



Raintree Plantation Property Owners Association October 2021

From the POA President

Hello, Raintree Property Owners.

Thank you to Annual Election voters for approving the Assessment increase starting with Assessments due next July 1st. Although a small amount each year, this increase will help greatly toward keeping your community and amenities sustainable going into the future.

While I've been a resident only a few years, I appreciate that Raintree has served as home to generations of Property Owners. Raintree "pioneers" worked, played, and made a difference in how our community developed over these 40-some years. We thank them for their many hours and years of volunteering. Many of them have moved on in their lives, but new owners have stepped in to enjoy what Raintree offers, bringing new ideas and expectations.

Rules built up over these past 40 years were all designed to prevent Raintree's reputation and property values from decreasing due to a loss of those high standards.

As a Board committed to maintaining the quality of our neighborhood, we recognize that time brings new ideas and that priorities of Property Owners change. Naturally, there will be differences of opinion. Ballot Items, Rules, and Committee updates are part of Raintree's growth as we move toward the future.

We as a Board will take into consideration all possible applications for these updates - how they may affect Raintree Plantation and property owners alike. Any proposal for changes that affects the By-Laws or Covenants must be presented as a ballot item to be voted on by all Property Owners at the next Annual Election in September.

Stay safe, and regards,
Dave Wooldridge, RTPOA President

Board of Directors

President

Dave Wooldridge

Vice President

Dennis Schwantner

Treasurer

Barbara Murrill

Secretary

Deb Enderson

Directors

Adam Crites

David Getty

Tammy Ponzar

Chris Waller

Al Wideman

CONTENTS –

Page 1 – From the President

Page 2 – Election Results,
Dredging

Page 3 – Road Repairs,
Reporting Gate Down

Page 4 – Caution Light Install,
Yard Waste Issues

Page 5 – New Website,
Guest Access Use Aid

Page 6 – Monthly Installments,
Phone & Contact Info

Winter Weather Reminder:

**Do Not Park your vehicle on the street when inclement weather threatens.
Trucks and plows need room to work.**

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.

Annual Election Results and Board Positions

Confirming the election results, 272 ballots were counted after voting closed.

The results for Board positions were as follows:

Dennis Schwantner (207 votes),
Dave Wooldridge (193), and
David Getty (192) got three-year Board terms.
Deb Enderson (188) got a two-year term.

Ballot Item #1 - Schedule Assessment Increases to Bring Income More Comparable to Expenses PASSED. Yes Votes - 153 No - 117

Ballot Item #2 - Allow Sheds to Be Built within Placement, Size, and Appearance Limitations, and with ACC Oversight PASSED. Yes Votes - 173 No - 97

Committee Leads are designated as follows:

Roads – Chair will be Denny and Co-Chair will be Barb
Rules - Chair will be Dave G. and Co-Chair will be Tammy
ACC - Chair will be Dave G. and Co-Chair will be Chris, and all Board members will be on the Committee
Security - Chair will be Chris and Co-Chair will be Adam
Communications - Chair will be Deb and Co-Chair will be Tammy
Events - Chair will be Deb and Co-Chair will be Tammy
Lakes & Beaches - Chair will be Tammy and Co-Chair will be Al
Golf Carts - Chair will be Tammy and Co-Chair will be Dave W.
Administration and Legal - Chair will be Dave W and Co-Chair will be Barb
Finance – Chair will be Barb and Co-Chair will be Deb
Maintenance – Chair will be Barb and Co-Chair will be Denny

Dredging Fund Approved

The POA Board approved a Resolution to deposit 2% of Assessments collected each fiscal year into a Dredging Fund to accumulate. Discussions with dredging experts have provided a few suggestions on how to approach cleaning Raintree lakes. Starting this fund will give us the resources over several years to tackle the problem when decisions have been made and the monies have built up.

Deposits into this new fund will begin in September 2022. This commitment is made knowing that Assessment revenue for the year beginning July 1, 2022, will generate 5% more funds than each of the dozen past years due to passage of the Assessment increase.

Thank you. Protecting our lakes is vital for the future of Raintree.



In case this arrives before Halloween -

- Vista traffic will be **one-way, counter-clockwise**. Plan your route accordingly.
- There will be a golf cart Trunk or Treat at the Boat Ramp parking area from 5 to 9 pm.
- Please drive carefully.

Road Work Beginning in November

After requesting bids from five companies, the Board approved a contract with West Paving for \$187,888.75 for repair of 32 locations in Raintree. The work will begin in November 2021. The areas that will be partially closed for asphalt work are listed below.

Pin Oak (curve to curve)
5859 Redwood
Butternut (south of Plum Lane)
Plum Lane (to cul de sac)
Ridgecrest 9818 (2 locations)
Lake Ridge (10244 and 10222)
Forest Drive (5600, intersection with Eagles Nest, 5647, 5706, Lake Hill, 5770, 5812, 5817, 5820, 5881)
Lake Hill (near Forest Dr.)
Turkey Trail
Timber Hill (10286 and 10220)
Intersection of Scarlett and Tara
Intersection of Column and Lincoln
Intersection of Column and W. Vista
Sumter (24)
Camptown Trace
Plantation (back gate)
Old Hickory (5945 to E. Vista)
Easy St (9559 to Greenwood)

These locations were identified by the new expanded Roads Committee. Six volunteers have been assigned zones within Raintree, each of which covers 4-5 Sections of the community. Their road damage reports are evaluated as we plan how to spend the Roads budget for the year.

Communications

Monthly eNewsletters are generated to provide information to Property Owners except once quarterly a paper newsletter will be created and mailed. Some of the monthly articles are repeated to make sure they are available to every Property Owner.

