

# Raintree Plantation Property Owners Association Spring 2019

## Board of Directors

President

Dennis Stein

Vice President

Dave Wooldridge

Treasurer

Laurie Haller

Secretary

Deb Enderson

Directors

John Drouant

David Getty

Al Wideman

TBD (2 interim Directors  
to be selected at May BoD  
meeting)

## *From the POA President*

First, I would like to thank all the Board members for the time and effort they put into their various functions. This is an elective position but the Board members serve as unpaid volunteers. The Board members put in long hours to provide support and maintenance for the entire community.

The Board meets every third Monday of the month, and we welcome Property Owners to attend to listen and to voice their thoughts and questions in the Open Forum following each meeting. We try to consider comments and suggestions from the residents and property owners. We know there are great ideas and suggestions generated by more brains than the nine on the Board. Bring those ideas to the meetings for your chance to present them. We may be able to take advantage of your suggestion, or we may have additional facts that explain why it isn't feasible at this time.

We have been working closely with the community's legal counsel to try to resolve all the legal issues that the community faces. These issues all stem from the community's relationship with the Country Club. Unfortunately, this did not happen overnight, and they have proven difficult to quickly resolve.

Raintree has seen a good number of new homes being built as well as existing home sales bringing new people into the community. The community is always in need of volunteers to help with the many areas we have to take care of ourselves. The Board is also made up of volunteers who devote many hours of their time to do the community's business. We are running a small city on a limited budget, and the only way this will continue to work is by having volunteers continue to step up and share the load. Raintree is a hidden gem in Jefferson County, and with everyone's help, it will get even better.

Dennis Stein, POA President

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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.

## ***Lakes & Beaches***

Winter is finally beginning to let go as I see more and more boaters coming on to the water. All lakes have been treated for weed control, and monthly inspections and retreatments will occur throughout the season. I am beginning the process of getting sand delivered for the beach area. The shower rinse area at the beach is still being pursued. The Board and I are investigating what will be the most efficient and economical procedure for getting this accomplished.

The boat dock used in past years to store the Lake Patrol boat is no longer available. I am looking for another boat dock on Autumn lake to store the boat and keep it available for use, as needed. If you would be willing to donate the use of your boat slip to store the Lake Patrol boat, please contact the POA office.

Reminder: new boat sticker purchase and attachment to your watercraft are required each year beginning January 2 prior to launching your boat for the first time.

We are still looking for volunteers for the Lake Patrol. This would require 2-3 hours of your time one weekend per month. It is a very easy non-stressful job. If you are willing to help with this, contact the POA office.

Have fun and enjoy the upcoming season.

Al Wideman, Lakes & Beaches Chair



### ***2019 Boat Stickers Are Required on All Watercraft***

Boat Stickers must be affixed to the watercraft prior to launching the craft each year. Boats without stickers will not be allowed on Raintree lakes.

Effective in 2018, a trailer sticker is issued with each boat sticker. That sticker must be attached to the boat trailer to entitle that trailer to be parked within Raintree and to allow verification from the boat ramp parking area that the boat on the lake is stickered.

Get your Boat and Trailer Sticker from the POA office, with the appropriate documentation.

- **Motorized:** \$80 each, bring your current state registration, title, and proof of insurance
- **Personal Watercraft:** \$100, bring your current state registration, title, and proof of insurance. Only jet skis licensed here every consecutive year since 2002 are permitted on Raintree lakes based on the Covenant requirement implemented by majority Property Owner vote at the 2002 Annual POA Election.
- **Non-motorized:** No charge but a sticker is required.

As a reminder, you can obtain your 2019 boat sticker by mailing your documentation or dropping it in the lock box at the back door of the POA building. You don't need to take time off work to comply with boat or vehicle sticker requirements.

