



# POA Notice of 2021 Annual Election

Raintree Property Owners Association, Inc.

## Board of Directors

### President

**Dave Wooldridge**

### Vice President

**David Getty**

### Treasurer

**Barbara Murrill**

### Secretary

**Deb Anderson**

### Directors

**Adam Crites**

**Tammy Ponzar**

**Chris Waller**

**Al Wideman**



## From the President....by Dave Wooldridge

As we wrap up another year here in Raintree, I want to thank everyone who has volunteered and supported Raintree in a positive way. It has been a pleasure to be your Board President for the last 3 years. I have worked with some outstanding Board members and look forward to another 3 years. I hope to see you on the other side of the elections.

I also want to thank everyone for approving the Special Assessment last year, which allowed us to add much needed equipment for improved maintenance and security.

The food trucks at the beach were a big hit last year. Thanks to all the patronage to these vendors to make our lakes and beaches more enjoyable and justify offering this opportunity for years to come.

Depending on the Court's response to the Appeal, we believe we have finally resolved an 11-year legal battle with the Country Club. We can put behind us the nearly \$750,000 spent on legal defenses and put our assessment proceeds to much more satisfying use. With this settlement you will have unlimited golf, swimming pool access, fitness room access, discounts on the banquet center and 10% off the cost of food and drinks with the potential of a restaurant re-opening.

While I thank and appreciate everything our Board has done, it also takes a team of office, maintenance, and volunteer staff. Thanks to all of you, and thanks to every Property Owner. We are a team to make Raintree great.

Regards,  
Dave Wooldridge  
President RTPOA

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## 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 registered for email updates and posted on Facebook (Raintree POA /Raintree POA Community) so you can hear the ballot items explained by Board members.**

**Hear the reasoning for the proposed changes so you can decide for yourself what makes sense for your life and your investment in Raintree.**

## See the new Raintree website: [www.RaintreePOA.net](http://www.RaintreePOA.net)

Our website has been redesigned to provide a better experience whether you are viewing by phone or computer. New features include a guide to finding topics in the Covenants, new Committee pages, a News icon on the Home Page that shows all announcements and updates, archived and searchable, a Raintree Property icon where lot owners can list their lot for sale to make it easier to connect buyers and sellers, and an expanded Frequently Asked Questions menu that can save you time searching and wondering. Take a few minutes to find how easy it is to access information you need.

## Get updates delivered to your email box.

To date, 465 Property Owners subscribed to receive the Roundup eNewsletter. We are adding two additional paper newsletters each year to be sure we are reaching all Property Owners with information you need at least quarterly. Each other month a Raintree Roundup will be sent electronically.

## Spread Your Assessment Payments

Many Property Owners expressed interest in spreading assessment payments across the year. Any and all of you are invited to pre-pay the assessment due 7/1/2022 in monthly or quarterly automated bank payments. As long as your 2020-21 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.

## Treasurer's Report - Barb Murrill, POA Treasurer

The 2021-2022 budget anticipates Assessment income of \$750,000, based on historical data. Fixed expenses such as administration, payroll, utilities, insurance, and taxes will consume approximately 60% of that. Discretionary budget items such as roads, maintenance, lakes and beaches, security and any property improvements will be adjusted to fall within the budget.

There will be a ballot item in September for a long overdue general assessment increase. I urge everyone to seriously consider voting to support this item. The financial health of Raintree is at stake.

The last General Assessment increase was passed in September 2008. Year after year, fixed expenses continue to increase while income stays stagnant. We all know from managing a household budget that cuts have to be made. Examples are:

- We used to have a security guard on staff. The total spent on Security in the year ended 6/30/2008 was \$154,566. The Security expense in the year ended 6/30/2019 was \$19,599.
- We used to be able to repave roads, but fixing potholes is what we can afford now that the EPA roads reimbursement is ending. With 39 miles of streets, at some point our road system will not be sustainable.
- We have added a new lake treatment plan which has been successful in controlling weeds and algae that were threatening the usability of the lakes. It increased the lake treatment expense from less than \$7,000 to around \$58,000 per year.
- Office hours are limited to 28 hours per week because of payroll expenses.
- Our maintenance equipment was in a sad state until you passed a Special Assessment last year. Thanks to you we have been able to replace much of our equipment. We all benefit from being able to keep the streets plowed and keep up with the general maintenance jobs. That's what \$50 from each of us was able to do. About a dollar a week!

This ballot item should ensure that, barring some unforeseen calamity, Boards of the future should not have to ask for another assessment increase.

