



POA Notice of 2020 Annual Election

Raintree Property Owners Association, Inc.

Board of Directors

President

Dave Wooldridge

Vice President

David Getty

Treasurer

Barbara Murrill

Secretary

Deb Enderson

Directors

Adam Crites

Kristen Kilman

Chris Waller

Al Wideman



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From the President....by Dave Wooldridge

One year ago this Board was able to announce resolution of one lawsuit and promised we would also put an end to the other long-running legal conundrum and financial drain regarding the Country Club. COVID-19 has delayed delivery of that promise, but we have done exactly what we were instructed to do by three different judges - work out a settlement with the Country Club that is fair to all Property Owners. Now we await legal process. As you were notified by the Court mailing, you can view the legal documents at www.raintreepoa.net/current-legal-documents/

Although cash strapped, we were able to enhance the experience of crowds of hungry Property Owners by scheduling food trucks at the beach. Check them out these summer weekends!

Five items will be on the ballot for your vote. Two are especially aimed at helping Property Owners who no longer want their Raintree property connect with potential buyers. These will benefit all Property Owners by increasing property sizes and reducing the total count of Property Owners using our roads, sewers, and amenities as more of Raintree is developed.

A Special Assessment of \$50 is being requested on the September ballot to raise money for Security and Maintenance. You asked for earmarking, and we've provided it. We urgently need this one-time Special Assessment passed.

The spring and summer flood damage took a bite out of our budget, and the stack of repairs still needed is daunting. Managing our money means decisions must be made, and we juggle as best we can.

Thank you to the volunteers who make up our Board and Committees and faithfully raise their hands when help is needed. We welcome anyone who wants to become involved to contact the office or a Board member. Our special thanks to Derek Pryor who has been livestreaming monthly Board meetings for the past year to make it possible for every Property Owner to hear the business of Raintree.

Want to hear the proposed Covenant changes explained by members of the Board?

Board members will explain each ballot item, and the recording will be posted on RaintreePOA.net. A link will be emailed to all addresses submitted to RaintreePOABoard@gmail.com and posted on Facebook (Raintree POA Community) and on NextDoor so you can hear the ballot items explained by Board members.

Hear the explanations from those who know, and decide for yourself what makes sense for your life and your investment in Raintree.

Spread Your Assessment Payments

Many Property Owners expressed interest in spreading assessment payments across the year. As discussed in monthly Board meetings and shared in a detailed descriptive email from RaintreePOABoard@gmail.com, any and all of you are invited to pre-pay the assessment due 7/1/2021 in monthly or quarterly automated bank payments.

As long as your 2019-20 assessments are paid, you can establish the payment amount and dates on your bank's bill pay functionality. Set the payee to be Raintree POA, 5998 State Hwy B, Hillsboro, MO 63050, 636-797-3434. Your bank will send a check from your designated account to the POA office on the dates you specify for the amount you specify. The POA will credit your account and reflect the amount already paid on your assessment invoice next May.

Rules

Over a 6-month period, members of the community, the Architectural Control Committee, and some Board members met monthly to review and update the Rules manual. The updated document is posted on the www.RaintreePOA.net website under the Property Owner Information tab. It's worth a read to keep yourself informed and up to date.

Security

The Raintree Security Policy was updated during the past year to more clearly spell out the requirements for lakes and beach access, the rear gate access system for guests of residents, and who is eligible for vehicle stickers. The updated document is posted on the www.RaintreePOA.net website under the Property Owner Information tab. Be sure to read it if you are still uncomfortable using the automated gate kiosk for your guests. Remember that you must provide your specific phone numbers for the gate system to call for you to open the gate with your phone. If you don't understand how to use it after reading the instructions, call the office, and we will arrange a demonstration for you.

Community Relations Committee

Want an easy way to ask questions about Raintree? The Raintree CRC was formed to listen to the thoughts and conversations of Property Owners and to bring creative suggestions, ideas, and concerns to the Board. You can suggest ideas for future enhancements – maybe a beach for Spring Lake or a buried culvert in the ditch by the Pavilion? If you want to receive community updates including e-newsletters, send your email address to RaintreePOABoard@gmail.com and watch for a fresh look at sharing ideas and information. Thanks to the volunteers for this committee focused on reaching out to you and giving Property Owners another way to ask questions and express your opinion.

Take a look at that Strategic Proposal to Address Property Values and Availability of Amenities...

