

The Fountains at Raintree Lake

Welcome to the *Fountains at Raintree Lake*. We look forward to having you as neighbors. This letter provides you with introductory information about the neighborhood services. For more information, please access *The Fountains* website, www.fountainsatraintree.net.

Management Company

- Day-to-day management services for our community are provided by **Area Real Estate Services** in Independence. Our primary contact is Sandy Turner and she can be reached at **(816) 650-6718** or **arearealestate@hotmail.com**. Their office is open Monday through Friday, 8:00 to 4:30. Their mailing address for dues is PO Box 110, Independence, MO 64051.
- Please call or email Area Real Estate Services for ALL of your questions or concerns. They will record and track all requests to make sure the proper action is taken.

Neighborhood Services

Trash Services:

- Trash is picked up every Monday. Trash containers must be curbside no later than 7:00 am on Monday. Trash containers can be set out on Sunday evening after sunset. The garbage bin should be returned to your garage by Monday evening. The bin cannot be stored outside.
- Recycling and lawn refuse pickup is available from WCA, our trash service company. There is an additional charge for these services and WCA will bill you directly for the service. Contact WCA at 816-380-5595 to sign up for additional services.

Lawn Services:

- Lawns are mowed weekly, usually on Thursday, during warm weather. In addition, lawns receive five applications of fertilizer and weed control per year. Reisner Lawn Care provides these services. Periodically Reisner (816-373-6996) offers many optional services such as lawn core aeration, overseeding, and shrub trimming to the homeowners. There is a charge for any additional service and Reisner will bill you directly for the service.
- Lawns are irrigated one to three times a week during warm weather. The frequency of irrigation depends on weather conditions. The day and time of your irrigation schedule depends on your house location. Irrigation changes for individual lots cannot be made due to controller limitations
- Any other lawn care services are the homeowner's responsibility

Snow Removal:

- If there is more than 2 inches of snow, snow is removed from driveways and porches. City sidewalks are not cleared. Note that blowing and drifting may cause drifts more than 2 inches deep, but unless the total snowfall is more than 2 inches, this will not be removed. Streets are cleared by the City of Lee's Summit. If the City pushes snow from the street into a previously cleared driveway, our contractor will not return to remove it.

Other Services:

- The Raintree Lake subdivision offers activities, pizza parties, and outdoor swimming. Visit the Raintree Lake office at the club house to get your ID and learn more about their services.

Homeowners at The Fountains at Raintree Lake have access to all of the amenities and services outlined. Homeowners share equally in costs of maintenance of the common grounds, and for listed services.

Home Owners Associations

- ***The Fountains at Raintree Lake Association*** is governed by an elected board. The board meets quarterly at the Raintree Lake club house and all residents are invited to attend. Meeting dates will be posted on the website. Association dues for The Fountains are due the first of each quarter. You will receive a bill each quarter with the amount of the dues owed.
- Visit the Fountains website: www.fountainsatraintree.net. You can learn more about the Association, board members, committees, Covenants, architectural review process and guidelines, access Association monthly meeting minutes, social events and other activities.
- ***The Raintree Lake Property Owners Association*** (RLPOA) is governed by an elected board. Visit the Raintree Office, located at the club house, or Raintree Lake's website, www.RLPOA.com, for details of meetings, covenants, rules and regulations, Association dues, etc. The Association dues for RLPOA are due the first of each quarter. You will receive a bill each quarter with the amount of the dues owed.

NOTE:

Fountains residents are responsible for both The Fountains and RLPOA dues.

Government Services:

- ***Driver's License Bureau:*** You have thirty days to register your vehicle in Missouri and obtain a Missouri drivers' license. The closest Driver's License Office is at 276 SW Blue Parkway, Lee's Summit, MO. The office is open 8:00 am to 6:00 pm M-F and 8:00 am to Noon Saturday.
- ***Mail Service:*** Mail is delivered early afternoon Monday thru Saturday. The Lee's Summit Post Office address is 1404 SW Market St. Lee's Summit, Mo. If you haven't already set up your mail, visit the post office to start mail delivery and get your mailbox key.
- ***Cass County Tax information:*** Your personal property tax and real estate tax statements will be mailed to you every year on October 15th. Tax information is available from: The Cass County Collector of Revenue, 2725 Cantrell Road, Harrisonville, MO 64701-4004 (816) 380-8377

Welcome to our community!

The *Fountains at Raintree Lake Association* Board of Directors