



# Raintree Plantation Property Owners Association January 2023

## **From the POA President**

Hello Raintree Property Owners,

Some of you may have wondered what the closed Administrative meetings were for in August. Well, we are excited to share with you Raintree has contracted with City and Village Tax Office to handle the Assessment billing, collections, and a few other related tasks for Raintree!

### **Who is City and Village Tax Office?**

City and Village Tax Office of Bridgeton, MO has been in the business of providing professional collection services for cities, villages and subdivisions since 1937. Many communities find their years of experience helpful in the collection of Assessment fees. What sets City and Village apart? Service and experience. City and Village currently collects for over 900 subdivisions in 6 counties in Missouri and Illinois and is growing daily.

### **Why did we hire the City and Village Tax Office?**

- In one of the first steps in our vision, Raintree SMILE, City and Village will assist us in modernizing the Assessment process by utilizing industry leading professionals who are dedicated to this work. This is critical to the community, as Assessments are how the bills are paid and how we "keep the lights on".
- The overall labor market has been difficult. Hiring and retaining staffing with this type of professional expertise is expensive. The cost of City and Village's services is approximately 38% of the cost of adding one staff associate at our current pay scale. Recent efforts in hiring and training have not provided the results we require for Raintree. The Raintree office team will remain at three associates. A fourth associate will not be added.
- City and Village offers online payment access, and improves collections of past due accounts.
- In contracting with City and Village our office team can focus on matters that make Raintree SMILE! If you missed Raintree SMILE, keep reading!

### **What changes will I see?**

- Beginning with the 2023 Assessment, all Assessment notices will come from City and Village in accordance with our Covenants.
- Beginning with the 2023 Assessment, all Assessments will be paid by owners directly to City and Village. The Raintree office will no longer be able to accept Assessment payments. You will be able to pay online, mail a check or money order, or bring cash to the City and Village office in Bridgeton.
- Collection notices will come from City and Village and, if needed, collections attorneys and clerk of courts.
- The Raintree office will no longer accept cash payments. This is to insure your funds for our community are secure.

### **What will the Raintree office continue to perform?**

- Gate access processing
- Sticker processing
- Rules compliance
- Accounting and payroll
- Board and Committee meetings
- Respond to phone calls and emails
- Pavilion and Campgrounds rentals and access
- ACC compliance
- Owner and Board support
- Create and maintain electronic owner files

Stay safe and regards, Dave Wooldridge, RPOA President

### **POA Office Staff Hours**

Sunday & Monday – Closed  
Tuesday-Friday – 9 am – 3 pm  
Saturday – 9 am – 1 pm

Even if you can't stop in during office hours, the staff can be reached and help you by phone or email.

**YOU'LL WANT TO READ  
THIS NEWSLETTER!!!**

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## **Board Opening**

The Board currently has an open position from a resignation.

Resumes are being accepted until Friday, February 17th. Resumes can be no more than 75 words and applicants must be in good standing with all POA fees.

The position will be from February's Board meeting through mid-September.

Owners with experience in building construction, road maintenance, Quickbooks, office administration, and technology, please consider assisting your community thrive.

Resumes must be submitted by email to [secretary@raintreepoa.net](mailto:secretary@raintreepoa.net)

This is a great opportunity to try your hand out on the Board!

## **Email Communication**

Raintree encourages you to join in receiving electronic communications. This is the most timely way to hear what is happening in Raintree.

**After this Newsletter, Only the Annual Meeting Notification will be Sent by Mail!!!**

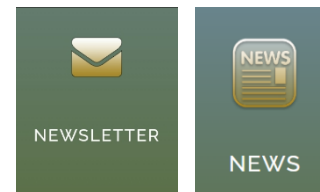
To sign-up go to [Raintreepoa.net](http://Raintreepoa.net) and click on this link from the bottom of the Home Page.



As we seek owner input on Raintree business, the surveys will only be available through a link that will be emailed. Many companies offer free email accounts. One example is Google's Gmail.

Join us here so you do not miss anything important to you.

Note: all communications are on the POA website at [Raintreepoa.net](http://Raintreepoa.net). Click on the News and Newsletter links near the bottom of the Home Page and the Raintree POA Community Facebook Page.



