



Raintree Plantation Property Owners Association May 2022

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From the POA President

Hello, Raintree Property Owners.

We are well into the annual cycle of preparing Raintree for the summer season. As you will see in the Committee reports in this newsletter, we are positioned for a great season of fishing, boating, swimming, and all the other activities you all enjoy in Raintree. A successful Clean Up day had dozens of residents picking up trash to put our best face forward for you and your summer guests. Community-wide social events were heralded as great fun, and we have more to come.

The Country Club Settlement to resolve this legal situation has been affirmed by the Appeals Court as of 5/24. You can watch [Case.net: ED109793 - Docket Entries \(mo.gov\)](#) for any updates and read their decision on the POA website (see News or Legal.)

Building of new homes and miscellaneous projects continues under the guiding eye of the Architectural Control Committee. Homes have also sold at record speed in our community, so we have a number of new homeowners as well as lot owners. Welcome to all of you!

The EPA has finished their soil remediations, and we no longer see their trucks in our neighborhood. We purchased new snow equipment with the Maintenance portion of the Special Assessment, and definitely benefited from that this past winter. The new website has been available for almost a year, and the News and Calendar items can keep you up to date on Raintree happenings, meetings, etc.

Thank you for being a Raintree Owner.

Dave Wooldridge, RTPOA President

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DID YOU KNOW?? Monthly POA Board meetings are livestreamed so you can watch from anywhere on your computer or telephone. The link is posted on the Raintree POA/Raintree POA Community Facebook page at the beginning of each meeting. You can also attend in person.

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 each to review the rules and regulations about boating on the lakes and spending time at the beach, found in Owner Info/Rules on our website.

This year we do have a new Lake Patrol boat and a handful of Volunteers to assist! However, we need to find a home to park the boat for the upcoming season. If you have a boat slip or dock you are not using or don't mind sharing with the lake patrol boat, please reach out.

You may have noticed that a few parking spots down at the Beach Parking lot were striped for golf carts, marked off in sections of 4 per parking spot so that 4 golf carts can park in one parking spot. We hope this will help reduce the occurrence of a single golf cart taking up a full parking spot especially during the holidays and busy weekend days. The Beach and boat ramp parking lots will get a fresh coat of paint for the parking spots and the arrows for directing traffic through the parking lot. This will give the lots a fresh clean appearance.

There have been some concerns recently about the success and schedule of the Lake Water Treatments. Nothing has changed at this point. They are on schedule as they always have been. We have met with the Company rep to go over the treatment concerns and future treatments. We are expecting to get monthly reports going forward of the inspections and treatments performed for each month for our review.

We have also reached out to the Department of Conservation to assist us in getting a census of the fish in our lakes. We continue to stock the lakes regularly 2x a year but feel a census is needed to see what and how many fish we have. This will also give us an idea on what we may and may not need going forward for next year's stocking of the lakes.

Monthly Family-Friendly Fishing tournaments will begin May 14th and continued through September. Brian Fink has graciously volunteered his time to coordinate these, so big thank you to Brian! See the dates on the www.RaintreePOA.net website calendar.

Porta-potties have been delivered, and nearly 12 tons of sand was installed. The restrooms at the campgrounds will soon get a fresh coat of paint as well.

If you do not already, please follow: Raintree Lake (MO) Boating & Fishing or Raintree MO POA lakes and beaches on Facebook

Tim Fulkerson, Lakes & Beaches Chair

2022 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.

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:** *As of 2022 there is a one-time \$10 sticker charge for newly registered non-motorized boats. If a replacement sticker is required for any previously registered non-motorized boat, there will be a \$10 charge to replace the sticker.*

Security Committee

After a year without, we were able to acquire a Patrol Boat for overseeing busiest times on Autumn Lake. Boating rules are posted in Sections 5 and 6 of the Rules manual posted on the POA website. For the times when no Patrol Boat is on duty, you can still report/submit complaints about bad boating behavior.

Beach and Boat Ramp Security has been hired for the 2022 season. Justin is an experienced ex-military security guard. Introduce yourself. To avoid any embarrassing situations, be sure to understand rules around parking and having guests at the beach. You can find them in Section 3 of the Rules manual posted on the POA website. Beach and boat ramp parking hours have been re-extended to 10 pm. (Swimming hours still end at dusk.)

