



Three Fountains



January – February 2016



Pride in Our Community

Good Start on Fire Safety Forms

The response from homeowners regarding the fire safety check forms that were mailed to everyone in October has been good. As of this writing, 101 of the 211 needed have been returned. There are still quite a few homeowners who have not responded. Although the responses have slowed a bit since the initial wave of returned & completed forms, they continue to trickle in at about 2-3 a day. You can still turn yours in. If you need another form, please contact Chris in the office.



Speaking of Fire Safety



We recently had an incident where a homeowner was awakened in the middle of the night by a carbon monoxide detector. This detector sounded due to smoke migrating up from the crawlspace. The owner had enjoyed an evening fire in the fireplace and had gone to bed. Apparently some embers dropped into the ash disposal space below the fireplace and some kind of debris smoldered until it caught fire. The fire was large enough to somehow escape the ash pit and caught the ends of the floor joists ablaze. The **carbon monoxide** sensor, being the closest safety device to the actual fire sounded and the home owner called 911. The homeowner indicated that the Fire Department arrived within five minutes. This is an example of why there are laws requiring smoke detectors, carbon monoxide detectors and fire extinguishers to be installed and in working order. Had

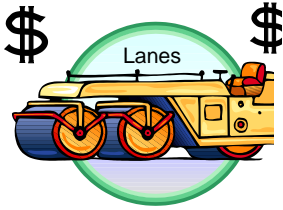
this particular detector not alerted the homeowners of a problem, what turned out to be a somewhat minor incident, may have become a huge problem for more than just the homeowner involved. Like was stated in the article "*Great Start on Fire Safety Forms*" above, there are still quite a few unit owners who have not responded. It has been said that **peer pressure** can have a positive effect on others. Maybe you could ask your neighbor if they turned their Fire Safety Form in. If you have turned yours in and someone asks you, you can proudly answer

"Yes I have."

Auto-Pay Anyone?

Have you been the recipient of a late notice due to bank errors with your check? Are you getting tired of writing the check every month for your HOA assessments? Or having to go get stamps so you can get it in the mail? Why not save yourself these hassles and the cost of a stamp by signing up to have the fees paid automatically? Contact Chris at the maintenance office for a form to get started. He can e-mail you a copy of the form. Chris' e-mail is threefountains1@qwestoffice.net. Just send him a request and he will send you the form.

Why Do We Need Reserves?



Equipment and major components (like the roofs) must be replaced from time to time, regardless of whether we plan for the expense. We prefer to plan and set the funds aside along the way. Reserve funds aren't an extra expense—they just spread out expenses more evenly. There are other important reasons we put association monies into reserves every month:

1. Reserve funds meet legal, fiduciary, and professional requirements. A replacement fund may be required by:
 - a. State statutes, regulations, or court decisions.
 - b. The community's governing documents.
2. Reserve funds provide for major repairs and replacements that we know will be necessary at some point in time. Although a roof may be replaced when it is 25 years old, every owner who lives under or around it should share its replacement costs.
3. Reserve funds minimize the need for special assessments or borrowing. For most association members, this is the most important reason.
4. Reserve funds enhance resale values. Lenders and real estate agents are aware of the ramifications for new buyers if the reserves are inadequate. Many states require associations to disclose the amounts in their reserve funds to prospective purchasers.
5. The American Institute of Certified Public Accountants (AICPA) requires the community association to disclose its reserve funds in its financial statements.



Roof Progress = Insurance Discount

Once completion of the roofs that were replaced on five buildings, our insurance agent from American Family Insurance performed a 'walk around' and listed the buildings that were reroofed. She also took pictures of the buildings with the new roofs and sent them to the underwriters. It didn't take very long for American Family Insurance to refund Three Fountains just under \$7,500.00. This refund is a result of the lesser potential fire hazard asphalt shingles provide to those buildings. The money refunded will go towards any rate increases we may get in November of 2016. We are hoping that by reroofing more buildings in the next few years, the pricing will continue to go down. The plan is to continue to reroof 6-8 buildings in 2016 and hopefully have all of them completed in 2018.

No Soliciting!!! Private Property!!!