## ***Proposed September 2021 Ballot Items – the legal language (changes in bold)***

### **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.

## ***What this proposal translates to:***

*The proposed change would be 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 such as ... a fishing dock for Spring Lake, improved parkways for non-lake front owners, expansion of the Autumn Lake beach area, installation of a shower at the beach, and many more ideas that require funds to implement.*

*A 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, (and, obviously, this increase applies only to the POA Assessment amount and not to your entire SS benefit.) It's a way to allow the POA to maintain the quality of the neighborhood without asking for increases in future years.*

### **Here is the math of what this would mean to you for 7/1/2022 assessments:**

#### **All except RTF:**

Lot \$215 (\$10/year change)

Lot with a House \$383 (+\$18 for the year)

House on 2 Adjoined Lots \$499 (+\$24)

House on 3 Adjoined Lots \$614 (+\$29)

House on 4 Adjoined Lots \$695 (+\$35)

House on 5 Adjoined Lots \$805 (+\$40)

#### **Raintree Forest:**

Lots \$315 (+\$15)

Lot with a House \$499 (+\$24)

Condo owner assessments would increase proportionately and be included in the annual Condo Association fee.

See the table on page 4 showing the **most** the increase could amount to (using the maximum Cost of Living factor) over 10 years, with the first and tenth year shown both annually and monthly -- about \$1.50 per month on a property with \$365 assessment.

**Maximum Assessment Increases over 10 Years \***

	Assessments Established in 2008	<b>Current Assessment Paid Monthly</b>	7/1/2022 with 5% Increase	7/1/2031 2% (Max) Increase	<b>Max 2031 Assessment Paid Monthly</b>	10 Year Change, Paid Monthly
Single Lot	\$205	<b>\$17</b>	\$215	\$289	<b>\$24</b>	<b>\$7</b>
House on Single Lot	365	<b>30</b>	383	514	<b>43</b>	<b>12</b>
House on 2 Adjoined Lots	475	<b>40</b>	499	669	<b>56</b>	<b>16</b>
House on 3 Adjoined Lots	585	<b>49</b>	614	824	<b>69</b>	<b>20</b>
RT Forest Single Lot	300	<b>25</b>	315	423	<b>35</b>	<b>10</b>
RTF House on Single Lot	475	<b>40</b>	499	669	<b>56</b>	<b>16</b>

\* 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 1st of the prior year, **not to exceed 2%**.

**Ballot Item #2 - Grandfathered jet skis may be relicensed only to the current owner after 12/31/2021.**

1h. Only personal watercraft, as defined in the Missouri statutes, such as Wave Runners, Jet Skis, and Sea Doos, that are registered with the Raintree Plantation Property Owners Association, Inc. in the form required by the Board of Directors by December 31, 2002, will be allowed to continue to operate on Autumn Lake in Raintree. Nevertheless, if Autumn Lake is at full pool, meaning that water is passing over the spillway not created by boating activities, then all boating on Autumn Lake shall be restricted to “no Wake” until the pool level recedes. The POA exclusively shall reserve the right to determine full pool condition and take reasonable steps to notify the members during those conditions by at least posting the lake condition at the POA headquarters. Registered personal watercraft must operate according to the boating regulations and time limitations as set out in the regulations of the Property Owners Association and the laws and regulations of the State of Missouri.

In 2002 Property Owners voted to eliminate jet skis for the sake of safety from Raintree lakes, but a loophole in the language has led to sale and resale of those “grandfathered” 2002 jet skis within Raintree. This amendment would allow the jet skis to be registered in future years only by the current owners.

(Ballot Item #2 continued)

Effective January 1, 2003, no additional, previously unregistered personal watercraft will be allowed to be registered or operated in Raintree subdivision. Effective January 1, 2016, personal watercraft must be continuously and consecutively annually registered with Raintree POA. A failure to continuously and consecutively register that watercraft with Raintree Subdivision shall cause a forfeiture of the right to obtain a permit on the personal watercraft in the future. **After 12/31/2021, any transfer or sale of any percentage of ownership of a personal watercraft currently registered in the form that was required by the Board of Directors on or before December 31, 2002, (for use in this paragraph transferred or sold shall include, and not be limited to, any transfer of any ownership percentage of a company, trust or other entity that has any ownership in the personal watercraft), shall cause a forfeiture of the right to obtain a permit on the personal watercraft in the future.** No airboats, fan boats or similar propeller-type vessels of any kind are permitted on any lake in Raintree Subdivision.

**Ballot Item 3 - 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.**

Property Owners depend on the Architectural Control Committee to protect property values by maintaining the high standards established by the Covenants and our ACC Rules. Construction of homes, detached garages, and permitted out buildings is carefully monitored. This proposal establishes the ability of any homeowner to add a shed behind their home under strict guidelines, which would require oversight and approval by the ACC like any other construction in Raintree.

**Item 4 – Limit horsepower of any motor permitted in Raintree lakes to 100 hp, with grandfathering for boats currently stickered.**

1h. ....

