



The Splash

Issue 2 - April, 2026



From the Board of Directors.....

Spring has officially sprung—we hope everyone made it safely through the recent severe weather. Kicked off by our annual spring potluck, the season is now in full swing and it's a great time to get back outside, enjoy the walking paths, and reconnect as a community. With new neighbors joining us, it's also the perfect opportunity to say hello, make introductions, and continue building the friendly, welcoming atmosphere that makes our neighborhood special.

Our volunteers are already hard at work tackling seasonal cleanup and restoring the community after winter. Their efforts make a meaningful difference, and we truly appreciate the time and care they give.

Behind the scenes, we are also reviewing our CCRs and bylaws to ensure they remain current, relevant, and practical for our community today. This ongoing work helps support smooth operations and keeps us aligned as we plan for the future.

As we freshen up shared spaces, we encourage all residents to take part in a little spring cleaning at home as well. Please clear any winter clutter from patios and outdoor areas and help keep your space neat and inviting. When we all pitch in, it goes a long way toward keeping our community looking its best and ready for the months ahead.



UPCOMING ELECTIONS

The Fountains Board of Directors will hold its annual meeting and election of Directors on July 16, 2026, at the Raintree Clubhouse at 7:00 p.m.

We will be voting on 1-year terms for 5 positions, with 2 openings currently due to resignations, effective July 16. We have had a great team, all working together for the betterment of our neighborhood, and we will miss those who are leaving for personal reasons. We are looking for individuals from varied backgrounds dedicated to helping maintain our neighborhood. Sharon's recent "Hi Neighbor" letters have described the roles and some of the responsibilities. Call any Board member or Sandy for more information. Deadline for nominations is June 1, 2026!

Don't delay! Send your nomination to Sandy at AREA today!

WELCOME!

Gary Vaughn
912 SW Soldier Ct.

Tom & Jennifer Morgan
4641 SW Soldier Dr.

Ellyn Boies
4801 SW Soldier Dr.

Ken & June Crawford
4605 SW Olympia Cir.



July 16, 2026
7:00 p.m.

Raintree Clubhouse
The new Board of Directors
will be announced.



UPCOMING EVENTS

May 14

June 3

mid-June

July 4th

Ladies Luncheon

Wally's Happy Hour

Hot Diggity Dog Picnic

Ice cream and fireworks

11:00-1:00 p.m.

2:30-4:30 p.m.

6:30-8:30 p.m

8:00-10:00 p.m

Greenwood Tea Room

Wally's Grillhouse

Mitchell & Wells yards

Harrels' backyard

2026 IRRIGATION SCHEDULE AND MAP

Residency in the Fountains includes a common irrigation system. The system is maintained by IDL, which conducts a monthly audit to identify and repair broken equipment. If you have a broken spray head or are concerned that there may be an irrigation line leak, please contact Sandy at AREA. Irrigation generally begins in late May or early June, depending on weather conditions. It will run on a 2- or 3-per-week schedule, generally about 30 minutes overnight.

Listed below is the schedule per section and the corresponding map of the Fountains.

Controller A - Monday, Thursday, Saturday, beginning at 9:00 p.m.

Controller B - Sunday, Wednesday & Friday, starting at 10:00 p.m.

Controller C - Monday, Thursday, Saturday, beginning at 9:00 p.m.

Controller D - Sunday, Wednesday & Friday, starting at 10:00 p.m.

Controller E - Monday, Thursday, Saturday, beginning at 10:00 p.m.

Ward Rd



Estates Dr. at Raintree Dr.

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 a resident's actions and they failed to have it marked, the repair or replacement of the line or head 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.



NEW FOUNTAINS WEBSITE: WWW.FOUNTAINSATRAINTREE.COM

Our website is a great resource for 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. Updates to the website continue, so if you don't find the information you need, please contact Mike Hile (816-805-8161). Board meeting minutes and financial reports, the Splash newsletter, and the Hi Neighbor letters will also be posted regularly.

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 have 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.

2026 QUARTERLY FOUNTAINS HOA 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 quarter's first month. 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

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.

DIRECTORY UPDATES

Send directory changes and updates to Sandy Turner,
arearealestate@hotmail.com
or call 816-797-0112.

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



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.

Make A Difference



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.fountainsatraintree.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, (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, or Barb Byrne, 816-565-1977, ByrneFountains@gmail.com. New members are always welcome! Phyllis Harrel is our Connections chairperson, 816-714-9136, bkharrel@aol.com.**

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 affects the entire community. Important decisions are still ahead, and more volunteers would be appreciated. You don't necessarily need to be able to do physical labor. Contact her to volunteer at 816-806-7036 or tloutoni@sbcglobal.net.



Did you know?

