



POA NEWSLETTER AND NOTICE OF ANNUAL MEETING

Raintree Property Owners Association, Inc.

From the President of the POA Board

As we approach our 2017 annual meeting, I take this opportunity to thank the Board members and all the volunteers. Our community needs and survives on the time and efforts these people are willing to donate. Criticism is easy "from the couch", but to contribute your precious time, talents, and often the sweat of your brow to provide much-needed support for the community deserves our thanks. Special recognition goes out to Board member Toni Burst, who served our community for many years, and who passed away on June 24. Toni's contributions will be missed. Board members cannot accomplish all the work to maintain our community. We want and need assistance from the residents and property owners. Volunteers are needed in all areas.

We have struggled with many challenges this year, but we also have achievements to brag about. We have hired security for our beach and boat ramp area. Since June we have towed numerous vehicles of uninvited intruders who were enjoying and abusing the amenities we all paid for. Countless other trespassers have been frightened off with the simple arrival of tow trucks. This has reduced the hoard of trespassers and created additional available spaces on the beach and parking lots for our legally invited guests and residents. We ask residents and property owners to support the efforts of our security and boat patrol. Enjoyment of our community can be increased if everyone would make an effort to conform to the rules and guidelines listed in our Covenants and By Laws.

Our Roads Committee has successfully negotiated with the government to obtain funds used to combat and repair damage caused by heavy trucks used in the EPA remediation. Board and Committee members are tracking the many areas that currently need attention and will continue to fix and repair the worst of the areas.

The POA Board meets on the third Monday of each month at 7 pm in the POA building. Upon adjournment of the Board meeting, we hold an open forum for suggestions and organized discussion. You are welcome to join us to hear the meeting and ask your questions afterward. The best way to ensure that your comments and requests get addressed is to fill out a work order or comment form, which provides us with a paper trail.

James McClung, POA President

Highlights of the Past Year's Accomplishments

Board of Directors

President	Jim McClung
Vice President	Dennis Schwantner
Treasurer	Jerry Radake
Secretary	Lori Bundstein
Directors	Toni Burst (deceased) Cherie Bujik John Drouant Deb Enderson

- ✓ \$310,00 of funding negotiated with the EPA to repair roads damaged by the Remediation Trucks
- ✓ Collection of most of the unpaid assessments and censures through use of collection attorneys and an aggressive action plan
- ✓ Installation of floating boat ramp for use by boaters
- ✓ Hiring of a security guard for the beach and boat ramp
- ✓ Investment in Certificates of Deposit with funds collected from overdue assessments
- ✓ Updated Rules Committee tracking to electronic records

Projects in process for 2017

- ✓ Installation of and HD security cameras and lights at the boat ramp and beach

Security – John Drouant

Important Numbers

- Ambulance: Hwy B location Non-Emergency: 636-586-2132
- Animal Control: 636-797-5577
- Fire Department Non-Emergency: 636-797-3619
- Sheriff Dispatch Non-Emergency: 636-797-9999
- Jeffco Express: 636-465-0983
- Raintree Country Club: 636-789-4466
- Raintree Market & Grill: 636-789-5125
- Trash CWI: 1-573-883-2212
- Grinder Pumps Bob Woods: 618-444-2041

Administration Staff

I would like to offer my thanks and appreciation to the office staff. They are a valuable source of information and strive to operate the office in a smooth and efficient manner. They serve the community and the Board in many different ways that probably most people don't realize.

We are very fortunate to have these pleasant, effective, and focused individuals supporting our community. Please let them know that their efforts are appreciated.

James McClung - Chairperson of Administration

We do have a service contract with the Jefferson County Sheriff's Department to patrol our development this summer. However, due to the fact that we're in competition with several surrounding communities for the same services, we may not always get the coverage requested. Officers volunteer to work these neighborhood details as overtime, and select which community they want to work.

HD security cameras at the Autumn Lake beach are now complete. The cameras located at the beach and boat ramp are now up and running. Additional electrical circuits have been successfully installed for the installation of flood lights coming soon.

For the most part, the security efforts for the July 1, 2017 celebration were successful. The positive feedback certainly outweighed the negative, and we truly appreciated the support of our community. As a result, we're exploring similar efforts for the August 21st eclipse and September Labor Day celebration.