**The penalty for taking down or breaking Raintree entry gate barriers is \$250 per incident. All gates are protected by cameras.**

**Unpaid censures are submitted to Collections, and are increased by interest and collection costs.**

## ***Security***

The cancellation of the Family Gate Codes and replacement with the updated gate entry process for residents has been very successful and appreciated by the majority of residents. The purpose of our gates is simply to provide security, safety, and privacy. Installation of the phone kiosk located at the rear gate has reduced much of the pressure and backups at the front and side gates. Although we have experienced a few bugs with the new Phone Kiosk, it's not uncommon with any new system, and these issues are being addressed as they come to light.

Most common issues have been determined to be attributable to user error, like using the wrong keypad, electronic interference by trying to call their own phone in the car at the gate, cell phone service provider inconsistencies, phone area code issues, and so on. If any Raintree resident is having difficulties regarding the Phone Kiosk, please contact the office staff so your particular issue can be addressed.

With our new equipment and our current annual vehicle stickers, we now have the capability to identify who doesn't belong in our neighborhood and can take steps to deny unauthorized access and prosecute those with ill intent or who blatantly destroy POA property.

For all intents and purposes, our beach and lakes have been successfully returned to the rightful Property Owners. To give context, nonresidential Property Owners do not have guest gate code access. Property Owners must be present for guests to use amenities such as the beach or lakes; and without a residence, there is no purpose to allowing access without the presence of the nonresidential Property Owner.

### **Reminder to all POA residents: Privately owned or leased vehicle's Registration Sticker Annual Process**

One of the 2018 changes that improved our ability to keep our beaches and lakes free of intruders was the new annual vehicle sticker process. All Property Owners are required to annually register all Privately Owned or Leased Vehicles driven or operated on Raintree Plantation premises with the POA office. Renewal/registration dates for vehicle stickers must be completed no later than July 1, and assessments must be paid prior to receiving a vehicle sticker. Early/advanced assessment and sticker payment and registration is encouraged. The color of registration stickers for Vehicles, Marine Watercraft and Trailers will be identical every year and will change yearly to provide instant visual identification of expired stickers. Applicants will be charged \$2.00 per sticker (per vehicle.) Each sticker will contain a number associated with the Property Owner. The 2019 Tags will be **RED** in color.

Vehicles not displaying current Raintree stickers risk being towed. Vehicle stickers are not transferable to other vehicles. The stickers are designed to disintegrate if an attempt is made to remove it from initial application to any secondary surface.

Raintree stickers must be affixed in clear visual sight on the inside lower left driver-side of the windshield immediately upon receipt. Failure to properly affix and clearly display the sticker to the POV windshield may result in denial to POA Raintree amenities and expose said vehicle to towing and owner censures.

In addition, as stated in the 2018 December Security Newsletter, party codes will only be issued on established holidays, with no exceptions. For additional information please review the above newsletter at: <https://www.raintreepoa.net/december-2018-security-changes-newsletter/>

John Drouant, Security Chair

### ***Raintree Beautification Committee***

If you would like to participate in the Raintree beautification group working to enhance the landscaping in certain areas of Raintree, contact the POA office at 797-3434.

First, I would like to thank our former Treasurer, Jerry Radake, for his many years of service to our community and his tireless efforts in implementing ways to improve our collections process and stabilize our finances. We all appreciate your service.

As I moved into the Treasurer's position, I began with some of the "behind the scenes" issues first. This mostly involved moving budget information to our accounting software and helping to streamline office procedures and monthly reconciliations. The bigger task at hand, however, is to manage the funds we currently receive with the growing expenses of our community. I immediately noticed that, without an assessment increase, our available cash funds are quickly being depleted.

**Our total assets in checking/savings have dropped from \$779k at 12/31/16 to \$532k at 12/31/18 representing a change of -\$247k in two years!**

To ensure the stability of this community we all love, an assessment increase is direly needed. The roads, by far, are our largest expense, and I fear we are going to have to make some tough decisions on their maintenance in the coming year.

Finally, as you have probably heard, the Board has been working hard on trying to bring something to you for a vote to provide needed POA money, unify the community and eliminate the litigation expenses. We hit a couple of snags but are still very hopeful to have something to present to you very soon. I am hopeful that next year's report will be much improved!