FOUNTAINS ARCHITECTURAL REVIEW BOARD (FARB)

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

Members: Jim Coldsnow (816-506-0218), Bill Johnson (816-588-3848), 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. Generally, the Fountain's covenants are more restrictive than those of Raintree.** It is the Homeowner's responsibility to **seek and receive both ARB's approval, first from FARB, and then RARB**, 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 AS 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, including ordering supplies, without all approvals in place! Non-compliance can result in financial penalties from both HOAs that could be levied against the homeowner.**

PROCESS:

- **Request forms are found on the RLPOA website (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 above.
- Submit the completed form to a FARB member: include supporting documentation, paint chips, pictures, plans, or drawings, and City permits (if required). The more information, the better!
- The application will be reviewed by FARB: approved; determined to require further documentation; or denied.
- When approved by the Fountains, 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 of Directors 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 or towers, except for dishes less than 3 ft in diameter
- Exterior lighting, awnings, shutters, flag poles.
- All work that alters the appearance or affects drainage around your house.
- A fence in the backyard must be on the concrete patio and be less than 32 inches high, and made of white aluminum.

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
 Barb Byrne 816-565-1977 byrnefountains@gmail.com

Connections

Phyllis Harrel 816-714-9136 bkharrel@aol.com



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.

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.



SOLICITORS

Solicitors must have a permit from the City. If anyone approaches you, please ask them for their ID and permit. They need to go to City Hall if they don't have one.



NEIGHBORHOOD WATCH INFORMATION

The LSPD Community Interaction Office reminds us that most reports in our area are crimes 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 monitor calls to an area and allocate resources where calls are most frequent.

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 of each other!
LSPD Dispatcher, 816-969-7390



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.



FELLOWSHIP OPPORTUNITIES

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!



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.!

LADIES BRIDGE

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



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.

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!



Summer Adult Swim

Each Thursday during pool season, the Raintree pool closes early to allow for an adults-only swim from 8:00-10:00 p.m. It is a fun, relaxing way to visit with neighbors! **Bring your float device! If you don't want to swim, come and visit anyway!**



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.



**Ladies Greenwood Tea Room Luncheon
May 14, 11:00 a.m.**

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

**Hot Diggity Dog picnic
Week of June 15th TBD - 6:30-8:30**

**July 4th Annual Ice Cream & Fireworks
July 4, 8:00 p.m. - Harrels**

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

**Fall Y'all Backyard Picnic- Oct 2
Soldier Dr. Gazebo/Commons**

**Annual Winter Clothing Drive
Oct 5-17**

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

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

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

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



WALLY'S HAPPY HOUR

Wednesday, June 3, 2:30-4:30 p.m.
Wally's Grill & Drafthouse - 837 SW Lemans

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

Guests will order from the menu.

Menu: <https://wallysdrafthouse.com/menu>
Desserts are welcome if you like to bake!
More information will be in an email in May.

VETERANS RECOGNITION



Each May, members of the Social Committee place American flags in the front yards of our veterans in recognition of their service to our country. Watch your email for a request to update the list of honorees, especially our new residents. Flags will be in yards from May 16 to May 25.

GREENWOOD TEA ROOM LUNCHEON



Join us for our favorite luncheon location, May 14, 11:00 a.m..
Participants order from the menu.
Call Phyllis, 816-714-9136
Watch your email for signups!



HOT DIGGITY DOG PICNIC!



Plan now to attend our annual Hot Diggity Dog picnic, hosted by Dave & Zona Mitchell, and Linda and Joe Wells in their combined backyards at 4651 SW Olympia Pl., across from the Fountain. It will be held during the week of June 15th from 6:30-8:30 p.m. Stay tuned for a specific date and watch your email for more information! It's a fun outing!

SUMMER BACKYARD PARTY TIME!

Now that the weather is starting to warm up, it's time to get outside to visit with neighbors! A very easy and informal event to organize is a backyard party (or cul-de-sac or common grounds near the Soldier Dr. Gazebo)! Collaborate with a neighbor if you prefer, pick a location, date, and time; notify Sally Hile, 816-805-5876, and send a notice to Sandy at Area for an email blast.

Everyone brings a lawn chair, a beverage of choice, and a snack to share (optional). Hang out in the shade for a couple of hours and enjoy the summer evening. Little fuss or clean up! Hosts usually set up a table for snacks and sometimes provide water, but that is not required.

Watch your email for announcements for the first backyard gathering!



ANNUAL 4TH of JULY CELEBRATION

Plan to join us as we celebrate the 4th and watch fireworks from the backyard of Charlie and Phyllis Harrel. Bring your lawn chair and a beverage. More information will be sent through email so mark your calendars! There's always ice cream and cookies!

