



Raintree Plantation Property Owners Association Spring 2020

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From the POA President

Hello, Raintree Property Owners. As we are all thrust into the COVID-19 pandemic, I hope you are safe and practicing social distancing. As you have noticed, we have had to adhere to the "Stay at Home" guidelines provided by state and local governments. Due to the COVID-19 we had to close the lobby of the POA office. We have been processing all business needs thru email, the rear drop-box, and normal US-Mail. You will be notified once your needs are completed. Please be patient in these troubling times. We will continue to publicize any updates via the Raintree Facebook page, Raintree NextDoor group, the LED blinking sign, our www.RaintreePOA website, and any other means we can provide.

This year we created a new committee that Helene Figueroa is leading (Community Relations). Until the COVID-19 hit, this was doing tremendously well. Thanks to all the volunteers who attended and provided support. Feel free to reach out to Helene to volunteer once this pandemic is over.

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As you may know, there is still a pressing legal matter with the POA, Country Club, and Intervenors. The judge is reviewing numerous documents submitted by all 3 parties. As we have updates, we will continue to share that information with you. You can also visit [MO case.net](http://MO.case.net) to get regular updates.

There has been success in all the committees, and I would like to thank the Board members and volunteers for continued success.

Also, as you may know we desperately need an assessment increase, but many have mentioned they will not vote for an increase until all the legal issues are resolved. With that, we will not be requesting an increase this year on the ballot due to its overwhelming defeat last year. We are preparing the 2020/2021 budget, and we will need to be extremely strategic and frugal this year.

As always, if you have any ideas or suggestions that will help make Raintree a better place to own property, feel free to forward that to the office or any Board member.

Stay safe, and regards,
Dave Wooldridge, RTPOA President

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.

Lakes & Beaches

As we prepare for the upcoming beach and boating season, now is a good time for us all to review the rules and regulations about boating on the lakes and spending time at the beach. A few new rules regarding beach use have been instituted as well as an increase in censure for violations for abuse of the beach and lake use. Please know and follow the rules for lakes and beach use so that all who use them can get the enjoyment.

I'd like to call your attention to some rules implemented for the beach that are intended to give all Property Owners equal opportunity to enjoy the beach, specifically:

No shade canopies, pop ups, umbrellas, etc. set up closer than 20 feet from water line and must be at least five (5) feet apart. No blocking of steps or beach access. (Intended to prevent the shoreline from being blocked for the enjoyment of all beachgoers.)

We are still looking for volunteers for the Lake Patrol. This would require 2-3 hours of your time one weekend per month. It is a very easy non-stressful job. If you are willing to help with this, contact the POA office.

Lake treatments will start as soon as the water warms a little more to the temperature that the additives can be effective. Porta-potties have been delivered, and new sand will be added soon. Have fun and enjoy the upcoming season.

Al Wideman, Lakes & Beaches Chair



2020 Boat Stickers Are Required on All Watercraft

Boat Stickers are renewable on January 1 and must be affixed to the watercraft prior to launching the craft each year. Boats without stickers will not be allowed on Raintree lakes.

Effective in 2018, a trailer sticker is issued with each boat sticker. That sticker must be attached to the boat trailer to entitle that trailer to be parked within Raintree and to allow verification from the boat ramp parking area that the boat on the lake is stickered.

Get your Boat and Trailer Sticker from the POA office, with the appropriate documentation.

- **Motorized:** As of May 1, motorized boat stickers are \$100 each. Bring your current state registration, title, and proof of insurance.
- **Personal Watercraft:** As of May 1, personal watercraft stickers are \$125 each. Bring your current state registration, title, and proof of insurance. Only jet skis licensed here every consecutive year since 2002 are permitted on Raintree lakes based on the Covenant requirement implemented by majority Property Owner vote at the 2002 Annual POA Election.
- **Non-motorized:** No charge but a sticker is required.

As a reminder, you can obtain your 2020 boat sticker by mailing your documentation or dropping it in the lock box at the back door of the POA building. The temporarily closed lobby has not interfered with your boat or vehicle sticker requirements.