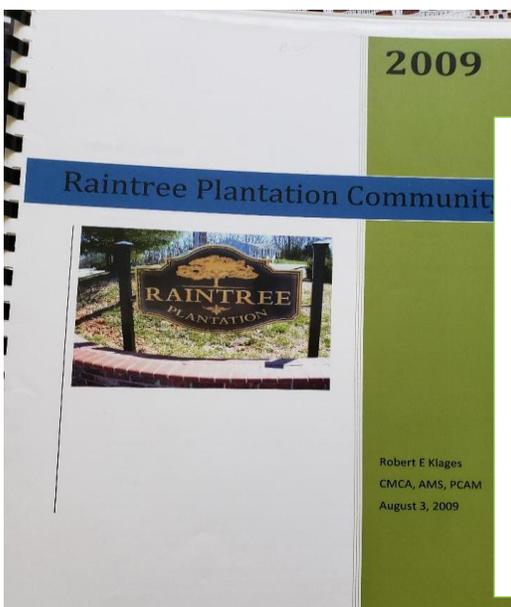
Excerpt from Study to improve Raintree Property Values

are reopened 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 September 2020 Ballot Items – the legal language (changes in bold)

Ballot Item #1 - Allow discount to more than one legally adjoining lot

Covenant 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 assessment 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. Such funds can also be used for the purchase of property, both real estate and personal, the payment of salaries and fees, and purchasing any kind of materials, services, or any other item that the trustees may deem useful for the development known as Raintree Plantation. No assessment on any lot in excess of \$205 per year per platted lot in sections 1 through 25 (\$365 per year per lot for residents) and \$300 per year per platted lot (\$475 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 lot owners voting as hereinafter set forth and set assessment, and provided further that the assessment is levied each year shall be and become a lien without filing or suit or legal procedure to establish such lien on said lot if not paid within 30 days after July 1 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 each of those lots adjoining to the first lot, into a single adjusted lot, effective 7/1/2021 and beginning the next July 1st after a purchase or merger with the remaining originally platted Lots being assessed as set out in these restrictions.**

What this proposal translates to:

Again this year the ballot includes a strategic move recommended by a 2009 Consultant Study for how to improve Raintree's success. The developers were able to squeeze 3,168 lots into this property; however, our lakes, beaches, sewer system, roads, and gate system could never accommodate 3,168 families residing in Raintree.

The proposed change would eliminate the one-lot discount maximum starting with assessments due 7/1/2021 to encourage Property Owners to combine small difficult lots to create larger areas of land suitable for building their home.

This amendment is intended to

- *create a market for unwanted lots,*
- *create a market for lots surrendered to Jefferson County (currently more than 500!)*
- *provide motivation for Property Owners to build homes on larger properties expected to increase overall property values, and*
- *reduce the count of Property Owners to a level our amenities can support.*

Loss of assessment income would be more than offset by eliminating assessment loss in lots surrendered to Jefferson County for failure to pay real estate taxes.

Here is the math of what this would mean to you for 7/1/2021 assessments:

All except RTF:

Lot \$205 **(no change)**

Lot with a House \$365 **(no change)**

House on 2 Adjoined Lots $\$365 + (205-95) = \475

(no change)

House on 3 Adjoined Lots $\$365 + ((205+205 -95-95) = \585.00

House on 4 Adjoined Lots $\$365 + (205+205+205 -95-95-95) = \695

House on 5 Adjoined Lots $\$365 + (205+205+205+205-95-95-95-95) = \805
(etc.)

Raintree Forest:

Lots \$300 **(no change)**

Lot with a House \$475 **(no change)**

Ballot Item #2 - **Increase maximum censure amount**

Covenant 3a(3)(i) Levy a Censure Assessment (Censure Assessment as used in this section shall mean an assessment subject to lien against the Owner's land, directly related to violation of covenants, restrictions or rules and regulations), after notice and opportunity to be heard, for a violation of the Governing Documents in such amount as the Board deems reasonable and in keeping with its predetermined published violation grid, taking into account the nature, duration, and other circumstances of the violation, but not to exceed ~~\$500~~ **\$1,000** for the violation and not to exceed \$50.00 per day or per incident that the violation continues after notice and opportunity to be heard. Any unpaid Censure Assessment shall be additive to annual assessments and be enforceable in the same manner as other assessments under these Covenants and Restrictions.

Current censures for some major infractions do not prevent abuse of some rules.

