



Raintree Plantation Property Owners Association May 2021

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From the POA President

Hello, Raintree Property Owners.

Once again, we are close to resolution of our long-term outstanding legal issue regarding acceptance of the settlement agreement with the Country Club. Judge Fagras' 3/31 ruling was adamantly in favor of the settlement agreement. Days later, the Objectors filed a motion for a new trial. As of this writing, the court has not responded.

Another beach and boating season is poised to begin. Changes made over the past couple years have been extremely effective in managing unauthorized and unwelcome beach crashers. See the Security article inside for details. We look forward to a summer of fun at the beach for Property Owners.

Winter weather again posed challenges for our road crew and our residents. Thanks to new equipment purchased with the Special Assessment, Tom Hayes and his maintenance team were consistently on top of the situation. Thank you for passing the very important Special Assessment in the Annual Election last September.

Several new projects are underway led by Committee Chairs. Read more inside.

Each year the Board requests suggestions from Property Owners for ballot items to amend/improve the Covenants or the By-Laws. Your proposals should be submitted in writing to the POA office by May 28th to be reviewed in the June meeting. If you submit a suggestion, please attend in case we have questions. Ideas chosen for the ballot in September will be first reviewed by our attorney to avoid missteps and then included on the Annual Election ballot in September.

Stay safe, and regards,
Dave Wooldridge, RTPOA President

DID YOU KNOW?? Monthly POA Board meetings are livestreamed so you can watch from anywhere on your computer or telephone. The link is posted on the Raintree POA/Raintree POA Community Facebook page at the beginning of each meeting. Starting May 17, you can also attend in person.

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

As we prepare for the upcoming beach and boating season, now is a good time for us each to review the rules and regulations about boating on the lakes and spending time at the beach.

The Lake Patrol boat has made its last tour of Autumn Lake. The budget doesn't allow for purchase of a replacement, so we are taking a new approach to monitoring the lakes. We are asking everyone who lives on the lakes to fill out and submit Complaint forms for damaging and dangerous offenses like creating a wake within 100 feet of shore or while a red flag No Wake restriction is in force on Autumn Lake or creating a wake on Spring Lake or boating without a sticker. Videos and photos are helpful. All Complaints are investigated, so your concerns will not be ignored.

After getting bids from three potential water treatment companies, we have signed a contract with Solitude Lake Management, a company based in Virginia, for treatment of Autumn, Summer, and Winter Lakes. Spring Lake has natural water flow, and all companies agreed no water treatment is needed for that lake.

The first treatment was completed May 7, after being delayed by all the cold nights. Because the grass and algae situation has become significant, Solitude Lake Management will treat the water twice a month every month except December and January when treatment will be only once per month. The chemical treatment is not harmful to fish or humans, and there is no required "downtime" for use of the lake.

Porta-potties have been delivered, and a new swim rope and nearly 12 tons of sand will be installed prior to Memorial Day weekend kicking off our Raintree summer! Have fun and enjoy the upcoming season.

Tammy Ponzar, Lakes & Beaches Chair



Buoys – Safely Sharing Autumn Lake

Autumn Lake buoys have been returned to the correct placement based on physical cove entrances and in accordance with the lake map and coordinates.

Boaters, when boating into a cove, your boat should be traveling at idle speed prior to reaching the buoy, NOT creating a wake beyond the buoy. Buoy placement ensures boats pulling tubes and skiers can safely turn without breaching the 100' from shoreline No-Wake limit.

There is also a No-Wake within 100' of the dam. Making waves can be fun, but waves can be destructive. Please follow the rules and be considerate. (See this map in color on our website.)

Tammy Ponzar, Lakes & Beaches Chair

2021 Boat Stickers Are Required on All Watercraft

Boat Stickers are renewable on January 1 and must be affixed to the watercraft prior to launching the craft each year. Boats without stickers will not be allowed on Raintree lakes.

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:** As of May 1, motorized boat stickers are \$100 each. Bring your current state registration, title, and proof of insurance.
- **Personal Watercraft:** As of May 1, personal watercraft stickers are \$125 each. 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.

Security Committee

Elimination of gate codes except for specific holidays and replacement with the rear gate access system, available 24/7, has been highly effective in eliminating trespassers to our community. There are some situations where you might see gate codes used, but that is for a specific reason. All of us live with the same rules.

Over the past year, Raintree's Security system has been upgraded with new cameras and software which give us much greater ability to identify anyone damaging gates or common property, tailgating, or behaving badly at the beach or boat ramp area. We also are grateful to several Property Owners who have provided photos and/or videos of violations. As a result, breaking our Rules and disturbing life here in Raintree has resulted in censures and even police charges, as appropriate.

