



# The Splash

Issue 1 - January, 2026



## From the Board of Directors.....

### Welcome to Envision Lawn and Tree!

We are pleased to introduce our new lawn care providers, Envision Lawn and Tree. Owners are John and Charlie Smith, with account manager Emilie Elmore. They provide lawn care for Cobblestone Villas, Foxwood Springs retirement community, and Alexander Creek, among others. John, Charlie, and Emilie were introduced at the January quarterly meeting. John described their operation and answered members' questions.

John and Charlie are brothers who started their company in 2011 while in high school, providing full-service lawn and landscape services in their Kansas City neighborhood. Even as students attending the University of Central Missouri, they successfully maintained a portfolio of dozens of customers.

Their company philosophy states, "It is not the quantity of customers that defines us. It is the quality of service we provide each and every customer that sets us apart." In our meetings and interactions with John and Emilie, we have experienced the essence of this philosophy every time. This has been very evident as we have spent the past week or more preparing for the approaching snowstorm. When we hired them to handle our lawn care, we were in the middle of winter without a snow removal service. They willingly agreed to add us to their customer list, and we accepted, knowing we would be an add-on customer and on their schedule. Even with the perceived delay in getting to us, we have received numerous compliments on their efficiency and service.

As you are aware, our snow policy states that snow removal will begin after the snow has finished. The Board is appreciative of our neighbors' patience as we worked through this 2-day storm, which was forecast to produce widespread snowfall. As it turned out, we were fortunate that only about half of the predicted snowfall occurred.

This was their employees' first time on our property, but with pre-planning and skilled management, they successfully and efficiently completed the snow removal, even in the dark.

In addition to a crew of shovelers, there were 2 skid steers employed for the removal of snow from the driveways, which was amazing to watch their efficiency in dragging snow off the driveways in just a minute or two, with the 2<sup>nd</sup> one waiting to move that snow out of the street and pushed to pre-determined locations on nearby lawns.



## UPCOMING EVENTS

Jan 30  
Mar 4  
Apr 11

Games Night  
Wally's Luncheon  
Spring Potluck

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7:00-9:00 p.m.  
2:30-4:30 p.m.  
5:00-7:00 p.m.

Duck Pond CH  
Wally's Grillhouse  
Raintree Clubhouse



## **THE FOUNTAINS AT RAINTREE LAKE SNOW REMOVAL POLICY Approved October 2025**



### **SNOW REMOVAL**

Snow removal will be done when the total average accumulation is **3 inches or greater**, and the weather forecast indicates that temperatures will not rise sufficiently to melt the snow within 24 hours. The Board will decide this condition.

The snow removal contractor will begin work as soon as reasonably possible after a snow event. (We are not a “priority client”.) The Board will inform residents by email that snow removal has been ordered.

Every resident should have a snow shovel on hand, and a small supply of sand, kitty litter, and/or safe ice melt to deal with ice. Remember, there are 176 drives to be cleared in the Fountains, and it may take a while to get to yours.

Each resident’s front steps and sidewalk leading to the driveway and a 2’-3’ space in front of the garage doors will be hand shoveled. Community mailboxes will be cleared for access. Due to insurance restrictions, no snow will be removed from a resident’s driveway if a vehicle is parked in the driveway.

The snow removal contractor will not scrape down to expose the concrete. Please note: Clearing down to a completely snow-free surface cannot be done without risking damage to the driveway. To avoid damage to yards and sprinkler heads, snow will not be removed from the very edges of a driveway. It helps the contractor to have snow sticks marking the edge of your drive, but it is not necessary to do so.

In the past, some residents have chosen not to have the contractor remove snow from their property. If you choose this option, you must mark the end of your driveway with cones, flags, or some device that would indicate to the contractor that you do not want them to remove snow from your property. Opting out of snow removal does not allow you to opt out of any HOA fees.

When there is a severe snowstorm warning, be prepared in advance and try to reschedule any necessary shopping, doctor visits, etc. Please contact neighbors, relatives, or government personnel in the event of an emergency.