Laurie Haller, Board Treasurer

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### ***Architectural Control Committee (ACC)***

My name is Dave Wooldridge, and I was appointed to be the ACC chairperson after the September 2018 elections. The ACC meets on the 1st & 3rd Tuesday at 7:00 pm at the POA office to discuss plan approvals for construction projects in Raintree.

Since 2018 there were 11 homes, 4 Decks, 7 Fences, 3 Boat Houses, 1 Retaining Wall and 3 Sun Rooms completed. Thus far in 2019 there have been 6 homes completed. There are now 746 homeowners that make Raintree their primary or secondary residence.

We are always looking for inspectors. The job of an inspector is to meet with the Builder and Property Owner periodically and perform some general inspections to ensure they are following Raintree Rules which are documented in the Covenants and ACC Handbook.

We are currently having planning sessions to update the ACC handbook, Inspectors checklist and request modifications to the Covenants. This will allow all ACC related documents to have the same language pertaining to rules, fees and censure adjustments.

Feel free to contact me for questions related to the ACC process @ 314-574-8787.

Dave Wooldridge, ACC Chair

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### ***Roads***

We have 9 roads that we are going to put out to bid that the POA will be paying for. We have a limited budget, so not all of these 9 will be able to be repaired this year.

In addition, we have 6 roads that we are going to put out to bid that we will be seeking to get money from the EPA to repair due to damage by the remediation trucks.

We have three areas that last year's contractor has been contacted to repair under warranty, and we are monitoring those areas.

Dennis Stein, Roads Committee Chair

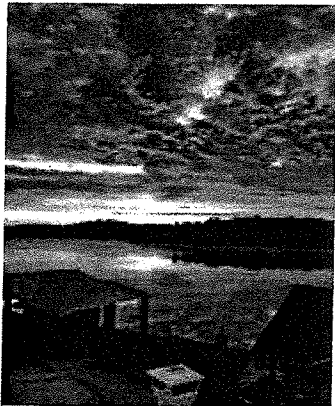
Golf Carts and ATV's are again an issue. Our Raintree Covenants and Restrictions allow golf carts to roam freely on our meandering streets along with licensed motorcyclists and pedestrians. However, Golf Carts must be registered at the POA office, and must obtain and display a current Raintree POA Golf Cart Sticker. **Also, no one under the age of 16 is permitted to drive golf carts or any other motorized vehicle anytime, anywhere in our subdivision.**

ATV's are prohibited entirely on Raintree roads or property. We have experienced an increased number of four wheelers and other All-Terrain Vehicles, not only traversing our roads, but riding through private property owned by Raintree Property Owners, including the back of the dams, which can lead to very costly repairs. There have also been numerous sightings near Richmond as the property behind Raintree has a large dirt track for four wheelers.

Be forewarned and share with neighbors who may have ridden ATV's in Raintree or have seen anyone from outside Raintree riding them on our roads: violators of this rule will be sent censure assessments and prosecuted to the fullest extent. Also, to those who live outside of Raintree but are caught riding ATV's anywhere in the subdivision, our Rules and Covenants still apply and they will also be censured and prosecuted as we are able to identify them.

Let's keep our beautiful subdivision safe.

David Getty, Rules Committee Chair



**Your right to fish or spend time on the lake banks** if you don't own lakefront property *is limited to public/common areas* such as along the dam for fishing and at the beach for swimming.

You may walk across the lake shore but you may not loiter on someone else's property without their current and specific permission.



### **Helpful Reminders**

**Owned or Leased Vehicles:** *Current Year* Raintree stickers are required. Renewal/registration dates for vehicle stickers must be completed no later than July 1, and assessments must be paid prior to receiving a vehicle sticker. Raintree stickers must be affixed in clear visual sight on the inside lower left driver-side of the windshield immediately upon receipt. Failure to properly affix and clearly display the sticker to the vehicle's windshield may result in denial to POA Raintree amenities and will expose said vehicle to towing and owner censures.