## **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

## Stickers...Timing and Pricing

- Stickers for vehicles, boats, jet skis, and golf carts are now **due by April 1, 2023**. The boat, jet ski (grandfathered only) and golf cart stickers were moved back from January 1. Vehicle stickers were moved up from July 1.
- The due date change will allow owners to get all stickers at one time and there will not be a mid-summer change over of the color needed.
  - Vehicle - \$25 **required for owner only beach parking**
  - Boat - \$100
  - Jet Ski (grandfathered only) - \$125
  - Golf Cart - \$25 **Inspection is no longer needed unless the cart is new to Raintree or altered from last photos on file - Schedule inspection with the Office.**
  - Annual Hang Tag - Two available per property owner (based on voting rules) - \$25 each
  - Daily Guest Parking Passes - Three per day, per Property Owner (based on voting rules) - \$25 each
- These stickers are available for purchase now.
- The following are some of the requirements to purchase a sticker. Please see the website or contact the office for additional information.
  - All Assessments must be current to purchase a sticker
  - Vehicles -
    - Current Driver's License and Registration in the property owners name and address on file. TOD is not valid!
  - Boats, Jet skis, Golf Carts -
    - Proof of Current Liability Insurance. Policy Declarations Page or Insurance Card.
    - Mandatory per Covenants sections 1F and 1H.
    - Title in property owners name.
    - Missouri Boater Safety Certification for any boat operator born after 1984
    - For grandfathered jet skis - contact Lakes and Beaches for the inspection and sticker after purchase.

## Beach Parking

Based on community input from open feedback, Town Hall Meetings, and Board Meetings, there are critical changes to the Beach Parking for the coming season.

- All parking on the beach side of Vista Drive is **Owner Only!**
  - Lower Lot
  - "Hill"
  - A vehicle window sticker is required.
    - Sticker must be fully affixed to windshield on lower driver's side
    - Effective date is April 1, 2023
    - No other parking passes are valid in these areas
- Parking on the Pavilion and Campground side of Vista Drive is for all vehicle stickers, Annual Hang Tags, and Daily Guest Parking Passes
  - Pavilion Lot is available if the Pavilion Rented sign is not up



1. Owner only parking – vehicle sticker required
2. Vehicle stickers, annual hang tag, daily guest passes

## **Additional Beach Parking Passes**

- Annual Hang Tag -
  - Two available per property owner (based on voting rules) - \$25 each
  - **Current Orange Hang Tags will expire and no longer be valid as of April 1, 2023**
  - **Hang Tag is not valid for Owner Only Beach Parking**
  - Available to Lot Owners and Condo Owners
  - Hang Tag cannot be replaced if lost or stolen.
  - Property Owner is responsible for their guests using the Hang Tag
  - Property Owners must accompany their guests to the beach!
- Daily Guest Parking Passes -
  - Three per day, per Property Owner (based on voting rules) - \$25 each
  - Must be purchased and picked up in advance of date wanted
  - Purchase and pickup must be made by the property owner - No Exceptions!
  - **Daily Guest Pass is not valid for Owner Only Beach Parking**
  - Property Owner is responsible for their guests using the Daily Guest Parking Pass
  - Property Owners must accompany their guests to the beach!
- **Violations of beach parking rules are booting and/or towing of the vehicle! No warnings will be given. The fees for booting and towing go to the towing company. The POA cannot assist in these matters. Please know the rules!**
- Net Revenue from these sales of Annual Hang Tags and Daily Guest Parking Passes will be designated for Beach Projects
  - Wash Station
  - Expanding Parking
  - Signage
  - Expanding Beach
  - Beach Erosion

## **Reminders for Parking on the Streets and Grass**

With Winter set upon us, there are many boats, trailers, and RVs parked against the Covenants and Rules of Raintree. The following are reminders and clarifications of the Covenants and Rules.

If your vehicle, boat, trailer, or RV is not parked in accordance with the Covenants and Rules, please move the item immediately to avoid a censure (fine).

The Raintree Community appreciates your cooperation.