Your security team intends to jump-start our own "Neighborhood Watch Program" without the participation of the Jefferson County Sheriff's Department, which is too understaffed currently to initiate or properly staff this type of program. Until we're up and running, please remain vigilant and watch out for your neighbors. When reporting criminal or suspicious activities to the Sheriff's Department, please share that information with the Raintree POA office. Your Security Committee needs to know what challenges face our community in order to address a solution to these problems.

On a final note, it appears that unprotected personal family gate codes may be the root cause for the majority of criminal activity occurring in our community. 100% of the trespassers removed from Autumn Lake this summer didn't know whose gate code they used to sneak through the gates and unsurprisingly, most of them had multiple codes. We all need to protect our family gate codes with the same security approach as we do with our Debit Card pin number. We're all paying to live in a secure gated community, but it means nothing if we don't follow common sense security practices.

Architectural Control Committee – Dennis Schwantner

Long-time POA board member and ACC Committee Chairperson Toni Burst passed away a few weeks ago. She will be sorely missed on this Committee. I had the privilege of working with her for about 3 years, and her dedication to the community was tremendous.

The Committee has approved several new home constructions this last fiscal year and Toni kept on top of a number of problems with housing being stalled and not completed in a timely manner. It will take somebody with big shoes to fill this void. See all of you at the September elections of new Board members and Covenant changes.

Treasurer's Comments - Jerry Radake

During fiscal year 2017 the POA Board approved a new collection procedure which was implemented and is being followed by the office. The office is working diligently with our contracted collection agency and several debt collection attorneys to pursue those who burden our community by refusing to fulfil their monetary obligations.

The POA Board has and will continue to spend your assessment money with constraint in regard to the needs or wants of the Community. The unaudited figures pertaining to collections and various non-budgeted expenses will be announced at the Annual Meeting.

Lakes & Beaches – Lori Bundstein, Chairperson

I hope everyone has been out enjoying our beautiful lakes this summer. I am happy to report that the courtesy dock is now in place and ready for use. The dock is to be used **only** for loading and unloading boats and personal watercrafts, and of course, for quick bio-breaks. Please be courteous of others when using the boat dock, and not use the dock for tying up boats for any length of time.

We now have a group of volunteers for Lake Patrol. The patrol boat will be out patrolling the lake.

On August 21 our community is in the direct path for the Total Solar Eclipse. Autumn Lake will be **NO WAKE** for that day. If anyone is planning a party, barbecue, etc. for that day, please submit a guest list to the office by August 17th.

The lakes are a beautiful asset to our community. Let's work together to keep the lakes clean, safe and ecologically healthy.

Maintenance – James McClung, Chairperson

The maintenance staff continues to do an excellent job of supporting the infrastructure in our community. They are out on the hottest days and the coldest, most inhospitable days that Missouri throws at us. Grass get mowed, trees removed, ditches cleaned, sand replaced on the beach and so many other things that often go unnoticed. Yes, they get paid to provide a service, but they go over and above to ensure that our community is a great place to live. I hope you will take a few minutes when you see them out doing their job to stop and thank them for all they do for the community.

Ballot Items for 2017 Annual Election

Necessary Legal Wording for Changes Proposed followed by *What & Why in Laymen Terms*

BALLOT Item #1 - Covenants and Restrictions

~~1a. All Lots in the subdivision shall be used for residence purposes only, and no business of any nature shall be permitted, maintained or conducted thereon. Only one resident shall be placed on any lot, and such residence not be designed, converted or used for more than one family. No clubs, fraternities or organizations of any nature may own, use or operate from any building and/or lots in subdivisions, except Raintree Plantation Property Owners Association Inc. It is the clear intent of these restrictions to limit lot usage to that of a single family dwelling. Where a lot is titled in more than one family name, one family shall be designated with Raintree Plantation Property Owners Association Inc, a primary family and the use of amenities, access and Facilities under the control of Raintree Plantation Property Owners Association, Inc shall be limited to those primary family so designated. If no designation is made, the first listed person on the title shall be presumed designated.~~

1a. All lots in the subdivision shall be used only for single-family residential purposes and no business of any kind or nature shall be permitted, maintained or conducted thereon. Only one single family residential structure shall be placed on any lot and no temporary structures of any kind (including, by way of illustration and not limitation, tents, campers, trailers, mobile homes or any other non-permanent dwelling or abode) shall be permitted on a lot. No clubs, fraternities or organizations of any nature may own, use or operate from any building and/or lot in the subdivision except Raintree Plantation Property Owners Association, Inc. Where any lot is titled in more than one non-resident family name, one family shall be designated with the Association a primary family and the use of amenities, access and facilities under the control of the Association shall be limited to those primary families so designated, if no designation is made, the first listed person on the title shall be presumed designated.

