



# The Splash

Issue 4 -December, 2025



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

**Greetings! Your HOA Board of Directors is happy to be able to celebrate this past year's accomplishments with you. Thanks to teamwork and support from our volunteers and residents, these efforts help keep our neighborhood looking great.**

**New trees on the Estates Drive medians, a deeper pond level, a new spillway and bridge, a beautiful (and less maintenance necessary) grounds around the Roundabout fountain were this year's priorities. We're grateful for everyone's patience and involvement as we worked through these projects together.**

**Part of the Board's work this last quarter was developing next year's budget. We've reviewed feedback and requests from homeowners, assessed long-term maintenance needs, and are exploring the best ways to keep our community safe, attractive, and financially sound. As always, we'll continue to communicate openly and keep residents updated as plans take shape.**

**Looking forward, we're excited for the new year ahead and all the opportunities it will bring. We wish you—our neighbors and friends—good health, happiness, and the very best that the coming year has to offer.**

Sharon Neuer

David Bundrick

Mike Byrne

Zona Mitchell

Bill Cisewski



## WELCOME!

**Gary & Terri Baxter  
4828 SW Leafwing Dr.**

**Michelle Gaddie  
4668 SW Soldier Dr.**

**Pam Gove  
4821 SW Soldier Dr.**

**Karen Hays  
4817 SW Soldier Dr.**

**Shelly Holley  
912 SW Soldier Ct.**

**Mike & Melinda McKenzie  
924 SW Soldier Ct**

**Bruce & Barbara Snyder  
4813 SW Soldier Dr.**

*Wishing you and yours  
the happiest of holidays!*



## UPCOMING EVENTS

Dec 31  
Jan 15  
Jan 23

Wally's New Year's Eve Party  
HOA Quarterly Board mtg  
Games Night

2:30-4:30 p.m.  
7-8 p.m.  
7-9 p.m.

Wally's Grillhouse  
Raintree Clubhouse  
Duck Pond CH

## 2026 FOUNTAINS APPROVED BUDGET

		% OF BUDGET
<b>ADMINISTRATIVE</b>		
Accounting -Audit	\$ 300.00	0.08%
Accounting-Taxes	\$ 350.00	0.10%
Bank-Credit Card Charges	\$ 300.00	0.08%
Insurance (West Bend Mutual)	\$6,300.00	1.71%
Legal/Lien Filing Fees	\$ 300.00	0.08%
Management Fees	\$11,220.00	3.05%
Office Supplies/Copying/Printing	\$ 600.00	0.16%
Special Mailings/Postage (1)	\$ 350.00	0.10%
Storage Unit Rental	\$ 659.40	0.18%
Website (350 Design + 425 Hosting Fee)	\$ 775.00	0.21%
<b>TOTAL ADMINISTRATIVE</b>	<b>\$21,154.40</b>	<b>5.74%</b>
<b>GROUNDS MAINTENANCE</b>		
Irrigation System Maintenance	\$50,000.00	13.57%
Pond Maintenance (12x275 + 2x425)	\$ 4,150.00	1.13%
Pond Dredging/Island Removal	\$ 0.00	0.00%
Tree Spraying (61 evergreens, 2x)	\$ 4,480.00	1.22%
Tree/Stump Maintenance	\$10,025.00	2.72%
Muskrat Control	\$ 500.00	0.14%
Turf Repair from Pond Project	\$ 1,500.00	\$0.00
Misc. Grounds Maintenance	\$ 300.00	0.08%
<b>TOTAL GROUNDS MAINTENANCE</b>	<b>\$70,955.00</b>	<b>19.26%</b>
<b>LAWN MAINTENANCE</b>		
Mowing, Cleanup & Chem Applications	\$157,300.00	42.70%
Snow Removal	\$14,304.00	3.88%
<b>TOTAL LAWN MAINTENANCE</b>	<b>\$171,604.00</b>	<b>46.58%</b>

