



# Three Fountains

November – December 2016

## Pride in Our Community

### Meet Your New Board of Managers

The Annual Members Meeting was held on September 27<sup>th</sup> at 7:00 pm in the clubhouse. At that meeting, the election of Board members was conducted. Barbara Griswold was voted on to the Board to fill a vacancy that Abby Marsh had stepped down from. Kathy Mehlmann was re-elected to the Board as her three-year term was to expire. On October 5<sup>th</sup> the new Board met to decide what positions each member would hold for the coming year. The positions are as follows:



Jeff Rickard-Board President  
Kevin Haight-Vice President  
Kathy Mehlmann-Treasurer  
Barbara Griswold-Secretary  
Jan Hiatt-Member at Large



Please wish the new Board, the best of luck in fulfilling their duties as they start in on a new chapter for the HOA. Congratulations Board of Managers 2016 edition.

The new Board wishes to thank the following people that stepped forward to run for a position:

**Don Bosson      Linda Donnelly      Barbara Griswold      Kathy Mehlmann      Bruce Spear**

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### Abby Marsh Leaves Three Fountains Board of Managers

After eleven years as a volunteer in the community, Abby Marsh has stepped down from the Board of Managers. First as a Finance Committee member, then Treasurer, then Vice President and most recently President, Abby's contribution to the community has been an important part of where it is today. After all these years, she is planning to relax, do some travelling and spend more time with family. You will continue to see her though as she continues to walk Maggie, her little brown miniature Poodle. When you see her around, you may wish to thank her for all she contributed to the Three Fountains HOA.



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### PLEASE NOTE CHANGE OF DATE OF NOVEMBER BOARD MEETING

The November Board meeting has changed. Originally scheduled for November 15<sup>th</sup> because of the Thanksgiving Holiday, it is now set for **November 29<sup>th</sup>** at 6:00 pm.

**NOVEMBER 29<sup>th</sup> at 6:00 pm  
IN THE CLUBHOUSE**

## Communication



To date in 2016 (September 30, 2016) Three Fountains has spent over \$2,000.00 on printing, envelopes, postage and the like for the numerous mailings sent so far. In continuing efforts to promote better communication and transparency as well as reduction of costs associated with the mailings, we are asking if you would like to be included in receiving ALL notices (other than those required by law) to be sent to you via e-mail. Your information will only be used by the Property Manager to communicate notices of meetings, issuance of pool passes, lane closures due to maintenance or water breaks,

water shut-off notices, newsletters, notices of community gatherings, etc. If you already receive the newsletter through e-mail, please send an e-mail to Chris at the office with “**I Approve**” or “**I DO NOT Approve**”. If you decide you don’t want to participate with all communications via e-mail, ALL communications will be mailed to you via U.S. Postal Service. Chris’ e-mail is [threefountains1@gwestoffice.net](mailto:threefountains1@gwestoffice.net). If you have already responded to Chris, you need not respond again. This is mostly for those home owners who already receive just the newsletter and any new home owners at Three Fountains that are interested in more up to date information and cost savings. You may opt in or out at almost any time by sending an e-mail stating so, to the property manager. Please respond by November 18<sup>th</sup> to be included.

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## Roofing Project Progress

The **Roofing Project** is moving along very well. At the time of this writing, four buildings of the six scheduled for this year have been reroofed. Two of those have had the gutters and downspouts replaced as well. It is hoped that the rate the roofers are moving through the project, they will be done before any foul weather gets here. The insurance claim on the hail damage that happened in July has been dropped. The Board of Managers met with the Three Fountains attorney to discuss options. At that meeting the Board decided, unanimously, to not proceed with the claim. The justification for the decision was made based on several factors. The roofing project would have had to have been put on hold until the claim was settled. Only a few insurance vendors will insure buildings with shake shingle roofs and there was a possibility that the current company might not renew this year. The plan is to continue the roofing project so that progress can be made to these aging shake roofs of and realize some discounts from the insurance company.

