



THE WINE PRESS

Issue # 4

October, 2015

Brought to you by your Britton Falls Advisory Committee

Advisory Committee Nominations Close October 31

As referenced in the last issue (#3) of The Wine Press and an October 6 email from Chris Dillon, the Election Commission is now accepting nominations for the two Advisory Committee positions available beginning January 1. Each position is for a three year term.

The description of the Advisory Committee's purpose clearly indicates the importance of the Advisory Committee to the health, well-being and future of Britton Falls as we (the community) transition to a position of self-governance. Therefore, it is critical that qualified candidates committed to the building of a strong and fiscally stable community be nominated for the two available positions on the Committee. Nominations of candidates with experience in accounting, mechanical engineering or other areas of importance to the management of the community are especially welcome.

For more information on the purpose of the Advisory Committee, the requirements for eligible nominees and a copy of the Nomination Form, please click on the following links:

[2015 Nomination Form](#)

[2015 Nomination Letter](#)

Your support of, and participation in, the Advisory Committee election process is appreciated.

Design Guidelines Reminder

There is a lot to like about Britton Falls! There are numerous organizations and activities in which you can participate—as much or as little as you want. Perhaps of greatest value, are the friendships that we continue to develop. We not only look after each other, we care about each other.

Of equal importance is the ambiance of the community. The neighborhoods, the Chateau and the common areas all blend together to make a very warm and inviting environment—one that we all desire to maintain for years to come. The lawns are maintained, and the snow is shoveled.

The primary way we all can help maintain the quality of our community is by following the *Design Guidelines**, one of the many documents we signed when we purchased our home. We know some of those guidelines may be irksome at times, but they are provided to maintain the quality of the community and the value of our property. We also know that as time goes on, we will be able to revise the guidelines to address the desires of the residents and the needs of the community.

A critical component of the *Design Guidelines* is the requirement of HOA approval for any modification we want to make that changes the outside appearance of our house or landscape. That approval is secured through completion of the "Application for Architectural Approval" form, available on the Britton Falls portal at <http://www.ourbrittonfalls.net/Assets/BrittonFalls+Digital+Assets/Architectual+Review+Form+2014.pdf>, with hard copies available at the Chateau front desk. Once

completed, the form should be submitted to John Doehrman, the Property Manager, whose office is in the Chateau and who is the primary resource for questions about the *Design Guidelines* or the “architectural approval process.”

We appreciate everyone's contribution in keeping our community the wonderful place that it is.

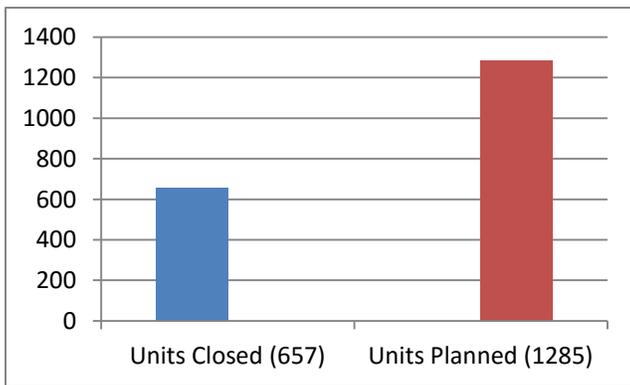
*Located on the Britton Falls portal at <http://www.ourbrittonfalls.net/Assets/BrittonFalls+Digital+Assets/HOA+Documents/Design+Guidelines.pdf>



Bulletin Board

At reader request, the following “guide” is being reprinted. You may want to post it on your personal bulletin board for future reference.

Housing Units Closed vs. Planned



Upcoming Dates

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.*

***Time to be announced*

Resident Guide to Resolving Problems

Nature of Problem/Issue	Whom to Contact
Homeowner building issues post-closure	Pulte Customer Care (877-785-8348)
Architectural Review and Approval Requests	John Doehrman (317-288-0532) brittonfalls@comcast.net
Common area Facility, ponds, roads issues	John Doehrman (317-288-0532) brittonfalls@comcast.net
Common area Landscaping and irrigation issues	Brad Bryant (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)
Violations of Covenants or Design Guidelines	John Doehrman (317-288-0532) brittonfalls@comcast.net