Budget continued to next page



## 2026 FOUNTAINS APPROVED BUDGET (contd)

<b>STRUCTURES AND HARDWARE</b>	<b>BUDGET (\$)</b>	<b>% OF BUDGET</b>
Christmas Lights (Installation)	\$ 375.00	0.10%
Foot Bridge (Staining)	\$ 500.00	0.14%
Fountain @ Roundabout	\$ 2,758.00	0.75%
Gazebos	\$ -	0.00%
Monuments	\$ -	0.00%
Pond Aerator	\$ -	0.00%
Retaining Walls	\$ -	0.00%
Storm Water Piping & Drains	\$ -	0.00%
Walking Paths Repairs	\$ -	0.00%
White Rail Fence/Repair	\$ 500.00	0.14%
<b>TOTAL STRUCTURES &amp; HARDWARE</b>	<b>\$ 4,133.00</b>	<b>1.12%</b>
 <b>UTILITIES &amp; SERVICES</b>		
Electricity - Evergy	\$ 3,300.00	0.90%
Trash Services -GFL -\$9316 X 4	\$37,264.00	10.11%
Water - City of LS	\$60,000.00	16.29%
<b>TOTAL UTILITIES &amp; SERVICES</b>	<b>\$100,564.00</b>	<b>27.30%</b>
<b>TOTAL 2026 EXPENSES</b>	<b>\$368,410.40</b>	<b>100.00%</b>
<b>TOTAL 2026 INCOME</b>	<b>\$374,617.36</b>	
<b>INCOME OVER EXPENSE</b>	<b>\$ 6,206.96</b>	

### HOA Quarterly Dues

Payable on the first day of the quarter (Jan. 1, April 1, July 1, & Oct. 1). 2026 quarterly dues are \$531.34. Dues are delinquent and will be assessed a late fee if not received by the 15th of the first month of the quarter. If you have auto-pay through your bank, please verify that the correct payment address and amount are set up. Payments should be written to:

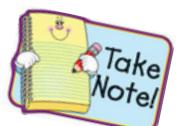
The Fountains at Raintree Lake Association, and  
mailed to:

Area Real Estate Services  
PO Box 110  
Independence, MO 64051

#### On paying electronically:

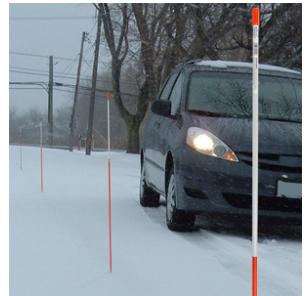
The Fountains is not set up for an automatic draw. Each quarter, an invoice must be generated from the portal to pay online. Members who want to pay through the Commerce Bank portal **MUST EMAIL THEIR REQUEST TO AREA EACH TIME**, as the system doesn't automatically generate invoices. We are not collecting your bank account information. Once in the portal, you will supply Commerce Bank with your contact information and bank account information, and the funds will be withdrawn from your account and transferred to the Fountains account the day you click on payment.

Please make sure the email from Sandy is  
[invoice@hq.bill.com](mailto:invoice@hq.bill.com).





## 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>



## **PLEASE DO NOT FEED THE WILDLIFE!!**



In 2024, a mother fox and 6 kits burrowed under a resident's back porch and patio, causing over \$1,000 in damage, not to mention the messes left on the lawn. Before the kits were grown, she had moved on to 2 other nearby homes and caused additional damage to their properties. WE DO NOT WANT FOXES DENNING HERE!!



## **BELOW ARE THE KNOWN CONSEQUENCES OF FEEDING WILD ANIMALS!! PLEASE LET THEM STAY WILD!**

The Missouri Department of Conservation (MDC) is reminding everyone to appreciate wildlife from a distance and keep wild animals wild.

"When people feed wild animals, either directly or by leaving out pet food or unsecured garbage, they're encouraging unnatural behaviors that can lead to animals becoming aggressive or dependent," said Bridget Jackson, MDC regional recreational use specialist. "It's essential that wild animals remain wary of humans for their own safety." "The best way to help wildlife is to let wild animals stay wild," added Jackson. "Observing nature is a wonderful part of summertime in Missouri. By keeping our distance and respecting wildlife, we can all play a part in conserving the state's natural heritage."