Part of the Special Assessment passed by Property Owner approval in September was used to purchase a golf cart which allows better coverage of the beach and boat ramp area by our Security Guard. He works a varied schedule to provide broader coverage. We are currently reviewing ways to use our assessment dollars to enhance and/or replace our gate system to improve gate access and entry for all. Thank you for approving the funds to upgrade Raintree's Security equipment.

Chris Waller, Security Committee Chair

POA Events Committee

In 2019 Dave Wooldridge established a Community Relations Committee (CRC) to assist with connecting the community and the POA. That committee has been replaced with the POA Events Committee, which is a group of volunteers who support the Board by conducting and attending Property Owner events sponsored by the POA.

The first event sponsored was the Volunteer Appreciation Parade, held Sunday, April 18, to coincide with National Volunteer Week. Raintree volunteers ranging from members of all the various committees, poll workers, our librarian, our live-stream expert, and anyone else who has assisted with the enormous task of keeping our community functioning were invited. The Waller family created beautiful "Thank You" cards which were signed by all Board members and delivered by our own Tammy Ponzar. A parade of golf carts bearing Raintree Volunteers and spewing candy circled Autumn Lake and Spring Lake. Thank you to all volunteers and to the spectators who stood outside to cheer. We appreciate you all. In Raintree, we know Volunteers are special and impact us all. We hope to see YOU.... IN next year's Volunteer Parade!

Our next scheduled event is the Raintree Yard Sale, which will take place Saturday, June 19. To register to participate in the yard sales and be listed on the map distributed at the front entrance, contact the POA office by June 11. The cost is \$10, which is used to pay for advertisement in the Leader and as a donation to the Hillsboro Food Pantry. See the separate posting below for how to get involved in the planning.

The POA Events Committee is **not** in competition with the HOA's purpose to sponsor fun member events and build a broad social network in Raintree. (See more about the HOA on page 7.)

For those worried that joining a committee will be too much responsibility, you would be there to help. The By-Laws clearly state that the Committee Chair will have the last word/responsibility in all cases. There is much opportunity to learn and help without the stress of owning the project. How would you like to help?

Deb Enderson, Events Committee Chair

Raintree Yard Sale

This annual event has been scheduled for **June 19**. Sign up with the POA office to be included on the map that will be distributed at the front gate. Contact Nancy Gau to volunteer at NancyLouGau@gmail.com. The \$10 registration must go to the office.

Interested in how last year's Covenant changes impacted Raintree?

37 lots have been purchased from the Jefferson County Trustee since September and more are in process.

We have 21 additional Boundary line adjustments for a total of 240. (That makes 21 boats you won't see on Raintree lakes this year.)

Architectural Control Committee

The building business in Raintree is booming. We currently have ten homes under construction plus an additional twenty miscellaneous projects underway. We currently have over 750 completed homes in Raintree, edging us closer to overtaking Hillsboro, plus new ones in process!

All construction in Raintree must be reviewed by the ACC including maintenance or restoration of decks, retaining walls, flatwork, and another miscellaneous projects.

-David Getty, Architectural Control Committee Chair

Rules Committee

Raintree's By-Laws charge the Rules Committee with responding to complaints by Property Owners and assessing censures as provided in the Censures tables of the Rules Manual.

The most common complaints received recently have been regarding these situations:

- speeding, passing, and other reckless driving - especially as "punishment" for drivers obeying the 20-mph speed limit,
- ATVs on Raintree roads, specifically on Richmond, Pea Ridge, Magnolia, and Tara to name a few. Driving ATVs in Raintree, even on your own property, will result in a \$500 censure when evidence is provided to the Rules Committee.

Please note that "Quiet Time" in Raintree begins at 10 pm and ends at 6 am. Construction "Quiet Time" begins at Sunset and ends at 7 am on weekdays and 8 am on weekends.

-David Gettv. Rules Committee Chair

Installment Payment of Assessments

Almost exactly a year ago, I asked for feedback with the RaintreePOABoard@gmail.com account asking whether Property Owners would like the opportunity to make installment payments for their POA lot assessments. Dozens of you said, "Yes, please!"

After working with the office, I explained the process at two Board meetings and by email. I/we personally own adjoined lots, so to avoid owing a lump of cash this June, I followed this very simple process a year ago, and last week the POA office team told me that my Assessment Invoice is for \$0. Yay!!

To make sure my message was understood, I asked our office team how many Property Owners are paying installments. They told me TEN. My head is still reeling from that. I need to explain again. You can arrange in about 5 minutes to have ZERO due to the POA next June.