Raintree Clean Up Day

Each year the HOA and the POA co-sponsor a clean-up day. Normally, Property Owners meet in the morning and each commit to what streets they will clean. Because of the social distancing situation, the Clean Up Day is scheduled and reformatted for **May 9**.

The dumpster will be located on the Country Club parking lot. Please clean up trash on streets near you and take it to the dumpster.

Items that CANNOT be included are as follows:

- Tires
- Batteries
- Paint
- Asbestos of any kind
- Electronics
- Appliances
- Yard waste

Security Committee Report

Stickers

In preparation for the new Summer season please take some time to review the [Security Policy guidelines](https://www.raintreepoa.net/) located on the Raintree POA website (<https://www.raintreepoa.net/>). To reduce the possibility of having your vehicle towed, please make sure your vehicle stickers are updated and properly displayed. Also, remember that you must accompany any visitors to the beach, pavilion, and boat launch area, your visitors must display a visitor placard or current day pass in their vehicle, and your visitors must park in designated parking areas open to non-POA members.

Speed Bumps

There have been increased reports of people not following the posted speed limit and driving dangerously in our subdivision. The posted speed limit for the entire Raintree subdivision is 20 miles per hour (MPH). In an effort to curb speeding the POA Board is reviewing the current placement of speed-bumps and will look in to relocating or purchasing additional speed-bumps to place in high traffic areas where speeding is being observed. If you witness someone excessively speeding or driving recklessly, please call the local police authorities and provide a description of the vehicle, a street name, and a license plate number (if you have it).

Camera Upgrades

The POA Board is currently getting quotes to upgrade our security camera system for the three gates, the beach, and the boat launch area. We have received 2 out of 3 quotes, and hope to have the system upgraded sometime this summer.

Chris Waller, Security Chair

Community Relations Committee

Last fall Dave Wooldridge established a Community Relations Committee (CRC) to help build relationships among neighbors and with the Board, develop trust, transparency and a new vision for Raintree as the Jewel of Jefferson County.

We held one community conversation in February with over 40 in attendance, representing around 30 lots. We were ready to do a second community conversation in March, when COVID-19 arrived. The CRC will continue to plan other opportunities for open dialog, group projects, and events that bring neighbors together around a common purpose.

We hope everyone is managing well during this "stay at home" order. The CRC discussed the possibility of calling residents to determine if there are any unmet needs in our subdivision; however, we discovered that the POA has no surefire way, in a pinch, of getting in touch with every resident and lot owner in Raintree. Not everyone is on Facebook or Next Door. People only check the POA website when they are aware there's new info there. The only way we have of truly notifying everyone, is through the U.S. Postal Service and that costs \$2000 a pop and takes days.

WE NEED YOUR HELP. PLEASE GIVE US UP-TO-DATE CONTACT INFORMATION to use anytime we have important/urgent information to share or obtain. Here's what we need, and three ways of providing it.

What we need. Complete property owner name, Raintree Address (if no address, then Section and Lot #), best telephone number and best email address.

Please send the information

1. Via email to CRCRaintree@gmail.com – OR
2. Put it in an envelope marked Community Relations and place it in the drop box at the back of the POA office – OR
3. Put a stamp on the envelope and mail it to Community Relations POA, 5998 Highway B, Hillsboro, MO 63050

As a Property Owner Association committee, it would be really great to be in touch with all our members when an urgent message is needed, when legal issues need to be fully explained, or when help may be required for a neighbor. We hope to hear from each of you! And thanks.

Helene Figueroa, Committee Chair

Rules & Architectural Control Committee Updates

The Rules Committee has been working since September to revise and clarify Raintree POA rules in conjunction with the ACC to make sure the guidelines are consistent. The Rules Manual has been updated and posted on our website. The following are changes that have been made to eliminate ambiguity or added. You can view or download the entire Rules Manual by accessing it on the www.RaintreePOA.net website.

