



POA Notice of 2019 Annual Election

Raintree Property Owners Association, Inc.

Board of Directors

President

Dave Wooldridge

Vice President

David Getty

Treasurer

Barbara Murrill

Secretary

Deb Enderson

Directors

John Drouant

Kristen Kilman

Chris Waller

Al Wideman



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From the President....by Dave Wooldridge

Hello, Property Owners of Raintree! Some of you may not know me yet, as I have been the POA Board President for only a short time. Before I took this position, I was elected a Board Member, then was promoted to Vice-President, and now POA Board President all within 45 days! It is important for me to express my gratitude for the trust and support that the POA has given by granting me this role. I want to assure all Property Owners that I will always put forth every effort to lead this Board and to do what is in the best interest of Raintree. I really enjoy the role I am in now, and I believe we are all working to move this subdivision in the right direction. We have a great group of Board members and I hope to see all of them re-elected in September!

This year has been very challenging and focused primarily on settling several lawsuits from previous years. The POA Board has spent long, tireless hours on each of these lawsuits, concentrating on the best outcomes for Raintree. I'll start with the frivolous Black Hole lawsuit, which the Board made every attempt to eradicate. Our attorney tried every possible scenario to prevail, but after we had exhausted every effort, we made the decision to settle this lawsuit, preventing additional fees, fines and multiple attorneys' costs. I can safely say that this lawsuit has been finalized, the Black Hole LLC has been dissolved, and we have announced these lots owned by the POA are being sold.

The single remaining lawsuit is a little more difficult. The POA Board had preliminarily agreed on a contract with the Country Club, the goal being to control costs and eliminate increasing Country Club fees. However, we learned of a conflict with our 1120-H tax status as an HOA non-profit organization, which we would never risk. As this is now in the hands of the attorneys and judge presiding over this case, we still hope for resolution.

This year the POA will be asking for an assessment increase of approximately 26% for all property owners. This will allow us to maintain and add more amenities to Raintree, most of which had favorable responses on the questionnaire earlier in the year. As a homeowner here in Raintree, I understand and share concerns with any increase in fees. However, this proposed increase will not take effect until July of 2020 giving the Board, lawyers, Country Club, and judge time to design a more reasonable solution to the remaining lawsuit prior to the increase.

The POA Board has operated with a budget on the edge of RED during the past 2 years, and this year will be no different as it will take several years to recover from these deficits. We are doing our very best to maintain the current infrastructure. We encourage you to please take us up on our offers to answer any questions, so you can consider all the facts before casting your vote.

Upon closing, I would like to thank the entire Board for their endless voluntary hours of dedication, our office staff, our maintenance crew, all committee volunteers, and every Property Owner in Raintree. Together, we can show everyone what a privilege it is to live in such a beautiful place!

Treasurer's Report by Barb Murrill, POA Treasurer

Last fiscal year the POA's total income was \$887,033, with expenses of \$793,593. In view of the approximately \$100,000 that was recently paid to settle Black Hole, LLC, the 2019-2020 budget will have to be adjusted to accommodate this extra fiscal year expense. Over \$79,000 was spent on legal fees and costs for this protracted lawsuit. Those costs will have to be accounted for in the upcoming year's budget. Any discretionary spending will be curtailed and only maintenance necessary to maintain and promote safety will be done.

Last year we pursued and collected \$326,000 from the EPA for repair of damage they caused to our roads, along with \$196,000 provided from assessments from Property Owners. We don't expect very much money from the EPA this year so only urgent road repairs will be done.

Collection efforts are in the process of being turned over to our attorney on a contingency basis instead of to a collection agency. We expect this to be more fruitful and less costly. Property Owners must pay their share of assessments, and pay all costs if collection services are required.

We fully expect legal costs to decrease as this Board has worked tirelessly to settle and dispose of this drain on our budget.

Raintree hasn't had an assessment increase in 11 years. Maintaining basic necessities cannot be guaranteed without one. Please vote intelligently and consider what this assessment increase will mean to our community.

What are we doing to make Raintree once again the JEWEL OF JEFFERSON COUNTY?