### **ICE ISSUES**

NO ice removal will be done by the contractor, and no ice-melt products will be applied to steps, sidewalks, or driveways. Please note: Pre and post-treatments with ice melt products will not be provided, but the resident may opt to do so. Be aware that rock salt and many ice melt products can damage concrete surfaces.

### **GENERAL COMMENTS**

The contractor will not remove snow from city-owned sidewalks or walking paths within the Fountains. The City of Lee’s Summit is responsible for snow removal from city streets. However, in order to access residents’ driveways for snow removal, the contractor may choose to remove snow from city streets in The Fountains as necessary. The City of Lee’s Summit has extensive information about how they respond to a snow event, which can be found on the City’s website or through their app called LS Connect.

<https://cityofls.net/snow-ice-control/snow>



## **NEW FOUNTAINS WEBSITE:** **[WWW.FOUNTAINSATRAINTREE.COM](http://WWW.FOUNTAINSATRAINTREE.COM)**

### **The Fountains at Raintree has a new website!!**

Our website is a great resource when you need information. Be sure to bookmark it for easy access.

#### **Why is it important to you?**

Our website is a repository for all official Association documents and a few other helpful things. First, you'll find the Covenants, Codes, and Restrictions that govern our HOA, along with the current policies and procedures. Forms for tree planting and the process to use for the Architectural Review Board when any changes to the appearance of your home are requested. The monthly Board meeting minutes and financial reports, the Splash newsletter, and the Hi Neighbor letters will also be posted monthly. You can check the social calendar for regular and special events now on the webpage.

You **WILL NOT** find our resident directory listed there. The directory is a private document developed solely for our residents and is not shared outside our community. If you need a directory or have a change to your listing, please contact Sandy Turner at Area Real Estate Services. There's a quick link to contact her on the page.

It's likely there will be minor changes as this new tool is introduced. If you think there should be any additions or improvements, please let Sandy know so they can be evaluated.

### **2026 Quarterly Board Meetings**

Board of Directors meetings for 2026 are held quarterly on the 3rd Thursday at the Raintree Clubhouse, 7:00 p.m. Everyone is encouraged to attend.

**January 16**

**April 16**

**July 16 (Annual Meeting)**

**October 15**

Agendas and minutes will soon be available on the new website. If you would like to have an item placed on the agenda for a meeting, please send it to Sandy at Area Real Estate at least a week before the meeting date.

### **Directory Updates**

Send directory changes and updates to Sandy Turner,  
[arearealestate@hotmail.com](mailto:arearealestate@hotmail.com)  
or call 816-650-6718.

**The next semi-annual distribution will take place in April. Watch your emails for further information and requests to update your information.**

### **GFL Official Holidays**

**New Year's Day**

**July 4**

**Thanksgiving**

**Christmas**

Our trash pickup will be delayed one day if these holidays occur on a Monday.





## Committee Meetings



**Our committees are vital to the success of the governing of our HOA. Volunteers are a critical and necessary component of these committees. Diverse experience and opinions are valued and needed. Please give consideration to providing your expertise to one of our committees.**

## Standing Committees

### **Fountains Architectural Review Board (FARB)**

The FARB meets as needed. Guidelines for submitting requests for all changes to the exterior of your home can be found on the website:

<http://www.fountainsatrantree.com>.

**PLEASE DO NOT UNDERTAKE ANY REPAIRS OR IMPROVEMENTS ON THE OUTSIDE OF YOUR HOUSE OR LAWN WITHOUT FIRST OBTAINING THE APPROVAL OF THE FARB. FARB WILL BE ABLE TO GUIDE YOU THROUGH THE APPROVAL PROCESS.**

Mike Hile is the Chairman, [Mhile@att.net](mailto:Mhile@att.net), (816-805-8161)