"Human interference, even with good intentions, can often do more harm than good," said Russell Duckworth, MDC protection regional supervisor.

You should not feed foxes in Missouri, as it can cause them to become dependent, habituated to humans, and at a higher risk of disease and conflict. Feeding wildlife can lead to dangerous situations for both the animals and people, including increased conflict with pets, cars, and property damage, as well as the potential spread of diseases.

### Why feeding foxes is harmful

- Habituation: Foxes lose their natural fear of humans, which can make them bolder and more likely to approach people, pets, and vehicles.
- Conflict: Habituated foxes may cause property damage, become a nuisance, and pose a risk to pets.
- Disease transmission: Feeding concentrates wildlife, which can increase the risk of spreading diseases to other animals and to people.
- Dependency: Foxes can become dependent on handouts and lose their ability to hunt and forage for themselves.
- Health issues: Human food can be nutritionally inadequate and harmful to foxes.

You should not feed geese in Missouri, as recommended by the Missouri Department of Conservation (MDC) and other wildlife experts. Feeding geese can lead to negative consequences such as increased aggression, disease susceptibility, and unnatural congregations, while also causing them to lose their natural fear of humans.

### Negative effects of feeding geese

- Aggressive behavior: Feeding concentrates geese, making them more aggressive toward people as they expect food.
- Health problems: Handouts are often nutritionally inadequate, especially for growing goslings, and can lead to health issues like "angel wing" deformity, making the birds unable to fly. They can also become more susceptible to diseases like avian botulism and avian cholera.
- Loss of natural instincts: Geese may not migrate when they are dependent on human-provided food.
- Environmental damage: Large numbers of geese in one area can lead to property damage and water pollution from excessive droppings.



## 80/20 HUD'S AGING SURVEY RESULTS

The Fountains at Raintree Lake is required to survey residents annually to be legally listed as 55+ housing. The community must meet three qualifications:

- 80% of the units/homes must have at least one (1) resident aged 55 or older (80/20 rule).
- The community must create, publish, and follow policies that show its intent to house residents age 55 and older.
- The community must follow HUD's age verification rules. This can mean enacting procedures to verify a resident's age.

In October 2025, residents were mailed a survey to complete and return to Area Real Estate, indicating compliance with this requirement. The results of that survey: 130 (of 176) surveys were returned, and all were 55+ years old. Officially, that puts our compliance at 74%.



### 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.



## GARBAGE BINS REMINDER

The Fountains HOA only provides weekly **TRASH** pickup with your dues. Residents who wish to have recycling or lawn waste pickup must contract those services individually with GFL. Per RLPOA regulations, you can place your bins out after 5:00 p.m. on Sunday evenings for Monday a.m. pickup.

As required by the Covenants, garbage AND recycling must be placed on the curb in covered bins.

NO uncovered blue recycling bins or bagged garbage. Covered bins keep our volunteers from having to chase YOUR garbage down the street.

Using the wheeled bin helps keep our garbage collection costs down because the truck can pick the bin up and dump it without a person having to handle it. **Please try to allow 4 - 5 feet between containers to make it easier for the garbage truck to get the mechanical lever arms around the bins.**

## SIDEWALK MAINTENANCE

The sidewalks in front of your home or along a street belong to the City of Lee's Summit, and they are responsible for maintaining them. If there is a City-owned sidewalk that needs repair, you should contact the City's Public Works Department. A simple way to do this is to use the City's app, "LSConnect". You can find the app in your device's store. This app allows you to create a work order with Public Works in just a few easy steps.

Does it work? Yes, a resident recently reported about 14 different locations, and you will recall that the City repaired sidewalks here a couple of weeks ago. Also, the app lets you contact other City departments to report concerns or problems. It also has lots of other information that you might be interested in.