All vehicles, boats, trailers, etc. must be parked in accordance with the following:

- Trailers, boats, personal watercraft, RV's or the like shall not be parked or stored in front of a residence or on POA roads or property. (Covenants, paragraph 2j). This means not parallel to the home or the street.
- Trailers, boats, personal watercraft, RV's and the like may be parked on the driveway of a residential lot (that being the most direct paved connection between the public road and the dwelling) as nearly as practical to the dwelling. (Covenants, paragraph 2j). This means your ACC approved additional driveway must be at a minimum gravel, connected to the street, and as close as possible to your home. Separate driveways away from the home and the existing driveway while allowed are not acceptable for parking these items.
- Unlicensed vehicles must be inside the garage. (Covenants, paragraph 2j)
- Vehicles, licensed or not, **must not be parked on lawns.** (Covenants, paragraph 2j). Overnight guest parking along the street is permitted so long as it is not repetitive.
- Parking is prohibited on all community dams and spillways.
- Parking on streets for guests must NOT impede the flow of traffic.
- No parking across the street from any driveway.
- No Parking on street during inclement weather

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.

## Assessment Collections

Per the RPOA Covenants the annual Assessments are due July 1 of each year. In early January, late notices were mailed to all 2022 property owners with unpaid Assessments.

In February, the POA will turn the property owners with unpaid Assessments over to a collections attorney. Once this takes place the POA Office will no longer be able to accept your payment and per the Covenants you will incur the fees from the collections attorney. Ultimately, failure to pay your assessments could result in you being served to appear in court and the fees will go higher.

Please pay your past due assessments immediately. The RPOA Board does not want to take unnecessary collections actions.

For Owners with past due assessments from prior years, please note, we will be following the same process as above.

## 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, 2023. By sending installments of some portion of the amount you will owe, you automatically adjust for the difference in your monthly budget. Just think - getting an Assessment statement showing little or nothing due would be SWEET!

Notices of Assessments due July 1 will be mailed by June 1. Amounts due are based on the property you own, as follows:

Residence on single lot	\$402
Residence in Raintree Forest	\$524
Vacant Lot	\$226
Vacant Lot in Raintree Forest	\$331

Assessment amounts for each Adjacent Lot merged with your first/home lot through Jefferson County will be reduced by 47%. (Example, house on 2 adjoined lots = \$402 plus 53% of \$226 = \$522)

**Effective March 1, 2023, prepayments will need to be sent to:**

**City and Village Tax Office  
3 Hollenberg Ct  
Bridgeton, MO 63044**

## By-Laws and Covenants

Please join your Community for a Town Hall meeting on Monday, February 13, 2023 at 7pm in the POA Office to brainstorm and discuss By-Laws and Covenant changes.

This Town Hall meeting will be formatted differently than the past meetings. The February meeting will be moderated by community members and the room set-up will be oval to enhance and promote conversation. The Board will attend for the purpose of answering questions.

## How Do Covenants and By-Laws Change?

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. 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.

Our Covenants and By-Laws were created about 40 years ago by the developer. Many amendments have been approved by Property Owner vote over the years. Each spring the Board invites suggestions for Annual Election ballot items. The **deadline for submitting ballot ideas is April 30** to give the Board time to explore and discuss what to put on the September ballot.

Do you have an idea for change? Don't wait. Connect with a Board member to begin to develop the idea into a suggestion. No change is as simple as it seems, and it will take time and effort to flesh out the nuances and impacts. Submit your ideas by email to Board@raintreepoa.net.

## Gate Codes for Private Parties

Are you having a party? You can now get a private gate code for your party.

- Request from the office a minimum of 7 days in advance of your party.
- Cost \$25
- Maximum 3 requests per year.
- Gate code will be limited to use for the day of your party only.
- Your guests must follow street parking guidelines.
- Holiday gate codes will still be available at no cost.

**Raintree Country Club**  
**Semi Annual “State of the Business” Summary**

The following is a brief summary of the “State of the Business” for Raintree Country Club. It provides basic information regarding the Clubs past and future operations. The summary is for informational purposes only and is provided to help facilitate the semi-annual discussions between the Country Club and Raintree Property Owners Board. The following is the governing paragraph from the settlement agreement.

I have created the following topics to organize the Club information.