SECTION 2 - ARCHITECTURE/CONSTRUCTION

(Permits are now required for) Replacement of any existing architecture (i.e., decks, retaining walls, flatwork, additional driveways)

SECTION 3 – BEACH

The beach is open from 7:00 a.m. to dusk. The beach, parking area, and park are closed from dusk until 7:00 a.m. Parking, night swimming, gathering, parties on the beach, beach or boat ramp parking lots, pavilion (unless rented) are prohibited after dark.

c. The following items are prohibited at all times:

Fishing, in or within 15 feet outside swim area rope

Only vehicles displaying a Raintree Property Owners identification sticker on its windshield or a guest pass will be permitted to park in the designated lake, beach, pavilion, and boat ramp parking areas. No shade canopies, pop ups, umbrellas, etc. set up closer than 20 feet from water line and must be at least five (5) feet apart. No blocking of steps or beach access.

SECTION 6 - LAKES/BOATING

All motorized boats must be properly registered with the POA PRIOR to launching with a yearly validation sticker on the rear of the craft on the starboard (right) side and trailer sticker. This includes boats on lifts.

SECTION 7 – LOTS

BURNING REGULATIONS ARE AS FOLLOWS:

1. All burning shall take place between the hours of 8:00 am-4:00 pm during Central Standard Time and 8:00 am-6:00 pm during Daylight Savings Time. Fires must be completely extinguished.
2. The burn pile size shall be a maximum of 4 feet x 4 feet x 4 feet.
3. The open burning must be supervised at all times and appropriate measures taken to prevent the spread of fire.
4. No trash or rubbish shall be used to start the fire or burned with the fire including: rubber, tires, shingles, vinyl siding, treated lumber or any items that emit black or toxic smoke.
5. The burning shall take place upon the premises where it originated.
6. The burning shall take place a safe distance from any structure.
7. Burn Barrels are prohibited
8. Burn at your own risk.

SECTION 10 - VEHICLES AND PARKING

Vehicle Usage

Reckless driving (including but not limited to; tailgating, speeding, passing, cutting through POA parking lot) is strictly prohibited

PARKING

Parking on streets for guests must NOT impede the flow of traffic.

No parking across the street from any driveway.

No parking on street during inclement weather.

-David Getty, Rules Committee Chair

Raintree Beautification Committee

If you like to get your hands dirty and would like to participate in the Raintree beautification group working to enhance the landscaping in Raintree common areas, contact the POA office at 797-3434.

Helpful Reminders

Owned or Leased Vehicles: *Current Year* Raintree stickers are required. Renewal/registration dates for vehicle stickers must be completed no later than July 1, and assessments must be paid prior to receiving a vehicle sticker along with you providing a current registration and proof of current insurance. Raintree stickers must be affixed in clear visual sight on the inside lower left (driver-side) of the windshield immediately upon receipt. Failure to properly affix and clearly display the sticker to the vehicle's windshield may result in denial to POA Raintree amenities and will expose said vehicle to towing and owner censures.

Golf Carts: *Current Year* Raintree stickers are required. Bring current proof of insurance on golf cart to the POA office. Stickers are **\$15** each as of May 1. Only "golf carts" as defined by Missouri statute are permitted in Raintree (*not capable of exceeding 20 miles per hour.*)

Pavilion: Reservations are made by contacting the POA office. The rental fee is \$50 plus an additional deposit of \$75. The deposit will be refunded providing the area is left clean and no damages are found.

Campground: Pop-up and RV hookups are \$25 per night. Tent sites are \$15 plus an additional deposit of \$75 for the campground and bathroom key. The deposit will be refunded providing the area is left clean and no damages are found. Reservations are required.

Architectural: All additions and replacement of existing decks, fencing, sea walls, boat covers, pet enclosures, playgrounds, etc. must be approved by the ACC prior to construction. Call the office for details.

Gate Cards & Vehicle Stickers: When you move from Raintree, please notify the POA office so your gate cards can be voided. When you sell a vehicle, remove the window sticker. Both precautions are needed to keep our community secure.

Treasurer's Comments

Annual assessment invoices will be sent out soon, and your payment is due by July 1.

Total assessments thru 3/31/2020: \$797,340.

Total expenses: \$616,296

Contribution to IC Fund (emergency fund): \$30,494.

