

Fontainebleau Homeowners Association Welcome Letter

On behalf of the Fontainebleau Homeowners Association, I'd like to welcome you to the neighborhood! My name is Pooja Agrawal, and I serve as Treasurer of the Fontainebleau Homeowners Association (HOA). We're delighted that you've chosen to make your home here.

To help you settle in smoothly, please find below a few key guidelines and resources:

Enroll in eNeighbors

- We have sent an **eNeighbors** sign-up invitation to your email inbox. You can also register at [eNeighbors](#).
- Please complete your registration, as all HOA communications are sent through eNeighbors.
- Once logged in, you will have access to:
 - Important HOA forms and documents
 - Upcoming events and notices
 - A directory of all neighborhood residents
 - A forum to communicate with your neighbors
- If you have any questions or did not receive the invitation, please let us know!

HOA Dues & Billing

- Annual dues are assessed each March and cover maintenance of common areas, landscaping, insurance, pool, trash, and other community services.
- You should receive your first dues invoice in March of each year. Payments can be made online via a QuickBooks link that will be in the invoice.
- Starting in 2026, we will no longer accept checks for dues.
- If you have any questions about billing, please email fontainebleauha66213@gmail.com or call (518) 258-8325.

Trash & Recycling Pickup

- Our trash company is Gardner Disposal. You can find all holiday schedules, sign up for alerts, and view recycling allowables at [Gardner Disposal](#).
- Trash is collected every Monday, along with recycling and yard waste.
- Please place bins and yard waste at the curb by 7:00 AM on collection days (bins should be removed from the curb by nighttime).
- Yard waste runs from your first pick-up in March through your last pick-up in December. There is an 8-item weekly limit. Overage stickers can be purchased by contacting Gardner Disposal.
- Bulky-item pickup occurs once a year in fall. Once we get the dates, it will be communicated via eNeighbors.

Architectural & Landscaping Standards

- Any exterior modifications (fences, siding, paint, etc.) require prior approval from the Architectural Review Committee (ARC). An ARC application form can be completed on eNeighbors.
- Front-yard landscaping should be maintained and weed-free to keep our streets looking neat. Grass should be mowed at least once every two weeks during the growing season, and hedges/trees trimmed to avoid sidewalks or street encroachment.

- For architecture questions, please email fha.architecture@gmail.com.

Parking & Vehicles

- On-street parking is allowed, but please avoid blocking sidewalks, mailboxes, or fire hydrants.
- RVs, boats, and trailers may only be parked in driveways (not on the street) for a maximum of 48 hours.

Pet Policies

- Pets must be kept on a leash when outside your fenced yard.
- Please clean up after your pets immediately. Do not throw pet waste into neighbors' trash bins.
- Cats and dogs must be registered through the city. More information is in the city links below.
- The city enforces excessive barking under their noise ordinance. Please be respectful of your neighbors and do not leave barking dogs outside.

Pool Key

- Our neighborhood pool has a key entry. You should have received your key from the previous owner. If not, please email Ali Jones (President) at ali@simplyjones.net to complete the pool rules form and get your key.
- Please reach out to our Pool Director, Bruce Singer, at bsinger12709@gmail.com if you have any questions or concerns regarding the pool.

Community Events & Resources

- We host seasonal events throughout the year. Keep an eye on email announcements on eNeighbors or check our bulletin board outside the clubhouse for dates.
- We do a spring and a fall garage sale that aligns with other neighborhoods. Keep an eye on email announcements on eNeighbors or check our bulletin board outside the clubhouse for dates.
- If you'd like to get involved—or serve on a committee—please email the board at fontainebleauha66213@gmail.com. We welcome fresh ideas and volunteer support!

Neighborhood Clubhouse

- Residents may rent the clubhouse for private parties or events.
- Please contact Megan Kissel at fhaclubhouse1@gmail.com or (913) 276-4627.

Important Contacts:

- HOA Office (General Inquiries): fontainebleauha66213@gmail.com
- President | Ali Jones | ali@simplyjones.net
- Vice President of Special Projects | David Copeland | dwcopeland@gmail.com
- Treasurer | Pooja Agrawal | fontainebleauha66213@gmail.com
- Secretary | Philip Abel | pabel@startmail.com
- Architecture Committee Chair | Norman Ball | fha.architecture@gmail.com
- Pool Coordinator | Bruce Singer | bsinger12709@gmail.com
- Landscape Director | Mallorie Mills | malhiney@gmail.com
- [Documents](#)
- [Forms](#)
- [Clubhouse website](#)

We're here to help make your transition as smooth as possible. If you have any questions—whether about dues, community rules, or simply where the best coffee

shop is—please don't hesitate to reach out. Once again, welcome to our neighborhood. We look forward to meeting you in person soon!

**Warm regards,
Pooja Agrawal
Treasurer, Fontainebleau HOA**

**Additional Important Information:
Overland Park**

- There are many maintenance and street issues that are handled by the city instead of the HOA. For most city issues and requests, you can fill out a form at OP Cares. OPCares is a fast and easy way to report common non-emergency concerns, including street repairs, property code violations, and more. Visit [OP Cares](#) for city service requests.
- You can find information about utilities on Overland Park's website: [Utilities & WiFi](#)
- Overland Park has many fun community events and centers. Find out more at [Recreation & Fun](#)
- Pet registration is required through the city. Find out more information here: [Licenses & Permits for Animals & Pets](#)

Johnson County

- There are also many fun events and activities at the Johnson County website at [Johnson County Events](#)

Schools

- Our school district is Blue Valley Schools. You can get all school information at [Blue Valley Schools](#)
- Our schools are Heartland Elementary, Harmony Middle School, and Blue Valley Northwest.