In Laymen's Terms Ballot Item #1 would spell out more clearly that homes are single family dwellings, and that if owned by more than one family, only one "designated" family is entitled to use Raintree amenities.

BALLOT Item #2 - Covenants and Restrictions

~~1b. No signs of any nature, business, or otherwise, except the identifying name of the home or owner may be displayed. **In addition to identifying signs, real estate sale signs shall be permitted to be placed on the front side of lots with homes no more than 15 feet from the front of the house. Signs must be standard size and contain both company logo and agent name. Property may have not more than one sign placed in the yard unless that property is lake front or directly on the golf course, and may be displayed only during the time the property is listed on the market.**~~

In Laymen's Terms Ballot Item #2 would allow homeowners who are trying to sell their Raintree home to post a sign on their front lawn (and back lawn if on the golf course or a lake.) The standard-size real estate sign must be posted within 15 feet of the house.

BALLOT Item #3 - Covenants and Restrictions

~~1c. No lot, portion of a lot, residents nor portion of a residence (individually or collectively referred to as "the premises") shall be leased or rented for any purpose by the owner. Such premises shall not be used for camping or any unlawful purpose, or for any purpose that would injure the reputation of the neighborhood. Nor shall any noxious, offensive or odoriferous substances be permitted on any lot. In the event that an owner shall neglect his lot, thereby permitting it to become an eyesore or nuisance, as determined by the Board of Directors, then the Raintree Plantation Property Owners Association, Inc. May at its discretion remove rubbish debris and the like from the lot to remedy the eye source and nuisance. The owners of a neglected lot shall be charged with the reasonable expense so incurred by the Association which shall be a lien upon the owner's land in the subdivision until satisfied. Raintree Plantation Property Owners Association, Inc., its officers, agents, or employees shall not be deemed guilty or liable for any manner of trespass or damage for any abatement, removal or the like.~~

1c. No owner may lease or rent any lot to any tenant unless the consent of the association is given to the owner, in writing, prior to the beginning of any lease term, which consent of the Association shall not be unreasonably withheld. Any such lease shall not be for a term of less than one year and only those lots which are improved by residential structures may be leased or rented. Any owner desiring to lease or rent a lot to a tenant must provide the Association with the names, telephone numbers, mailing addresses and e-mail addresses for both the owner and the proposed tenant before consent of the Association can be given. No lot shall be used for camping or for any unlawful purpose or for any purpose which would injure the reputation of the neighborhood, nor shall any noxious, offensive or odoriferous substances be permitted on any lot. In the event that an owner shall neglect his/her lot thereby permitting it to become an eyesore or nuisance, as determined by the Board of Directors, the Association may in its discretion remove rubbish, debris and the like from the lot to remedy the ice or and or nuisance. The owners of any such neglected light shall be charged with the reasonable expense so improved by the Association which shall be a lien upon the owner's land until satisfied. The Association, its officers, agents, or employees shall not be deemed liable for any manner of trespass or damage for any such abatement or removal here.

In Laymen's Terms Ballot Item #3 would provide rules that allow homeowners to rent their homes legitimately while holding the homeowners accountable for proper maintenance and use of property.

BALLOT Item #4 Covenants and Restrictions

1f. ...Operation of Golf Carts (a "golf cart" means a motor vehicle that is designed and manufactured for operation on a golf course for sporting or recreational purposes and that is not capable of exceeding speeds of twenty miles per hour. (See S304.034(3)) on any subdivision Road, Easement or Common Area shall be permitted with the following conditions: the Golf Cart must be operated by a licensed driver and the Golf Cart must be covered by a liability insurance policy. In addition to these Covenants, the operation of Golf Carts is also subject to any rules and regulations as set forth by the Raintree POA Board of Directors in the Rules Manual. (Unchanged beginning of 1f not reprinted)

In Laymen's Terms Ballot Item #4 would better define golf carts. Since the language was originally added to our Covenants, new versions of all-terrain vehicles and scooters have been produced and represented by property owners as golf carts. Missouri Statutes define golf cart as a motor vehicle that is designed and manufactured for operation on a golf course... and that is not capable of exceeding speeds of twenty miles per hour. Any other types of 4-wheel sport vehicles are not golf carts.