Summer is a time of many visitors to Raintree, and gate codes are available only for specific holidays. The back gate guest access kiosk is easy to use for guests of homeowners. Be sure to watch the video posted on the website Menu and share it with your guests who aren't already used to it. If you are a Raintree resident and haven't submitted phone numbers to be able to use the guest access, contact the office. (Guests must be accompanied by the hosting Property Owner at any Raintree amenities.)

We look forward to continued progress in achieving security at our gates, amenities, and (of course!) homes in Raintree. Our website Home page now features a new "incident report" for you to easily notify us when gates are down.

Have a great summer.

Adam Crites, Security Committee Chair

Raintree Property for Sale

Be sure to check out the Raintree Property icon on the www.RaintreePOA.net website if you would like to expand your property size.

Owners of lots throughout Raintree have posted contact information for property available for purchase.

Administration

The POA office team has been busy learning new roles and strengthening their knowledge of Raintree. As in any office, staff turnover happens. Long-time employees Joann and Sue have been transitioning out for the last couple months and training the new permanent staff, Hailey and Brenda, under the oversight of office manager, Wendi. Wendi has three years of experience in her office manager role here.

This is our first year experiencing the 5% Assessment increase. You'll notice your invoice is no longer rounded to an even dollar amount. If you come to the office to pay your bill and/or to pick up your new vehicle stickers, please bring the exact amount with you. The office has a very limited amount of cash. The stickers are still just \$2 each, so please bring \$1 bills with you along with the current vehicle registration and proof of insurance.

Denny Schwantner, Chair

Interested in How to Remove Prior Year Stickers?

Scraping the windshield with either a credit card or a razor knife will quickly remove the old sticker. No need for stress or stacking them up the side of your windshield.

Architectural Control Committee

I would like to personally thank all the people we have worked with both past and present for their cooperation. Keeping this community safe, keeping it at a high standard, and preserving what it is we love about Raintree is at the forefront of our minds with every decision. We may not agree with your decision here or there, but please know it is for the greater good of our little slice of paradise.

As you may see, building is happening all around us, and new friends are moving in! There are a total of 16 new homes being constructed and more improvements being made each day.

We here at Raintree, and specifically in the ACC, want to make it clear that we are here for you as a resource, and work for YOU. There is a wealth of knowledge and experience within these gates, and we want to leverage that to ensure all our projects are done correctly. If you have any questions about our tactics, decisions, or anything regarding the ACC, please feel free to reach out to me personally, Nicholas King, or Keith Bohnenkamper, Co-Chair.

With the increase in building and projects around us, we are always searching for new Committee Members to help ensure all is moving forward and help with some of our workload. The ideal candidate would have construction knowledge, but we can train as needed. Please contact the office if you are available to help!

Nicholas W. King
Architectural Control Committee Chair

Safe Walking Tips

If there is no sidewalk, pedestrians should walk on the side of the road where you'll be facing oncoming traffic. That way you'll be able to see oncoming vehicles and have a chance to dodge out of the way if you feel threatened. If you're a cyclist, though, you still need to ride in the same direction as traffic.

- Source: [Missour Driver Guide \(mo.gov\)](http://www.mo.gov) (their typo, page 30)

Rules Committee

Raintree does not have a police force for roaming and looking for Rules issues, but our By-Laws charge the Rules Committee with responding to complaints by Property Owners and assessing censures as provided in the Censures tables of the Rules Manual. Please refer to <http://www.RaintreePOA.net> website under Owner Info for the Bylaws, Covenants, and Rules. Remember, it is each owner's responsibility to know these.

How do you submit a Complaint if you witness a concern? The Complaint form is available under Owner Info/Forms/Violation Complaint Form on the <http://www.RaintreePOA.net> website. You can also request a form at the POA office. Just fill out the form and send it to the office for review of the situation.

Please note that "Quiet Time" in Raintree begins at 10 pm and ends at 6 am. Construction "Quiet Time" begins at Sunset and ends at 7 am on weekdays and 8 am on weekends. Beach and Boat ramp parking lot hours have been extended to 10 pm in accordance with Jefferson County and Raintree "Quiet Time." Swimming hours at the Beach still end at "dusk."

All violation complaints are avoidable. Most Rules complaints this year are for clearing lots, illegally parking vehicles, boats, trailers, and additional secondary parking without ACC approval. Let's join together to eliminate rules violations. If you are not sure of something, just ask. We are here to help!