## Neighborhood Watch Information

**The LSPD Community Interaction Office reminds us that most reports in our area are a crime of opportunity. Remember to keep garage doors closed and your doors locked. Always remove valuables from your vehicles and keep them locked when parked outside the garage. Don't make our neighborhood attractive to criminals.**

**Please report any suspicious activity. The LSPD would prefer to investigate and potentially prevent criminal activity. They also keep track of calls to an area and allocate resources where the most calls occur.**

**If you are planning to be away from home for a period of time, call 816-969-1770 to ask for a house watch. And let your neighbors know that you are away too! Neighbors, please be watchful for each other!**



**LSPD Dispatcher**  
**816-969-7390**



## A Reminder to Dog Owners

**When walking your dog, even in your own yard, remember it has to be on a leash. Also, it is important to immediately clean up after your pet, as required by The Fountains at Raintree Lake HOA, as well as the City of Lee's Summit.**

**Take along a baggie with you to pick up waste and then dispose of it properly. Besides being unsightly and smelly, animal waste can be hazardous to the health of other pets, and most importantly other people. One of the most common forms of disease transmission between dogs is through fecal matter.**





## 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 Trivalent. 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).



**We are so blessed to have such engaged neighbors living among us! We are honored to congratulate two deserving neighbors who have recently been recognized for their volunteering efforts! We are well aware that there are many other unsung heroes in our midst and hope to recognize them in the near future as well!**

## MISSOURI GOOD NEIGHBOR WEEK AWARDS

**Lee's Summit was named one of Missouri's Most Neighborly Cities for its collaborative spirit between the City and residents. Using a comprehensive participation index that considered city size, neighborly acts, proclamations, business engagement, and community campaigns, the Missouri Good Neighbor Week program selected Lee's Summit as one of six cities.**

**Lee's Summit resident Harold Jackson was one of 20 Missourians honored as one of the state's Most Engaged Neighbors for 2025. The award highlights everyday citizens whose commitment to their neighborhoods strengthens community bonds and fosters a sense of belonging.**



**"Harold Jackson – Lee's Summit, Cass County.**  
**Harold Jackson gives tirelessly of his time and energy, especially to older and more vulnerable neighbors. From errands to yard work, he looks for ways to lighten others' burdens. His humble spirit and willingness to serve make him a role model for what engaged neighboring is all about."**



## TERRI BAXTER WINS AWARD!

At the annual conference of Missouri Alliance for Life conference held at the St. Louis Frontenac Hotel, new Fountains at Raintree resident Terri Baxter received the 2025 "Above and Beyond Servant Director" award on November 2. The award was presented by Alliance for Life Board member Mariah Bundrick, another Fountains resident.

Terri is the founder and volunteer director of H3LPLINE, a nationwide phone support center providing Help, Hope and Healing. Their motto is "Healing the Pain of Abortion One Call at a Time." While living in Denver previously, she also launched a pregnancy resource center. For the "Above and Beyond Servant Director" award, Terri was selected by an independent panel of five judges not affiliated with the Alliance.

"Networking to Create a Culture of Life," Alliance for Life's goal is to support the front-line work of pregnancy resource centers, maternity homes, adoption agencies, and abortion recovery across Missouri and beyond.

The announcement of the award was a total surprise to both Terri and Mariah, who had first met only the night before at the Fountains potluck and New Resident Welcome at the Raintree Clubhouse!



Terri Baxter & Mariah Bundrick

# Did you know?

## 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 ROOFING REPLACEMENT

**Our present roofs are all Timberline Weathered Wood. The FARB has researched other colors for the Board and has a list of other possible colors and companies that are acceptable to the Raintree ARB and are found on Raintree's Application for Replacement Roofs. All roof replacements, including color change, must have a Raintree Application and be submitted to the FARB first.**

## SMOKE ALARMS

The original builder's smoke alarms installed in our homes have an effective life cycle of ten years. Each alarm has an expiration/replacement date on it. If your smoke alarms are ten years old or older, they should be replaced. You may need assistance with the high ceiling-mounted alarms.