Almost every bank offers a free bill-paying service, and it usually is easy to set up online. If you aren't comfortable with that, call them and ask for help. You will be glad you did. Call the office if you still have questions. Email RaintreePOABoard@gmail.com if you would like me to help you.

Instruct the bank to pay a monthly payment for 1/12 of your annual assessment. For most property with a house, that is \$31/month. Choose a day of the month that works for your budget and have the bank send a monthly check to the Raintree POA at 5998 State Highway B, Hillsboro, MO 63050. The POA phone number is 636 797-3434, in case you are asked.

That is it. You are done. If you prefer to pay quarterly, your bank will let you set it up that way. On the designated day, your bank will mail a check from your account to the POA, and it will be credited toward your upcoming assessment. This is sure to make YOUR life simpler and less stressful.

Deb Enderson, Finance Committee Co-Chair

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 along with you providing a current registration and proof of current insurance. 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. Schedule your Golf Cart Inspection, and bring current proof of liability insurance on golf cart to the POA office. Stickers are **\$15** each as of May 1. 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 plus an additional deposit of \$100 for the campground and bathroom key. The deposit will be refunded providing the area is left clean and no damages are found. Reservations are required.

Architectural: All additions, replacement, and repairs of existing 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 to keep our community secure.

Treasurer's Report

Raintree POA's total assets as of March 31 are \$1,317,776.20, which includes roads, buildings, equipment, furniture, vehicles, accounts receivable, and even road signs.

We are discussing a bid for additional roadwork, which we have been delaying for the last 9 months waiting for the promised EPA Roads payment of \$155,952. Only about a dozen future cases of EPA remediation are scheduled, so we know completion of those dwindling cases will eliminate their contribution toward our Roads expense. In the past six years, including what we are currently awaiting, the EPA has paid over **\$1,447,000** to Raintree as reimbursement for the damage caused by the remediation trucks. This has positively impacted road work the budget would not have otherwise supported since roads repaired by the EPA would still need repairs for regular wear and tear. We will greatly miss their contribution to our community roads.

Another budget taking a big hit is Lakes and Beaches. We are coming out of a 3-year lake water treatment contract that cost Raintree less than \$7,000/year. Weeds in Autumn, Winter, and Summer Lakes have become a significant issue for boaters and swimmers, and the coves and shoreline of the main channel last summer were in many cases almost unusable. As required for major expenses like this, 3 bids for lake water treatment were obtained for 2021-22. The summary of the bids received from the 3 responding lake treatment companies: 3 treatments for \$73,261; 22 treatments for \$57,840; 8 treatments for \$38,100. The Board accepted the bid for 22 treatments beginning immediately, with monthly payments due of \$4,820. This allows for April, May, and June installments to come from the 2020-21 L&B budget. The Lakes and Beaches budget for 2021-22 will have to increase by over \$50,000 to maintain our lakes, which are so important to Raintree.

The Autumn Lake Patrol Boat is unusable without repairs that exceed its value. The decision has been made to change our lakes oversight approach and do without the Patrol Boat. (See the Lakes & Beaches report.)

Special Assessment funds were 50% directed to Maintenance, resulting in needed equipment updates, and to Security, where new cameras and surveillance equipment were purchased this year.

Annual assessment invoices will be sent out before the end of May, and your payment is due by July 1.

Roads Report

The Roads budget for this year was \$265,379. With the expected EPA payment of \$155,942, that totals \$421,321. The cost of the asphalt has increased considerably, but the work is being bid out for repair of damage to many roads that have been needing pot hole and other attention for years.

We are changing our strategy to take a more proactive role in prioritizing road repairs. In the past we applied a triage approach which relied on Work Orders and written complaints from residents. We believe we will get a more thorough evaluation of road repairs needed by organizing a team of volunteers assigned to specific territories to inspect streets and report back damage that needs attention.

If you are interested, please call the office to volunteer for the Roads Committee. We will meet to review basic guidelines in assessing and prioritizing damage and to assign the streets you will periodically inspect for damage.

Barbara Murrill, Roads Committee Chair

Communications

The Communications team is currently working with a contractor to develop a new POA website to replace the 6ish-year old existing site. We are adding some exciting new features that include:

- an on-line spreadsheet for Property Owners to list lots they would like to sell,
- much more extensive Question and Answer info,
- more information about Committees and what they do, and
- more reference documents.

Communications also initiated the Raintree Roundup eNewsletter distributed at the end of each month and created a New Owner handout for the office to distribute.