BALLOT Item #5 Covenants and Restrictions

1h. Only personal watercraft, as defined in the Missouri statutes, such as Wave Runners, Jet Skis, and Sea Doos, that are registered with the Raintree Property Owners Association, Inc. in the form required by the Board of Directors by December 31, 2002 will be allowed to continue to operate on Autumn Lake in Raintree. Nevertheless, if Autumn Lake is at full pool, meaning that water is passing over the spillway not created by boating activities, then all boating on Autumn Lake shall be restricted to "no Wake" until the pool level recedes. The POA exclusively shall reserve the right to determine full pool condition and take reasonable steps to notify the members during those conditions by at least posting the lake condition at the POA headquarters. (Unchanged remainder of 1h not reprinted)

In Laymen's Terms Ballot Item #5 would eliminate confusion about when a no-wake restriction will apply on Autumn Lake, which is needed to protect seawalls all around the lake.

BALLOT Item #6 Covenants and Restrictions

2a. The Architectural Control Committee shall be established and controlled by the Raintree Plantation Property Owners' Association, Inc. or its successors and assigns. All plans and specifications must be approved by the Architectural Control Committee before building operations are started including but not limited to lot preparation for construction, road cuts, utility hookups or the like. ... There shall be no restrictions as to the cost of any residence, building or structure, but complete plans, specifications, and an approved Jefferson County Building permit must be submitted for the approval of the Architectural Control Committee. (Unchanged midsection of 2a not reprinted)

In Laymen's Terms Ballot Item #6 requires that building plans already have met Jefferson County Building permit requirements before being submitted to the ACC for approval.

BALLOT Item #7 Covenants and Restrictions

2e. All driveway culverts and any changes to a natural drainage ditch must be approved by the Architectural Control Committee and all shall be designed to comply with any standards set forth by the Architectural Control Committee. **Owners shall have an obligation to maintain their driveway culverts and road side ditches clean and free of obstruction. Failure to keep the culverts and ditches clean and free of obstruction shall subject the owners to a censure assessment of \$300.00 to offset the cost to the Raintree Plantation Property Owners' Association, Inc. to have the culvert or ditch cleaned of obstructions.**

In Laymen's Terms Ballot Item #7 requires property owners to keep their culverts and ditches clean. Yard waste, branches, and leaves clogging ditches prevents drainage and causes flooding to neighbor's yards and homes. If the POA has to clean ditches and culverts, the cost will be passed to the property owner.

BALLOT Item #8 Covenants and Restrictions

2l. All toilets, baths, sinks, lavatories, water systems, sewers, and drains on said premises shall be properly installed. No wells or individual sewage treatment system shall be permitted. Roof, yard and surface drains, **including sump pumps** with uncontaminated water shall not discharge into the sanitary sewage treatment system.

In Laymen's Terms Ballot Item #8 protects against excess use of our sewer system by prohibiting sump pumps from draining into the sewer system.



BALLOT Item #9 Covenants and Restrictions

3(a). Enforcement. The rights of Owners to use the Common Area, facilities and amenities of the Subdivision, and the authority and procedures for enforcement of the provisions pertaining to those areas contained in the Covenants and Restrictions, and Raintree Plantation Property Owners' Association, Inc. ("POA") Rules and Regulations (collective referred to herein as the "Governing Documents") and corresponding rights of the Owners, are provided in this Subsection 3(a).

Association, Inc. ("POA") Rules and Regulations (collective referred to herein as the "Governing Documents") and corresponding rights of the Owners, are provided in this Subsection 3(a).

- (1) Owners Right to Use Common Areas. Each Owner, **in "good standing"** shall have a non-exclusive right, license and easement, together with all other Owners, and their respective families, to use the common ground of the Subdivision, including the roads, lakes, beaches, and all other common areas and facilities of the Subdivision (collectively referred to as the "Common Areas") for purposes including but not limited to boating, bathing, fishing, and use of the beaches and any parkway surrounding said lakes, the mooring of boats in front of said parkway, and use of parking areas at said lakes and beaches, and travel over the public easements, all of which shall be subject to the authority to enforce violations contained in this Subsection 3(a).

In Laymen's Terms Ballot Item #9 specifies that Raintree roads and amenities are for the use of only property owners who are up to date with assessments and any amounts due to the POA.