We are currently working on the budget for next year. This budget will reflect bare bones expenses. This community has not had an increase in general assessments in 13 years. As a result, any discretionary spending will necessarily have to be curtailed. There are amenities that Raintree residents would like to see, and we will attempt to provide those as soon as we are in a fiscal position to do so. In the meantime, every effort will be made to maintain necessities and safety.

We had hoped that we would be able to cut legal expenses this next year. Efforts to settle the existing lawsuit with the CC have been stalled but we are still hopeful that we will be able to reach a fair and equitable settlement to all residents. In the meantime, we have had two additional lawsuits filed. We have no choice but to allow for legal expenses to deal with these in the next several months.

Barbara Murrill, Board Treasurer



Raintree Covenants prohibit use of any unlicensed 2-wheel motorized "bike" as well as 4-wheel motorized vehicles unless they meet the state definition of a golf cart. ALL drivers must hold a legal driver's license.



Golf Cart – Legal on RT streets with Permit & Licensed Driver



NOT a Golf Cart – Not legal anywhere in Raintree. See penalty on posted sign.

Raintree Yard Sale

This annual event has been delayed due to the social distancing requirements. We expect it to be held in mid-to-late June. Watch for the announcement, and sign up with the POA office to be included on the map that will be distributed at the front gate.

Administration

The POA lobby will be opened up May 11. Please continue observing social distancing guidelines for everyone's safety.

In the meantime, for the past several weeks our office team has worked their normal schedule and continued to serve our residents by phone, email, mail, and if needed, by appointment. This joint preparation for Property Owners to conduct their business has been very efficient. If you call before coming to the office to do business, we can make sure you have the documents you need to complete your desired transaction. This has saved time and return trips. We would encourage you to continue this practice for your convenience.

The staff welcomes our new board member, Adam Crites.

Maintenance

After a winter season with numerous snow events, the maintenance crew is happy to look forward to summer duties. The need for operational winter equipment led to the purchase just recently of a dump bed and spreader to replace failing and worn out equipment.

Opening of the campground, pavilion, and beach areas have been accomplished, and the crew is settled into summer grass and tree trimming. Several street signs had to be replaced. The crew is also installing several new speed limit signs, as well as new signs at the main gate directing guests and deliveries to the back gate.

If you see any work projects that the crew should know about, submit a Work Order (found in the office or online)

Communications

The POA Board supports **five** sources of electronic communication in addition to newsletters and signs posted at the gates to share information with Property Owners:

1. POA Website at www.RaintreePOA.net contains documents, information, rules, and announcements as well as approved Board meeting minutes.
2. Raintree Community Facebook page provides continuous updates, announcements, and opportunity for dialogue. In addition, monthly Board meetings have been recorded and the links posted on Facebook so you can watch from home or work.
3. RaintreePOABoard@gmail.com email - send your email address to this address to be added for emergency use. Please add as a contact to prevent emails from going to your Spam folder. Questions sent to this email address are forwarded to the appropriate Board Director to address your issue. The POA has honored Federal law regarding distributing your personal information to volunteers, which is why the Community Relations Committee is requesting it from you.
4. The business office email address is Office@RaintreePOA.net for anything pertaining to permits, assessment questions, etc.
5. "Blinky" flashes information to you as you enter Raintree from the lower parking lot near Column Drive gate.

With all these avenues, there is a tremendous amount of information shared with the community. Don't be in the dark or surprised because you aren't paying attention. Transparency is a 2-way responsibility. *If you have a question, ask a Board member.*

Deb Enderson, Communications Chair

Roads Report

The roads budget for this year was spent by the end of January. We are currently working with the EPA to determine what funding they will provide for repair to roads damaged by their trucks.

We've also been working with Jefferson County trying to get a caution light or rumble strips installed to slow traffic down at the intersection of Hwy B and Column Drive. There has been no commitment on their part, but we are trying.

We are getting some additional signage to direct deliveries and guests to the rear gate, trying to eliminate blockage of the front gate. Continue to educate your guests how to use the guest access system.

Barbara Murrill, Roads Committee Chair

Annual Election Opportunity

The POA is accepting resumes to fill three (3) Board of Directors openings in the September Annual Election, all of which are 3-year terms. Board members are expected to attend evening meetings, lead committees, and perform other duties as required.

