



The Splash

Issue 3 - July, 2026



From the Board of Directors.....



Board of Directors 2026-27

**Anita Delaney, Zona Mitchell, Sharon Neuer,
Jeff Herman, David Bundrick**

WELCOME!

**Emory & Traci Fehl
900 SW Olympia Ct.**

**Sharon Graves &
Caprice Dubbert
901 SW Olympia Ct.**

**Bob Schmidt
908 SW Olympia Ct.**

**Karen Schaaf
4776 SW Leafwing Dr.**

The members of your Board, including those elected on July 16, didn't waste any time getting started. By the following Monday morning, everyone was gathered around the table receiving Board notebooks, reviewing ongoing projects, and setting the meeting calendar for the coming year. There is much to accomplish, and everyone is eager to get to work.

This has been one of the busiest summers our community has experienced in years. None of it would have been possible without neighbors who stepped forward to volunteer their time, talents, and energy. From Grounds Committee projects, pond improvements, cleanup days, landscaping, and countless hours spent behind the scenes, many neighbors have worked tirelessly to keep The Fountains moving forward. Their efforts often go unnoticed, but they are sincerely appreciated.

We would also like to thank the outgoing Board members Mike Byrne (2 years) and Bill Cisewski, whose terms recently ended. Serving on the Board is a significant commitment of time and energy, and every member leaves the community better because they were willing to serve. We appreciate their dedication and the foundation they helped build.

If you've walked around Monarch Pond recently (formerly known as the Pond), you've probably noticed our new signs that read "Fountains Residents and Guests." They reflect the welcoming spirit of our community.

Neighbors from across Raintree often enjoy walking or fishing alongside our residents, and respectful guests are welcome to enjoy our common areas. If you ever observe vandalism or behavior that concerns you, please notify the property manager or a Board member rather than confronting someone yourself.

(cont'd)



UPCOMING EVENTS

**Sept 23
Oct 9
Oct 5-16
Oct 15**

**Wally's Happy Hour
Fall Y'All gathering
Winter Clothing Drive
Board Meeting**

**2:30-4:30 p.m.
6:00-8:00 p.m.

7:00 p.m.**

**Wally's Grillhouse
Soldier Ct Commons

Raintree Clubhouse**

From the Board of Directors (cont'd)

As we look ahead, you'll continue to see work taking place throughout the community. In addition to ongoing maintenance and landscape improvements, your Board will begin reviewing and modernizing our Covenants, Conditions and Restrictions (CC&Rs) and Bylaws, while forming committees to help guide future projects and initiatives. Some of this work happens behind the scenes, but it lays the foundation for a stronger community for years to come.

That work also depends on volunteers. Whether you enjoy planning and organizing, serving as a committee secretary or scribe, sharing professional experience, or rolling up your sleeves for outdoor projects, there is a place for you. Every talent is valuable, and every volunteer makes a difference. Volunteering doesn't mean doing everything—it simply means doing your part. When more neighbors share the work, no one has to carry the load alone.

If you've ever considered becoming more involved, this is a wonderful time to join us. Together, we can continue building a community that reflects the pride, kindness, and neighborliness that make The Fountains such a special place to call home.



RESIDENT HANDBOOK

The Board recently authorized the development and preparation of a Resident Handbook for welcoming new residents to the Fountains. The purpose of the Handbook is to provide important information in one convenient location about the Fountains' rules and regulations, how to make requests for exterior changes, and how to contact utilities, change your driver's license, and update your voter registration information, as well as how to become involved in our community.

Ladies from Olympia Pl. met recently to assemble the first batch of 24 notebooks. The Handbooks will go first to our newest residents, and as funds are available, the Board will authorize the purchase of materials to eventually extend to all Fountains households. The Handbooks will stay with the home when ownership changes.



Jan Venable, Diane Smithey, Sherri Stock, Joan Willcott, and Zona Mitchell

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

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.



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 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.
- Be weather aware. Our 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.**

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.

All motorized vehicles

Including but not limited to...



- E-Bikes
- Scooters
- E-Scooters
- Golf Carts, etc.

are strictly prohibited on all common ground or walkways.



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.fountainsatrainetree.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, drainage, 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, 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 18-24 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, 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	TBA	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 don't leave packages on your porch any longer than necessary. 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 at 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.

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!



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.

HELP NEEDED!!

NEW ARB MEMBER WANTED!