The first tracts of land were purchased for the development of Raintree in 1977. Originally the property consisted of 825 acres and grew over the following 10 years to approximately 1,800 acres. The developers parceled the land in tiny odd shaped lots



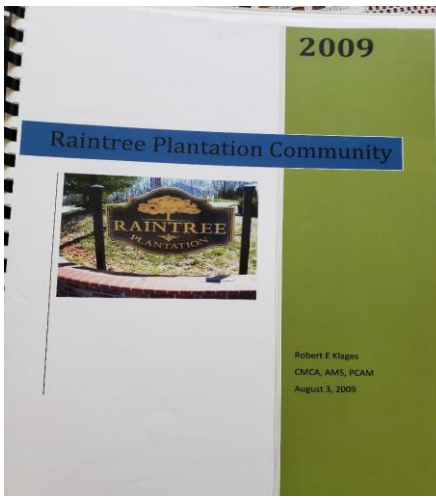
designed to **maximize their returns**. With the exception of the 1-to-3-acre tracts in Raintree Forest, lots in Raintree tend to be less than one quarter of an acre, many of which are impacted by the dry creek system that feeds water to the lakes. That means that we have a lot of Property Owners who are not able to develop their property into the home of their dreams.

The developers were able to squeeze 3,168 lots into this property; however, our lakes, beaches, sewer system, streets, and gate system could never accommodate 3,168 families residing in Raintree. Property Owners would not be happy!

The 2009 POA Board hired consultant Robert Eklages to complete a study generating recommendations for development of our community and defense against declining property values. *One of his first recommendations was to reduce the number of lots within the community by creating an incentive to combine lots. He stated that this would create a market for lots within the Community.* (See photos on page 3.)

Besides a bump up in assessments, the proposed update to Covenant 3f is designed to create opportunity by allowing **multiple adjoined lots** to qualify for a **significant assessment discount** – to encourage property owners to acquire adjacent lots and merge them to create a more valuable homestead without multiplying the assessment costs. Not only does this allow more spacious, substantial properties, it creates a market for lots. It also encourages the purchase of lots that have been taken by Jefferson County (due to non-payment of taxes) for the benefit of Property Owners who neighbor those abandoned lots whose homesite would be enhanced by enlarging the footprint.

Together, the creation of larger properties and the increased revenue for maintenance and improvement of our infrastructure provided by the proposed Covenant 3f would give us the tools to return Raintree to the position of being the "Jewel of Jefferson County" that we can all be proud to call our home.



are foreclosed upon.

Recommendation: The best way to defend against declining property values is to create a good offense. The benefit of being a large-scale property like Raintree Plantation is that the Community almost creates its own market. Also, the sheer volume of owners ensures that the financial support of the Community's vision is not individually a huge burden.

Some options that come to mind that could improve the marketability of real estate within the Community are:

- a. Reduce the number of lots within the community by creating an incentive to combine lots and deed restrict them to be indivisible in the future.

Proposed Covenant Change that will allow all this to happen:

3f. ... (changes in **bold**)

~~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;~~

(2) Beginning July 1, 2020, the annual assessments shall be as follows:

- a. **\$275.00** for each unimproved lot in Sections 1 – 25 of Raintree Subdivision;
- b. **\$490.00** for each lot in Sections 1 – 25 of Raintree Subdivision that is improved with a residential dwelling or house;
- c. **\$402.00** for each unimproved lot in Raintree Forest;
- d. **\$638.00** for each lot in Raintree Forest that is improved with a residential dwelling or house; and
- e. \$102.50 for each condominium unit.

(3) The assessments as set forth above are subject to increase in each year **beginning July 1, 2021, but such increase shall not exceed the lesser of 2% or the increase, if any, in the Consumer Price Index for the St. Louis, Missouri Metropolitan Area, as reported on January 1st of the preceding year by the Bureau of Labor Statistics of the United States Department of Labor.** No other assessment increase shall be made unless approved by a majority vote of the lot owners in accordance with paragraph 4b of these Restrictions.

What this translates to:

The proposed changes cover these 4 concepts:

1. Increase the assessment of lots by \$70 and homes by \$125 – the first increase in a Dozen Years
2. Add a Cost of Living increase equal to the Consumer Price Index for the St. Louis, Missouri Metropolitan Area – but not to exceed 2% per year to allow the POA operating revenue to increase at the same rate as this measure of inflation
3. Redesign and enhance the discount for legally adjoined lots to 46%, and
4. Eliminate the one-lot discount maximum that currently fails to encourage Property Owners to combine small difficult lots to create larger areas of land suitable for building their home. Each legally adjoined lot increases property value and reduces the load on our amenities caused by the developer's failure to provide amenities substantial enough for the number of individual lots. Financial encouragement to acquire and adjoin neighboring lots could create a market for undeveloped lots throughout Raintree.

