



THE WINE PRESS

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Britton Falls Advisory Committee Newsletter

Advisory Committee Transitions from 2017 to 2018

At a special open meeting of the Advisory Committee on December 11, 2017, an organizational session was held during which the newly elected members were welcomed and officers for 2018 were elected. The new members, elected for a three-year term beginning January 1, 2018 are Sue Dickhans, Nick Kirincich and Scott Mertz. They will be joining continuing members Dan Canan, Lynne Flynn, Larry Raasch and Judy Spears. The elected officers for 2018 are:

Chair – Dan Canan

Vice Chair – Lynne Flynn

Finance Chair – Larry Raasch

Secretary – Judy Spears

Dane Hamilton graciously agreed to accept reappointment as Recording Secretary.

At the conclusion of the meeting, the continuing members expressed their gratitude to retiring members Larry Amick, Jim Miles and Mike Moore on the completion of their terms on the committee. Their contributions to the Advisory Committee and Britton Falls community deserve appropriate recognition.

HOA Financial Data Focus of December 19 AC Meeting

In response to questions raised by the Advisory Committee and its Finance Subcommittee, Lee Clouse, Vice President of Management for Community Management Services, will be present to discuss the Britton Falls HOA budget and budgeting process during the December meeting of the AC. Questions he will be

addressing include (1) the difference between accrual and cash-based accounting, which approach is used by the HOA and why; (2) the status of the current operating and reserve funds; (3) the rationale for the assessment fee increase for 2018 and what portion will be allocated to the reserve vs. the operating fund; (4) the projected status of the reserve fund at the time of transition to a homeowner HOA; and (5) the Villa loan.

The foregoing are among a list of questions that have been submitted to Lee and to which he has been requested to provide both an oral and written response. The AC appreciates his assistance in keeping Britton Falls homeowners informed on these and other issues critical to the community.

The meeting is scheduled for 1:00 p.m., December 19, 2017 in the Ballroom of the Chateau.

2017 Highlights of Advisory Committee Accomplishments

The primary goals of the Advisory Committee are threefold: (1) prepare the community for a smooth and effective transition from a developer-managed HOA to a homeowner-managed HOA; (2) represent the homeowners to the management company (CMS) and the HOA Board (Pulte) regarding the interests of the homeowners and needs of the community and (3) ensure that the community is fiscally and physically sound at the time of transition. To that end, the more significant accomplishments of the AC in 2017 are highlighted below:

- Reviewed the Engineering Report on the Chateau submitted to CMS by Tm+Engineering in November, 2016 and worked throughout the

year with CMS to (1) secure resolution by Pulte of builder-related deficiencies and (2) address those issues covered by the operating budget or reserve fund.

- Unanimously approved a resolution at the June 2017 meeting to submit a letter to HOA Board of Directors requesting that financial statements be prepared in accordance with the By-Laws and that an independent audit be conducted.
- Actively worked with Pulte and CMS representatives on completion of the new annex, designated as the Villa. Activities and accomplishments include (1) negotiating the installation of resilient flooring (rather than carpet) in the multipurpose rooms, (2) securing additional parking space and (3) securing lighting in the parking lot.
- Building Subcommittee regularly monitored the Chateau and the Villa (upon completion) and identified and reported maintenance issues needing to be addressed.
- Communication Subcommittee continued to publish monthly issues of *The Wine Press*, designed to inform residents of the activities and accomplishments of the Advisory Committee.
- Documents Subcommittee revised and expanded the Advisory Committee Guidebook to include a complete listing of “Our Britton Falls” website, with hotlinks to each topic.
- Finance Subcommittee actively monitored and posted the quarterly financial statements and requested adjustments based on analyses by subcommittee members to ensure that financials are properly stated to Britton Falls homeowners.
- Government Relations Subcommittee, in collaboration with City Councilman Brad DeReamer, supported a request by the City of Fishers Mayor’s Office to schedule a series of meetings at Britton Falls between city representatives and homeowners regarding issues of concern within the purview of the Mayor’s Office.

- Grounds Subcommittee initiated a Plant Recycle Experiment, designed to recycle plants discarded by residents and initiated a landscaping survey to determine what is missing from landscaping plans according to master plans for community.

A complete list of AC Accomplishments through December 2017 will be posted on the Advisory Committee page of the Britton Falls portal.

Upcoming Dates

December 19—Advisory Committee Meeting, 1:00 p.m.*

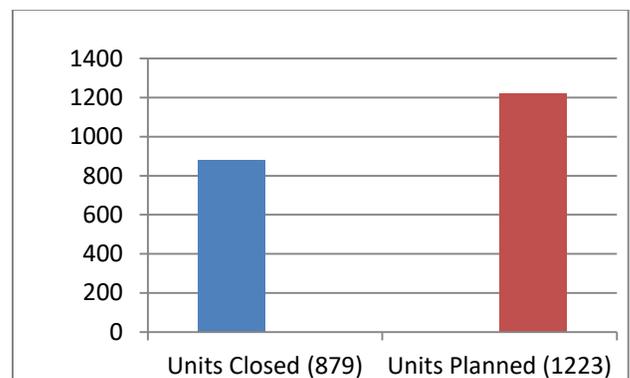
January 16—Advisory Committee Meeting, 3:00 p.m.*

February 20—Advisory Committee Meeting, 3:00 p.m.*

*AC meetings are held in the Chateau Ballroom

NOTE: You can search for scheduled meetings of committees, clubs, etc. on the Britton Falls Portal by navigating from *Events* to *Calendar* and typing the name of the committee or club in the *Search Calendar* box.

Housing Units Closed vs. Planned



BULLETIN BOARD

You may want to post the following 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/ownersenry/service-requests.aspx#.Vnlbc02FPDc
Architectural Review and Approval Requests	John Doehrman, Community Mngr. (317-288-0532) brittonfalls@comcast.net
Common area Facility, ponds, roads issues**	John Doehrman, Community Mngr. (317-288-0532) brittonfalls@comcast.net
Sidewalks: damaged or sinking/raised	John Doehrman, Community Mngr. (317) 288-0532 brittonfalls@comcast.net
Common area Landscaping and irrigation issues**	Brad Bryant, Maintenance Director (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)
Information about Covenants or Design Guideline Violations	John Doehrman, Community Mngr. (317-288-0532) brittonfalls@comcast.net

**Alternative: report via Caliber Web

https://caliber.communityms.net/caliberweb2_CMS

DID YOU KNOW?

The **after-hours phone number for contacting a Community Management Services representative** when the Chateau is closed is (317)288-0532, ext. 226 (Brad Bryant, Maintenance Director). If you cannot reach Brad, call 317-631-2213 and choose option 6 for a live answering service.

The **minutes of Advisory Committee monthly meetings** are available on the Britton Falls website at:
http://www.ourbrittonfalls.net/Homeowner_Network/Advisory_Committee/Advisory_Committee_Meeting_Minutes.htm.

Past **issues of *The Wine Press*** are available at:
http://www.ourbrittonfalls.net/Homeowner_Network/Advisory_Committee/The_Wine_Press.htm.