### **Social/Connections Committees**

**The Social and Connections Committees meet together the **3rd Wednesday at 1:00 p.m. at the Duck Pond**. The purpose of the Social Committee is to plan and organize fun activities and events for our neighbors. These activities enhance neighborhood connections and encourage friendships. Announcements concerning upcoming events can be found in your emails from Area Real Estate, The Splash and/or The Shoreline. To participate, contact Sally Hile, 816-805-5876, [sally.hile@att.net](mailto:sally.hile@att.net), or Barb Byrne, 816-565-1977, [ByrneFountains@gmail.com](mailto:ByrneFountains@gmail.com). New members are always welcome! Phyllis Harrel is our Connections chairperson, 816-714-9136, [bkharrel@aol.com](mailto:bkharrel@aol.com).**

**Make A Difference**



### **Grounds Committee**

**The Grounds Committee is led by Toni Travalent. Meetings are called as needed. The purpose of this group is to help the HOA Board manage the 17+ acres of common ground, which impacts all of the community. Important decisions are still ahead and more volunteers would be appreciated. Contact her to volunteer at 816-806-7036 or [tloutoni@sbcglobal.net](mailto:tloutoni@sbcglobal.net).**

## FOUNTAINS ARCHITECTURAL REVIEW BOARD (FARB)

Mike Hile is chairman of the FARB. Phone: 816-805-8161, email: [mhile@att.net](mailto:mhile@att.net)

*Members: Jim Coldsnow (816-506-0218), Bill Johnson (816-588-3848), Andy Estes (816-537-5028), Bob Hoffman, (816-797-3303)*

### ANY WORK ON THE OUTSIDE OF YOUR HOUSE REQUIRES THE APPROVAL OF BOTH THE FOUNTAINS (FARB) AND RAINTREE (RARB) ARCHITECTURAL REVIEW BOARDS

- The property in *The Fountains at Raintree* is bound by the Covenants and the Fountains HOA Board.
- It is the responsibility of FARB to ensure that the **traditional appearance** of the neighborhood is maintained and to **pre-approve** any work on the exterior of your home, whether it changes the appearance or not.
- It is the Homeowner's responsibility to seek and receive the ARB's approval before proceeding with any exterior changes/repairs, including painting, deck staining, garage door replacement, window replacement, new roof, concrete lawn edging, pergolas, decks, patios or extensions, etc.
- **DO NOT WAIT UNTIL THE LAST MINUTE TO REQUEST APPROVAL. IT COULD TAKE UP TO ONE MONTH TO GET APPROVAL FROM BOTH ARBs!** *Your approved project application is good for 6 months.*
- **DO NOT START WORK without all approvals in place!** *Potential financial penalties from both HOAs could be levied against the homeowner!*

#### PROCESS:

- **Request forms are found on the RLPOA website ([www.rlpoa.com/resident-information/forms](http://www.rlpoa.com/resident-information/forms)).** (Don't forget to check to see if a City building permit is required.)
- If you are unsure, then contact a FARB member and they will be able to help you get the appropriate form. See contact information below.
- Submit the completed form to a FARB member: include supporting documentation, paint chips, pictures, plans, or drawings. The more information, the better!
- The application will be reviewed by FARB: approved; determined to require further documentation; or denied.
- When approved, a FARB member will deliver it to the RARB for their approval. Raintree will send out a letter with their findings.
- With the signed approval of both ARBs, you may proceed with the project.
- A denied request can be brought before the Fountains Board for consideration.

#### IMPROVEMENTS: That still needs Approval.

- All edging, retaining walls, or flower beds
- Outdoor clotheslines or dryers
- Radio or TV transmitting or receiving antennas except for dishes less than 3 ft in diameter
- Towers
- Exterior lighting, Awnings, Shutters.
- All work that alters the appearance or affects drainage around your house.
- A fence in the backyard must be on concrete and be less than 32 inches high.

#### IMPROVEMENTS: These are usually Approved.

- Improvements that do not alter the exterior of your home.
- Repairs
- Landscaping plants and ornamentation within the edging around the house, usually 18 inches.

## **Fountains Social/Connections Committees**

Dinners with friends, movies with neighbors, a glass of wine with others on your back porch, fun tours around KC, breakfast with the guys, celebrating the 4th of July with neighbors, potluck dinners in spring and fall, coffee with the girls, Zoom bingo, bunco, dinner theater shows, impromptu visits to area events, backyard gatherings....