Property Owners who comply with Rules and Covenants will not be impacted.

Ballot Item #3 - **Allow Real Estate signs on vacant lots**

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. **In addition, lots without homes may post real estate sale signs at least 10 feet back from the road.** Signs must be standard size, **not to exceed 24"x24"** 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.

Provides an easier way for nonresidential lot owners to market their property and connect with potential buyers, especially within Raintree.

Lot ownership would be voluntary instead of lot owners feeling trapped into ownership by not having a way to market their property.

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.

THANK YOU to the Volunteers who make up Committees, Lakes & Beaches, Security, Rules, the Board, and special projects. The gift of your time and efforts is what allows Raintree to function.

Ballot Item 4 - A one-time Special Assessment of \$50 for the owner of each lot to be due by 12/31/2020. Funds raised are to be specifically (earmarked) to pay for security within the community, such as off-duty officers, a paid security company, or security equipment improvements and also to replace worn out maintenance equipment that can no longer be repaired.

For reference:

3g. The Board may submit a proposal for a Special Assessment to the Owners when there is a need for additional funds to preserve common property or to protect the interests of the community which shall be voted on pursuant to the methods set forth in Paragraph 4b. Voting may be at the annual meeting or a special meeting.

The proposed Special Assessment shall identify the dollar amount, period of time and use of the proposed Special Assessment. Any and all Special Assessment funds shall be held in a separate designated account and shall only be used for the specific purpose.

Upon approval by the membership, the Special Assessment shall be due no later than 90 days after written notice of said Special Assessment. Collection and penalties enforcement for non-payment of special assessments shall be the same as those for annual assessments under these Covenants and Restrictions.

Needed to raise money through a one-time special assessment earmarked to improve security, which is a common topic of complaints, as well as replacing worn out maintenance equipment which is badly needed for taking care of our community.

Treasurer's Report – the Budget - Barb Murrill, POA Treasurer

The 2020-21 budget anticipates total income of \$917,700 including assessments, all stickers, campground rental, interest income, and all other sources. Utility, insurance, and administration expenses will consume more than 53% of that, which *does not include* maintenance, roads, lakes and beaches, security, or any property improvements.

The amount allotted for Roads has been reduced to \$265,000 in order to balance the budget, which is a fraction of the normal annual Roads maintenance cost. We are expecting zero road reimbursement funds from the EPA this year due to the COVID-19 work stoppage.

By carefully managing expenditures we were able to prevent spending our last Certificate of Deposit and ended the fiscal year with approximately \$30,000 in available cash.

The September ballot will include a request for a one-time special assessment of \$50 per lot to help replace outdated security and maintenance equipment that is beyond further repair. Property Owners asked for identification of how funds would be spent, and the Board has complied. These capital improvements will strengthen Raintree's financial position and improve our ability to monitor and protect your rights to amenities and a well-maintained community. Payment will be due by December 31.

Item 5 – Add requirement for builder funding of road cut construction permits

Covenant 2a. (paragraph 2) All building and construction in Raintree Plantation shall require a building permit issued by the Raintree Plantation Property Owners Association, Inc. The Board of Directors may, at their discretion, establish a regulatory policy to set the fee for the permit but same shall not exceed **\$8,500** per individual home, **divided between a maximum of \$5,000 from the Property Owner and \$3,500 to be paid by the Builder for the road cut repairs.** The fee must be submitted in cash or equivalent to the Raintree Plantation Property Owners Association, Inc.'s business office prior to the start of construction on any lot and **it the RPOA shall retain a portion of the** such bond permit, not to exceed \$3,000 **for the Property Owner portion,** to be placed in the general revenue funds for the purposes of assisting in the funding of capital improvements for the infrastructure such as roads, culverts, bridges, etc., affected by construction and refund the balance of such \$5,000 bond. **In addition, the RPOA shall retain a portion of the builder portion of the bond permit, not to exceed \$1,000 if the road cut is done satisfactorily or \$3,500 if the RPOA has to make the road cut repairs, to be placed in the Roads fund for the purposes of repair of road crossing cuts and other damage to Raintree roads.**

The POA (with your money) often is left to pay for road cut repairs the builder was responsible to fix. Motivates the builder to complete the work.

The Property Owner portion of the permit cost is not increased.