To get the information sooner, sign up for emails and eNewsletters on the www.RaintreePOA.net website.

Reminder:

Security Process - Gate Repair Reporting

When you see that one of the gates has been knocked down or is malfunctioning, please do the following:

1. During business hours contact the POA Office @ 636-797-3434 to alert maintenance.
2. Send an email to SecureRaintree@gmail.com and cc: the Raintree Office at Office@raintreepoa.net with the following information:
 - Gate location: Front, Ridgecrest/Forest, or Back
 - The problem, e.g., "gate down"
 - Date and time you observed the issue
 - Any additional information that might be helpful

Please do not use Facebook or NextDoor to report gate malfunctions.

These are social media platforms and are not actively monitored for subdivision work orders.

Caution Lights for Raintree Entrance

Earlier this year the Missouri Department of Transportation (MODOT) informed us that after three years of continuous follow-ups, our request for a flashing warning light at the intersection of B and Column paid off. MODOT went through the bidding process this fall, and work to install the equipment will begin as early as Monday, October 25.

As we understand it, sensors at the intersection will trigger lights to flash on both sides of Highway B. This will tell travelers on B that a vehicle is ready to pull on onto B. The intent is that drivers will slow down approaching our entrance.

Denny Schwantner initiated the request as Roads Chairman several years ago, and Barb Murrill continued it with monthly phone calls following up with the State. Very instrumental in getting this approved was Raintree resident and MODOT employee Stephen O'Connor, who packaged it with work on Hwy 21 & 110 to get approval.

Hopefully, we have had our last accident at the entrance to Raintree.



Are You Feeding the Algae and Weeds in the Lakes?

Yard waste that is not disposed of responsibly ends up in the lake, providing nutrients and food for the grass and algae we are spending so much money to control.

It isn't a secret. We see the grass, leaves, and branches that were tossed irresponsibly. Please, we need your help to allow "Only Rain Down the Ditches and Culverts."

Here are some basics when you cut your grass and clean your property to keep our lakes healthy and also to avoid flash flooding in your neighborhood:

- Ditches have an important purpose for channeling rain to the lakes. Don't fill them with grass or tree clippings because that causes flooding.
- DON'T dump or blow leaves or grass clippings into ditches or empty lots. They can make it through the culverts and ditches to the lakes, promoting the growth of algae and grass in the lakes due to an increase in nutrients. We have many empty lots here, but you do not have the right to dump debris onto someone else's property. Not only is it illegal, it's a disservice to all your neighbors.
- Fire pits are inexpensive and provide a way to eliminate yard and tree waste without making it someone else's problem.

New www.RaintreePOA.net Website

The website was replaced this summer with an all-new site. You enter the same address to access the website that you always did. One of the priorities for the new site was to make it easy for you to find what you need whether you are using a computer or a phone. The menu in the upper right corner will help you find what you need.

You will want to explore all the new contents, including

- the new Forms section that lets you create online forms that are emailed to the office, and
- the New Owner Information packet, all under Owner Info.
- the new Committee pages, which provide links to many forms and rules that you have looked for before.
- the Guest Access for Residents aid, a short video showing you and your guests how to use the back gate kiosk to get them in without you making a trip, available on the menu and also on the Security Committee page, and
- the new FAQ section providing answers to a multitude of questions often raised.

If you scroll down the Home screen, you'll find six additional icons.

- News is where you will now go for Announcements, which archive and are searchable for potential later interest,
- Raintree Property is a new tool for finding or selling lots. It includes a map of Raintree with all lots numbered, a spreadsheet with lots for sale and contact info listed, a simple form to complete and submit to add your lot to the spreadsheet, and a link to the Jefferson County lots that were surrendered for nonpayment of taxes.

We hope you will take some time to look through the new site. Remember that its current design is to meet the needs of Property Owners, potential Property Owners, and anyone looking for information about Raintree. Our **next** goal is to add a separate Property Owner Portal (POP) that is accessible only to current Property Owners. In that we expect to allow online payment and separate information only appropriate to share with Owners.

How do I get my guests and deliveries admitted inside the gates?

Should I let them closely follow me through the gate since I can't get a gate code?

A: Thank you for asking. **NO! Tailgating is never okay!** Too many times the gate is damaged, and that has expensive consequences for you. There is a censure plus cost of fixing the gate - besides that somebody has to stop what they are doing to fix it.

Recommended option - While gate codes are an option only on specific holidays, the Guest Access kiosk at the back gate is available 24/7 for all **residential** Property Owners who have provided phone numbers and registered with the POA to use it.

When you arrange your delivery or service call, make sure to tell them to use the back gate beside the Country Club and to enter your 4-digit personal code provided by the POA office at the kiosk. Suggest they call you on your phone as they approach so you can be ready to push nine (9) when you get the call from the access system. This usually works smoothly, and they are using their GPS to get to your house anyway.

To make it easier to point your guests to the recording of how to use the Guest Access system, the "how to" video is posted on its own page of the POA website. Find it (Guest Access) on the menu.



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.

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

Want to Pay Your Assessment Painlessly?

Avoid having to scramble to find the funds or, worse yet, pay more because you owe Collection fees each year when Assessments are due and then overdue.

You can use your bank's bill paying service, which usually is FREE, to have your bank send a check from your account monthly or quarterly toward the Assessment due July 1, 2022. By sending monthly installments of only 1/12th – 8% - of the amount you will owe, you automatically adjust for the difference in your monthly budget. Just think - getting an Assessment statement next May showing little or nothing due would be SWEET!

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

Even you can't stop in during office hours, the staff is available by phone or email.

**YOU WANT TO READ THIS
NEWSLETTER.**