



# THE WINE PRESS

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## Britton Falls Advisory Committee Newsletter

### Britton Falls Advisory Committee Nominations Remain Open

As reported in the June issue of *The Wine Press*, the election of three members of the seven-member Advisory Committee (AC) is scheduled for **November 6-10, 2017**. In the meantime, nominations are being accepted through **October 15**. Nomination forms are available at the front desk of the Chateau and may be returned there or via email to Sondra Cremer, Chair of the AC Election Subcommittee, at [scremer67@gmail.com](mailto:scremer67@gmail.com).

Given the Advisory Committee's role as the primary link between us (the homeowners) and the Homeowners Association Board of Directors (Pulte), the AC and its members are critical to ensuring resident input into continued growth and development of our community. As the community approaches the transition to a homeowner-governed HOA, the role of the AC is even more critical. Thus, it is important that every effort be made to continue to secure committed homeowners to represent us on the AC. If you closed on your home prior to January 1, 2017 and are interested in being a candidate for the Advisory Committee, you are encouraged to submit your nomination.

To inform residents and potential candidates about the purpose of the Advisory Committee and the responsibilities of committee members, the Election Subcommittee has scheduled a "Homeowners and Potential Candidates Social" for **7:00 p.m. on September 12** in Ballrooms B and C of the Chateau. In addition, the Election Subcommittee will conduct a

"Meet the Candidates" program on **October 23 at 7:00 p.m.** in Chateau Ballrooms A and B.

Detailed information about the Britton Falls Advisory Committee and the role of committee members is available on the Our Britton Falls website at <http://www.ourbrittonfalls.net/Assets/BrittonFalls+Digital+Assets/AC+Guidebook+2017+Updated.pdf>.

### Interview with Councilman DeReamer Continued

Several weeks ago, Fishers Mayor Scott Fadness sent a letter to Britton Falls residents outlining action being taken by the city in response to several issues raised during a series of meetings held at the Chateau and attended by city officials and Britton Falls residents. These issues include infrastructure concerns and situations that can be addressed by the city, some in conjunction with Pulte Co., the developer of Britton Falls.

Among officials in attendance at the meetings was Brad DeReamer, a Britton Falls resident as well as being a member of Fishers City Council. In the June issue of *The Wine Press*, he shared information about infrastructure projects near Britton Falls. Today, he responds to questions about the relationship between Fishers city government and Britton Falls infrastructure.

1. **Q.** What are your impressions of the Wednesday meetings, and how have they been helpful?  
**A.** We appreciate the mayor and other officials joining us for these discussions. They have been productive and well-attended and I know that our residents appreciate the

chance to speak out and ask questions. On the other side, it has given city officials a chance to observe whether Pulte (the developer of Britton Falls) has done proper follow-up on concerns and complaints of residents in some areas of the development along with residents bringing new concerns to their attention. For instance, I am sure that city officials now share our concerns about drain issues and the odor of sewage in some areas of the development.

2. **Q.** Please discuss the liabilities and responsibilities of sidewalk maintenance and replacement concerning homeowners, the HOA and the city.

**A.** Legally, homeowners are responsible for maintenance or replacement of sidewalks in front of their houses. In reality, HOAs, or even the city in some cases, can assume that responsibility. For instance, the wheelchair ramps at streets throughout Britton Falls were improperly installed. The developer did not want to spend the money to bring them up to ADA (American Disabilities Act) standards, so Fishers city government will replace them over the next few years. The reasoning was that Fishers allowed the incorrect construction, thus they will pay for the replacement.

3. **Q.** Does Fishers have any responsibility for ponds in Britton Falls?

**A.** No, other than to insist that they be built according to code.

4. **Q.** Will there be additional meetings with city officials at the Chateau and when will they be held?

**A.** Meetings will continue until October, generally with Todd Suchy, city building commissioner, and Kevin Stotts, assistant planning director, in attendance. There will be a new format, this being one-on-one meetings between officials and individual residents of Britton Falls who can share their questions and concerns on a first-come/first-served basis. Meetings will be held from 1-3 p.m. on Aug. 23 and Sept. 13 and 27.

**Upcoming Dates**

**September 12**--AC Election Info Session; Chateau Ballrooms A & C

**September 19**--Advisory Committee Meeting\*

**October 15**—Deadline for Advisory Committee Nominations

**October 17**—Advisory Committee Meeting\*

**October 23**—Meet the Advisory Committee Candidates; Chateau Ballrooms B & C

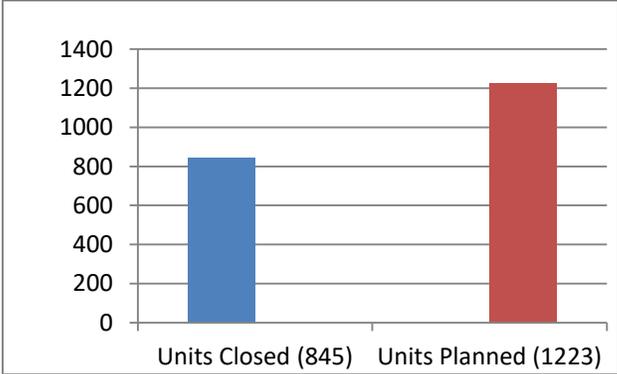
**November 6-10**—Advisory Committee Election Conducted

**November 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**



\*\*\* 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) <a href="http://www.delwebb.com/ownersenry/service-requests.aspx#.Vnlbc02FPDc">http://www.delwebb.com/ownersenry/service-requests.aspx#.Vnlbc02FPDc</a>
Architectural Review and Approval Requests	John Doehrman, Community Mngr. (317-288-0532) <a href="mailto:brittonfalls@comcast.net">brittonfalls@comcast.net</a>
Common area Facility, ponds, roads issues**	John Doehrman, Community Mngr. (317-288-0532) <a href="mailto:brittonfalls@comcast.net">brittonfalls@comcast.net</a>
Common area Landscaping and irrigation issues**	Brad Bryant, Maintenance Director (317-288-0532) <a href="mailto:bfmaint@comcast.net">bfmaint@comcast.net</a>
Landscaping on Homeowner lot: <ul style="list-style-type: none"> <li>• Trimming, mowing, pruning, irrigation</li> <li>• Plants, trees or shrubs**</li> </ul>	Brad Bryant (317-288-0532) <a href="mailto:bfmaint@comcast.net">bfmaint@comcast.net</a>  Hittle Landscape (317-896-5697)
Information about Covenants or Design Guideline Violations	John Doehrman, Community Mngr. (317-288-0532) <a href="mailto:brittonfalls@comcast.net">brittonfalls@comcast.net</a>

\*\*Alternative: report via Caliber Web

[https://caliber.communityms.net/caliberweb2\\_CMS](https://caliber.communityms.net/caliberweb2_CMS)

### DID YOU KNOW?

The **after-hours phone number for contacting a Community Management Services representative** when the Chateau is closed is (317)288-0532, ext. 226 (Brad Bryant, Maintenance Director). If you cannot reach Brad, call 317-631-2213 and choose option 6 for a live answering service.

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](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](http://www.ourbrittonfalls.net/Homeowner_Network/Advisory_Committee/The_Wine_Press.htm).