The Fountains Social Committee organizes all these events and more for our neighborhood.

Maybe you just moved into our neighborhood, or you've had surgery and need someone to pick up a few things at the store or walk your dog a time or two. Or perhaps you've lost a spouse or significant other, and some food would be helpful while the family is in for the funeral. That's where the Fountains Connections Committee comes into play. Neighbors helping neighbors when needed.

These things don't happen on their own. Our committee always welcomes new people with new ideas. Please join us on the 3rd Wednesday of every month at 1:00 pm at the Duck Pond. If you have questions, don't hesitate to get in touch with the people listed below

### **Social**

Sally Hile      816-805-5876      [sally.hile@att.net](mailto:sally.hile@att.net)  
Barb Byrne      816-565-1977      [byrnefountains@gmail.com](mailto:byrnefountains@gmail.com).

### **Connections**

Phyllis Harrel      816-714-9136      [bkharrel@aol.com](mailto:bkharrel@aol.com)

## **WE'RE THE CONNECTIONS COMMITTEE**

<b>Group</b>	<b>LOTS</b>	<b>CONTACTS</b>	<b>LOCATION(S)</b>
I	141-146	Linda Wells	Olympia Pl.
II	164-176	Chris Althouse	Olympia Ct.
III	127-140	Karen Merrigan	Olympia Dr.
IV	120-126; 158-163	Kathy James	Olympia Cir/ Soldier Dr.
V	113-119; 153-157	Donna La Pietra	Soldier Dr. (N)
VI	107-112; 147-152	Gloria Helmer/Phyllis Harrel	Soldier Dr.
VII	1-6; 101-106	Bev Shuck	Gossamer Dr./Olympia Dr.
VIII	7-13; 65-68	Carol Windler	Leafwing Dr.
IX	69-74	Mary Nagel	Leafwing Cr.
X	61-64; 14-17	Carol Windler	Leafwing Dr.
XI	18-28	Linda Soper	Leafwing Dr.
XII	51-60	Lenore Chambers	Leafwing Ct.
XIII	29-35; 46-50	Linda Adcox	Soldier Dr. (S)
XIV	36-45	Kathy Gibb	Soldier Dr. (mid S)
XV	75-78; 92-100	Jan Hoffman	Soldier Dr.
XVI	79-91	Lenore Chambers	Soldier Ct.

### **Can you help?**

**Sally Hile, 816-805-5876, is looking for residents who would be interested in helping her with a contribution to a meal for neighbors experiencing the loss of spouse or partner. Please contact her to add your name to her list of resources.**





### FREE LITTLE LIBRARIES

**Need a good book to read?  
Check out the two Little  
Libraries in our neighborhood.  
They are located in the 2  
gazebos (by the pond and on  
Soldier Drive). It's free! Take a  
book, leave a book.**



As we celebrate National Volunteer Month in April, with the third week designated as National Volunteer Week, The Fountains HOA Board would like to honor our resident volunteers during the April meeting. The commitment of our volunteers has always significantly contributed to making The Fountains an exceptional community.

We are seeking volunteers willing to assist in developing a meaningful recognition. This will involve identifying residents to be honored and determining the appropriate recognition methods.

Let me know if you are interested in contributing your time and ideas. Your involvement would be greatly appreciated as we acknowledge those who selflessly give their time to enhance our neighborhood.



## FELLOWSHIP OPPORTUNITIES



### LADIES BRIDGE

meets every **Tuesday, 9 a.m.** at the Duck Pond. Call Jan Hoffman, (816) 678-2982 for more information.



### LADIES BUNCO

meets the **4th Monday 1:00-3:00 p.m.** at the Duck Pond. **\$5 entry fee.** Bring 3 die and a pen. No experience necessary!

### LADIES COFFEE GROUP

Ladies meet every **Monday, 10:30 a.m.**, for coffee and fellowship at the Price Chopper deli cafeteria, or outside at Love's Coffee when the weather is nice. All are welcome to attend!



