



THE WINE PRESS

Issue # 20

February, 2017

Britton Falls Advisory Committee Newsletter

2016 Highlights of Advisory Committee Accomplishments

The primary goals of the Advisory Committee are threefold: (1) prepare the community for a smooth and effective transition from a developer-managed HOA to a homeowner-managed HOA; (2) represent the homeowners to the management company (CMS) and Pulte regarding the interests of the homeowners and needs of the community and (3) ensure that the community is fiscally and physically sound at the time of transition. To that end, the more significant accomplishments of the AC in 2016 are highlighted below:

- Initiated communication among Pulte, the AC and the community regarding the status of the Villa, alterations in design to better meet the needs of residents, and a financial arrangement designed to have as little impact on residents as possible.
- Actively supported the Reserve Study – an analysis of the community’s major repair and replacement needs over time and a financial plan to fund the identified needs.
- Strongly encouraged CMS to immediately implement the Reserve Study recommendation to commission an engineering study of the Chateau and a retention pond depth study. Both studies were completed and are available on the Britton Falls portal.
- Hired an attorney to provide AC guidance in preparation for the process of transitioning to a homeowner-managed HOA.
- Restructured the Advisory subcommittees to better meet the evolving needs of the community. The subcommittees and their major accomplishments are highlighted below:
 - Buildings: (1) Made significant progress in improving the completion of building-related maintenance requests through Caliber Web. (2) Successfully advocated for securing a more effective cleaning service for the Chateau.
 - Communication: (1) Continued the monthly publication of *The Wine Press*. (2) Prepared a homeowners guide and provided a workshop on using Caliber Web (3) Initiated a major revision of the AC’s page on the Britton Falls portal to enhance the transparency of the AC and its activities.
 - Documents: Completed a major review and revision of the Advisory Committee Guidebook.
 - Finance: (1) Actively monitored and posted the quarterly financial statements “actual vs. budget”; recommended changes where needed; challenged financial entries and decisions as appropriate; (2) Reviewed the 2016 annual budget prior to HOA approval and offered suggestions for changes where appropriate.
 - Government Relations: Actively maintained a working relationship with city and county offices and regularly disseminated information about policies and programs having direct or potential impact on the Britton Falls community.

- Grounds: Created two subgroups, each designed to monitor and provide recommendations addressing needs of community common areas within their purview – Landscaping and Water Features.

Upcoming Dates

February 21 Advisory Committee Meeting*
 February 28 Annual HOA Meeting
 6:00 p.m., Hamilton Southeast High School, Door # 2
 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.

Bulletin Board

You may want to post the following guide on your personal bulletin board for future reference.

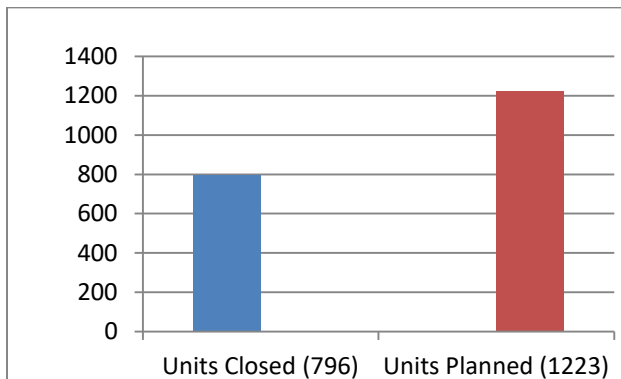
Resident Guide to Landscaping

All concerns about homeowner lot trimming, mowing, pruning, and irrigation should be submitted through the Caliber Web system, available on the “Our Britton Falls” web portal. These maintenance issues related to mowing issues, sprinkler malfunctions, shrubs not trimmed, etc. are directed to Brad Bryant who oversees community landscape maintenance, provided by Hittle Landscaping.

Specific questions about your plants, trees, and shrubs, such as infestation, viruses, fertilization, should be directed to Hittle Landscaping where you will be connected with an expert member of its staff.

In addition, Hittle Landscaping can help with the installation of new or replacement trees, replacement landscape beds, and support designed to help your grass, trees, flowers and shrubs stay healthy and look their best.

Housing Units Closed vs. Planned



Topic of Concern	Contact Area
Trimming, mowing, pruning, irrigation	Brad Bryant Britton Falls Maintenance Director (317-288-0532) bfmaint@comcast.net
General Maintenance of plants, trees, shrubs	Hittle Britton Falls Account Manager (317-896-5697) ext 253 tima@hittlelandscape.com
Replacement trees, shrubs, patio upgrades, etc.	Hittle Estimating (317-896-5697) ext 228 davidw@hittlelandscape.com
Billing, Service	Hittle Customer Service (317-896-5697) ext 248 tracee@hittlelandscape.com