John Willett, Rules Committee Chair

Helpful Reminders

Owned or Leased Vehicles: *Current Year* Raintree vehicle stickers must be purchased (\$2 each) and applied to your windshield by July 1 after paying your assessments. Bring your valid driver's license, each vehicle's current registration and proof of current insurance. Raintree stickers are to be affixed in clear visual sight on the inside lower left (driver-side) of the windshield immediately upon receipt to avoid denial to POA Raintree amenities and exposure of vehicle to towing and owner censures.

Golf Carts: *Current Year* Raintree stickers are required. Schedule your Golf Cart Inspection, and bring current proof of liability insurance on golf cart to the POA office. Stickers are **\$25** each. 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 \$100 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, replacement, and repairs 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 or see the ACC rules on the POA website Committee page.

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 to keep our community secure.

Treasurer's Report - Laurie Haller, Board Treasurer

The total of all assets for Raintree POA as of April 30, 2022, was \$1,050,313.71. This includes our cash, current assets, buildings, equipment, furniture, land and improvements, roads and vehicles. In comparison, for the same period last year, our total assets were \$1,220,442.31, a decrease in assets over the year of \$170,128.60. This was essentially all in cash, and the lost EPA income was not a factor in this change as that was not received until June. Payment of routine expenses is why the assessment increase was so desperately needed to help bridge the gap caused by increased costs continually eating into our budget and cash reserves.

Now comes the tricky part – budgeting. We no longer have any EPA money to help with our road repairs. The worst areas have been targeted, and we have bids out to several companies. Roads are definitely a big budget item. Although we are planning to set aside about \$200,000 for their repair, we are unsure at this time if that will be enough to take care of everything that we hope to fix.

Lakes and beaches are another area that have seen a big increase in cost. Our lake treatment company monthly expense has gone up 30% over last year with mixed reviews on their effectiveness. We are looking into some other options and will hopefully be able to cut some cost in this area.

The approved 5% increase in assessments will give us roughly an additional \$35,000 this year. Of this, about \$14,000 will need to be put aside in September for the Lake Dredging Fund created by a resolution by the Board in October 2021. This does not really leave us a lot of wiggle room for extras.

John Willett and I are working together to develop a budget that will provide for our most urgent needs, and also trying to make a plan for future amenities desired by many in the community. The addition of amenities will be a long-term project for which we most likely will need to receive funding. There is a lot of work yet to do. We are hopeful that we can possibly do a few small enhancements this year. I believe that Raintree is definitely moving in the right direction and look forward to watching it grow and prosper.

Please look for your assessment invoices which are currently being mailed. There is an additional survey attached to it. We would appreciate it if you would complete this survey and return it with your assessment. We value your input to make future plans. Assessment payments are due by July 1st.

Roads Report

The budget and the plan for Road work this year is a lot less than previous years because the EPA is no longer reimbursing us for the damage caused by their trucks in the course of the remediation work. The cost of the asphalt has shot up considerably, so we are limited in what we will be able to accomplish. The work for the worst locations is currently sent out for bid.

In addition to the repair of streets damaged by potholes or just many years of wear and tear, we have new construction that will require planning for paving roads not previously paved.

We changed our strategy over the last year to take a more proactive role in prioritizing road repairs. We have organized a team of volunteers assigned to specific territories to inspect streets and report back damage that needs attention. If you are interested, please call the office to volunteer for the Roads Committee.

Denny Schwantner, Roads Chair

POA Events Committee

Our next scheduled event is the Raintree Yard Sale, which will take place Saturday, June 11, from 7 am to 1 pm.

To register to participate in the yard sales and be listed on the map distributed at the front entrance, contact the POA office by June 7. The cost is \$10, which is used to pay for advertisement in the Leader and as a donation to the Hillsboro Food Pantry.

If you are a non-resident Property Owner, the gates will open at 7 am, and there are many deals to be had!

If you are resident not doing a yard sale, you may be interested to know many of the sales open on Friday night so you have a chance to visit before the crowd descends.