BALLOT Item #10 Covenants and Restrictions

3. RIGHTS AND POWERS

3(a)(3)(ii) POA's Enforcement Authority. In addition to any other remedy at law or equity provided in the Covenants and Restrictions, the POA, acting through the Board, may: (i) Levy a Censure Assessment, (ii)

~~In all areas, owned by Raintree Plantation Property Owners Association, Inc. or under their direct supervision, tow or cause to be towed any automobile, truck, boat, trailer, or other vehicle, that is not permitted in the Subdivision or is parked in an unauthorized location or manner, and any boat that is not moored or is not used in an authorized manner, at the cost of the violating Owner. The Board may post signs at the lakes, beaches, and parking areas, and on the roads, to regulate parking and traffic,~~

In all areas owned by the Association or under its direct supervision, tow or cause to be towed any automobile, truck, boat, trailer, golf cart, all-terrain vehicle, "4-wheeler" or other vehicle that is not permitted in the Subdivision or is parked in an unauthorized location or manner, and any boat that is not moored or is not used in an authorized manner, at the cost and expense of the violating Owner.

The Board may post signs at the lakes, beaches, parking areas, and on the roads so as to regulate parking and/or traffic. Any Owner who owns a golf cart, boat or other vehicle (excepting passenger cars, pickup trucks, minivans, SUVs, etc.) for which a policy of liability insurance is required must register the golf cart, boat or other vehicle with the Association and receive a registration sticker issued by the Association. Such sticker must be displayed prominently on the vehicle driver's side lower front windshield, or the golf cart lower left windshield, or boat right rear starboard side.

In Laymen's Terms Ballot Item #10 includes golf carts that don't have current Raintree stickers or a guest pass that are in the Subdivision to be towed at the owner's expense.



BALLOT Item #11 Covenants and Restrictions

3f. The ~~Raintree Plantation Property Owners~~ Association, ~~Inc.~~ on July 1, 2001 and annually thereafter, shall have the right to assess the owner of each lot such sum as it shall deem proper. The funds raised by said assessments shall be used for the improvement, betterment, upkeep and maintenance of the development, including the amenities, lakes, dams, roads, park or other properties which are of use to the property owners in Raintree Subdivision. Said funds ~~may~~ **can** also be used for the purchase **and/or acquisition** of property, both real estate and personal, the payment of salaries and fees, and **for the** purchasing of any sort of materials, services, or any other item that the **Association trustees** may deem useful for the development known as Raintree Plantation. No assessment on any lot in excess of \$205.00 per year per platted lot in Sections One through 25 (\$365.00 per year per lot for residents) and \$300.00 per year per platted lot (\$475.00 per year per lot for residents) in Raintree Forest, condominium owners shall pay \$102.50 per unit; shall be made unless it shall be approved by a majority vote of the lot owners voting as hereinafter set forth in said assessment, and provided further that the assessment as levied each year shall be and become a lien without **the necessity of a** filing ~~or~~ suit or legal procedure to establish said lien on said lot if not paid within thirty (30) days after July 1~~7~~ of the year in which the assessment is made.

In the event that a lot owner has two or more adjacent lots and is granted a "Boundary Line Adjustment" by Jefferson County government, effectively combining the original lots into an adjusted lot, and upon submission of the governmental approval to the ~~Raintree Plantation Property Owners~~ Association, ~~Inc.~~ business office, the owner shall be entitled to a single reduction of \$95.00 of the assessment of one of those lots with the remaining originally platted lots being assessed as set out in these restrictions.

Said assessment may be collected by suit, and by enforcing a special lien on said property. All delinquent assessments shall accrue a penalty of ~~±~~ **five percent (5%)** per month compounded annually, which penalty may be collected and enforced **in** the same **manner** as an assessment. All delinquent assessments **which are** referred to a collection agency or attorney for collection, shall ~~in addition to interest,~~ have added to the outstanding balance **(in addition to and not in lieu of the interest detailed herein) a collection fee totaling thirty percent (30%) of the outstanding balance, a \$75.00 administrative fee, all costs of collection (either percentage or otherwise),** attorney fees and costs of litigation. All such fees and costs ~~which~~ may likewise be collected and enforced **the same** as provided herein.

In Laymen's Terms Ballot Item #11 cleans up the language of the section, increases the interest rate for delinquency, and adds an administrative fee to the amount included in collection processing for overdue assessments and censures.



BALLOT Item #12 By-Laws

Article III Section 7: Voting procedure: All votes must be cast in person. If lots are held by a legal entity, the representative of the entity may cast its votes. In addition to exercising their voting rights at membership meetings, qualified members may exercise their voting rights for ~~ten~~ **(10) five (5)** days to any membership meeting during regular office hours at the Raintree Plantation Property Owners' Association, Inc. Office.

