



Volume 7, Issue 9, September 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,

It has been my honor to serve as the Board President this past year. Over my three years on the Board, many issues have been addressed. I am proud of several accomplishments, and wish future Boards success in moving the community forward.

Boards are comprised of different individuals with various perspectives and priorities, each bringing their own experience and expectations. Board members should

benefit from one another's understanding of certain areas and collectively choose the best path forward for the community. Being an effective Board Member does require a significant time investment, but can be extremely gratifying when changes made result in positioning the community for long term success. Replacing more than three Board Members each annual election can be detrimental to this process. Please consider Ballot item #4 which is designed to provide more continuity and direction in the event of a Board Member resignation. It also provides for the community to determine the resigning Board Member's replacement if prior candidates remain who are willing and eligible from the most recent election.

Finally, a word on obtaining information. The best resource is the Board of Directors or the office staff. We see far too many inaccurate responses to inquiries on various social media platforms.

Thank you again for the opportunity to serve as a Board of Directors member the last three years.

Respectfully,

Kent Campbell, POA President

HEADLINES

Votes Per Property

Social media reveals confusion about how many votes a Property Owner has. There are many new owners this year, so here is more clarification of how many ballots you are entitled to vote:

The owners on the deed of a property represent a single property owner entitled to a single vote. If those exact same

owners are also on the deeds of other Raintree properties, all lots deeded to just them represent a single property owner entitled to a single vote. To get a separate vote, the ownership has to be different.

As an example,

- 1) Roger and Jane are the sole deeded owners of a house on one lot as well as two other lots not adjoined. These identically deeded properties represent one property owner with one vote between them.
- 2) Jane is alone on the deed of another lot.
- 3) Roger is deeded with his son on another lot.

Jane's lot and the lot with Roger's son represent two additional property owners because the deeded names are different. These 5 properties break down to 3 votes: Roger and Jane, Jane alone, Roger and his son.

The three separate votes for the Annual Election would also generate three separate Road Assessments under Ballot Item 2. All the lots deeded to Roger and Jane together, legally adjoined or not, represent just one property owner with one vote and one potential Roads Assessment.

POA Office Hours

September 2026						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1 OPEN 9-4	2 OPEN 9-4	3 OPEN 9-4	4 OPEN 9-4	5 OPEN 9-4
6 CLOSED	7 CLOSED	8 OPEN 9-4	9 OPEN 9-4	10 OPEN 9-4	11 OPEN 9-1	12 CLOSED
13 CLOSED	14 OPEN 9-4	15 OPEN 9-4	16 OPEN 9-4 4-7 Voting Only	17 OPEN 9-4	18 OPEN 9-1 1-4 Voting Only	19 OPEN 11-3 Only for Voting
20 OPEN 11-3 Only for Voting	21 OPEN 9-4	22 OPEN 9-4	23 OPEN 9-4	24 OPEN 9-4	25 OPEN 9-1	26 CLOSED
27 CLOSED	28 OPEN 9-4	29 OPEN 9-4	30 OPEN 9-4			

After Labor Day the POA office hours will change to:

Monday-Thursday 9-4,
and Friday 9-1,

with the office open the first Saturday of each month.

The office will be closed the Friday prior to any Saturday it is open.

Raintree's Roads

Two years ago, the POA Board offered “All In” which was an assessment increase tied to a comprehensive plan to cover many Raintree needs, heavily focused on roads and lakes. Property Owners voted it down. Last year a \$100/\$50 increase was passed, which helps catch Raintree current cashflow up. That small assessment increase will not generate the dollars it will take to maintain Raintree roads, as explained below.

Our problem cannot be solved with just asphalt. Water erodes the road bases, and expensive asphalt is a temporary top coat bandage that can't stop the breakdown of the road structure. That is why an engineer's opinion could save Raintree money and extend road life.

Raintree monthly financial statements are distributed at monthly meeting and available on the sidewall in the office entry, and years of monthly statements and the budget are posted on the web portal Documents here: [Vantaca Home](#)

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 about our roads is posted here: [Vantaca Home](#)

Lake Water Treatment

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. This year's remaining schedule was just updated to avoid Labor Day with treatment today, August 31 and again on September 13.

Recycling Schedule Update

We've been asked to tell you to please take your recycling to the roadside on Monday night. The pickup schedule is early Tuesday.

Committee Meetings

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

September Mtgs at the POA Office

Architectural CC – Sept 1, 6 pm

Board – Sun, Sept 20, 11 am

Lakes & Beaches– Cancelled

Roads – Sept 8, 6 pm

Rules – Sept 9, 6 pm

Security/Tech – Sept 10, 6 pm

COMMUNITY Q & A

Q – Which Board members are leaving the Board after the Annual Election, who has more term remaining, and who is running for a full-term position?

A – Kent Campbell is leaving after completing his three-year term.

John Willett and Joe Kellett are leaving after serving a partial year to replace resigning members.

Elaine Hayes is running again after serving her 1-year term.

Barbara Murrill is running again after serving a partial year to replace a resigning member.

Board members continuing with additional terms to complete are Jim McClung, Denny Schwantner, Michael Martin, and Deb Enderson.

Q – How many votes do I get? Do my spouse and I each get to vote?

A – Your deed defines who is the Property Owner. The Covenants define voting.

ARTICLE II Section 2: Voting Rights: In all matters calling for a vote of the membership, a member shall be entitled to only one collective vote irrespective of the number of lots held by the member. If a lot is held jointly only one vote may be cast by the joint members.

Each Property Owner gets one vote to split across all owners on the deed. Only an owner on the deed can cast the vote. As explained above, all properties deeded identically represent one owner who gets one vote, whether those properties are adjoined or not.

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 – If I am out of town on September 20th, can I still vote?

A - [ARTICLE III Section 7: Voting procedure:](#)

All votes must be cast in person. ... qualified members may exercise their voting rights for five (5) days prior to any membership meeting during regular office hours at the Raintree Plantation Property Owners Association, Inc. Office. At least one weekday of the five days prior to any membership meeting and the day before the annual meeting, voting hours will be extended 3 hours past normal close of business.

Those extended voting hours will be:

**9 am to 4 pm on September 15, 17, 18,
from 9 am to 7 pm on September 16, and
from noon to 3 pm on September 19
from 12 noon to 2 pm on September 20**

Remember to bring your ID and your reading glasses!

Q – Why is there ANOTHER assessment increase on the ballot?

A – Assessments stayed the same for a dozen years,

seriously depleting POA reserves and reducing money available for maintenance and amenities. The recent small increases to regular assessments do not provide anywhere near enough to address all the serious road repair and maintenance needs, so this proposed assessment is designed to be used only roads.

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/>