The Board desires to have a full complement of five members of the Fountains Architectural Review Board to help review external improvement applications requested by homeowners. If you are interested in helping maintain the harmonious character of our unique neighborhood development, please submit a resume outlining your skills and interest to Sandy at arearealestate@hotmail.com by August 15th. Thank you!



2026 Socials



Mark your calendars! More events are being planned.

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

**Fall Y'all Backyard Picnic- Oct 9
Soldier Dr. Gazebo/Commons**

**Annual Winter Clothing Drive
Oct 5-16**

**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!**

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SUMMER BACKYARD PARTY TIME!

Summer warm days are here, and 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!

WALLY'S HAPPY HOUR

Wednesday, September 23

2:30-4:30 p.m.

Wally's Grill & Drafhhouse - 837 SW Lemans

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

Guests will order from the menu.

Menu: <https://wallysdrafhhouse.com/menu>

Desserts are welcome if you like to bake!

More information will be in an email in September.

FALL Y'ALL GATHERING

A great time to enjoy your neighbors and our beautiful
Soldier Dr. gazebo.

Green space is in store at our 3rd annual Fall Y'all Gathering on Friday, October 9th, with a rain date of October 10th. Residents need to bring either a sweet or savory treat to share, something to drink, and lawn chairs. Invite a neighbor to come with you, and let's spend some time chatting about travel plans, favorite hobbies, or just catching up on life. Watch your email for times and further information.

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.



WINTER CLOTHING DRIVE

Our annual winter clothing drive for Lee's Summit Social Services will be held October 5-16th. New or gently used coats, scarves, hats, and gloves for adults and children are greatly appreciated. Warm socks are needed as well. You may leave your items at the homes of Barb Byrne, 908 SW Leafwing Ct., or Linda Wells, 4647 SW Olympia Pl. Watch your email for details.





HOT DIGGITY DOG!

The Mitchells and the Wells jointly hosted a backyard party on June 16th to start the summer backyard party season. They were excited to welcome 54 residents who enjoyed the beautiful evening and lively conversation! They chose a patriotic theme inspired by our 250th celebrations. Joe and Linda Wells cooked the hot dogs. Neighbors provided delicious side dishes and desserts. Several new residents joined in the fun, including Emory and Traci Fehl, Sharon Graves, and Caprice Dubbert.



FROM THE CHEF:

For those who attended the recent Hot Diggity Dog event, thank you for coming. It was a pleasure to see those I knew and the many new faces among neighbors I hadn't seen before.

For those who say you can't teach an old dog new tricks, that's not true. I was taught to never burn what you are cooking, except marshmallows for S'mores. I have now learned that many people like burnt hot dogs, so next year I will "purposely" burn hot dogs for you. Last year, when I volunteered to cook the hot dogs for this event, I really didn't know what I was getting into. What I got into was a labor of love. To see neighbors sitting, talking, and eating was certainly enjoyed.

Joe Wells



FOUNTAINS ANNUAL 4TH of JULY CELEBRATION

Approximately 40 residents gathered along Raintree Drive to celebrate the 4th and watch fireworks. Hosts Charlie and Phyllis Harrel provided Häagen-Dazs ice cream to help cool everyone! As usual, the Raintree neighbors entertained us with lots of fireworks from their own lawns while we waited for RLPOA to begin their fireworks display. It was a lovely evening to share with neighbors in the celebration of our nation's 250th Independence Day!





FLOURISH FURNISHINGS

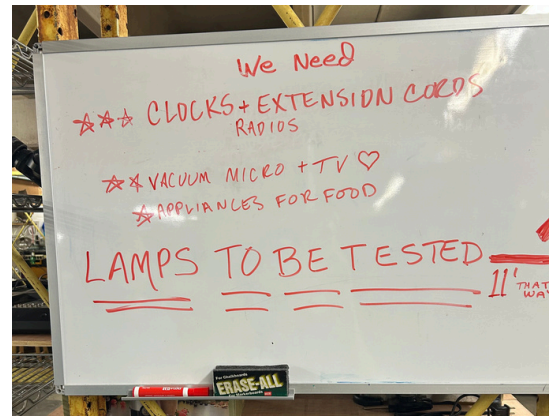


Thirteen Fountains residents recently toured Flourish Furnishings located in Grandview, MO. Flourish, Kansas City's furniture bank, partners with social service agencies that provide wraparound services to empower families overcoming housing insecurity with the safety, comfort, and dignity of a fully furnished home. By collecting, repairing, and providing donated furniture and home essentials for the entire home, Flourish impacts lives.

Flourish is a 501(c)(3) designated charity and has Platinum charity status with Guidestar.