In Laymen's Terms Ballot Item #12 shortens the pre-voting from 10 to 5 days. Finding Board members and volunteers who can monitor the polls for the two weeks prior to the Annual Election has been challenging, and the 5 days still gives plenty of opportunity for pre-voting.

BALLOT Item #13 By-Laws

Article VII Section 3: CHECKS, DRAFTS, ETC.: All checks, drafts, or other orders for the payment of money, notes, **or other evidences of indebtedness issued in the name of the Association, shall be signed by the Treasurer, or the Treasurer's designee, and one additional officer, any 2 of the 4 elected Executive Board Officers (President, Vice President, Treasurer, or Secretary).** In the event a party refuses to sign the instrument, the issue of the payment shall be presented to the full Board for resolution to affirm the payment, after which any two **Executive Board** officers voting in favor of the payment may sign the payment.

In Laymen's Terms Ballot Item #13 formalizes that only members of the Executive Board can sign POA checks.



BALLOT Item #14 By-Laws

Article II, Membership, Section 2: Voting Rights: In all matters calling for a vote of the membership, a member shall be entitled to only one collective vote irrespective of the number of lots held by the member. If a lot is held jointly only one vote may be cast by the joint members. To vote, a member must be in good standing as of 30 days before the date for the election. "Good Standing" shall mean the member is current in all POA assessments. **No member or members shall have the authority to call for an election, conduct a special election or the right to vote at an election, on any issue which restricts, abrogates or interferes in any manner, with the exclusive right and power of the Board and its officers to make, terminate, negotiate or enter into contracts on behalf of the Raintree Plantation Property Owners' Association, Inc. for its members.**

In Laymen's Terms Ballot Item #14 formalizes the POA Board's responsibility to always act as a Fiduciary on behalf of all Raintree property owners without the potential of being bound by a contract the Board does not believe is in the best interest of all property owners.

Candidates for the Board

There are **five** Board of Directors positions to be filled, and there are four applicants. The four open positions include 3 3-year and 1 1-year terms.

James McClung:

Raintree resident since 1993. I have previously served on the POA Board and have the ability to contribute to the community. Currently work as a Bio-Medical Engineer for a large Biotech company. Manage a very large annual budget, which covers personnel costs as well as funded projects. I believe that as a community we can address issues facing our community by working together and not just focusing on one or two issues.

Jerry Radake:

As a 17-year resident, I care about Raintree. During my current term serving as POA Treasurer, I designed an effective collection procedure which enabled the POA to collect over \$150K of delinquent funds. Using the proceeds for the long and short term, I originated several Certificates of Deposit to help us toward becoming financially sound again. I would appreciate your vote to give me the chance to do more through another term. Thank you.

Melissa Rebmann:

My name is Melissa Rebmann and I am a Raintree resident with my husband and four children. I am a school administrator and I have earned a bachelor's degree in human resource management, a master's in education, and a specialist in school administration. I would like to serve and work with all members to increase security and safety to ensure a great community for our children. I appreciate your consideration for a board position.

Dennis Stein:

I would like to submit my name for nomination to the POA Board. I am retired and have been living in Raintree fulltime since 2014. I have 40 years' of experience in successful private business ownership of several types of businesses. I have had as many as 138 employees working for me in the NAPA Auto Parts business, a car wash business, and pawn shop business. My business experience could be of help in many areas.

Sunday, September 17, 2017

POA Office at 5998 Highway B, Hillsboro, MO

The **annual business meeting** will open at 12:30 p.m. and conclude with an Open Forum no later than 1:30 p.m. to allow everyone ample time to vote.

Doors will open at 11:45 a.m.

Ballots will be given out from 12 noon to 2 p.m.

Ballot box will open at 12 noon and close at 2:10 p.m.

By-Laws permit voting 10 days prior to the Annual Meeting at the POA office during regular office hours 11 am to 5 pm:
September 5 - 9 and September 12 - 16

To vote, a member must be in "Good Standing," meaning that all assessments and censure assessments must be paid in full by August 17, 2017.

Annual Election Information

Let us keep you informed.

POA updated website: www.RaintreePOA.net
POA Facebook page: Raintree POA Community

To update or provide your email address

POA Office e-mail: office@RaintreePOA.com

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