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Brought to you by your Britton Falls Advisory Committee

Review of Governing Documents Completed

In preparation for the eventual transition of the Britton Falls Home Owners Association to self-governance by a homeowner elected and controlled Board of Directors, the Documents Subcommittee of the Advisory Committee (AC) has been diligently engaged in a review of all legal documents by which the HOA is governed. A review of the "Covenants, Conditions and Restrictions" and the "Bylaws" was submitted to the Advisory Committee for approval in July of this year, followed by submission of the "Design Guidelines" in September. The review of the final document, "Operating Rules and Regulations," was submitted to the AC earlier in December.

The vast majority of the revisions were designed to reduce redundancy, provide clarity and ensure consistency among the governing documents. Final approval of the document revisions will be considered at an upcoming meeting of the Advisory Committee for submission to the HOA Board and Pulte.

Upcoming tasks of the Document Subcommittee include: (1) a review and update of the "Britton Falls Transition Plan" to maximize the potential for a seamless transition process and (2) a review of the Advisory Committee Handbook, designed to provide resources to, and serve as a guide for, members of the Advisory Committee.

Advisory Committee Seeks Resident Committee Involvement

The Advisory Committee has established 10 sub-committees. We encourage homeowners to volunteer as members or serve as consultants to these sub-committees. We need help now to review and develop all the activities of these sub-committees. We also want to develop a team of concerned homeowners in each category so that when Pulte transitions the operations of the HOA over to the homeowners, we will be ready to operate our facilities. At this point we do not have a precise date as to when the transition will occur. However, we do know that Pulte is over 50% sold out and we need to start preparing for that transition.

Please consider serving in some capacity on one of the following sub-committees. *To learn more about any committee's activities or to receive notice of a committee meeting, please contact the respective chair.*

Finance. Review the finances of the Homeowners Association. This includes the operating budget and the reserve fund. Discuss recommendations with the Property Manager. Finance – Larry Raasch (Raasch.ls@comcast.net)

Communications. Communicate the activities of the AC and pass on pertinent information from the HOA to the residents and homeowners. This is primarily done through a monthly newsletter.

Communications – Michael Moore
(m.moore@moreheadstate.edu)

Buildings. Review the use and upkeep of the Chateau, including the outdoor pool, and the Villa (the new amenities building to be built in 2016-17). This includes safety, usage, hours of operation, maintenance, appearance, cleanliness, etc. Discuss recommendations with the Maintenance Director and Lifestyle Director as appropriate. Buildings – Lynn Flynn (lynnandhim13@gmail.com)

Grounds. Review the use, safety and upkeep of the outside elements of Britton Falls, including the common areas, tennis courts, bocce courts, waterfall, roads ponds and paths, excluding the outside pool. Discuss recommendations with the Maintenance Director and Lifestyle Director as appropriate. Grounds – Larry Amick (amickslt@comcast.net)

Government Relations. Develop and maintain good working relationships with the local governmental agencies. Government Relations – Brad DeReamer (bdreamer@gmail.com)

Documents. Develop and maintain the AC documents, including the Policy and Procedures and the Handbook. Suggest changes to the HOA governing documents, including the By-laws, Declaration, Design Guidelines and Operating Rules. Documents – Judy Spears (spearsjs7998@gmail.com)

Legal. With the assistance of a retained attorney determine our legal rights and requirements as an Advisory Committee in preparation to transition into a homeowner-run HOA. Legal – Jim Miles (jimmiles65@gmail.com)

Reserve Study. Review the Reserve Study with the Reserve Study consultant, our legal consultant and the management company. This is an ad hoc (temporary) sub-committee that will be formed

when the reserve studies are performed. Reserve Study – Jim Miles (jimmiles65@gmail.com)

Election. Conduct the election of members to the Advisory Committee. This is an ad hoc (temporary) committee formed each year to recruit and vet the candidates and conduct the election. This sub-committee is different in composition as no current AC members are on it.

Transition. Develop and maintain a transition plan for the transition to a homeowner-run HOA. This is a standing committee. Transition – Jim Miles (jimmiles65@gmail.com)

Additional members of the Advisory Committee include:

Jim Mervilde – (Jmervilde@comcast.net)

Terry Reef – (tsreef@outlook.com)

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

Nature of Problem/Issue **Whom to Contact**

Homeowner building issues post-closure	Pulte Customer Care (877-785-8348) http://www.delwebb.com/ownersentry/service-requests.aspx#.Vnlbc02FPDc
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