

## **Raintree New Owners Orientation Material**

Welcome! The Property Owners Association (POA) welcomes you and your family to Raintree Plantation. Most of us just call it Raintree for short, and you may also see it abbreviated as RT.

To help you get comfortable here, we put together this packet to help you become familiar with the many aspects of living in our beautiful community. We are highlighting information you should know right away with direction to get more details from our website and the POA office when you are settled. Please keep this packet handy and read it soon!

Website: [www.RaintreePOA.net](http://www.RaintreePOA.net)

POA Office Hours: Tuesday – Friday, 9 AM – 3 PM  
Saturday, 9 AM – 1 PM

5998 State Hwy B, Hillsboro, MO 63050

636-797-3434 636-797-9969 (Fax)

Email: [Office@RaintreePOA.net](mailto:Office@RaintreePOA.net) [Board@RaintreePOA.net](mailto:Board@RaintreePOA.net)

### **Social Media:**

Raintree POA Community (Facebook) – Maintained by the POA Board

Raintree Plantation (Next door) – Not maintained by the POA Board

**POA Board Meetings:** RT owners are invited to attend monthly Board meeting on the third Monday of each month at 7 pm. See the website calendar and the POA Raintree Community Facebook page for specific dates.

### **Raintree Property Owners Association**

All who purchase a home or lot in Raintree are automatically part of the Raintree Property Owners Association (RT POA.) Raintree is governed by the Board of Directors (POA Board) which provides structure to our community, preserves and safeguards our property values, and ensures Raintree is a pleasant and secure place to live. The Board manages the finances, establishes and enforces rules, and oversees the maintenance of 39 miles of roads, 4 lakes, a beach, a campground, and other common areas as set in the community's governing documents (Covenants, By-Laws, etc.) The Board's goal is to make all decisions with the interest of the community at heart.

Our Board is made up of nine (9) volunteers who are elected by their fellow owners to make decisions on the owner's behalf regarding the community. Each position is a 3-year term. Their reward for their time and effort is the satisfaction of a job well done when the community flourishes.

It takes more than these dedicated volunteers to ensure Raintree prospers, and we are grateful that other RT owners also step up and contribute their time and talents on the 10 committees to help the board accomplish its goals.

Administration & Legal\*

Architectural Control (ACC)

Communications\*

Finance\*

Golf Cart

Lakes and Beaches

Maintenance

Roads

Rules

Security

Except for the asterisked (\*) committees RT owners are encouraged to join these committees and volunteer their time, talents, thoughts, and suggestions to create the Raintree community that we can all be proud to call home. If you would like to participate in any of the committees or work on one-on-one time projects, call the Raintree POA Office at (636)797-3434, and they will direct you to the right committee chairperson. You can communicate directly with the Board using the email address [Board@RaintreePOA.net](mailto:Board@RaintreePOA.net).

### **Stay Informed:**

One objective of the POA Board is to provide you with timely information about various topics and happenings that may affect you and other RT owners. One quick and easy form of communication is via email which we use to disseminate information on a regular basis. We see it as a way to build relationship, develop trust and transparency, keep you “in the know” and highlight all the good our community has to offer.

Besides alerts and updates that are emailed as needed, there is a monthly eNewsletter (Raintree Roundup) emailed at the end of each month (except in months when a paper newsletter is mailed) to answer questions, share new information, and keep you aware of upcoming events.

To receive this information, it is important that you subscribe to our email service. Go to [www.RaintreePOA.net](http://www.RaintreePOA.net). Click the link: “Sign up for the Raintree email list” and enter the required information.

### **Covenants, By-Laws, and Rules**

Hopefully before you invested in your Raintree Property, you thoroughly read the Covenants, By-Laws, and Rules manual on the Raintree website to be fully informed of what RT owners can and cannot do. Since they are lengthy documents and subject to revision, they are not automatically printed and distributed. You can read or print the current versions located in the **Owner Info** section on the website. ([www.RaintreePOA.net](http://www.RaintreePOA.net)). You may also request a copy from the POA office if you do not have access to a printer.

The POA Board and its committees make decisions based upon these documents. The Covenants are conditions and restrictions for the neighborhood that were initially established by the original developer. They are officially on record with the Jefferson County Recorders office. The By-Laws dictate how the POA operates as a not-for-profit association. Any change in Covenants or By-Laws requires a majority vote by RT owners.

The POA Board uses the Rules Manual to enforce restrictions listed in the Covenants and By-Laws. All rules and restrictions are intended to preserve property values and a high quality of life in Raintree for all owners. Failing to comply with the established Rules may result in a censure that carries a fine that ranges from \$15 to \$500 (and could grow to \$1000 when daily charges are applied). We encourage you to read it thoroughly and discuss applicable rules with your children as well. Listed below are a few examples:

- Failure to obtain a Raintree ACC Permit for the following:
  - Fence
  - Pet Enclosure
  - Playground, equipment/structure
  - Drainage ditch – new, additional or change to existing
  - Decorative shielding or propane tank
  - All reconstruction
  - All Flatwork
- Failure to pick up pet feces
- Foul language or loud music throughout Raintree property
- Beach use after dusk or beach/boat parking lots after 10 pm
- Camping (except in our campground)
- Parking in prohibited area
- Operating vehicle or golf cart without driver’s license
- Soliciting in Raintree without POA Board approval
- Use of an ATV (as defined by MO statutes) on a lot, easement or common area in Raintree.

