



# Three Fountains



March – April 2017



## Pride in Our Community

### Semi-Annual Members Meeting

The semi-annual members meeting is scheduled for March 28<sup>th</sup> at 7:00 pm in the clubhouse. The regular meeting will be moved to 4:00 pm the same day and location. This is the meeting of the members (all the homeowners). Please come and receive updates on the financial health of Three Fountains and learn of what has happened, and is going to happen in the months ahead. The various committee chairpersons will be giving reports as well. Please mark your calendars and come to this meeting. A quorum of homeowners (you) is needed to conduct any Three Fountains business at this meeting.



---

---

### Change of Hazard Insurance Provider

The Board of Managers has made the decision to change the Hazard Insurance from American Family Insurance to **Farmers Insurance**. As part of their due diligence, the Board asked the Finance Committee to solicit proposals to make sure Three Fountains is properly covered for the unlikely event there is a need for hazard insurance. If your mortgage company needs to have a new form sent to them, please contact the following person:

**Andrew Binsted at 303-706-1000**  
**Henderson Insurance Agency**  
**7385 E. Peakview Ave.**  
**Centennial, CO 80111**

---

---

### Auto Pay

Are you about to sit down and write that check to Three Fountains for your monthly assessment? Are you tired of having to remember to do it every month or remembering to get stamps so you can mail it in? Perhaps you may want to take advantage of the Direct Pay option through LCM Property Management Inc. All you need to do is get a form from Chris at the office, fill it out, insert a voided blank check and mail it, (here we go again with the stamps) to the address on the form. Within a month or so, your information will be entered into the system and your monthly dues will automatically be taken out of your account. One less thing to worry about, right? Chris can e-mail the document to you. All you do is print it, fill it out and mail it in with your voided blank check.



# Oh Rats!

Yes We Have A Problem, But It Is NOT Just Three Fountains. It Is Denver.

If you think you have seen a rat, chances are you have. Denver is 12<sup>th</sup> on the list of the most rodent-infested cities in the United States. Additionally, if you have been watching the news you have learned that the warmer winter weathers have been attributed to the growth of the rodent population in Denver.

This article is intended to inform you about what Three Fountains is doing and what you, as a homeowner, can do to help reduce our rat population.

Three Fountains is on it.

- The Board has approved a motion to increase the number of Bait Boxes we already have. This is a safe way to reduce the population without harming other furry friends. When you walk around the property you may see them, they are black with a couple of holes in them.

What can you do?

- Plug up any openings to the exterior with steel wool.
- Store all food (including pet food) and garbage properly in sealed containers.
- Install weather stripping at the bottom of exterior doors.
- Do not put bird food or other food out for animals.
- Clean and sanitize when you find a nest or droppings.
- Set traps.

Dog walkers... be careful where you walk your dogs!

Three Fountains uses Bait Boxes to reduce our rodent issues where other condos in the area - including Morningside - have "free feeding poison control". That means that they put poison in some grassy areas and hedges.

If we all work together we can greatly reduce this problem in the Three Fountains neighborhood.

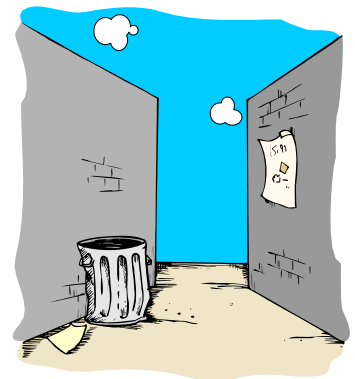
Thanks for your assistance. This article provided by the self-proclaimed Three Fountains "Rat Lady"; Jill Wisehart

---

---

## Escaping Trash Cans & Lids

March is a fairly windy month. Let's face it, the wind comes around any time of the year and sometimes our trash cans and their lids can be blown around. Before yours decides to "move" to a different neighborhood, you may want to consider marking them with your unit number. Hardware stores, big box stores, office supply stores and even grocery stores have items that can be used to mark them with. Many homeowners here at Three Fountains have already marked theirs and, on occasion, our crew finds a lid here or a can there. If anyone finds a marked can or a lid, it could be returned to you. If not well...



---

---

## Directories Available at the Office

If you weren't able to get to the "big directory giveaway" on February 25 the at the clubhouse, you may still pick one up at the office. We will be giving out directories, (one per household), if you come to get yours. You may want to call first to make sure someone will be there to give you on and cross off your name.

# Still Improving Communication

## E-mail is good.

Last year we asked for your email addresses to better and more quickly communicate with you, the homeowners. While that has been a good success, (we obtained about half the homeowners emails), we continue to try and improve communications to the homeowners at Three Fountains. We are still asking for e-mail addresses so more can enjoy the newsletter and receive other important information in a more, timely manner and save postage at the same time.

## Texting is next.

It has been said that almost everyone has a cell phone. It has also been said that text messages delivered to cell phones are typically read within 10 minutes of them being received. Three Fountains is considering text messaging services for emergencies as well as other communications that can be sent via text message. We don't experience many 'emergencies' at Three Fountains where everyone needs to be notified, but when the word needs to get out, we need a means of getting it out to as many people as possible and as fast as possible. That is why we are **NOW** asking for your cell phone numbers. With this service, we will be able to send notices of emergency water outages. We will also be able to text information we gather as to the power being cut off or how long it might be until it is restored. Perhaps we could even send out reminders of upcoming events. Please fill out the form below, granting Three Fountains permission to send text messages to your cell phone and return it to Chris in the office. Like with the e-mail form, you will need to provide your name, address and cell phone number. Also as with the e-mail information, your cell phone numbers will be protected for privacy and only the property manager will have access to it. Unless you gave your cell number for the directory, it will not be shared with anyone. We are hoping for 100% of homeowners to provide their cell phone number for emergencies. Between e-mail blasts and text messages for emergencies, we are shooting for almost everyone to be covered for all communications at Three Fountains. We understand not everyone has a cell phone or an e-mail address but if you do we would like to get information to you through either or both, of these methods, just fill out the form and return to Chris at the office.



### E-Mail & Cell Phone Communication is Optional

Please **print clearly** only the information you wish to be included and don't forget to **sign**:

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

Cellular phone number(s): \_\_\_\_\_

E-mail: \_\_\_\_\_

Signature (required): \_\_\_\_\_

I understand that my information will be protected for privacy and only be used by the property manager. I also understand that I may opt out in the future.

## Members of the Board

Your board members and their terms:

Jeff Rickard	President	2018
Barbara Florey	Vice President (interim)	2017
Kathy Mehlmann	Treasurer	2019
Barbara Griswold	Secretary	2019
Cassandra Rocha	Member at Large (interim)	2017

### Board of Managers Meetings

March	28	Regular meeting (note time change)...	4:00PM
March	28	Semi-annual Members meeting	7:00PM
April	25	.....Regular meeting .....	6:00PM
May	23	.....Regular meeting .....	6:00PM
June	27	.....Regular meeting .....	6:00PM
July	25	.....Regular meeting .....	6:00PM