**Golf Carts:** *Current Year* Raintree stickers are required. Bring current proof of insurance on golf cart to the POA office. Stickers are \$10 each. Only "golf carts" as defined by Missouri statute are permitted in Raintree (not capable of exceeding 20 miles per hour.)

**Pavilion:** Reservations are made by contacting the POA office. The rental fee is \$50 plus an additional deposit of \$75. The deposit will be refunded providing the area is left clean and no damages are found.

**Campground:** Pop-up and RV hookups are \$25 per night. Tent sites are \$15. There is a refundable deposit of \$25 for the campground and bathroom key. Reservations are required.

**Architectural:** All additions, decks, fencing, sea walls, boat covers, pet enclosures, playgrounds, etc. must be approved by the ACC prior to construction. Call the office for details.

**Gate Cards & Vehicle Stickers:** When you move from Raintree, please notify the POA office so your gate cards can be voided. When you sell a vehicle, remove the window sticker. Both precautions are needed to keep our community secure.

## ***Administration***

The office crew is hard at work issuing boat permits and helping the Board and community get ready for spring. April and her crew do a wonderful job of assisting with the many request of our community. A pleasant voice and a thank you go a long way to help them in their daily work.

You can save time and make renewal of your vehicle and boat stickers easy by taking advantage of mail or the lockbox at the back door of the POA Building. Mail your check to pay your property assessments, and enclose a copy of your documentation proving ownership of the vehicle with license plate number for each vehicle. For boat stickers the office needs the completed application form (found on the POA website), current insurance declaration page showing the actual boat you are registering with Raintree, current registration and title (if we do not already have it.) Include a check for the sum of \$2 times your number of vehicles plus the boat sticker fee shown on page 2, and a self-addressed stamped envelope. The POA will mail your 2019 vehicle and boat stickers to you.

Dennis Stein, Administration and Legal Chair

## ***Maintenance***

Tom and his staff do a great job and are busy with spring cleanup and mowing season. We all can help them keep our community looking first class by picking up trash and helping to keep debris out of the drainage ditches. If you see areas that need some work done on them, please fill out a work order request and turn it into the office so it can be prioritized and dealt with, if possible. Here again, if you get the chance, thank them for their efforts in keeping our community looking good.

Dennis Stein, Maintenance Chair



## ***Communications***

In addition to newsletters and signs at the gates, the POA Board supports **four** sources of electronic communication to share information with Property Owners:

1. POA Website at [www.RaintreePOA.net](http://www.RaintreePOA.net) contains a plethora of documents, information, and announcements.
2. Raintree Community Facebook page provides continuous updates, announcements, and opportunity for dialogue. In addition, monthly Board meetings have been recorded and posted on Facebook so you can watch from home or work.
3. [RaintreePOABoard@gmail.com](mailto:RaintreePOABoard@gmail.com) email address - send your email address to this address to be added for emergency use. Please add as a contact to prevent emails from going to your Spam folder. Questions sent to this email address are forwarded to the office or the appropriate Board Director. The office email address is [Office@RaintreePOA.net](mailto:Office@RaintreePOA.net).
4. New this past year, "Blinky" flashes information to you as you enter Raintree from the area of the old guard shack.

With all these avenues, plus the NextDoor Raintree social network, there is a tremendous amount of information shared with the community. Still, we have those who complain that they can't get enough information about legal issues. Our legal counsel is clear that details cannot be shared until we are able to present solutions for a vote, and it would be foolish for us to jeopardize negotiations and legal resolution. The Board is absolutely as eager as you are to know what the options will be, but we can't share it till we know it. As they say, Rome wasn't built in a day...

The POA never sends spam or junk mail. Whatever you get from the POA, read it. Any newsletters or invoices that are returned by the post office are re-mailed. If we have a correct address, so you should have it if you don't throw it away.

Deb Enderson, Communications Chair



# Raintree HOA

While the POA manages amenities, roads, security, etc., the Raintree HOA (Home Owners Association) offers monthly entertainment and social opportunities for adults and families. Some of the events sponsored by the HOA are the Easter Egg Hunt, Family Picnic, HOA Golf Tournament, Pontoon Party and Poker Run, Pool Party, Winery Trip (by bus), Progressive Dinner, Christmas Party, and many others. Many of these events are free with membership, which is optional.