Written resumes addressed to the attention of the Board Secretary must be received at the POA office no later than **3 pm on Friday, July 10**. Any Property Owner in "good standing" (current with 2020-21 assessments and censures) may submit a resume of 75 words or less stating their qualifications to be a serving member of the Board. Your resume should be submitted *on paper* to the POA office in an envelope addressed to "POA Secretary."

Suggestions for Annual Election ballot items must be submitted by **3 pm on Friday, June 12**.

Thank you to Raintree Volunteers

We have a POA office staff and a POA maintenance crew, each with excellent managers and a history of doing all they can to make Raintree a great place to live. *Whether you are new to Raintree or have spent decades here, let's all get on the same page about what makes Raintree function. It's people who raise their hand and say, "I will make time in my life and give the effort needed, even when it is not convenient or fun."*

Many volunteer hours every week keep Raintree running. All Committee members, Lake Patrol members, and Board members (elected by Property Owners) are donating their time and talents to keep this community running smoothly. We sometimes have vastly different opinions or perspectives, but we work together as a team to get the best we can for Raintree. We all owe a sincere THANK YOU to those who step up and serve.

Monthly Board meetings are open to Property Owners, and you can share your thoughts in the Open Forum following the meeting. Meetings are livestreamed and also recorded and posted for later viewing. Your questions and suggestions are welcome and will be given due consideration based on all facts.



Raintree HOA

Residents who recently moved into Raintree as well as many who currently reside here may not be aware there is an organization called the "HOA" (Homeowner Association). **The HOA is a FUN Raintree organization that provides a great way to meet and socialize with your neighbors at a monthly general meeting and activity, at an event or at both.**

The general meetings are on the 3rd Friday of each month and depending on the planned activity, such as bingo, trivia or movie, will be held at either the Country Club or the pavilion. Examples of our events are an Easter Egg Hunt for the children, as well as one for the adults, a Bus Trip to a Winery, Treasure Hunt & Bonfire, Progressive Dinner, Breakfast with Santa, caroling, and a Jingle and Mingle Christmas party. We have a Facebook page and send regular reminders and updates to members.

This year, due to the pandemic and social distancing, several of the meetings and events for the first half of the year were canceled or postponed. A revised calendar of activities & events for the second half of the year has been put together. If you are a current member, you will be receiving this updated information soon.

If you are not a member and wish to join this great organization the cost is \$35 per year, per household. A membership form can be obtained at the POA office or by contacting the current president, Liz Miller at e817am@gmail.com



RAINTREE 
COUNTRY CLUB

For membership and additional information about the Raintree Country Club golf course, pool, bar hours, banquet facilities, etc., please check

www.raintreecountryclub.net
636-789-4466 or
email_raintreec@gmail.com

Stay informed.

POA Website: www.RaintreePOA.net

POA Facebook Page: Raintree POA Community

POA Office email: Office@RaintreePOA.net

POA Office Telephone: 636-797-3434

POA Board email for sending out info:
RaintreePOABoard@gmail.com

**[YOU WANT TO READ THIS
NEWSLETTER.](#)**

Helpful Suggestion to Save Yourself a Trip to the POA Office

We have been continuing to operate and conduct business while the POA lobby is closed. Even once the office opens, you can continue to pay your assessments and obtain your updated vehicle stickers using the drop box or the postal service.

When you mail or deliver your check to pay your property assessments, enclose a copy of your current registration and current proof of insurance proving ownership of the vehicle with license plate number for each vehicle. For boat stickers the office needs the completed application form (found on the POA website), current insurance declaration page showing the actual boat you are registering with Raintree, current registration and title (if we do not already have it.) Include a check for the sum of \$2 times your number of vehicles plus the boat sticker fee shown on page 2, and a self-addressed stamped envelope. The POA will mail your 2020 vehicle and boat stickers to you.

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 Staff Hours

Sunday & Monday – Closed
Tuesday-Friday – 9 am – 3 pm
Saturday – 9 am – 1 pm
Currently the lobby is closed to all visitors, but the staff is available by phone or email.

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NEWSLETTER.**