3f continued:

(4) In the event that an owner of two or more adjacent lots is granted a "Boundary Line Adjustment" by the Jefferson County government, effectively combining the original lots into a single adjusted lot, and upon submission by the owner of verification of such Boundary Line Adjustment to the Association's business office, **the owner shall be entitled to a reduction (effective 7/1/2020) equal to 46% of the assessment for each lot adjoined to the original, with the original lot being assessed as set forth above.** In any case in which an unimproved lot is adjoined to a lot that is improved by a residential dwelling or house, the improved lot shall be deemed to be the original lot and any reduction in assessment shall apply only to the unimproved portion(s).

(5) Each assessment as levied hereunder shall become a lien, without the necessity of filing suit or other legal procedure to establish said lien, on any lot if not paid within thirty (30) days after July 1, of the year in which the assessment is made. Notwithstanding the foregoing, assessments may be collected by lawsuit, or by enforcing a special lien on said property. All delinquent assessments shall accrue a penalty of 1% per month compounded annually, which penalty may be collected and enforced the same as an assessment. All delinquent assessments referred to a collection agency or attorney for collection shall, in addition to interest, have added to the outstanding balance all costs of collection (either percentage or otherwise), attorney fees and costs of litigation, which may likewise be collected and enforced the same as provided herein.

Effective 7/1/2020, Property Owners with legally combined lots will no longer be limited to a single discount of the assessments of those lots.

Here is the math of what this would mean to you for 7/1/2020 assessments:

All except RTF:

Lots $\$205 + 70 = \275

Lot with a House $\$365 + 125 = \490

House on 2 Adjoined Lots $\$490 + (275 \times 54\% = 148.50) = \638.50

House on 3 Adjoined Lots $\$490 + ((275+275) \times 54\% = 297) = \787.00

House on 4 Adjoined Lots $\$490 + ((275+275+275) \times 54\% = 445.50) = \935.50

House on 5 Adjoined Lots $\$490 + ((275+275+275+275) \times 54\% = 594) = \$1,084$

Raintree Forest:

Lots $\$300+102 = \402

Lot with a House $\$475 + 163 = \638



Committee Updates

Lakes and Beaches – Al Wideman, Chairperson:

Raintree Lakes were stocked with fish, and loads of sand were delivered and spread on Autumn Lake beach. Lakes continue to be treated with aquatic herbicide to battle the weeds, with period checking and retreatment. We depend on Volunteers to maintain the Lake Patrol. With a low volunteer count, Lake Patrol is staffed only on weekends. It isn't too late to volunteer.

Committee Updates (continued)

Roads:

In June three companies came to the meeting for discussions and inspections of the POA's road work request. All locations on the road repair list were viewed by the company representatives. Two companies (Jokerst and West Paving) submitted bids for the road work, which once again was divided into two parts:

1. those locations which are the POA's responsibility
2. the locations where EPA compensatory funding should pay for the repairs

The two bids came back for totals between \$800,000 and \$850,000, with the expectation of funding from the EPA coming in well under the bid costs for that work.

ACC – David Getty, Chairperson:

The architectural control committee is currently training new inspectors for the ACC. These are important jobs to serve Raintree Property Owners. If you are interested in becoming an ACC inspector, please contact the office with your name, phone number and email.

Rules – David Getty, Chairperson:

We have received numerous complaints about near misses of underage drivers on golf carts. Please be aware that the owners of golf carts driven by unlicensed drivers of golf carts, who are usually under the age of 16, will be censured. This is not a punishment, but rather a deterrent as Property Owners have witnessed reckless and dangerous driving of these carts. We do not want the deterrent to be our injured children. Please see rules on golf carts.

Security - John Drouant, Chairperson:

One of the foremost concerns expressed to the Board by POA members was security. As a result, in 2017 the POA Board took steps to protect our amenities by way of monitoring and towing invading vehicles from our beach, forcing the removal of abandoned, UN-licensed or derelict vehicles from our parking areas and our streets. Reinforcement of our security gates by eliminating the much-abused "family codes" and installing new cameras at the beach and boat launch on Autumn Lake.