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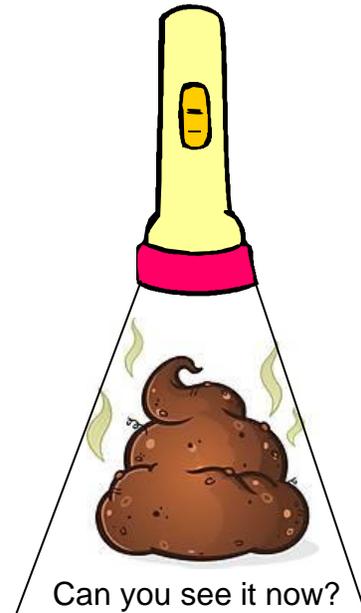
## Cold Weather Faucets & Heating

The Maintenance crew has come around to as many outside faucets that they could get to for removal of the hoses prior to the cold temperatures that can freeze and damage the faucets. Every year at least one faucet freezes and must be repaired. **If you re-connect a hose to your faucet, please make sure to disconnect it when you are finished with it.** Hose faucets that are inside of your patios and garages are considered limited common elements and as such, are the homeowner’s responsibility to repair.

If you are going to be away from your home over the winter, it is also a good idea to keep the **heat turned on and set at about 60-65 degrees**. If you have any faucets on outside walls, it is also a good idea to leave the cabinet doors below open so the heat from the house can assist in keeping the temperature around those pipes from getting too cold and freezing.

## Flashlights Needed?

A request came in to the office that perhaps people that have pets to walk should be taking flashlights with them when they walk their animals after dark. When Chris heard this, he was thinking about safety. Well that wasn't the case. The person who suggested that people carry (and use) flashlights when they walk their pets is so they can see the **poop** their animal just left. It is like "if I can't see it, it must not be there". This complaint is brought up way too often. Please pick up after your pets, at the time they make their deposit, not after there is a weeks' worth or more "**decorating**" the landscape. After all they are **YOUR** pets and it isn't their fault. Three Fountains provides bags and disposal receptacles to put it in, the least you could do, as a pet owner, is take a flashlight and use it to see the poop your pet just left in the grass so you can **PICK IT UP!!**.



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## Dealing with Snow (Adopted Guidelines)

Members of the Board at the time, Abby Marsh, Jeff Rickard and Kevin Haight, walked the property with Chris Fox and Toby Bargas on May 11<sup>th</sup>. The purpose of the walk was to show the Board members what is currently done with the plowed snow, the justification of where and why it is put where it is and to see if they had other ideas.

The Board has adopted the notes taken by Abby during the walk, as the basic Guidelines for snow removal.

There must be two inches of snow or more before plowing commences. The plowing starts on lane one, (in case there is an event scheduled in the clubhouse), then the plow goes in a circular motion around the property, for example lane 2 then 3 then 4 etc. The crew has always tried to start the plowing on a different lane so not everyone is done first or last. Starting this year, we will be keeping track of where plowing started during the previous storm so a different lane is started. The result is to treat each lane fairly and no one will be the last to get plowed. The homes that open directly onto E. Girard Avenue are plowed after the lanes are done. Clearing these driveways takes as long as some of the lanes but only yield access for a few homeowners while clearing lanes results in more persons being able to access to the surrounding streets.

The sidewalks are shoveled when anything more than a 'dusting' occurs, provided it has stopped snowing. The clearing of the sidewalks is done on the perimeter and main sidewalks that crisscross the property with the little garden tractor with a plow on it. The rest of the walks, steps and porches are shoveled by hand. This usually takes one whole day to complete depending on snow totals. Once the walks are cleaned up the crew moves to pushing the snow from behind the garages. This task is usually completed the next day. Once the snow is pushed into the lanes, the plow comes back and pushes it out of the way. This can also take a while to get around to all the lanes. Don't expect the plow truck to be waiting at the end of your lane while the crew is pushing out the snow. New for this year is that with few exceptions the snow will not be piled on landscaping and the parking areas will be utilized more.

Deep snows are a problem in that it takes the crew longer than a day to clear the walks resulting in a delay of the garage door clearing. Please be patient when there is any amount of snow, the crew tries to get the snow out of everyone's way as quickly as possible.

## Members of the Board

Your board members and their terms:

Jeff Rickard	President	2018
Kevin Haight	Vice President	2017
Kathy Mehlmann	Treasurer	2019
Barbara Griswold	Secretary	2019
Jan Hiatt	Board Member at Large	2017

### Board of Managers Meetings

November	29	.....Regular meeting.....	6:00PM
December	27	..... Regular meeting .....	6:00PM
January	25	Regular meeting .....	6:00PM
February	15	.....Regular meeting .....	6:00PM
March	20	.....Regular meeting .....	4:00PM
March	24	...Semi-annual Members meeting.....	7:00PM

