



# THE WINE PRESS

Issue # 9  
March, 2016

## Britton Falls Advisory Committee Newsletter

### Plans for New Amenities Center Move Forward

As part of the 2013 Britton Falls PUD (Planned Unit Development) Amendment to expand the community by 200 + homes, Pulte agreed to provide \$1,000,000 toward either the expansion of the existing Chateau or construction of a new amenities building.

In 2014 a committee of Britton Falls residents, representing the existing neighborhoods, was appointed by Pulte to be involved in how the \$1,000,000 committed by Pulte Homes would be spent.

To aid in the decision- making process, the committee collected data from all of the Britton Falls Clubs and Groups (66), surveyed 10 other Del Webb communities, counted participation usage of the Chateau amenities, and conducted a survey of all (822) Britton Falls homeowners with two-thirds responding.

After analyzing the results from the four studies, the committee then prioritized the community needs vs. wants within the context of an annex or an expansion of the current Chateau. The committee also incorporated Fishers city requirements regarding parking spaces, handicap accessibility, and Board of Health requirements in the construction costs.

With further direction from Pulte and an understanding of how far \$1,000,000 can go, the committee focused on recommending where those funds be spent. A \$1,000,000 project could build an Annex of approximately 8,000 sq ft or a Chateau expansion of approximately 4,200 sq ft. (For reference, the proposed Annex would be 1/3 the size of the existing Chateau.)

The committee's findings and recommendations to build a stand-alone Annex were presented to Pulte, the

Advisory Committee and to the Britton Falls community in the fall of 2014. With the goal to design a building to adapt to the future, Pulte has developed a working budget that includes designs and permits, site work and utilities, building costs including electrical and plumbing, and heating/cooling.

A status report was presented at the February 23<sup>rd</sup> Annual HOA meeting by Matt Lohmeyer, Vice President of Land Development for Pulte. He reported that the "amenities center" is to be called the "Villa," with plans being finalized and a goal for construction to begin in fall 2016. As summarized in the minutes of the meeting, the Villa will have a square footage of "just under 9,000 square feet, with a large multi-purpose space that will be able to be divided, as well as other meeting space, a reception area with a front desk, office space and a storage area.

An ad hoc committee of the Britton Falls Advisory Committee continues to work with Pulte in a mutual effort to maximize the potential for the Villa to best serve the needs of the community. More specific details regarding the Villa will be provided as they become available.

### Welcome Committee Sponsors First "Coffee"

The Welcome Committee, an ad hoc committee of the Britton Falls Advisory Committee (AC), was pleased with the response to the first "Welcome Coffee" held on February 25 in the Chateau Ballroom. Twenty five new residents who had moved to Britton Falls in the last six months accepted an invitation to join Welcome Committee members Lynne Brewton, Judy Hahn, Kitty Ray and Marjorie Havens.

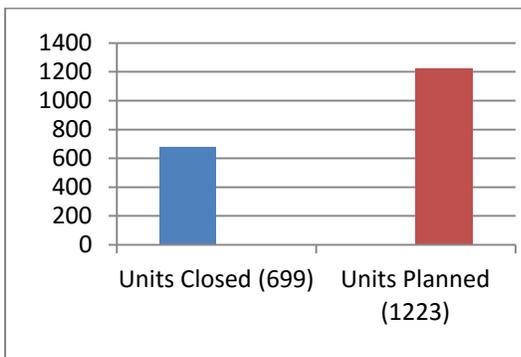
Following welcomes by Jim Miles, Chair of the Advisory Committee, and Lynn Flynn, Chair of the AC Building Subcommittee, the residents enjoyed a buffet of coffee and desserts. They expressed particular pleasure in the opportunity to meet and converse with each other in a friendly and relaxed atmosphere.

The Welcome Committee wishes to express special gratitude to Cathy Paschen, Britton Falls Lifestyle Director, for her support and assistance in scheduling and coordinating the “coffee.” Given the success of the first “coffee,” the Committee plans to schedule future coffees for new residents every three to four months.

### Upcoming Dates

March 15	Advisory Committee Meeting*
April 19	Advisory Committee Meeting
May 10	Homeowners Association Meeting 1:00 p.m., Chateau Ballroom
May 17	Advisory Committee Meeting
June 21	Advisory Committee Meeting
<i>*AC meetings are held in the Chateau Ballroom starting at 1:00 p.m.</i>	

### Housing Units Closed vs. Planned



### 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

Nature of Problem/Issue	Whom to Contact
Homeowner building issues post-closure	Pulte Customer Care (877-785-8348) <a href="http://www.delwebb.com/ownersenry/service-requests.aspx#.Vnlbc02FPDc">http://www.delwebb.com/ownersenry/service-requests.aspx#.Vnlbc02FPDc</a>
Architectural Review and Approval Requests	John Doehrman (317-288-0532) <a href="mailto:brittonfalls@comcast.net">brittonfalls@comcast.net</a>
Common area Facility, ponds, roads issues	John Doehrman (317-288-0532) <a href="mailto:brittonfalls@comcast.net">brittonfalls@comcast.net</a>
Common area Landscaping and irrigation issues	Brad Bryant (317-288-0532) <a href="mailto:bfmaint@comcast.net">bfmaint@comcast.net</a>
Landscaping on Homeowner lot: <ul style="list-style-type: none"> <li>Trimming, mowing, pruning, irrigation</li> <li>Plants, trees or shrubs</li> </ul>	Brad Bryant (317-288-0532) <a href="mailto:bfmaint@comcast.net">bfmaint@comcast.net</a>  Hittle Landscape (317-896-5697)
Violations of Covenants or Design Guidelines	John Doehrman (317-288-0532) <a href="mailto:brittonfalls@comcast.net">brittonfalls@comcast.net</a>