FOUNTAINS FUN!

2026 ANNUAL SPRING POTLUCK

Our Annual Spring Potluck was held on April 18 at the Raintree Clubhouse. Sixty-two residents were brought their favorite dishes. We were excited to meet new residents, Gary Vaughn, and Sherri and Steve Stock.

The food provided by our wonderful neighborhood cooks was delicious, as always, and desserts were in abundance! Maeanna Blomberg provided her typically creative table decorations. Lenore Chambers, Glenna Easton, Linda Wells, Cindy Wilkinson, and Michelle Gaddie organized this favorite activity. Other helpers set up chairs and tables, decorated the tables and the beverages, and helped with the cleanup, which was greatly appreciated! RLPOA offers a new service to put

away the chairs and tables for an extra fee, so the cleanup went fast!



CHEERS FOR OUR VOLUNTEERS

April is National Volunteers Month, and the Board of Directors celebrated our neighborhood volunteers at the Spring Potluck by recognizing current and former members of our standing committees, some dating back to at least 2011: Social, Connections, FARB, and the previous Board of Directors, in addition to residents who quietly help out in so many ways. Our volunteers are the lifeblood of our community and are very much appreciated!



WELCOME TO
New Residents
Gary Vaughn
Sherri & Steve Stock





SPRING CLEANUP!

Saturday, April 25, turned out to be a perfect day for our spring community cleanup organized by the Common Grounds Committee! With all the windy days this season, there were lots of dead branches and twigs to collect.

Many thanks to our willing volunteers who worked tirelessly to beautify the commons grounds. They picked up sticks, trimmed dead limbs from trees, collected trash from ponds and roadsides, and pulled weeds. Here's a picture of some of our amazing volunteers!



Our 2026 cleanup volunteers!

Gerry & Michele Dunham,
Peggy Grigsby, Sally Hile,
Karen Danner, Dan McCarthy,
Mandy Nydegger, Bill Cisewski,
Zona & David Mitchell,
Stoney Jackson, Toni Travalent



Bush Trimming Resource
Need some help trimming bushes? Contact retired Cartwright employee, Thomas Earl Beggs, 913-548-2508 for an appointment to trim bushes. Reasonable, responsive, efficient!

TREE SERVICES



Recently, Cartwright Tree Service ground stumps from trees cut down last winter. They also ground tree stumps from previous seasons that had been missed. Altogether, they ground up 20 stumps.



Overtime Lawn Care

Trevor Boehmer (816-334-9949) and Oliver Hammontree (816-604-0824) are grandsons of Stoney Jackson, who started a lawn care company together. They would love to help you with lawn tasks! Text or leave a message! They are conscientious and reasonably priced.



Signs of Spring!

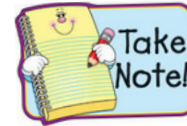
GRASS CARP AND NAMING OF THE POND

Thanks to the generosity of residents, our Grass Carp collection totals \$244. Next month, non-reproducing grass carp will be released in our pond. They help clear algae and aquatic weeds. Just a reminder to fishermen: if you catch them, please release them back into the pond.

Several residents have submitted possible names for the pond. Thank you for your suggestions. If you have a suggestion, contact Toni soon! Our pond will soon have a name!



Common Grounds Committee



LAWN SERVICES

The Fountains at Raintree provides lawn mowing, trimming, and blowing every Wednesday, April through October, weather permitting. Lawn treatments may begin sooner and will be announced through Area Real Estate emails. If you have any questions about mowing, lawn treatments, or irrigation systems, please contact Sandy at AREA at 816-797-0112. Calling her will help ensure the proper steps are taken to resolve the situation, rather than asking crew members questions.

GARBAGE BINS REMINDER

- The Fountains HOA provides weekly TRASH pickup with your dues. If you'd like recycling or lawn waste pickup, please contract those services separately with GFI.
- 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.
- Be weather aware. Our spring winds and storms have added to the problem of trash blowing. Trash should be in bags inside the bin. NO uncovered blue recycling bins or bagged garbage sitting on the curb. 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.**

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 trees on your lot or common ground, be sure to check the Tree Planting Policy and related forms found on the Fountain's website, <https://www.fountainsatrainree.com>, under the Documents tab, and follow the guidelines. Contact Toni Travalent, 816-806-7036, Common Grounds chair, if you have questions. The final approval is determined by the Board.



Contact the HOA property manager:

Sandy Turner, Area Real Estate

PO Box 110, Independence, MO 64051

816-797-0112

arearealestate@hotmail.com



2025-2026 Board of Directors

Sharon Neuer - President

Zona Mitchell - Vice President

Mike Byrne - Secretary

David Bundrick - Treasurer

Bill Cisewski - Member