



THE WINE PRESS

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Britton Falls Advisory Committee Newsletter

Coming Soon: Your Britton Falls Villa

Slated for opening on or around Labor Day, the new Villa is designed to significantly expand space within the community for club and group meetings, fitness and dancing classes, guest speakers, community-wide events and other activities. In addition to a multi-purpose room approximately one-third larger than the Chateau multi-purpose room, the Villa also includes a larger Arts and Crafts room, a larger warming kitchen and additional storage space for tables, chairs, equipment, etc. The Villa also is equipped with restrooms, two small offices and a lobby area. Containing moveable partitions, the multi-purpose room can be divided into two separate rooms. The Villa will add significant patio and lawn space for outdoor community events.

Frequent participants of fitness and dancing classes will be pleased to learn that the flooring throughout the multi-purpose room is a durable, resilient flooring designed specifically for such multipurpose use as cardio, yoga, Pilates, dancing, etc. While the Villa has wireless capability, the multi-purpose room also is equipped with an advanced AV system, including a large fixed screen at one end and the capability of adding additional fixed monitors within each room designed to enhance audience viewing. Multiple speakers throughout the multi-purpose room should provide for an enhanced audio experience.

A new security (key-card) system will be installed for both the Chateau and the Villa, with all residents receiving a new key-card for entry to both facilities. Initially, the Villa will not be staffed. Since it is planned for group activities only, it will be unlocked (remotely

from the Chateau) at the time an activity is scheduled and locked during times when no group activity is scheduled. As Britton Falls continues to grow and as Villa usage suggests, some level of staffing for the Villa may be implemented.

The floor plan of the villa can be found on the Britton Falls portal at the following link:

<http://www.ourbrittonfalls.net/Assets/BrittonFalls+Digital+Assets/The+Villa+-+Proposed+Floor+Plan.pdf>

Questions regarding the Villa may be directed to Cathy Paschen, Britton Falls Lifestyle Director, at (317) 288-0532 ext. 227 or bfllifestyle@comcast.net.

Advisory Committee Seeks Resident Involvement

The Advisory Committee (AC) has several active subcommittees established to assist the AC in its advisory role with the management company (CMS) and Pulte. An additional goal of the subcommittees is to develop a team of concerned and committed homeowners prepared to support the Home Owners Association Board of Directors when Pulte transitions the operations of the HOA to the homeowners. At this point, we do not have a precise date as to when the transition will occur. However, as noted in the graph on the next page, over two-thirds of the "units planned" have been completed.

Please consider serving in some capacity on one or more of the following sub-committees. To learn more about a committee's activities or to receive notice of a committee meeting, please contact the respective chair.

Finance -- Review the finances of the Homeowners Association. This includes the operating budget and the

reserve fund. Discuss recommendations with the Property Manager. Chair --Larry Raasch (Raasch.ls@comcast.net)

Communications -- Communicate the activities of the AC and share pertinent information from the HOA with the residents and homeowners. This is primarily done through this monthly newsletter. Chair – Michael Moore (m.moore@moreheadstate.edu)

Buildings -- Review the use and upkeep of the Chateau, including the outdoor pool, and the Villa. This includes safety, usage, hours of operation, maintenance, appearance, cleanliness, etc. Discuss recommendations with the Maintenance Director and Lifestyle Director as appropriate. Chair—Lynn Flynn (lynnandhim13@gmail.com)

Grounds -- Review the use, safety and upkeep of the outside elements of Britton Falls, including the common areas, tennis courts, bocce courts, waterfall, roads, ponds and paths, excluding the outside pool. Discuss recommendations with the Maintenance Director and Lifestyle Director as appropriate. This subcommittee is divided into two groups, Landscaping and Water Features. Chair – Larry Amick (amickslt@comcast.net)

Government Relations -- Develop and maintain good working relationships with the local governmental agencies. Chair – Dan Canan (dbcanaan1988@gmail.com)

Documents -- Develop and maintain the AC documents, including the Advisory Committee Guidebook. Suggest changes to the HOA governing documents, including the By-laws, Declaration, Design Guidelines and Operating Rules. Chair – Judy Spears (spearsjs7998@gmail.com)

Election -- Conduct the election of members to the Advisory Committee. This is an ad hoc (temporary) committee appointed each year to recruit and vet the candidates, and to conduct the election. This subcommittee is different in composition, as no current AC members are on it, and members are recruited as vacancies occur.

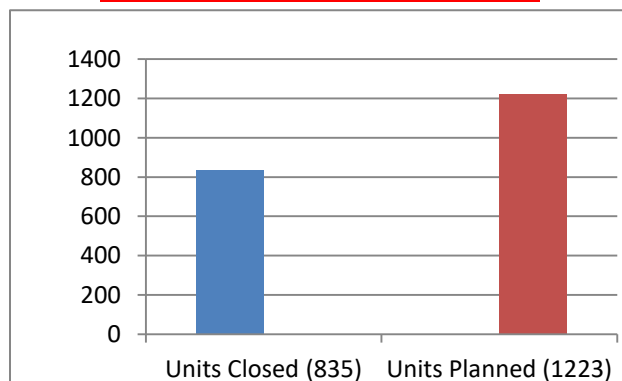
Homeowners are encouraged to volunteer as members or serve as consultants to these subcommittees.

Upcoming Dates

August 15 Advisory Committee Meeting*
 September 19 Advisory Committee Meeting*
 October 17 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



*** Note **Bulletin Board** on page 3***

BULLETIN BOARD



You may want to post the following 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/ownersen/try/service-requests.aspx#.Vnlbc02FPDc
Architectural Review and Approval Requests	John Doehrman, Community Mngr. (317-288-0532) brittonfalls@comcast.net
Common area Facility, ponds, roads issues**	John Doehrman, Community Mngr. (317-288-0532) brittonfalls@comcast.net
Common area Landscaping and irrigation issues**	Brad Bryant, Maintenance Director (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, Community Mngr. (317-288-0532) brittonfalls@comcast.net

**Alternative: report via Caliber Web

<https://caliber.communityms.net/caliberweb2\CMS>

DID YOU KNOW?

The **minutes of Advisory Committee monthly meetings** are available on the Britton Falls website at:

http://www.ourbrittonfalls.net/Homeowner_Network/Advisory_Committee/Advisory_Committee_Meeting_Minutes.htm.

Past **issues of *The Wine Press*** are available at:

http://www.ourbrittonfalls.net/Homeowner_Network/Advisory_Committee/The_Wine_Press.htm.