There are four (4) positions on the POA Board to be filled by this election. The nine (9) Candidates for Board Appointment are:

Scott Clark: 26 year property owner I believe the bi-laws and covenants and the Missouri Sunshine Law should be followed by the board. Every property owner should have the right to vote on any major changes. For the future, we need to have absentee voting, because office hours are limited from 9-3 Tuesday thru Friday and 9-1 on Saturdays. Any questions Please Call 314-677-0244.

Adam Crites: I am applying for the vacant Board position at Raintree Plantation. I have experienced how wonderful Raintree is over the last few years that I have lived here, but I have also noticed some things that are hindering our community's growth and potential. I believe that with my experience as a business owner, U.S. Army Veteran, father and husband, I can help Raintree further its value to property owners and future families.

Jeremy Greil: Raintree homeowner for 13 years. Twenty years of experience in residential, commercial, and industrial construction, including road work. Supervise teams of over 300 and serve as President of my Local Carpenter's Union. I believe relationship building is vital to a productive community and will dedicate myself to rebuilding trust in Raintree's governance. If you want someone who is direct and values an open process, and someone who cares about building community, please vote for me.

Jim Guthrie: Military for 10 years and medical field for the last 20 years. Raised 3 children here. I have many friends and family that have moved here or bought property since I moved in including my parents, daughter, and grandchildren. I have made the best friends here and continue to enjoy meeting more of you. I have no special interests and no money to be made, I only want to make this neighborhood better.

Michael Hinkle: I am a US Army Military Police Veteran. I grew up in Missouri. I have held positions in IT, Chauffer/Bodyguard, and Law Enforcement. Karin and I have lived here over a year after being visitors of Raintree with our family for six years. I am currently on the Rules, Security, ACC, and Community Relations Committees, and am an active HOA member. I feel I would be an asset to Raintree as a Board member.

RESUMES Continued:

Barbara Murrill: I have lived in Raintree for seven years, and have served on the Board since May 2019. I have had the opportunity to contribute to the resolution of some of the outstanding legal issues that have crippled Raintree for the past several years. I believe that settling these inequities will allow us to focus on restoring Raintree to the prosperous and thriving community the residents deserve. 636-222-2734

Tammy Ponzar: I submit my request to serve Raintree Property Owners. My professional background includes teaching, CFO of a privately held building firm, and the daily operations and long-term planning of my family farm in Ohio. I have served in various capacities on community, development, school, PTA, Junior League, and POA committees. I pride myself on professionalism, consistency, and being factual, detailed, and to the point. Raintree truly is our forever home.

David Staloch: I am campaigning for a Raintree POA board member position. I have been a Raintree resident for 12 years and I have been helping people for 26 years as a licensed Realtor. I have 30 years of Experience in Residential, Commercial, Construction, and Development. I believe treating all people fairly is the key to building a great community. Please vote for David Staloch. 636-337-4663 davidstaloch@ymail.com

Michael Vaughn: I have been a resident of raintree for 27 years. I am a recent retiree of the Hillsboro School District and the Teamsters Union Local 618. I am about transparency and compromise. I strongly believe I can help restore the trust in Raintree's POA Board. I am open minded and firmly believe everyone's issues should be dealt with equally. I would appreciate your vote.

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 (Non-emergency) 636-797-3619
- Ambulance 636-586-2132
- EMERGENCY 911

Lots for Sale...

Jefferson County now owns approximately 500 Raintree lots seized due to delinquent taxes. To inquire about purchasing lots from the county, contact

Sharon A. Kost
636-797-6292
sakost@jeffcomo.org

Auto Sticker & Assessment Reminder

If 2020 assessments and all censure fines have been paid, you can obtain the auto stickers (\$2.00 each) which will allow your vehicle to be parked on common areas such as the beach, pavilion, and boat launch. You'll need to bring in a copy of your current registration form, driver's license, and proof of insurance.

Due to questions raised about the confusing issue of 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 posted on the POA website and available in the POA office.

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

Accounts still delinquent on **September 1st, 2020** will be sent to Collections, and the office will no longer be able to accept direct payment. All Collections expenses will be paid by the Property Owner.

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. And SMILE, bad behavior is recorded by the security camera.

POA Annual Election Sunday, September 20, 2020

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 15 – 18 and from 9 am to 1 pm on September 19

To vote, a member must be in "Good Standing," meaning that all assessments and censure assessments must be paid in full by August 21, 2020.

Annual Election:

You will WANT to read this.

Proposals include amendments expected to significantly improve lot marketability and property values.

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