



Volume 7, Issue 8, August 2026

*The purpose of this Newsletter is to provide Raintree owners with timely information about various topics and happenings in Raintree. The Raintree POA Board wants to keep you “in the know” and highlight all the good our community has to offer. **If you have an idea for a topic for an upcoming edition, email us at Communications@raintreepoa.net.***

FROM THE BOARD

Raintree Owners,

In previous months I have shared that one of my goals as President was to offer updated reorganized versions of our governing documents. Significant time and effort were devoted to that goal by a few of the current Board members. I must now share that we’ve decided that presenting revised documents and the evidence to show there was no loss of content would just cost too much to print and mail out, as required by our current By-Laws. We would not expect you to accept a reorganization of the By-Laws or Covenants

without giving you a fair opportunity to do your own thorough review.

The POA Board has been able to share important information through email and text and to send a monthly E-newsletter sharing news of current events and initiatives to every owner who provides their email address/text number at almost no cost. The By-Laws though require paper mailing of assessment statements, POA invitation to submit resumes for Board positions on the Annual Election ballot, and the ballot items and candidate resumes (a/k/a the Annual Newsletter.) Considering the cost of each of those mailings, we have a ballot proposal to give a less expensive option to disseminating the information next year. For many owners, the paper version is unnecessary and unappreciated. More on that opportunity in the upcoming Annual Newsletter.

In the meantime, the Board has identified several important projects involving Summer and Winter Lakes, dams, and spillway that we have allocated General Funds to address. You can see those itemized in the June minutes and the upcoming July minutes, posted on the CPM portal after approval by the Board: [Vantaca Home](#)

If you have thoughts or concerns about the community, please bring them directly to the Board. Spreading opinions or hearsay on social media does not improve the community or help those trying to sell property. Any note sent to www.Board@RaintreePOA.net reaches the entire Board.

Respectfully,

Kent Campbell, POA President

HEADLINES

Autumn & Spring Lakes Fish Survey

Aquatic Control recently performed fish surveys on Autumn and Spring Lakes as requested by the Board and the Lakes & Beaches Committee. (see links below)

They reported what many Raintree fishermen already suspected: bass in our lakes are undersized. Both lakes are overcrowded with undersized Largemouth Bass. Their small size and low weight indicate severe competition for available food, and this large population of undersized bass is limiting the growth of larger, quality-size bass.

The primary food source of bass, bluegill, have a very low population for the number of bass in the lakes. In particular, bluegill between 3–6 inches, which is the size that bass prefer to eat, are especially scarce. Unfortunately, the lakes are nearly devoid of adequate structure and spawning habitat for bluegill.

The report also noted that Gizzard Shad could be a bass food source. However, shad can negatively impact a lake because they consume large amounts of plankton that bass and bluegill larvae also need.

Therefore, bluegill are the more stable and reliable food source for bass. The highest priority now is reducing the abundance of undersized bass and increasing habitat for bluegill.

Below are the next steps suggested by Aquatic Control:

1. Harvest 1,500 Bass less than 14.0 inches each year for the next 3 years.

2. Annually install 2–10 clusters of Mossback habitat and natural brush piles.
3. Allow vegetation growth in low-use areas.
4. Use the current fish stocking budget toward habitat improvements.
5. Conduct another fish survey in 2029.
6. Harvest all Green Sunfish caught.

<https://www.raintreepoa.net/lakes-and-beaches/autumn-lake-fisheries-analysis-report/>

<https://www.raintreepoa.net/lakes-and-beaches/spring-lake-fisheries-analysis-report/>

Raintree's Roads: A Growing Gap

Raintree maintains 43 miles of roads — 39 asphalt, 1 concrete, 3 unpaved — much of which are now past their expected lifespan and showing serious deterioration, including alligator cracking on numerous roads and troubling wear on Plantation Drive, one of only two ways in or out of the community.

A 2010 reserve study said the Association needed to spend \$1.3 million a year to keep the roads in good shape; that figure is now over \$2.0 million. Raintree currently budgets only about \$300,000 a year for road repairs, and some years nothing was spent at all. An EPA-funded lead cleanup program temporarily helped replace and improve roads, but that funding has ended, leaving Raintree to cover 100% of the cost going forward.