### **More Good Info to Know Quickly:**

Following is more information that you may find helpful right away. *More details can be found in the substantial Frequently Asked Questions menu item on [www.RaintreePOA.net](http://www.RaintreePOA.net).* You can also stop in, call, or email the POA office during regular office hours noted on the first page.

- Annual Assessments: Invoices are mailed in May and due July 1. You can pay the full amount in a single payment or ask the POA Office about monthly payment options. **NOTE:** Section 3f of the Covenants sets the assessment amount. A price reduction is applied on each adjacent lot legally joined with the first lot through Jefferson County.
- Gate Cards/Security: Raintree is a gated community. New owners will receive 2 gate cards. Up to 10 additional gate cards may be purchased for \$25. The RT owner is responsible for the behavior of their guests.
- Annual Stickers for vehicles, golf carts and boats: The POA requires display stickers to show your continued eligibility to use RT amenities.
- Guest Entry kiosk at the gate by the Country Club: Residential Property Owners may provide two phone numbers to the POA office and see the Security Policy on [www.RaintreePOA.net](http://www.RaintreePOA.net) for instructions to admit guests using your phone. Also see the Guest Access video for step by step instructions.
- Financial Reports & POA Board meeting minutes are located on the wall in the office entry hallway. The monthly minutes are also on the POA website.
- Email Subscription: The POA Board wants to keep you “in the know” and sends out timely information about various topics and happenings in Raintree. Go to [www.RaintreePOA.net](http://www.RaintreePOA.net) to select “Sign up for the Raintree email list” and enter the required information.
- Election processes are governed by our Covenants: RT owners select members of the Board of Directors at an annual election in September. Voting is in-person only. There is 1 vote entitled per identically-titled deeded property. For example, John and Jane Doe own 3 lots. The deeds for 2 of the lots have both John and Jane listed. The deed for the 3<sup>rd</sup> lot only lists Jane. John and Jane have 1 vote for the first 2 lots, and Jane has a vote for the 3<sup>rd</sup> lot. If all 3 deeds listed both John and Jane, there would only be 1 vote.
- Campground/Pavilion: RT owners in good standing (assessments and censures paid) can rent these spaces for themselves or family and friends. Complete the rental process at the POA office.
- Raintree Country Club: The Country Club is a privately owned and operated business which provides a number of amenities valued by Property Owners. Original Covenants (as interpreted by the Courts) require membership by each Property Owner, but all membership issues are handled directly with the Country Club.
- Security Gate Repair Reporting: When one of the gates has been knocked down or is malfunctioning, please do the following:
  1. During business hours contact the POA office @ 636-797-3434 to alert maintenance.
  2. Go to the POA website (RaintreePOA.net) to the home page Incident Report, which is a quick and easy way to report the following:
    - Gate location: Front, Ridgecrest/Forest, or Back
    - The problem, e.g., “gate down”
    - Date and time you observed the issue
    - Any additional information that might be helpful

Please do not use Facebook or NextDoor to report gate malfunctions. These are social media platforms and are not actively monitored for subdivision work orders.

- The Home Owner’s Association (HOA) is not the same as the POA. The HOA is purely a voluntary social group that is led by its own Board. HOA members meet monthly for a brief meeting followed by a social activity. They also sponsor frequent social events. Mingle with neighbors, meet new people, and have some fun! For more information on how to join send an email to [RaintreeHOA2015@hotmail.com](mailto:RaintreeHOA2015@hotmail.com).
- Other social groups flourish within Raintree including a Golf Cart Community, Book Clubs, and a Raintree Events and Adventures Club. Many informal groups gather for kayaking, exercise, art classes, etc. within Raintree, so please ask if you have a particular interest.

**Important Phone Numbers and Contact Information:**

Raintree POA Office	636-797-3434
Raintree Country Club	636-789-4466
Trash (Republic Services)	800-844-3151
Sewer/Water	636-797-9900
Animal Control	636-797-5577
Sheriff (Non-Emergency)	636-797-9999
Fire Dept. (Non-Emergency)	636-797-3619
Ambulance	636-586-2132
Emergency	911

**Required Paperwork For The Following:**

**Motor Vehicle Stickers:**

Photo ID  
Current Vehicle Registration  
Current Vehicle Insurance

**Golf Cart Stickers:**

Current Golf Cart Liability Insurance  
(Initial Raintree Inspection Required)

**Boat Stickers:**

Boat Title  
Current Boat Registration  
Current Boat Insurance (naming boat)

**Non-Motorized Boat Stickers:**

Photograph and description  
(i.e.: Kayak, Canoe, Paddleboat, etc.)