



# Three Fountains



July – August 2016



## Pride in Our Community

### Calling All Potential Board Members

Elections to the Board of Managers happen at the Annual Members Meetings in September. This year, two seats on the Board are up for election/re-election. Abby Marsh, our current Board President is planning to step down in September after numerous years of service on the Board. Kathy Mehlmann our Member at Large, plans to run again for another term. Board members are the **City Council** of Three Fountains. Listening to ideas, kudos, complaints, and criticism is all part of being a Board member. Working with committees, and making decisions that are “in the best interest of the community” is what Board members do. Sometimes a difficult job. Sometimes a rewarding job, but always, a job that revolves around making and keeping this community the premier condominium community it has always been. A Board member comes to meetings with an open mind, a sense of duty, a fiduciary responsibility, and expectations that what you are doing is something for the physical and fiduciary good of the community. You get to do all that without any pay whatsoever. Sound **Too Good to be True?** Welcome to community association governance. We need good people to fill positions that are being vacated. If a member’s term is up for renewal, you may believe you can contribute in a positive way and wish to throw your hat in the ring. Within 10 days after the Annual Members meeting the Board holds an executive session to determine which Board member will perform the duties of which position on the Board. If you feel you have the time, timber, and pride in this community, please run for a Board position. It is rewarding in knowing you are giving it your best. We hope to see many names on the ballot this year. **Marjie Clark** and **Betty Serotta** are the contacts of the **nominating committee**. Please contact them to run for a Board position. Marjie is at 303-758-0673 and Betty is at 303-756-6917.

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### Swimming Pools to Stay Open Longer - - - Weather Permitting

We hope you are enjoying the swimming pools so far this season. The Board unanimously voted to keep them open until September 18<sup>th</sup> this year. Of course that is weather permitting. What that means is we’ll be monitoring the forecasts to determine what temperatures and precipitation expectations are for the period. If the forecast indicates sunny and warm throughout the period, the pools stay open. If the weather forecast indicates days of cloudy or rain or both, and/or cool temperatures in several days in a row they will probably be closed for the season just before that period of rain and cool temperatures begins. The goal here is to keep them open as long as possible yet close them in time to start the winterization process. Chemically treating, heating and circulating the water costs minimal expense. Vacuuming and skimming debris from the surfaces and keeping the deck areas clean takes time away from the beginnings of leaf pickup season and other duties the crew performs during late summer and early fall. The fountains are one of the items that require winter shutdown similar to the pools. Each needs to be turned off, drained and most of the pumps are brought to the shop for storage. We usually turn off the fountains for the season after Labor Day weekend and since we’re leaving the pools open a little longer, the fountains will likely be shut down starting the Tuesday after the holiday.

## Roofing Update

We have received the proposals from three different roofing companies. This process is still being decided. The six buildings have addresses of: 3208, 3210, 3212, 3214 S. Oneida Way; 3216, 3218, 3220, 3222 S. Oneida Way; 3271, 3273, 3275, 3277 S. Pontiac St.; 7019, 7021, 7023, 7025 E. Girard Ave.; 7027, 7029, 7031, 7033 E. Girard Ave.; and 3338, 3340, 3342, 3344, 3346 S. Oneida Way. We hope to get these buildings started as soon as possible. As in other projects, we want to thank all of you in advance for your patience and understanding during this dusty, noisy and disruptive project. As we get closer to a tentative schedule, letters will be mailed to those homeowners directly affected.



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### “HOT FUN IN THE SUMMER TIME...”

And it was fun, when nearly 100 Three Fountains residents attended the 2016 Summer Party. It is always fun to see everyone, visit with neighbors, and enjoy good food. Our delicious summer menu was prepared by Piccolo's Restaurant. We served BBQ Beef or Chicken on slider buns, Cole slaw, Baked Beans, Pasta Noodle salad, chopped Watermelon and Cantaloupe, and a variety of yummy Cookies, Cupcakes, and Brownies. We would like to express our thanks and appreciation to Katy Conroy, Irene Carlow, and Betty Serotta who helped setup, serve, takedown and clean for this event.

We wish you all a healthy and happy summer,  
Jan Hiatt and Jan Zeller

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### It's Only Borrowed if You Return It...