In 2018, POA residents requested that the Board research and, if possible, initiate a process where a visitor could access the Raintree gate perimeters without the necessity of a resident driving to the gate to admit them. As a result, the Board responded by installing a "phone kiosk" at the rear gate entrance off of Plantation Dr. Although there were initial bugs, the system now appears to be operating as designed. Abandoning the family gate codes and relying instead on gate cards and the phone kiosk appears to have resulted in the *significant* reduction of uninvited trespassers and preventable crimes. As a result of these efforts, fewer vehicles have been towed from the beach, boat ramp, lots, and streets this summer. According to security officer reports, there have been as many as 200 – 300 people on the beach over the past few (very hot) weekends and holidays without incident. We can attribute that success to our Security officers, restricted access, and conscientious residents.

More good news, in addition to our seasoned beach and boat ramp security personnel, we now have the Jeff-CO Sheriff's Department conducting bicycle patrols in our neighborhoods, and have also engaged a crew of off duty police officers to randomly patrol some of our troubled areas in the community.

With that said, I would like to make one significant point regarding uninvited people still gaining access to our community and that is "Tail Gating". We can all participate in the efforts to help secure our community by simply stopping for a couple of seconds after you proceed through the gate to prevent people tailgating behind you.

On a personal note, I would like to thank everyone for their interest, participation, and support regarding the security challenges over the past 3 years. All the new positive security policy and procedures that have taken place have been a direct result of open monthly Board meetings, discussions, and suggestions made by our attendees. Thank you for your input, because you are the reason for our success.

Enjoy the rest of your summer and remember, be nice to your neighbors!

There are eight (8) positions on the POA Board to be filled by this election. The eleven (11) Candidates for Board Appointment are:

Scott Clark: 25 Year Resident, 30 Year Ups Retired Teamster, Office Hours Need to be Extended for Working People, All Meetings Need To Be Posted (No Security Meetings were Posted Last Year for All Major Decisions), Party Codes can be brought back, Transparency, Firm Believer for POA NOT to collect dues for Country Club Possible Destruction of Non For Profit, County Owns 237 Lots August Sale is 270 Questions? 9323 East Vista Dr 3146770244

Adam Crites: My desire in becoming a board member is for one reason only. "Making Raintree Great Again". We currently have a few issues creating a black cloud over the community. Those issues are hindering forward progression and stifling property value. Given the opportunity I can apply my skill sets to benefit Raintree. I Bring over a decade of experience in business and leadership within the military and civilian sectors. Strong moral compass guided by integrity.

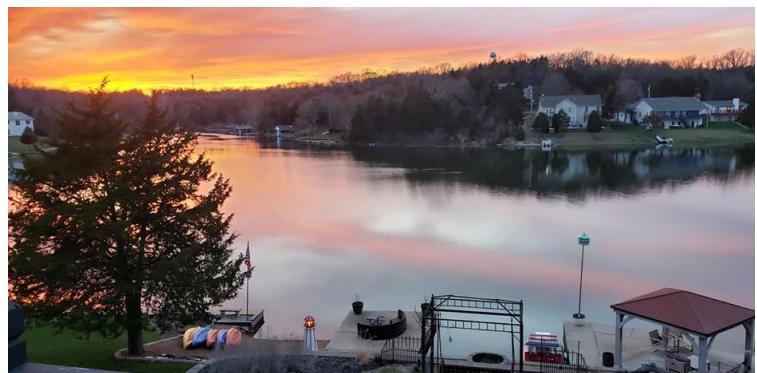
John Drouant: A 6-year resident, Retired. St. Louis County Police 1974-80. Boeing Corporate Investigator 1980-2013 - 39 years of investigative experience. BS in Criminal Justice Management and Industrial Security, Technical Surveillance Counter Measures, Covert Camera and Physical Surveillance Operations. During my 3-year Board position as Security Chair, I've upgraded our security processes, procedures, technical capabilities, gate entrance options, and basic security equipment. I would like to continue making positive contributions to our community.

Deb Enderson: After 12+ years volunteering on the HOA Board, I've served on the POA Board since October 2015. My focus has been to help the Board be transparent in communications. I activated and maintain the POA Facebook page for announcements, information sharing, and answering many, many questions. I write these newsletters and Gazette articles and created an email directory for emergency notifications. Keep me on the Board if you appreciate getting frequent and useful communication.

Helen Figueroa: I am an accomplished community builder. If elected, I will use my management, organizing, and communication skills to strengthen this peaceful community we call Raintree. We face some thorny issues and all property owners should participate in addressing them! My experience giving voice to people and issues that don't always get a hearing will ensure that you are aware of and have a say in decisions that affect you and your investments here in Raintree.

