 2016 issue of *The Wine Press*) and with the support of the Advisory Committee, CMS (the management company) commissioned an engineering study of the Chateau. The study was performed and the report was prepared by a Professional Engineer (P.E.) from TM Engineering, of Indianapolis.

The report states, “the purpose of the inspection and reviews was to identify potential structural deficiencies that may lead to unexpected maintenance expenses over the life of the subject structure” and “searched for conditions that 1) indicate if structural deficiencies currently exist, and 2) have not yet caused a problem but may lead to structural deficiencies in the future” (p.1). The inspection included all external and internal structural features of the Chateau, HVAC (heating, ventilation and air conditioning) system, swimming pool area and tennis courts.

As the consultant noted in the “Summary and Conclusions” section of the report, “it is my engineering opinion that the majority of the structure at the Chateau building is in typical condition for its age and construction. No evidence of conditions that would indicate underlying structural deficiencies was found in the foundation, floor slab, or wall framing.

Evidence of potential structural deficiencies was found in multiple roof trusses throughout the building. While these conditions have not yet led to unusual/excessive movement in those trusses, they do reduce their strength below original design values.” Thus, the consultant recommends that “additional information concerning original construction requirements for the subject trusses should be obtained and reviewed, the trusses should be checked for compliance, and any deficient conditions should be corrected” (p. 12).

The report also notes that “multiple conditions were found at the Chateau building that are not structural deficiencies, but could eventually lead to structural component degradation if they permit water to enter or collect inside the building” (p. 12). The report “discusses the observations made individually and/or grouped together by location and/or function and makes recommendations as appropriate” (p. 12) and includes a spreadsheet (Exhibit A) that summarizes the information contained in the detailed discussions.

In addition to conducting a thorough inspection of the Chateau, the consultant reviewed the latest reserve study and the original design documents for the Chateau. The complete 139-page report is available on the Britton Falls portal at <http://www.ourbrittonfalls.net/Assets/BrittonFalls+Digital+Assets/TM+Engineering+Report.pdf> [or by the following path on the portal: Community

The Advisory Committee has reviewed the engineering report and will be working with the management company (CMS) to (1) secure resolution by Pulte of any builder-related deficiencies and (2) address those issues that are appropriately covered by the operating budget or reserve fund. To that end, Lee Clouse, Vice President of CMS has agreed to provide a status report at the monthly AC meetings and on the Britton Falls portal.

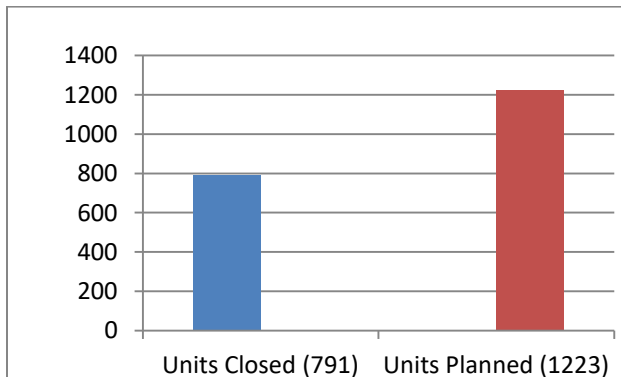
Upcoming Dates

February 21 Advisory Committee Meeting*
 March 21 Advisory Committee Meeting*
 April 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/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
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