



THE WINE PRESS

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Britton Falls Advisory Committee Newsletter

Advisory Committee Election Update

The Election Subcommittee held a very successful “Homeowners Social” on September 12 for homeowners interested in learning about the Advisory Committee, the role of AC members and the election process. The audience was reminded that nominations for the three open positions on the Britton Falls Advisory Committee will be accepted through October 15 for the election scheduled from November 6 through November 10, 2017. Nomination forms remain 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.

As noted in the “Upcoming Dates” column, the Elections Subcommittee will be hosting a “Meet the Candidates” session on Monday, October 23, at 7:00 p.m. in the Chateau Ballroom. In the meantime, please give serious consideration to submitting your own nomination form for the Advisory Committee or to encouraging friends and neighbors who have been homeowners since January 1, 2017 to submit a nomination form.

Delineation of Roles, Relationships and Responsibilities in Britton Falls

The advisory committee has found that residents are frequently unclear about the nature and responsibilities among Pulte, the Home Owners Association Board of Directors (HOA Board/ Pulte Group), Community Management Systems (CMS) and the Advisory Committee (AC). To that end, the following is provided:

1. **Pulte** is the builder of the Britton Falls subdivision. All issues dealing with the construction of an individual home are matters between the homeowner and Pulte.
2. Britton Falls lies within the city of **Fishers** and the streets belong to the city. Therefore, the city government is responsible for maintaining the streets and enforcing the laws, including those pertaining to speeding, street parking, noise, animal control, etc.
3. The Governing Documents of the Homeowners Association stipulates that Pulte, as the builder, is responsible for appointing the HOA Board, until such time as Pulte relinquishes control to the homeowners. Currently, three Pulte employees comprise the **HOA Board**. The HOA Board operates the common areas of Britton Falls (including the Chateau, Villa and recreational facilities) and provides governance for the community, including enforcement of the governing documents (covenants, design guidelines, etc.).
4. **Community Management Systems (CMS)** has been contracted by the HOA Board to manage the operations and activities at Britton Falls and to serve as the HOA Board’s representative to the community. CMS managers at Britton Falls include a Community Manager, Maintenance

Director, Lifestyle Director and Office Manager.

- a. Concerns or requests about the operations of the community and enforcement of governing documents should be addressed to the Community Manager.
 - b. Issues with services included in the HOA dues (such as trash collection, lawn maintenance, snow removal, lawn irrigation, etc.) should be addressed to the appropriate CMS staff member.
5. The **Advisory Committee (AC)** is a committee of elected representatives from within the community. The purpose of the AC is to:
- a. prepare the community for the eventual turnover of governance of Britton Falls to an HOA Board comprised of elected representatives (homeowners) and
 - b. keep abreast of needs within, and issues that affect the community and advise the HOA Board and CMS on a course of action on any issue the AC believes to be critical to the community and homeowners.

Britton Falls Plant Recycle Update

Readers may recall that the Grounds Subcommittee of the AC initiated a plant recycling experiment this past spring (reference *The Wine Press* Issues # 21 and 22, March and April/May, 2017). The goal of the experiment is to recycle healthy perennials donated by residents, as they thin their garden or re-landscape, by planting them in common areas needing a fresh look.

The Plant Recycle Subcommittee was formed to initiate the experiment and is pleased to announce the completion of its first project this summer.

Plants were added to the small triangle park where the path behind Malbec intersects with the path between Bardolino and Claret Court. Plants were chosen consistent with the conditions of the area in which they were planted – continuous shade and no irrigation.

When the garden plots are available next spring, the committee will be able to continue and expand the recycle program. If you identify a common area you believe could be improved with recycled plants, please contact Sallee Tisch (jgtsgt@gmail.com). The committee will consider adding it to the list. Also, please contact Sallee if you are interested in joining the Plant Recycle Subcommittee.

Upcoming Dates

October 15—Deadline for Advisory Committee Nominations

October 17—Advisory Committee Meeting*

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

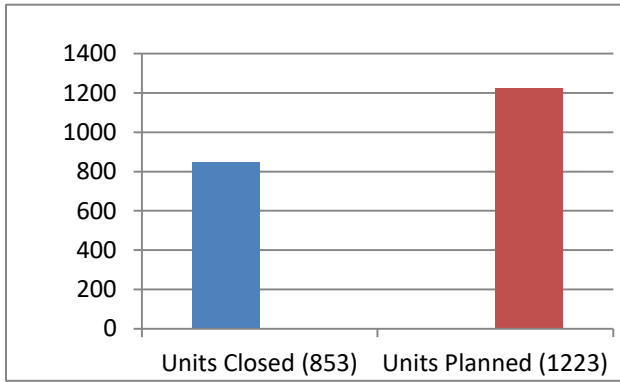
November 6-10—Advisory Committee Election Conducted

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



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
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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, 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 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.

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

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