David Getty: I am a retired autoworker since 2014 after thirty years with UAW/Chrysler. During the course of my employment, I spent seven years as a government affairs representative for the UAW. I have lived in Raintree since 1996. I've raised my children here and love this community. There's nothing like Raintree in Missouri. I would like to improve what we have and bring our neighbors together. Raintree has much more potential. Thank you for your consideration.

Kristen A Kilman: I moved to Raintree in 2017 with my husband and son. With a B.A. in Communication Arts and 13+ years of federal service, I pride myself in managing vision and purpose and motivating others. I established the Raintree Book Club in 2018 to unite residents with a shared interest across varying demographics. I believe I can use my leadership and interpersonal skills to strengthen the unity of Raintree and make it great again!



RESUMES Continued:

Barbara Murrill: A 6-year resident I bring experience in mediation and negotiation as HR manager and paralegal positions. My first experience with volunteering here was in 2014 when I updated the landscaping at the Raintree entrance. Appearances are important – not only to impress visitors but a source of pride for residents. I have since become interested in other issues facing Raintree. Settlement of these issues is imperative to the health and survival of Raintree.

Chris Waller: 22 years with FedEx and 1 with Enterprise, experienced IT manager, project management, design, program, install and support computer systems and networks, web application and database development. College instructor for 7 years with a Master's degree in Education Technology and Online Learning. US Air Force Veteran (10 years) focused on electronics repair and computer security. Homeowner for 21 years with experience in residential construction, repairs, blueprint reading, and landscaping.

Al Wideman: I have lived in Raintree for 5 years doing my best to live by the rules and regulations set forth. I am not a business person nor the political type. I am a straight shooter and come directly to the point. If elected to the board I will make my decisions on what I feel is best for the entire Raintree community.

Tillie Winchester: I am new to the Raintree community. I'm a retired teacher from Northwest. I have two grown boys who graduated from Hillsboro. My husband and I were President and Secretary of our HOA. My duties included, minutes, agendas, and correspondences to the homeowners. At one time, I worked with treasurer on delinquent accounts, scheduling of snow removal, patch and seal road, working with DNR with maintenance of the lagoon, scheduling HOA work days.

Auto Sticker & Assessment Reminder

If 2019 assessments and all censure fines have been paid, you can obtain the auto stickers (\$2.00 each). You'll need to bring in a copy of your current registration form (or title) and we need the license plate # and vehicle color.

Due to questions raised about who qualifies as a Property Owner or family member vs. guest for purposes of vehicle stickers, a formal documentation of who has the rights of a Property Owner was created and will be posted on the POA website and available in the POA office.

Please be courteous to the office staff. They don't make the rules; and they can't change them. They do their best to serve you within the guidelines they are given.

Assessments were due 7/1. EXTRA gate cards and access to lakes and beaches will be suspended if all balances with the POA are not paid in full as of August 1.

Delinquent accounts on **September 1st, 2019** will be sent to Collections. All Collections expense will be paid by the Property Owner.

Thanks for the many beautiful photos of Raintree shared on Facebook. I hope you have enjoyed seeing some favorites showcased.



Poll Assistance Requested

The POA office will need volunteers to oversee the voting and ballot box during POA office hours. To volunteer, please call the office and coordinate with them for hours you can assist.

Raintree is a "Deed-Restricted Community" governed by Covenants that apply to all Raintree Property. Covenants can be amended only by majority vote of the Property Owners of Raintree Plantation.

POA Annual Election Sunday, September 15, 2019

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

By-Laws permit voting 5 days prior to the Meeting at the POA office during regular office hours 9 am to 3 pm on September 10 – 13 and from 9 am to 1 pm on September 14

To vote, a member must be in "Good Standing," meaning that all assessments and censure assessments must be paid in full by August 15, 2019.

Annual Election:

You will WANT to read this.

Important Raintree Telephone Numbers

- POA Office 636-797-3434
- POA Fax 636-797-9969
- Trash (Republic) 800-844-3151
- Sewer/Water 636-797-9900
- Animal Control 636-797-5577
- Sheriff (Non-emergency) 636-797-9999
- Fire Department (Nonemergency) 636-797-3619
- Ambulance 636-586-2132
- EMERGENCY 911

POA Office Hours

Sunday & Monday – Closed

Tuesday-Friday – 9 am to 3 pm

Saturday – 9 am to 1 pm

See POA website: www.RaintreePOA.net

POA Office Email: Office@RaintreePOA.net

Facebook: **Raintree POA Community**

POA Updates and Communication - Set as contact and provide your email address to:

RaintreePOABoard@gmail.com