## REQUIREMENTS FOR INSTALLATION OF SOLAR PANELS

1. Solar panels/equipment shall require a written application and approval by FARB and RLPOA Architectural Review Board prior to installation.
  - A. Any solar panels and equipment shall be constructed to appear as an integrated part of the building architecture of the home.
    - a) Roof mounted.
    - b) The top surface is flush with roof when possible.
    - c) All accessories will be recessed into home's attic.
    - d) Solar panels should be black with black trim.
  - B. Solar panels should be located on the rear or side roof of the home whenever possible.
  - C. NO ground level application will be approved.
  2. Photo System Application must be submitted to and approved by the City of Lee's Summit prior to installation and a copy of the approval must be submitted to the Raintree Administrative office and The Fountains ARB.
  3. It is the homeowner's responsibility to maintain the solar panels for as long as they are displayed on the roof of the home as required by the Declaration of Covenants.

## DRAINAGE MODIFICATIONS

If you have questions about drainage or encroachment onto common grounds, please feel free to contact the FARB. **The RARB and the Raintree office do not speak for the Fountains.**

**FOUNTAINS WEBSITE: [www.fountainsatraintree.com](http://www.fountainsatraintree.com)**

**STAY TUNED! NEW WEBSITE ARRIVING IN JANUARY, 2026!**

**Why is it important to me?** Our website is a repository for all Conditions, and Restrictions; By-laws; ARB requirements; Association meetings; as well as information on recommended service providers. The resident directory will not be available on the website, but you will need a directory.

page: <http://www.fountainsatraintree.com/category/news>. All activity will be posted here with the newest at the top. Scroll down to see all of the posts.

Check it out and mark it as "Favorite" so you can access it whenever you need information.



on documents, i.e. Covenants, financial reports; minutes of mail blasts; past newsletters; However, you will NOT find news items specifically for our residents. If you are looking for a realtor at Area Real Estate Services.

To access the website, start at the NEWS

category/news. All activity will be posted here with the newest

at the top. Scroll down to see all of the posts.

## 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 [byrnfountains@gmail.com](mailto:byrnfountains@gmail.com)



### Connections

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

### 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.**



### WE'RE THE CONNECTIONS COMMITTEE

Group	LOTS	CONTACTS	LOCATION(S)
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.



## Free Little Libraries

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



## FELLOWSHIP OPPORTUNITIES



### LADIES BRIDGE

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



### LADIES COFFEE GROUP

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

### CANASTA GROUP

Join us for a fun afternoon of Canasta on the **2nd & 4th Wednesdays at 1:00 pm** at the Duck Pond.

No sign ups or substitutes necessary! If you are rusty, we can help you refresh your memory. Or, if you've never played, and would like to learn, we're happy to help you with that too.



### 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!



### 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**

### 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



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.

# RECENT SOCIAL ACTIVITIES

## FALL Y'ALL

**Perfect weather made for a delightful evening for our Fall Y'All annual celebration located under the shade trees at the Soldier Ct. gazebo. Forty-five residents, including new residents Barb & Bruce Snyder and Pam Gove, enjoyed finger snacks and fellowship together. Watch for this event to be on the calendar for next year!**



## WALLY'S HAPPY HOUR BUFFET

New residents Sherri & Steve Stock, and Gary & Terri Baxter, joined the group this time for our quarterly buffet. The food was delicious and the conversation delightful! Come join us next time!



## FOUNTAINS FALL SOUP/CHILI SUPPER & NEW NEIGHBOR RECOGNITION

Our annual fall soup and chili supper was held at the Raintree Clubhouse on November 1st with 74 residents present. The theme for this year was Chiefs. Maeanna Blomberg created beautiful gold and red centerpieces for each table and residents dressed in their favorite Chiefs attire. The food was fabulous as usual, and neighbors were in the mood to chat.

We had 8 new neighbors attend as well as our regular attenders and many neighbors who don't always attend our events. It was a beautiful evening, cold enough for soup and chili but not so cold that people did not want to get out. Thanks to our committee as well as all those who helped to set up and clean up.

Committee Members: Maeanna Blomberg, Barb Byrne, Sally Hile, Linda Wells, Cindy Wilkinson and Gloria Helmer, Chair.



### New Residents:

Left to right:  
Michelle Gaddie  
Gary & Terri Baxter  
Pam Gove  
Patrick & Kathryn Morris  
Brian & Toni Reese



# 2026 Socials

Mark your calendars! More events are being planned.

