



THE WINE PRESS

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Brought to you by your Britton Falls Advisory Committee

BF Advisory Committee Moves to Secure Legal Counsel

As Britton Falls approaches the transition to a resident controlled Home Owners Association and as is consistent with similar communities, the Advisory Committee has proposed to Pulte Home Builders the hiring of independent legal counsel to advise the Advisory Committee. The function of legal counsel will be to advise the Advisory Committee through the transition process to homeowner control and to provide counsel on the interpretation and application of federal, state and local laws applicable to homeowners associations.

Specifically, the Advisory Committee has requested a line item of an amount up to \$5,000 be placed in the 2016 budget for the purpose of permitting the Advisory Committee to hire independent legal counsel. As noted, this is a standard step in the transition process from a builder-controlled HOA to a resident-controlled HOA in communities like ours.

To clarify, the motion approved by the Advisory Committee specifically states: "The attorney will NOT be hired to pursue legal action against any corporation, legal entity, or individual nor to represent any individual homeowner or group of homeowners with regard to any complaint or issue said homeowner or homeowners may have with any corporation, legal entity, or individual."

In the meantime, the Advisory Committee will form an ad hoc committee to review and recommend one or more candidates for a January 2016 start date. The Advisory Committee will provide status reports to the community as the search process progresses. Questions regarding the proposal and/or the hiring

process should be submitted to Larry Robinette, Chair of the Britton Falls Advisory Committee at larry.robinette@gmail.com.

Election Commission Seeks Nominees For the Advisory Committee

The purpose of the Advisory Committee is to "represent [residents'] interests on community-wide issues in an advisory and liaison role to the Board of Directors (BoD) of the Homeowners Association (HOA) and Property Management (PM)." Moreover, the Advisory Committee is the organization that will, at a time to be designated by Pulte, transition into the governing board of the Homeowners Association. To this end, the Advisory Committee is critical to the future of Britton Falls, as is the need for qualified candidates committed to the welfare of the community.

As stipulated in the Advisory Committee Handbook, "an independent Election Commission comprised of three to five residents will be appointed to manage the nomination and election processes leading to membership on the Advisory Committee." The Election Commission will issue a call for nominees, including the forms and instructions, to all Britton Falls homeowners in the near future.

The election schedule specifies that nominations be accepted October 1 through October 31, with elections to be conducted during the period from December 1 through December 15. Between the close of nominations and the opening of elections, the Commission will publish the candidates' biographies and other pertinent information and host a "Meet the Candidates" program (currently scheduled for November 17). The election results are to be announced within three working days of December 15.

To qualify for election to the Advisory Committee, a candidate must “have been a resident of Britton Falls since at least the previous January 1, not be in arrears on HOA dues for two or more months and commit to attending at least 75% of the regularly scheduled AC meetings and other functions relating to the operation of the Advisory Committee.”

Please watch for the Election Commission announcement and be prepared to submit nominations (including self-nominations). Your participation in the Advisory Committee election process is critical to both its integrity and its success.

Welcome the Welcome Committee

The Advisory Committee is pleased to announce the establishment of a new Welcome Committee. The members are Kitty Ray, Lynne Brewton, Marjorie Havens, and Judy Hahn. They will be welcoming new residents and delivering Britton Falls tote bags to them on behalf of the community and our Marketplace sponsors. They also plan to participate in periodic welcome coffees to give new residents a chance to meet and greet each other.

Credit for this idea goes to Linda Wright, who began the “Welcome Bag” program when she was a member of the Advisory Committee. Penny Carduff, who took over the program when Linda left, will serve as Chair of the Committee until her AC term ends in December.

As our community continues to grow, so will our need for the involvement of more community members in this and other committees established by the AC.

We sincerely thank our new Welcome Committee members for their enthusiastic participation in this endeavor. We also very much appreciate the help of Cathy Paschen, without whom this program would not be possible.

Upcoming Dates

September 15	Advisory Committee Meeting*
October 1	Nominations for AC Election Open
October 20	Advisory Committee Meeting
October 31	Nominations for AC Election Closed
November 17	Advisory Committee Meeting
November 17	“Meet the Candidates” Program
December 1	Advisory Committee Election Open
December 15	Advisory Committee Election Closed
December 15	Advisory Committee Meeting

**AC meetings are held in the Chateau Ballroom starting at 1:00 p.m.*

Housing Units Closed vs. Planned