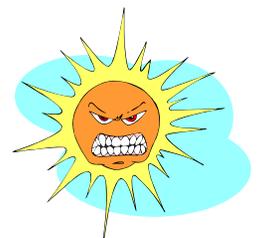
Someone “borrowed” some chairs and two tables (two separate borrowers?) from the clubhouse awhile back. All but one of the chairs finally returned Monday June 27<sup>th</sup>, right after they were needed for the Three Fountains picnic. The tables are still missing. It is not acceptable to borrow anything from the clubhouse unless you have permission and you are bringing it back in a timely manner. The maintenance crew had to bring chairs from the basement to have enough for the picnic set-up because someone borrowed chairs and apparently decided to bring them back when it was convenient for them. For those persons that still have two of our 6 foot folding tables and one chair, please bring them back, no questions will be asked.

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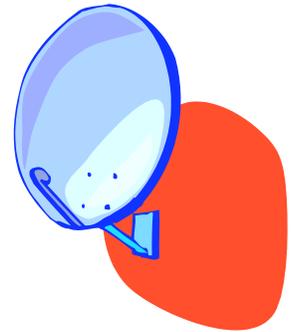
### It's Been Hot...So...

With the hot weather we have had, the lawns are looking really dry. We are watering the grass 3 times per week as the Denver Water Department mandates. This isn't enough to keep our Kentucky Bluegrass green. When it is as hot as it has been the grass starts to go dormant. It suffers some but typically comes right back when it gets enough moisture. Please don't worry too much about it. It is being monitored and adjustments are made to the irrigation systems to compensate as best we can to keep it alive.



## Did You Know?

Did you know approval through an Architectural Request is required prior to installing a satellite dish? Three Fountains has a policy on Exterior Antennae & Satellite Dishes. The Policy is actually in the Rules and Regulations Section of the governing documents. Although it indicates that dishes are to be placed on the roof near the chimney, we are directing installation **on the chimney** to avoid having any more roof penetrations than necessary. The Property Manager will decide where a dish can be installed if other than the chimney and only for reception purposes. We have included an abbreviated copy of the policy for your review and convenience.



### Exterior Antennae and Satellite Dish Policy

**POLICY:** *The FCC rulings apply to single family homes and also to townhomes and condominiums where the homeowners have an area where they have exclusive use, such as a balcony or patio. The association has the right to limit where such devices can be located. Three Fountains homeowners desiring to install an antennae or dish on their unit must contact the property manager who will advise them where the antennae or dish may be installed on common property of Three Fountains. Dish antennae will normally be installed next to the chimney on roof for best reception. All expenses for installation, including preparation of the roof to avoid water damages will be borne by the homeowner. Homeowners are also responsible for any expense involved in restoring the common property (e.g. roof) to its original functional condition when the antennae or dish is removed.*

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## Access Card Reminder

If you didn't get your **new** access card during the pool pass/access card pick up dates in May, you may come to the office and get yours from Chris. You may want to call ahead of time to make sure someone is in the office to get it to you. The office number is 303-756-1470. You still need to pick up your pool pass from Jan Hiatt. Jan's number is 303-756-6569.



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## Be a Responsible Pet Owner

We have received several phone calls relating to dogs being allowed to run free and excessive dog poop being present on common areas. Denver has a policy about pets being allowed to run loose. That policy basically states that pets will not be allowed in **public areas** and when tethered, a human being, capable of controlling the animal must be at the other end of the tether, (leash). Please consider Three Fountains **common areas** to be **public areas**. When dogs are allowed to run or are tethered to your porch or something, the owner obviously is not present to immediately pick up their waste. Dogs are not allowed to be on the common areas of Three Fountains unless leashed, just like the city's policy, **with a person holding the leash!** The myriad of bad things associated with dog waste being left on the grounds include the smell, looking at it, stepping in it, the mowing crew gets it all over the tires of the mowers and track it around. Then there is the pollution factor. All of the common area grounds drain into the storm sewers and eventually those release into our rivers streams and waterways. So please, keep your dogs/pets on a **leash that you are holding** and pick up after them. Bags and receptacles are available on the common areas so **please** use them.

## 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

July	26	.....	6:00PM
August	23	.....	6:00PM
September	27	.....Regular meeting.....	4:00PM
September	27	.....Annual Members Meeting.....	7:00PM
October	25	.....	6:00PM
November	15	.....	6:00PM