Wally's New Year's Eve Celebration -  
December 31 - 2:30-4:30 pm

**Games Night**  
Friday, Jan 23, 7-9 p.m.

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

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

**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!



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!

Happy New Year

## LET'S CELEBRATE 2026!

### FOUNTAINS' HAPPY HOUR NEW YEAR'S EVE CELEBRATION!

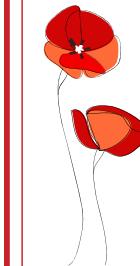
Wally's Grill & Drafthouse - 837 SW Lemans  
Wednesday, December 31st, 2:30-4:30 p.m.

Join us for our annual New Year's Eve  
celebration of great food, friendship,  
and fun activities!

We will not offer a buffet this time. Guests will order from  
the menu.

Menu: <https://wallysdrafthouse.com/menu>  
Desserts are welcome if you like to bake!  
RSVP by December 29th.

In Remembrance  
Celebrating Friends We Lost  
in 2025



Dennis Chambers  
Janelle Daughtry  
Mary Varner  
June Wozniak

Our sincerest condolences  
to their families.

### FOUNTAINS GAME NIGHT

FRIDAY, JANUARY 23,  
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.



gg57147414 GoGraph®



## Common Grounds Committee

The grate at the pond has been repaired, which added 6-8" to the water level of the pond. The dam/spillway between the pond and the retention pond was removed and replaced. The new bridge is being installed. All this was made possible by the special assessment. Many thanks to you!



BEFORE



AFTER

## OUR FOUNTAINS NEIGHBORHOOD IS GLOWING WITH HOLIDAY SPIRIT!

Christmas decorations are up at the Estates entrance, fountain area roundabout & Soldier Ct gazebo. Holiday FX wrapped the birch trees at the monuments. Wreaths, garlands, and lights were attached to the monuments and gazebo.

Four blue trees were added to the fountain area, with the fountain itself decorated with blue lights. Several Christmas elves made this possible: David & Zona Mitchell, their grandson Mitchell, Stoney Jackson, Dan McCarthy, Sharon Neuer & Bill Cisewski.

Dennis & Mandy Nydegger have put up their beautiful trees by the pond with help from nearby residents. Due to bridge and dam construction, only a portion of the trees could be installed this year. And yet, the area is still beautiful!

Many residents have also decorated their homes, which makes the area look especially joyful!

A giant thank you to everyone!



## LAWN SERVICES

The Fountains at Raintree provides lawn mowing, trimming, and blowing every week, **April through October**, weather permitting.

Lawn treatments may begin sooner and will be announced through Area Real Estate emails. Any issues or questions regarding mowing, lawn treatments, or irrigation systems should be directed to Sandy at the management company at 816-650-6718. Calling her will ensure that the proper steps are taken to resolve a situation rather than asking crew members questions.



### Bush Trimming Resource

**Need some help trimming bushes?**  
**Contact retired Cartwright employee, Thomas Earl, 913-548-2508 for an appointment to trim bushes.**

## CARTWRIGHT TREE SERVICES

**If residents have personal work for them, you can call Matt's cell at 816-529-5782 to set up a time for him to discuss your work.**



### BEFORE PLANTING TREES....

Before planting or removing trees on your lot or common ground, be sure to check the Tree Planting Policy by contacting Toni Trivalent at 816-806-7036, the Common Grounds chair. The final approval is determined by the Board.



### MARKING AND/OR MOVING IRRIGATION LINES OR SPRINKLER HEADS

Irrigation lines and sprinkler heads are not public utilities. They are owned and maintained by the Homeowners' Association. If a resident wants irrigation lines or sprinkler heads marked or moved as part of a personal landscaping project, the cost of doing so is the resident's responsibility. If an irrigation line or sprinkler head is damaged by the actions of a resident, and they failed to have them marked, the repair or replacement of the lines or sprinkler heads is also the homeowner's responsibility. Residents should contact Danielle at IDL, our contracted irrigation company, at 816-540-9180, before beginning any project that might result in damage to irrigation lines or sprinkler heads.



### DOG OWNERS

**Please don't allow your dog to pee on shrubs and trees as it kills the foliage.**



**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