

**Ballot Item #1 - Schedule assessment increases to bring income more comparable to expenses**

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 fund can also be used for the purchase of property, both real estate and personal, the payment of salaries and fees, and purchasing of any sort of materials, services, or any other item that the trustees may deem useful for the development known as Raintree Plantation. **Through the 2021 assessment billing period**, 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; **Effective 7/1/2022 General Assessments of all Raintree Plantation property shall be increased as follows:**

- **7/1/2022 – 5% increase over current assessment**
- **7/1/2023 – 5% increase over 2022 assessment**
- **7/1/2024 – 5% increase over 2023 assessment**
- **7/1/2025 – 5% increase over 2024 assessment**
- **7/1/2026 – 5% increase over 2025 assessment**
- **7/1/2027 and each year thereafter – Increase of the cost of living during the previous calendar year. This calculation shall be made by adding to the then current assessment amount the percentage by which the level of the Consumer Price Index for the St. Louis, Missouri Metropolitan Area, as reported by the Bureau of Labor Statistics of the United States Department of Labor, has increased over its level as of January 1<sup>st</sup> of the prior year, not to exceed 2%.**

**Except for these adjustments, no assessment change** 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 a filing or suit or legal procedure to establish said lien on said lot if not paid within thirty (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 reduction of ~~\$95.00~~ **47%** of the assessment of each of those lots adjoined to the first lot, into a single adjusted lot, effective 7/1/2021 and beginning the next July 1st after a purchase or merger.

**Assessment Discussion:**

1. *Represents the first increase in Annual Assessments since 2008, and is designed to gradually bring the total assessment revenue up to cover our basic expenses and allow improvements and new amenities*

2. *Cost-of-Living Increase (COLA) is calculated much like the annual increase for Social Security benefits except it uses a St. Louis index rather than a national index.*
3. *What would be my immediate increase?* Here is the math of what this would mean to you for 7/1/2022 assessments:

All except RTF:

- a. Lot \$215 (\$10/year change for 2021-22)
- b. Lot with a House \$383 (+\$18 for the year)
- c. House on 2 Adjoined Lots \$499 (+\$24)
- d. House on 3 Adjoined Lots \$614 (+\$29)
- e. House on 4 Adjoined Lots \$695 (+\$35)
- f. House on 5 Adjoined Lots \$805 (+\$40)

Raintree Forest:

- g. Lots \$315 (+\$15)
- h. Lot with a House \$499 (+\$24)

4. *It sounds like assessments could take over my household budget. Prove me wrong.* Increases cannot exceed the St. Louis cost of living increase, with a maximum 2% cap each year. Here is the **most** assessments could be **after 10 years** of increases

- a. Lot \$289
- b. Lot with a House \$514
- c. House on 2 Adjoined Lots \$669

Raintree Forest:

- d. Lots \$423
- e. Lot with a House \$669

5. *Where does the assessment money get spent? How do we know it's efficient and the best use of the money?*

- a. Projected/budgeted assessment income for this 2021-22 Fiscal Year is \$750,000.
- b. The Board works for free, but Employees do not. Payroll expense including taxes is projected to consume over \$270,000 of that.
- c. Legal expenses are projected to be \$60,000 including consultations and collections, but **not** legal involvement in the CC Settlement appeal.
- d. General maintenance of equipment and POA buildings is budgeted for \$70,900
- e. Security is budgeted to spend \$26,500 for equipment and repairs, the necessary internet service, and \$2,000 for miscellaneous security needs.
- f. Road repairs are budgeted for \$220,000, which is **about half** what was spent annually in recent years with the subsidy from the EPA.
- g. Lakes and Beaches is budgeted for \$70,000, most of which is for lake water treatment
- h. Insurance is budgeted for \$27,000, not included in any of the above categories.
- i. That leaves less than \$6,000 of Assessment Revenue for emergencies and miscellaneous smaller expenses.
- j. It does not reflect reinstatement of the Dredging Fund, which was eliminated after only one deposits because the funds were needed for immediate necessities.
- k. It does not reflect the required deposit of 5% of annual assessment income (\$37,500) into the ICF - Infrastructure Crisis Fund (By-Laws Article VII, Section 5.) **That money must come from miscellaneous income such as boat, golf cart, and auto stickers.**