Please remember that Three Fountains is private property and sales visits, political flyer or sales flyer postings on the property are prohibited. Anyone distributing flyers or knocking on doors for the purpose of soliciting is **TRESPASSING**. Three Fountains had small stickers made that can be put on your front door similar to what is depicted here. The stickers were made for uniformity purposes and you may post them without the usual Architectural approval. Only those provided by Three Fountains may be used. To obtain a sticker, please contact Chris at the maintenance office (303) 756-1470.



Whose Responsibility is it Anyway?

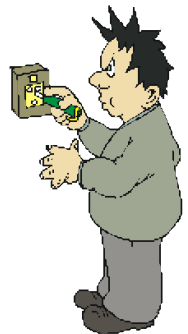


Who takes care of that modification that was done prior to you owning your home? This issue comes up a lot at Three Fountains. For instance, if you have replaced some or all of the windows in your home, maintenance, repairs and any associated problems it may create are the responsibility of the current homeowner. Per the Three Fountains Rules and Regulations section IV-1A, *“Any additions or amenities added to the exterior of a unit by a past or current homeowner are the responsibility of the homeowner to maintain, repair, replace, or remove at his/her own expense.”*

Now if you or a previous owner hired Three Fountains personnel to make any changes that are the subject of this article, it remains yours, (the current homeowner) to maintain and repair. If you have ivy or vines growing on your wall and the bricks, mortar or the stucco are damaged by the ivy or vines, the repairs to the damaged surface is the responsibility of the current homeowner. There can also be safety issues attributable to the modifications. The vines that are attaching themselves to the bricks of a dividing wall between yours and your neighbor’s patios can cause the wall to weaken . Expecting our crew to repair something that you are responsible for, in essence, is expecting every other homeowner to pay just a little bit for something they are not responsible for. **By the way, our crew is not allowed to do any work for homeowners other than those duties that the HOA is responsible for.**

Reputable Vendors

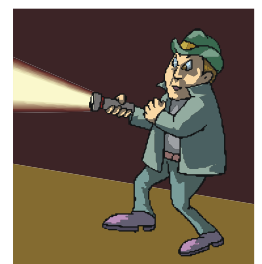
Being a homeowner at Three Fountains requires you to have things repaired, unclogged, remodeled, replaced or just general upkeep performed in your home. Three Fountains Management has, in the past, provided a list of “Reputable Vendors” to homeowners. The list contains name and contact information for some of the service providers we or other homeowners have gained positive relationships. The service providers listed below are only recommended by Three Fountains and therefore Three Fountains assumes no liability for the information.



<i>Type of Service</i>	<i>Vendor</i>	<i>Phone Number</i>
Electrician	Fawkes Electric	720-470-7218
Electrician	All Star Electric	303-399-7420
Garage Door Service	Old Guys Garage Door Service	720-933-5721
Handyman	Handyman Matters	303-722-7846
Heating and Air Conditioning	C. & H. Heating and Cooling	720-296-7938
Heating and Air Conditioning	Service Network	303-750-4242
Plumbing	A Perfect Plumber	720-375-3900
Remodeling	Richards Construction	303-905-8614
Sewer Cleaning	Garvins' Sewer Service	303-571-5114
Window Cleaning	Always Clean Windows	303-457-3715

Lights Out?

You shouldn’t need to carry a flashlight with you when you go out at night. That is if you are on the sidewalks or the lanes. And that is if they are all working. That is where you can help. Please report lights out when you notice them. Be as specific as possible to help the crew find which one(s) are out. Call the office at 303-756-1470 to report lights out.



Members of the Board

Your board members and their terms:

Abby Marsh	President	2016
Jan Hiatt	Vice President	2017
Jeff Rickard	Treasurer	2018
Kevin Haight	Secretary	2017
Kathy Mehlmann	Board Member at Large	2016

Board of Managers Meetings

January	26	.....	6:00PM
February	23	.....	6:00PM
March	22	.....Regular Meeting.....	4:00PM
March	22	.....Semi-Annual Member Meeting.....	7:00PM
April	26	.....	6:00PM
May	24	.....	6:00PM

