



THE WINE PRESS

Issue # 5

November, 2015

Brought to you by your Britton Falls Advisory Committee

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 the City of Fishers, Pulte, the Home Owners Association Board of Directors (HOA Board), Community Management Systems (CMS) and the Advisory Committee (AC). To that end, the following is provided:

1. 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.
2. **Pulte** is the builder of the Britton Falls subdivision. All issues dealing with the construction of an individual home and the landscaping of the lot are matters between the homeowner and Pulte.
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 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 (John Doehrman), Maintenance Director (Brad Bryant), Lifestyle Director (Cathy Paschen) and Office Manager (Chris Dillon).

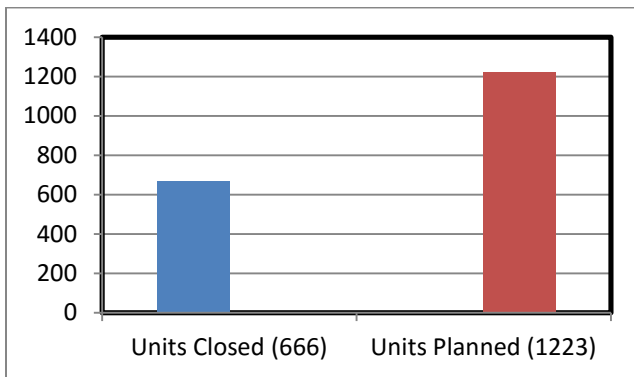
5. While concerns about a resident's home or landscaping should be addressed to Pulte, concerns or requests about the operations of the community and enforcement of governing documents should be addressed to the Community Manager.
6. The **Advisory Committee (AC)** is a committee of elected representatives from within the community. The purpose of the AC is (1) to prepare the community for the eventual turnover of governance of Britton Falls to an HOA Board comprised of elected representatives (homeowners) and (2) to advise the current HOA Board and CMS on activities within, and needs of, the community.
7. Consistent with its designated purpose, the Advisory Committee keeps abreast of the issues that affect the community and will advise CMS on a course of action on any issue it feels is critical to the community and homeowners.

Welcome Committee Update

The new Welcome Committee at Britton Falls is off to a great start. Because the committee has been expanded, the members of the committee are now able to call on new owners of resale homes as well as owners of new homes. They make contact with new owners, set a time convenient for calling, and deliver welcome bags. The contact usually happens during the early months after closing, allowing new owners time to move in and get settled.

The main purpose of the welcome committee is to provide a personal welcome to our new neighbors and to spend a little time getting acquainted. The committee members also answer questions as needed. As our community grows, the importance of personal contact grows as well.

Housing Units Closed vs. Planned



Upcoming Dates

November 17 Advisory Committee Meeting
 December 15 Advisory Committee Meeting

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

Current and Planned Developments

This table identifies the current and planned developments within close proximity to Britton Falls.

Subdivision Name	Developer/Builder	Acres	Lots	Location
Vermillion	Republic Development, LLC	338	533	Southeastern & Connecticut south of 113th
Piper Glen	Fischer Homes	79	140	South of 126 th & West of Atlantic Road
Hunter Run	Pulte	230	381	South of 136 th & West of Cyntheanne
Silverton	Ryland & Ryan	102	238	South of 136 th & East of Prairie Baptist Rd.
Turnberry	Ryan Homes	79	137	Northwest Corner of 126 th & Atlantic Road – East of Britton Falls
Welchel Springs	Ryland Homes	147	277	South of Southeastern & East of Florida Rd. (West of Cyntheanne Extended)
Britton Falls	Pulte (Age Restricted)	380	1,223	East of Cyntheanne Road & North of 126 th
	Total	1,355	2,929	