### SILVER SINGLES GROUP

We meet each month on the third Thursday at 4:30 pm at the Duck Pond Activity Center. Join us if you can! We go out to eat at a local restaurant following each meeting. Please let me know if you have any questions. Barbara Thompson, 816-769-8859

### BOOK CLUB MEMBERS WANTED

Do you love to read? Have you considered joining a book club? If the answer is yes, then come join us. We meet monthly (every 4th Tuesday), take turns hosting, and explore new books together. We have room for one-two more members. Interested?

Text or email Sally Hile at 816-805-5876 or [sally.hile@att.net](mailto:sally.hile@att.net).

### MEN'S BREAKFAST

Fountains Men: Enjoy breakfast with your neighbors at Pegah's Family Restaurant, 410 Rte. 291 Hwy North. We have our own separate room at the restaurant and we'd love to have you join us every 2nd Thursday at 9:00 a.m.!



### FOUNTAINS ZOOM BINGO Paused

Zoom Bingo is paused until further notice. We look forward to seeing you again in the near future. We play on Tuesdays at 7:00 pm; cards are 4 for \$5. For more information, contact Donna LaPietra 816-807-3275.





# 2026 Socials



***Mark your calendars! More events are being planned.***



**Games Night  
Friday, Jan 30, 7-9 p.m.**

**Wally's Happy Hour Gathering  
Wednesday, Mar 4, 2:30-4:30 p.m.**

**Spring Potluck  
April 11, 5-8 p.m.**

**Wally's Happy Hour Gathering  
Wednesday, June 3, 2:30-4:30 p.m.**

**July 4<sup>th</sup> Annual Ice Cream & Fireworks  
TBD**

**Wally's Happy Hour Gathering  
Wednesday, Sept 23, 2:30-4:30 p.m.**

**Chili/Soup Potluck  
Saturday, November 7, 5-8 p.m.**

**Ladies Holiday Party  
Monday, December 7, 7-9 p.m.**

**Stay tuned for more events to be added to the calendar!**



**Mark your calendars for the Annual Spring Potluck and New Resident Introductions!  
April 11, 2026**

**Watch your email for more details!**



**FOUNTAINS GAME NIGHT  
FRIDAY, JANUARY 30,  
7 PM - 9 PM**

**DUCK POND ACTIVITY CENTER**

**JOIN US FOR A NIGHT OF FUN & GAMES!**  
Please bring your favorite game to share  
and your own drinks.

If you want a snack, please bring something light to share,  
finger foods or bagged snacks, such as chips and candy.

**You get the idea!**

There will be a freewill offering to cover cleaning fees.

Let's hope for good weather and a chance to visit and have fun with neighbors!



## WALLY'S HAPPY HOUR

**Wally's Grill & Draffthouse - 837 SW Lemans  
Wednesday, March 4, 2:30-4:30 p.m.**

**Join us for an afternoon of great food,  
camaraderie, and friendship!**

**Guests will order from the menu.**

**Menu: <https://wallysdraffthouse.com/menu>  
Desserts are welcome if you like to bake!  
RSUP by March 3.**





## Common Grounds Committee

We are happy to report that the special assessment pond repairs project is complete, with a couple of minor exceptions! At the appropriate time, volunteers will stain the bridge and place grass seed on the areas disturbed by construction vehicles. The damaged sidewalk slabs are repaired. The opening in the fence has been redone to allow easier removal for future pond projects. Many thanks to our residents for supporting our endeavors to improve the quality of our infrastructure!



From Karen Danner

### January Snow Removal

We received between 3.5 and 4 inches of light, powdery snow over 2 days, with extremely bitter wind chills. Several residents provided hot beverages and baked goods to the shovelers tasked with cleaning steps and sidewalks.

Their generosity was very much appreciated by Envision employees.



Sharon Neuer



**Contact the HOA property manager:**

**Sandy Turner, Area Real Estate**

**PO Box 110, Independence, MO 64051**

**816-650-6718**

**arearealestate@hotmail.com**



### 2025-2026 Board of Directors

Sharon Neuer - President

Zona Mitchell - Vice President

Mike Byrne - Secretary

David Bundrick - Treasurer

Bill Cisewski - Member