



THE WINE PRESS

Issue # 6

December, 2015

Brought to you by your Britton Falls Advisory Committee

Advisory Committee Accomplishments for 2015

From previous columns in *The Wine Press*, you may recall that the primary goals of the Advisory Committee (AC) are (1) to prepare the community for the eventual turnover of governance of Britton Falls to an HOA Board comprised of elected representatives of homeowners and (2) to advise Pulte, through the current HOA Board and Community Management Services, on activities within, and needs of, the community. To that end, perhaps the AC's most important accomplishment of 2015 was the restructuring of the AC into the following working Subcommittees:

Communications, Community Quality, Facilities and Grounds, Finance, Government Relations, Safety, and Transition and Document Review. Each subcommittee is chaired by a member of the Advisory Committee with some of the subcommittees including resident members from throughout the community.

Through the initiative of the Advisory Committee and its Subcommittees, and with the cooperation and collaboration of Pulte and Community Management Services, as well as Fishers and Hamilton County officials, the following represents a partial list of the AC's major accomplishments:

- Completed a comprehensive review of the governing documents for Britton Falls
- Secured funding from the HOA Board to hire legal counsel to assist the AC in the

- transition process from a builder-controlled HOA to a homeowner-controlled HOA
- In collaboration with the HOA Board, the Finance Subcommittee continued to provide oversight on both budgeting and spending, and initiated a review of the community "repair and replacement reserve balance" to insure the community will be financially prepared for the eventual transition to a Homeowner HOA
- Initiated formal collaboration with Pulte in the construction of an "annex" building designed to serve the needs of the growing community
- Initiated the development and articulation of "community wide standards" designed to establish guidelines for the maintenance/replacement/funding of critical community assets (structures, recreational facilities, common amenities, etc.)
- Secured the planting of trees along the south side of Del Webb Parkway
- In support of the Britton Falls Pickleball Committee and in collaboration with the City of Fishers, secured the addition of four pickleball courts in Cyntheanne Park
- In collaboration with Pulte and the City of Fishers, secured exemption allowing Britton Falls to be designated a "golf cart community"

- In response to the requests of Britton Falls residents, initiated dialogue between the City of Fishers and Pulte leading to the repaving of Atlantic Avenue
- Established a Welcome Committee to greet new residents and provide information about available community resources
- Initiated *The Wine Press* as a periodic newsletter to inform the community of activities and accomplishments of the Advisory Committee, as well as HOA Board, Pulte, city and county updates related to the Britton Falls community.

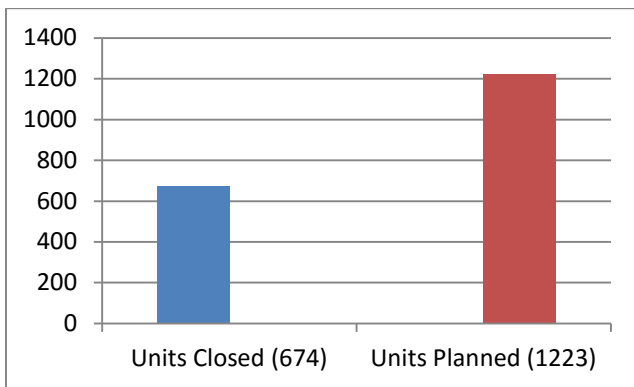


Bulletin Board

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

Resident Guide to Resolving Problems

Housing Units Closed vs. Planned



Upcoming Dates

December 15	Advisory Committee Meeting
January 19	Advisory Committee Meeting
*AC meetings are held in the Chateau Ballroom starting at 1:00 p.m.	

Thank You

Please join the Advisory Committee in thanking the following members whose terms on the Committee are ending on December 31st. Their dedicated commitment to, and efforts on behalf of, the Britton Falls community are sincerely appreciated: Bill Deas, Penny Carduff, Charles Miserendino and Debbie True.

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