This election cycle, residents will vote on a Roads Assessment that would create dedicated funding — usable only for road construction and maintenance — and require the Board to hire an engineering firm to prioritize spending for the best return on investment. It won't close the full funding gap, but it's a meaningful, affordable first step.

More information will be available in the Annual Newsletter coming out very soon.

Lake Water Treatment Schedule

One of Raintree's largest expenses is treatment of our lake water to control algae and various vegetation that interferes with use of the lakes.

Here is a link to the full DNR evaluation memo regarding Raintree's lake water treatment, found on the CPM portal under Documents/Lakes Information/20260511 Lake Treatment Program Memo: [Vantaca Home](#) This was distributed in full in mid-May to all owners who have set up accounts on the CPM site by email and linked to by text.

The remaining schedule of treatments is as follows:

8/3/26
8/17/26
8/31/26
9/7/26
9/21/26

Current Boat & Trailer Stickers ARE Required

July 1 was the deadline for putting a 2026-27 sticker on your boat (and your boat trailer) to put it in any Raintree lake or parking area.

Committee Meetings

You are invited to attend Board and Committee meetings scheduled monthly as follows at the POA Building:

August Mtgs at the POA Office
Architectural CC –August 4, 6 pm
Board – August 17, 7 pm
Lakes & Beaches–August 3, 6 pm
Roads – August 11, 6 pm
Rules – August 12, 6 pm
Security/Tech – August 13, 6 pm

COMMUNITY Q & A

Q – How can I make sure I'm eligible to vote in Raintree's September 20th Annual Election?

A – Home and lot owners who

- 1) owned their property as of July 1, 2026,
- 2) have all assessments due registered as paid, and
- 3) have any censures assessed registered as paid by **August 15th** will be eligible to vote.

You can confirm your payment has been credited by going to your CPM account at <https://portal.cpmgateway.com/>

Q – Am I a member of the HOA and the POA?

A – Maybe, but only if you paid the \$35/household per year membership fee for this voluntary social group that sponsors events and parties throughout the year. This group has historically been called the Home Owners Assn (HOA) and they actually provided the gate boxes in which you see HOA and POA notices. Many of our Owners join and enjoy the monthly activities sponsored by the HOA. Find out more by contacting Cathy Schlotte, Judy Rommel, Rhonda Miller, or Julie Jordan, who make up part of the HOA Board.

BUT

Raintree Covenants and By-Laws formalize the managing organization name as the Property Owners Association. Under this name, the elected Board and associated Committees manage Lakes & Beaches, Roads, Rules, Security & Technology, Maintenance, as well as Legal, Finances, and the records and Communication. If you own Raintree property, you are working with the POA.

View General Information that all Owners need to know at <https://portal.cpmgateway.com/>

By-Laws, Covenants, and Raintree Rules

Raintree is a “Deed-Restricted Community” governed by By-Laws, Covenants, and Rules that apply to all Raintree Property Owners. It is your responsibility as a Raintree Owner to understand and adhere to the By-Laws, Covenants, and Rules. Non-Compliance can lead to fines.

Raintree Email Addresses

Please use these emails for Board members and Committee leads.

president@raintreepoa.net (Kent)

vicepresident@raintreepoa.net (Denny)

treasurer@raintreepoa.net (Elaine)

secretary@raintreepoa.net (Deb)

acc@raintreepoa.net (sends to Denny & Kent)

communications@raintreepoa.net (sends to Deb)

eventoversight@raintreepoa.net (sends to John)

finance@raintreepoa.net (sends to Elaine & John)

lakesandbeaches@raintreepoa.net (sends to

Michael & Joe)

legal@raintreepoa.net (sends Kent & Denny)

maintenance@raintreepoa.net (sends to Jim &

Elaine)

roads@raintreepoa.net (sends to Denny &

Barbara)

rules@raintreepoa.net (sends to Michael & Jim)

security@raintreepoa.net (sends to Michael &

Denny)

For any issue or concern that you wish to bring to
the Board's attention, email:

Board@RaintreePOA.net

POA website *Incident Reporting Tool*: [Incident
Report – Raintree Plantation](#)

Current Rules document found here: [RTPOA-
2026-RULES-MANUAL.pdf](#)

CPM's webportal for Raintree POA:

<https://portal.cpmgateway.com/>