- Legal
- Membership
- Golf Course
- Pool
- Fitness Center
- Main Building (Bar, Clubhouse and Banquet Center)
- Restaurant

Legal

On June 16, 2022, the Court of Appeals issued the mandate affirming the lower court's approval of the settlement agreement. On July 14, Intervenors filed a motion basically stating we should have billed 1-19 lots on June 8th and shouldn't have billed sections 20-25 the full \$900+ amount on May 16th that was due June 15th. As of now, this item has not been ruled on. There was a hearing held on November 18th. Collections have been delayed while we await a decision.

Membership

Due to the timing of the settlement agreement approval, the current membership period for lot owners outside of sections 20-25 is July 15, 2022 – June 14, 2023. Membership dues were prorated based on this period. Sections 20-25 credit amount is determined by the amount of dues collected from section 1-19 and RTF per the settlement agreement. We invoiced approximately 1700 property owners that previously had not been members. As of now, approximately 1000 have paid. We started the collection effort for the outstanding accounts. Property owners that do not pay will be turned over to our collections attorney.

For the 2023 season, we have raised the cost of public “golf only” membership and eliminated the public pool only ( referred to as Associated Social in the past). This provides additional incentive for property ownership.

Golf Course

Play increased during the COVID lockdowns and has stayed constant since. We continue to make improvements to the course. Our current projects include improving the drainage on holes #15 and #16, removing the sand traps on hole #2, renovating the sand trap on hole #3 and building a new green on hole #10. This last fall we completed over-seeding the fairways on holes #7 and #16 with a hybrid Kentucky Bluegrass. This grass will coexist with Bermuda and can be cut to fairway height. The majority of the improvement work is accomplished using our staff.

The 2022 golf leagues consisted of a Tuesday Night Men's League with 14 teams, a Wednesday Night Ladies League with teams and a Thursday Night Men's League with 20 teams. League sign up information for the upcoming year will be distributed in late January or early February.

#### Pool

The pool opens the Saturday of Memorial Day weekend and closes after Labor Day. The pool and pool area was remodeled and rebuilt the winter/spring of 2019.

#### Fitness Center

Fitness Center hours mirror that of the golf shop. The primary users are a Pilates class that conducts class multiple times per week.

#### Main Building (Bar, Clubhouse and Banquet Center)

The bar is open every Friday night and is open every Tuesday and Thursday night during the golf league which runs from the first week of April through mid-September. The Clubhouse and Banquet Center are rented out to both members and non-members during the year. We had 48 events in 2022. Over the last year we have redesigned/repared the parking lot and sidewalks, replaced roof, replaced deck, replaced restaurant front entrance and added new landscaping.

#### Restaurant

We continue to explore possible restaurant operations. Current economic uncertainties and a poor labor market do not help the situation. At this time there is no date for restaurant service.

With each new Board comes opportunities to volunteer and get involved in the best Raintree ever!  
On that note, the 2023 Board would like to share with you Raintree SMILE – our vision statement  
from our Board to our community.



## **RPOA Board of Directors**

**[president@raintreepoa.net](mailto:president@raintreepoa.net) (Dave)**

**[vicepresident@raintreepoa.net](mailto:vicepresident@raintreepoa.net) (Nick)**

**[treasurer@raintreepoa.net](mailto:treasurer@raintreepoa.net) (Deb)**

**[secretary@raintreepoa.net](mailto:secretary@raintreepoa.net) (John)**

**[acc@raintreepoa.net](mailto:acc@raintreepoa.net)**

**[rules@raintreepoa.net](mailto:rules@raintreepoa.net)**

**[roads@raintreepoa.net](mailto:roads@raintreepoa.net)**

**[legal@raintreepoa.net](mailto:legal@raintreepoa.net)**

**[lakesandbeaches@raintreepoa.net](mailto:lakesandbeaches@raintreepoa.net)**

**[communications@raintreepoa.net](mailto:communications@raintreepoa.net)**

**[finance@raintreepoa.net](mailto:finance@raintreepoa.net)**

**[security@raintreepoa.net](mailto:security@raintreepoa.net)**

**[maintenance@raintreepoa.net](mailto:maintenance@raintreepoa.net)**

**[om@raintreepoa.net](mailto:om@raintreepoa.net) (Wendi)**

**[office@raintreepoa.net](mailto:office@raintreepoa.net)**

**[office3@raintreepoa.net](mailto:office3@raintreepoa.net) (Customer Window)**

*The email identified with each director may change as Officers change.*