Boats/vessels that are registered with the Raintree Plantation Property Owners Association, Inc. shall not exceed 24’ (feet) in length. Pontoon boats are excluded from the length limit. Previously approved and registered boats over 24’ (feet) in length, which are currently registered prior to September 15, 2013 with the Raintree Plantation Property Owners Association, Inc. will be allowed to continue to operate on all lakes in Raintree. **The maximum horsepower of any motor on Raintree lakes shall be 100 horsepower. Watercraft or motors exceeding 100 horsepower and currently registered prior to September 19, 2021, will be allowed to continue to operate in accordance with all Raintree restrictions. After September 19, 2021, any transfer or sale of any percentage of ownership of a watercraft or motor exceeding 100 horsepower, (for use in this paragraph transferred or sold shall include, and not be limited to, any transfer of any ownership percentage of a company, trust or other entity that has any ownership in the watercraft or motor), shall cause a forfeiture of the right to obtain a permit on the watercraft or motor for use in any Raintree lake.** All registered boats/vessels must operate according to the boating regulations and time limitations as set out in the regulations of the Property Owners Association and the laws and regulations of the State of Missouri. All watercraft as described in this section must be covered by a liability insurance policy yearly and said policy must be presented at time of purchasing the watercraft sticker.

This is an effort to contain the impact of individual boats on other boats and the infrastructure by implementing a horsepower limit of 100 hp to all boats being newly registered to Raintree.

Other lakes all around us have prohibited use of wake boats due to the potential damage to the infrastructure. Rather than ban use of the boats that generate the extra wakes, this proposal is to immediately ban the use of the equipment on the boats that causes the extra-large wakes and the activity of wake surfing, to be defined now and in the future by the POA.

**Item 5 - Protective restrictions created to limit activity that generates large damaging wakes.**

**1i. (new)**

**Effective 9/19/2021 no one may operate** a watercraft that includes, whether permanent or temporary, any feature or addition designed to create additional wake; this shall include, but not be limited to, full ballast tanks of a wake boat.

**Raintree Lots for Sale**

The Raintree Property icon on the home page of the **RaintreePOA.net** website shows a spreadsheet of lots offered for sale by owner. You can add your lot or find lots near yours that could be acquired and merged with your property.

Also, Jefferson County now owns approximately 320 Raintree lots seized due to delinquent taxes. To inquire about purchasing lots from the County, contact Sharon A. Kost at 636-797-6292 or **sakost@jeffcomo.org**

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.

**There are four (4) positions on the POA Board to be filled by this election – three 3-year terms and one 2-year term.**

**The four (4) Candidates for Board Appointment are:**

**Deb Enderson:** I've served on the POA Board since October 2015 after 12+ years volunteering on the HOA Board. I create the electronic and printed newsletters, email updates, Gazette articles, monitor and respond for RaintreePOABoard@gmail.com, and maintain the POA Community Facebook page for announcements, updates, and response to questions. I also managed the recent Raintree POA website update and create the monthly Board minutes. Keep me on the Board if you appreciate getting honest, frequent, and useful communication.

**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.

**Denny Schwantner:** Raintree property owner since 1988 and homeowner since 2011. Retired Postmaster. Previous Vice President of POA Board of Directors. Member of the following committees in prior years: Legal, Finance, ACC, Roads. As a member of the Roads committee for the last 6 years, I have procured \$1.4 million dollars from the EPA for road repairs and replacement. If elected, I will uphold the Covenants and By-Laws of the community.

**David Wooldridge:** I graduated from Cleveland Highschool in 1980. I am married with 5 adult children and have been employed in IT for 35 years. My experience includes Sr. Technician, Manager, President of Subdivision, and Owner of several small businesses. I look forward to helping in the community, getting to know my neighbors, taking their concerns and suggestions to the Board. I will work to support this Board and gain your trust and respect.

**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

**Auto Sticker & Assessment Reminder**

If 2021 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.

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, 2021** 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 19, 2021**

**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 14 – 17 and from 9 am to 1 pm on September 18**

**To vote, a member must be in "Good Standing," meaning that all assessments and censure assessments must be paid in full by August 20, 2021. All votes must be cast in person by a person on the property deed, one per "Property Owner." See FAQs on the [www.RaintreePOA.net](http://www.RaintreePOA.net) website for more election details.**

**Annual Election:  
You will WANT to read this.**

## **POA Office Hours**

Sunday & Monday – Closed

Tuesday-Friday – 9 am to 3 pm

Saturday – 9 am to 1 pm

See *NEW* POA website: [www.RaintreePOA.net](http://www.RaintreePOA.net)

POA Office Email: [Office@RaintreePOA.net](mailto:Office@RaintreePOA.net)

Facebook: **Raintree POA Community**

POA eNewsletters and ongoing Communication:  
"Sign Up for Our Newsletter" on the [www.RaintreePOA.net](http://www.RaintreePOA.net) website homepage.