



Three Fountains



November – December 2015



Pride in Our Community

Annual Meeting

The Annual Members Meeting was held on September 29th at 7:00 pm in the clubhouse. When the plea went out for the need for a quorum, Three Fountains owners came through. 98 members were represented either in person or by proxy. That is almost half of the community's eligible members. The election of one Board position was filled by Jeff Rickard who was Interim Treasurer and ran unopposed. The Board of Managers will remain the same with Abby Marsh - President, Jan Hiatt – Vice President, Jeff Rickard – Treasurer, Kevin Haight – Secretary and Kathy Mehlmann - Member at Large.

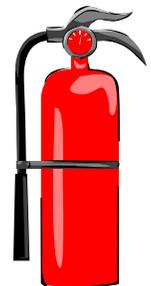


Fire Safety Equipment Report



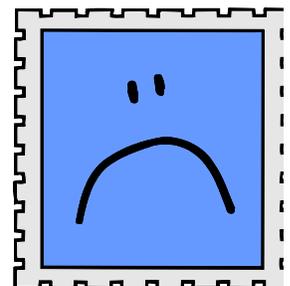
A request for 'Residential Fire Safety Report' was mailed to all the residents at Three Fountains. This request provided information regarding the need for carbon monoxide (CO) detectors, smoke detectors and portable fire extinguishers. Information such as how long they last, how often to test them and a suggestion of when to change the batteries was included. Battery replacement is critically important in both smoke and CO detectors. Some are wired in to the electrical system of your house while others rely solely on batteries. If the time comes when it is needed

and the batteries are dead, you may be in peril. Once the life of the fire extinguishers has expired, you may find it less expensive to buy new ones than to have them tested and/or refilled. With all of these items, recycling is extremely important. The smoke detectors likely have minute amounts of radio-active materials in them as well as the electronics. Batteries are supposed to be recycled properly, too. If you don't know how or where to recycle these items, you can call Denver's information line 311, or the Denver Fire Department for information regarding this program at (720) 913-2400.



Shredding Event Success? So So

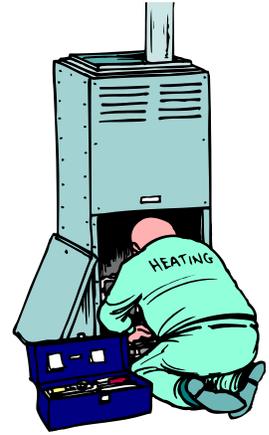
The shredding event was held on September 12th. With homeowners regularly asking for a shredding event, it was surprising the event wasn't as well attended as previous years. Three Fountains contracted with XpresShred and paid a "minimum" fee. The goal was to have enough homeowners participate to reach a break-even position. The expectations fell short this year by about \$115.00, therefore future shredding events will be arranged on alternating years. We hope to be able to bring another event to Three Fountains in 2017. Thank you to those that participated.





The Cold is Coming

You should have your heating systems checked for proper function. During heating season, a faulty heating unit can release carbon monoxide (CO) into your home. If your water heater is fueled by natural gas, it too, can contribute to CO being released into your home. Make sure to have the flue(s) for both appliances checked for proper flow and leaks. If you burn wood in your fireplace, it is important to have the chimney cleaned at least once per year.



Snow is Coming, Too!

When the snow comes, so does the need to move it. The maintenance department really appreciates that ALL the parking areas are free of vehicles until the snow has been plowed. This makes for more efficiency in plowing as well as the melting of the snow when the sun comes out. The priority for moving snow is the sidewalks. Once the walks are done the crew starts in on moving the snow from behind the garages. Please remember, it takes our crew approximately 8 hours to shovel two inches of snow from the walks, so behind the garages usually happens the following day.

Meanwhile Toby plows the lanes and parking areas when there is two inches or more. Also, remember that the snow melting off roofs and flowing from down spouts, refreezes at night and becomes very slippery. The crew does everything they can with this ongoing icy battle until the snow is gone from the roofs.



Roofs!



The roofing project to replace the shake shingles has begun. By the time you get and read this, the five buildings planned for this year may already be complete. The first building to get the 'new look' is on Pontiac Street. Once the roofers started, it took only about three days to do the shingles and another day or so to install new gutters and downspouts. The new shingles look great and complement the colors of the trim and stucco. What a mess it makes though. We can't thank everyone enough for putting up with the noise and mess of having new roofs installed. Your cooperation is very much appreciated.

Denver Water's H2Know Program

The Denver Water Department now has an emergency notification service through calling, texting or e-mail. You may have received a card in the mail from them. This is for notifying customers when a water issue or outage may affect your home. Even though Three Fountains pays for the water through your HOA fees, you may still register to receive information. Just go to www.denverwater.org/H2Know and register. Denver Water indicates they will only use your information for service outages and water quality emergencies. You can also sign up over the telephone by calling 303-893-2444.



COPALUM / Aluminum Wiring Modifications

If you are one of the homeowners that had to have the aluminum wiring repaired using the COPALUM method, keep in mind that the integrity of the COPALUM repair needs to be maintained. If you were to have an electrician, unfamiliar with the system, make any modifications to the electrical wiring in your home, you could be putting yours and your neighbor's units at risk for fire. Regular licensed electricians that are not certified by the COPALUM manufacturers cannot put COPALUM back together the correct way. The Consumer Product Safety Commission recommends the COPALUM repair method as the only permanent method of repairing aluminum wiring. So if you are going to be modifying or remodeling your unit, and it includes electrical work, make sure to have the COPALUM crimp method replaced by **"factory certified"** electricians on any circuits they work on. You can hire COPALUM certified electricians to do just the repairs while allowing another electrician to make the modifications if you wish.



Community Association Living

Know your homeowner rights and your responsibilities

As someone who owns a home in Three Fountains, you have certain rights. You also have certain responsibilities to the association and to other homeowners. These rights and responsibilities are described in the association's governing documents, which include Declarations, Bylaws, Rules and Regulations and Protective Covenants. And by virtue of your ownership, the association, your neighbors and fellow homeowners, presume you know the governing documents exist and have an idea of what they contain.

As a homeowner, you have the right to:

- Participate in the association board's decision-making process.
- Attend and participate in all membership meetings.
- Vote in person or by proxy.
- Access association records, financial statements and governing documents.
- Use and enjoy common areas.
- Sell or rent your individually owned unit or property.

As a homeowner and member of this community, you are responsible to:

- Pay your fair share, via regularly scheduled and special assessments, of the costs of operating the association and maintaining common areas. It costs money to pay property taxes, water and utility bills, maintain, buildings, fences, landscaping, and move snow from the lanes, parking areas and sidewalks as well as all of the other services provided.
- Maintain your personal unit or home in accordance with the association's bylaws. Be aware of and adhere to what is permitted and not permitted outside your unit or on common areas.
- Be respectful of your neighbors and allow them the "quiet enjoyment" of their own individual units or homes. Loud parties, second-hand smoke or outdoor lighting can infringe on your neighbors' privacy.

To access all of the governing documents and more please visit our website
www.threefountainshoa.com.

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

November	17.....	please notice date change.....	6:00PM
December	15.....	please notice date change	6:00PM
January	26.....		6:00PM
February	23.....		6:00PM
March	22.....	Regular Meeting.....	4:00PM
March	22.....	Semi-Annual Members Meeting.....	7:00PM