- I. Financial statements are updated monthly and available to any PO at the POA office.
6. *What would the Board do with all the extra money after we catch up?* The increase wouldn't be received by the POA until July 1, 2022, assessments are paid. At a 5% increase, the projected 2022 assessment income would be \$787,500. That extra \$37,500 is not going to catch us up. It's basically 1/6<sup>th</sup> of what we had to cut the Roads budget by this year. It's going to take YEARS to get us where we should be if assessments had kept up with the cost of living. This is a start. Each year assessment income will increase until we have enough for basic needs AND roads, security, etc. Refer to the table below.
  7. *Are the increases fair across Property Owners?* Yes, by applying percentage increases rather than flat dollar amounts, every Property Owner's increase **is proportionately equal** even though the dollar amounts will be different based on property type.
  8. *Could we reduce Employee costs by hiring a service?* No service is going to charge us less than their costs for the same amount of work. In the last year we met twice with a management company that promised to manage assessment billing and processing. By the time they understood the complexities and dependencies, they withdrew their bid. The records need to change instantaneously to manage permits, etc. Property Owners ask for MORE hours and MORE services, not less. Likewise, our maintenance crew is working constantly to keep up with trash, roadwork, grass and/or snow, and other necessary upkeep.
  9. *When will Raintree be able to make improvements and not just catch up in maintenance?* The Board has several low-cost enhancements under discussion, including potentially upgrading the Raintree Park area as well as other Parkways. We can't do strategic planning until we have enough to cover basic expenses. Then we will be asking Property Owners for priorities on potential improvements. This deficit has been growing for years. Many things that used to be done or nice to have are on hold to just fund essentials. See this table – will take till 7/1/2029 to fund Roads & Lake Treatment.

Impact of Increase on POA Budget									
	2021 with Assessments Established in 2008	7/1/2022 with 5% Increase	7/1/2023 with 5% Increase	7/1/2024 with 5% Increase	7/1/2025 with 5% Increase	7/1/2026 with 5% Increase	7/1/2027 2% (Max) Increase	7/1/2028 2% (Max) Increase	7/1/2029 2% (Max) Increase
<b>Projected POA Income</b>	\$ 750,000	787,500	826,875	868,219	911,630	957,211	976,355	995,883	\$ 1,015,800
<b>Resulting increase yearly</b>	\$ -	\$ 37,500	\$ 76,875	\$ 118,219	\$ 161,630	\$ 207,211	\$ 226,355	\$ 245,883	\$ 265,800
<b>Roads Cut to Budget</b>	<b>200,000</b>								
<b>Lake Treatment Increase</b>	<b>50,000</b>								
<b>Just these two needs</b>	<b>250,000</b>								
<b>Resulting shortage</b>	<b>250,000</b>	212,500	173,125	131,781	88,370	42,789	23,645	4,117	<b>(15,800)</b> <b>2029!!</b> We break even

**Ballot Item #2 - Allow sheds to be built within placement, size, and appearance limitations, and with ACC oversight.**

2i. Construction of boat docks or outbuildings shall be permitted on lots within Raintree Subdivision, subject to approval by the Architectural Control Committee and within guidelines established by the Property Owners Association Board of Directors. In addition to an off-street parking area suitable to handle two full size automobiles, all residential buildings shall have a two-car garage attached to or built in as a part of the residence. **Except** In the section known as Raintree Forest/Section 50 an additional garage may be detached if approved by the Architectural Control Committee **(ACC.)** A variance may be granted by the Architectural Control Committee if only one car garage will fit on the lot. A homeowner may build an additional detached garage on an adjacent lot provided that the homeowner has performed a boundary line adjustment to attach the adjoining lot to the residential lot. The detached garage shall be no greater than 900 sq. ft. and no less than 400 sq. ft., and it must be connected with a pathway to the residence. The plans for the detached garage must be approved by Architectural Control Committee and they must meet Jefferson County construction codes. **Effective 12/31/2021 a property owner of any property in Raintree Plantation property with a residential house located thereon, may be approved for construction of a shed no greater than 100 square feet, properly anchored to a concrete floor, with color and materials matching the house on the same property; said shed must be located behind the main house, within the sidewalls of the house, and within the 30-foot setback. The shed must be approved by the ACC including submission of a deposit. ACC will follow the inspection process detailed in these restrictions.**

**Shed Discussion:**

**1. Why is this being offered on the ballot?**

Responds to requests to allow sheds and shortage buildings but with the strict compliance with Raintree building oversight on materials, placement, and compliance during the construction process. Ideally, sheds built under these requirements will look like room additions rather than outbuildings. The shed must meet size limitations, be anchored to a concrete pad, use the same building materials as the house, and be immediately behind the house.

**2. What is that lined out Except in change?**

This is cleaning up confusing wording what was intended to mean “only in Raintree Forest” could detached garages be built. (A later Covenant change allows Property Owners on some adjoined lots outside of Raintree Forest to build detached garages as shown by other language in the paragraph.)

**3. What if somebody just assembles a metal shed instead of following the ACC process?**

Just like today, they would be fined and ordered to take down the unauthorized structure.