It accepts donations of furnishings and volunteers who work to clean and repair the furnishings as needed. Check out their website for how you can volunteer or donate items that can go to a good home.

Everyone who attended expressed amazement at the size, organization, and amount of resources available to families. Some pictures from our morning are shown below, and a link to a short video is provided for those of you who were unable to attend today. I hope you will consider touring at a later time, donating, or volunteering if you could not join us.





Welcome to MONARCH POND!

The official name of the pond at the Fountains has been announced! Thanks to Karen Taylor for her inspiration to use a butterfly name that coordinates with all the street names. We appreciate all the creative residents who submitted name suggestions. The pond signs were unveiled at the Annual Meeting and installed the next day by Bill Cisewski and Stoney Jackson.



The signs were purchased with leftover money from the carp donations and from the Social Committee. We thank everyone who made this possible!



GRASS CARP

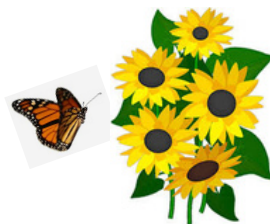
Non-reproducing grass carp were released in our pond courtesy of your generous donations. They help clear algae and aquatic weeds. Just a reminder to fishermen: if you catch them, please release them back into the pond. David Mitchell, Stoney Jackson, Dan McCarthy, and Bill Cisewski volunteered for this project.

Stoney Jackson and Dave Mitchell release grass carp into Monarch Pond.



Many projects have been completed at Monarch Pond this spring and summer. Envision installed rock and ornamental grasses on either side of the spillway to help with soil erosion. Later, volunteers added decorative rocks around the grasses to further reduce erosion.

The pond aerator has had some issues this summer. Blue Valley has sprayed for Naiad waterweed and algae at Monarch Pond. Then, as it dies, it sometimes gets caught in the aerator's propeller. It has been turned off a few times until it could be unclogged. This is a precaution to keep the motor from burning out. If your line gets snagged on the aerator, please notify Sandy so the aerator can be unplugged to save the motor. Be a good neighbor and take any discarded materials away with you when you leave, such as wrappers and discarded fishing line. Anything left behind always ends up in the pond.



Lots of hard work by our wonderful volunteers! Bill Cisewski led this effort, helped by Karen Danner, her grandchildren, David Bundrick, and Stoney Jackson.





Volunteers Stoney Jackson and David Bundrick worked in the heat to clear the weeds at the fountain area.

Fountains volunteers have been instrumental in solving several issues on common ground. A list of some of those jobs: painting the bridge, turning off the fountain when windy, installing rock, putting up signs, watching the aerator for trouble signs and turning it off, watering the Estates island trees, cutting branches, picking up storm debris, checking drainage issues and pulling weeds. These were necessary jobs. They saved the HOA money that would have to be paid if professionals were hired. The volunteers' time and work are very much appreciated!

Volunteers- Stoney and Barb Jackson, Bill Cisewski, David and Mariah Bundrick, Karen Danner and grandkids, Dan McCarthy, Mandy Nydegger, Zona and David Mitchell, Jim Coldsnow, Sharon Neuer



Mariah Bundrick, Zona Mitchell, Barb Jackson



Jim Coldsnow trimmed the bushes across from the fountain.



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 Homeowner's Association. If a resident wants irrigation lines or sprinkler heads marked or moved as part of a personal landscaping project, the cost 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 sprinkler 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 damage irrigation lines or sprinkler heads, or require moving them.

To request irrigation heads (only) to be marked, residents may contact Sandy at Area and request an appointment with a Board member. Marking can only be done Monday through Friday 9-4 p.m. Please plan ahead so the tech can be scheduled in advance.



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.



Common Grounds Committee

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.fountainsatraintree.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.



PLANNING FOR THE FUTURE

An urban forester from the Missouri Conservation Department visited the Fountains at the request of the Board. He offered suggestions for future upkeep and planning of the Fountains' trees. The Grounds Committee will develop a long-term plan to replace our trees as they are beginning to age. This will help future boards allocate the necessary funds to maintain our valuable urban forest asset. Watch for more information and a call for volunteers!

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.



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!

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.

Contact the HOA property manager:

Sandy Turner, Area Real Estate

PO Box 110, Independence, MO 64051

816-797-0112

arearealestate@hotmail.com



2026-2026 Board of Directors

Sharon Neuer - President

David Bundrick - Vice President

Zona Mitchell - Secretary

Jeff Herman - Treasurer

Anita Delaney - Member