The cost of membership in the HOA is \$35 per calendar year for your entire household. Besides the events, there is a monthly "meeting" to keep you informed but mostly to offer other activities, like movie nights, trivia, bingo, and an assortment of other offerings.

To join the Raintree HOA, put a check for \$35 payable to "Raintree HOA" in the mailbox on the wall by the bulletin boards in the Country Club. Include names of those in your household, your address, phone number, and anything you would like to share about yourself. You will be contacted and welcomed.

As part of your membership, you will receive a monthly newsletter called the Gazette. This will arrive at the beginning of each month and is full of news, information about upcoming events, and pictures from past activities.

Home owners, lot owners, and condo owners are eligible to join. You will make many new friends, and find a world of fun things to do when you take the first step of joining.

Board members include Cindi Walk, Denise Richter, Elaine Hayes, Marilyn Nelson, Tammy Ponzer, Laura Briese, Judy Masson, and ...

Liz Miller, HOA President

## **Annual Election Preparation**

The POA is accepting resumes to fill six (6) Board of Directors openings in the September Annual Election, 3 of which are 3-year terms, 1 is a 2-year term, and 2 are 1-year terms. Terms are awarded by vote count among the successful candidates.

Written resumes addressed to the attention of the Board Secretary must be received at the POA office no later than 3 pm on Friday, July 12. Any Property Owner in "good standing" (current with assessments and censures) may submit a resume of 75 words or less stating their qualifications to be a serving member of the Board.

Board members are expected to attend evening meetings, lead committees, and perform other duties as required.

# **RAINTREE** **COUNTRY CLUB**

For membership and additional information about the Raintree Country Club golf course, pool, bar hours, banquet facilities, etc., please check

[www.raintreecountryclub.net](http://www.raintreecountryclub.net)  
[636-789-4466](tel:636-789-4466) or  
[email.raintreec@gmail.com](mailto:email.raintreec@gmail.com)



## **Thank you to Raintree Volunteers**

Whether you are new to Raintree or have spent decades here, let's all get on the same page about what makes Raintree function.

We have a POA office staff and a POA maintenance crew, each with excellent managers and a history of doing all they can to make Raintree a great place to live.

Everything else done to keep Raintree running is done by volunteers. All Committee members, Lake Patrol members, and Board members (elected by Property Owners) are donating their time and talents to keep this community running smoothly. We sometimes have vastly different opinions or perspectives, but we work together as a team to get the best we can for Raintree. We all owe a sincere THANK YOU to those who step up and serve.

Monthly Board meetings are open to Property Owners, and you can share your thoughts in the Open Forum following the meeting. Your suggestions are welcome and will be given due consideration based on all facts.

## Stay informed.

POA Website: [www.RaintreePOA.net](http://www.RaintreePOA.net)

POA Facebook Page: Raintree POA Community

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

POA Office Telephone: 636-797-3434

POA Board email for sending out info:  
[RaintreePOABoard@gmail.com](mailto:RaintreePOABoard@gmail.com)

## YOU WANT TO READ THIS NEWSLETTER.

261922-2175-1311-R6C

Ms Board of Directors  
Raintree POA  
5998 Highway B  
Hillsboro, MO 63050-3046

## Helpful suggestion to save yourself a trip to the POA Office

When you mail your check to pay your property assessments, enclose a copy of your documentation proving ownership of the vehicle with license plate number for each vehicle. For boat stickers the office needs the completed application form (found on the POA website), current insurance declaration page showing the actual boat you are registering with Raintree, current registration and title (if we do not already have it.) Include a check for the sum of \$2 times your number of vehicles plus the boat sticker fee shown on page 2, and a self-addressed stamped envelope. The POA will mail your 2019 vehicle and boat stickers to you.

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## 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 Hours

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

## YOU WANT TO READ THIS NEWSLETTER.