Deb Enderson, Events Committee Chair

Communications

The POA communicates with Property Owners using numerous mediums, specifically:

- the Raintree POA Community Facebook page,
- emailed announcements, updates, and news direct to your mailbox*,
- posts on the RaintreePOA.net website,
- signs in the gate boxes,
- articles in the monthly HOA Gazette,
- monthly "Raintree Roundup" eNewsletters *,
- the printed Newsletters sent to all Property Owners for May, August, October, and January, and
- *if you have questions*, submit them to be addressed in each month's announced POA Board meeting. Send them to RaintreePOABoard@gmail.com, message me on the Raintree POA Community Facebook page, or direct them to the office by phone, email, or letter.

*If you believe you signed up for emails but don't see them in your inbox, especially if you have gmail, check your Promotions tab. Gmail sorts mail from our Mailchimp host out as advertising and shows it under Promotions. I went into settings and eliminated the Promotions tab, and now they come to my main inbox.

If you have not yet signed up for the emails and eNewsletters, it's easy to do from the RaintreePOA.net website.

If you have a question, ask a Board member.

Deb Enderson, Communications Chair

Annual Election Opportunity

The POA is accepting resumes to fill five (5) Board of Directors openings in the September Annual Election, three of which are 3-year, one is a 2-year, and one is a 1-year term.

Board members are expected to attend evening meetings, lead committees, and perform other daily, weekly, and monthly duties required to manage Raintree in compliance with By-Laws and Covenants.

Paper resumes addressed to the attention of the "Board Secretary" must be received at the POA office no later than **3 pm on Friday, July 15**. Any Property Owner in "good standing" (current with 2022-23 assessments and censure) may submit a resume of 75 words or less stating their qualifications to be a serving member of the Board to be included on the September Annual Election ballot.

Installment Payment of Assessments

You can arrange in about 5 minutes to have ZERO due to the POA next June.

Almost every bank offers a free bill-paying service, and it usually is easy to set up online. If you aren't comfortable with that, call them and ask for help. You will be glad you did. Call the POA office if you still have questions. Email RaintreePOABoard@gmail.com if you would like me to help you.

Instruct the bank to pay a monthly payment for 1/12 of your annual assessment. For most property with a house, that is \$33/month. Choose a day of the month that works for your budget and have the bank send a monthly check to the Raintree POA at 5998 State Highway B, Hillsboro, MO 63050. The POA phone number is 636 797-3434, in case you are asked.

That is it. You are done. If you prefer to pay quarterly, your bank will let you set it up that way. On the designated day, your bank will mail a check from your account to the POA, and it will be credited toward your upcoming assessment. This is sure to make YOUR life simpler and less stressful.

Raintree HOA

Are you new to Raintree or have you lived here a while and just want to meet new people? Then the HOA (Homeowner's Association) is for you. The HOA is a social organization that was formed some 30 years ago simply to provide a way for property owners in Raintree to meet and socialize with their neighbors.

General meetings are held on the 3rd Friday of each month at either the Country Club or the pavilion. An activity or event is generally held in conjunction with the meeting. Examples of HOA events planned for 2022 are: Easter Egg Hunt for Children, Minute-It to Win-It, Golf Tournament, Pool Party, Bonfire, Progressive Dinner, Breakfast with Santa and the Jingle Mingle Christmas party.

HOA events are organized by a board of 8 volunteers. Board members are elected by a vote of the HOA membership. We have a Facebook page and publish a monthly newsletter called the Gazette which lists upcoming events to keep members up to date. We also send regular reminders and updates to members via email.

If you wish to join this great organization and make dozens of new friends all while having a fun time, a membership form can be obtained at the POA office, at the Country Club (in the area between the bar and pro shop) or by contacting the current president, Betsy Harlan, at betsytomlin@sbcglobal.net. The cost is \$35 per year per household.



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/Raintree POA
Community

POA Office Staff email: Office@RaintreePOA.net

POA Office Telephone: 636-797-3434

Questions/Suggestions for POA Board:
RaintreePOABoard@gmail.com

*Sign up for emails through the link on the
website and the links on Facebook.*

Fishing Tournaments

Did you know Raintree offers fishing
tournaments?

On the second Saturday of each month, May-
September

Starting at the Boat Ramp, 6 am till Noon

There is a \$10 entry fee, and
only Property Owner boats are permitted.

To register or inquire, please contact Tournament
Organizer **Brian Fink at 636-290-2949**

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

1st & last Saturday of each month –
9 am – 1 pm

**YOU WANT TO READ THIS
NEWSLETTER.**