The POA communicates with Property Owners using numerous mediums, specifically:

- the Raintree POA Community Facebook page,
- emailed announcements, updates, and news direct to your mailbox*,
- posts on the RaintreePOA.net website,
- signs in the gate boxes,
- the blinking sign,
- the monthly HOA Gazette,
- monthly "Raintree Roundup" eNewsletters *,
- the printed Newsletters sent to all Property Owners (May and August), and
- *if you have questions*, ask at the Open Forum after each month's announced POA Board meeting, send them to RaintreePOABoard@gmail.com, message me on the Raintree POA Community Facebook page, or direct them to the office by phone, email, or letter.

*If you believe you signed up for emails but don't see them in your inbox, especially if you have gmail, check your Promotions tab. Gmail sorts mail from our Mailchimp host out as advertising and shows it under Promotions. I went into settings and eliminated the Promotions tab, and now they come to my main inbox.

If you have not yet signed up for the emails and eNewsletters, it's easy to do from the RaintreePOA.net website or from the links on the Raintree POA Community Facebook page. Why not be informed and "in the know" instead of relying on guesses and gossip.

If you have a question, ask a Board member.

Deb Enderson, Communications Chair

Annual Election Opportunity

The POA is accepting resumes to fill four (4) Board of Directors openings in the September Annual Election, three of which are 3-year and one is a 2-year term. Board members are expected to attend evening meetings, lead committees, and perform other daily, weekly, and monthly duties required to manage Raintree in compliance with By-Laws and Covenants.

Paper resumes addressed to the attention of the "Board Secretary" must be received at the POA office no later than **3 pm on Friday, July 16**. Any Property Owner in "good standing" (current with 2021-22 assessments and censure) may submit a resume of 75 words or less stating their qualifications to be a serving member of the Board to be included on the September Annual Election ballot.

Suggestions for Annual Election ballot items must be submitted by **3 pm on Friday, May 28**.

Golf Cart Committee

Raintree By-Laws and Covenants refer to a Golf Cart Committee, which was brought back to active status by assigning me to be the "GCC" Chair.

I found that golf cart records in the Raintree office were often incomplete, and I set about to get us back on track. I have met with each golf cart owner requesting a 2021 golf cart sticker to document ownership and proof of liability insurance for each golf cart to get Raintree's records up to date.

If you haven't gotten your 2021 sticker, don't risk a censure. Contact me through the office or at POATammyPonzar@gmail.com to schedule your appointment. Stickers are \$15 each as of May 1.

Tammy Ponzar, Golf Cart Committee Chair



Raintree HOA

New residents in Raintree as well as many who currently reside here may not be aware that the "HOA" (Homeowner Association) has been going strong and bringing fun Raintree people together for 30-some years. **The HOA is STRICTLY FOR FUN and provides a great way to meet and socialize with your neighbors.**

General meetings are on the 3rd Friday of each month at either the Country Club or the pavilion. An activity or event is generally held in conjunction with the meeting. Examples of HOA events planned for 2021 are an Easter Egg Hunt for the children, Minute-It to Win-It, Poker Run, Golf tournament, Progressive Dinner, Breakfast with Santa, caroling, and a Jingle and Mingle Christmas party.

Sadly, 2020 activities were suspended due to the pandemic, but we have held a few online activities in 2021. These included requesting members to submit recent movies, books, or other activities, favorite recipes, and playing virtual BINGO. We are planning several in-person events for the remainder of the year as vaccinations allow us to resume face-to-face fun.

HOA events are organized by a Board of 8 volunteers just as the Raintree POA (Property Owners Association) is run by all volunteers. Board members are elected by membership vote. We have a Facebook page and send regular reminders and updates to members.

If you wish to join this great organization and make dozens of new friends, a membership form can be obtained at the POA office or by contacting the current president, Betsy Harlan, at betsytomlin@sbcglobal.net. The cost is \$35 per year per household.



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
636-789-4466 or
email.raintreec@gmail.com

Stay informed.

POA Website: www.RaintreePOA.net

POA Facebook Page: Raintree POA/Raintree POA
Community

POA Office Staff email: Office@RaintreePOA.net

POA Office Telephone: 636-797-3434

Questions/Suggestions for POA Board:
RaintreePOABoard@gmail.com

*Sign up for emails through the link on the
website and the links on Facebook.*

Fishing Tournaments

Did you know Raintree offers fishing tournaments?

On the second Saturday of each month, May-
September

May 8 from 7am-Noon
June - Sept from 6am-Noon

There is a \$10 entry fee, and
only Property Owner boats are permitted.

To register or inquire, please contact Tournament
Organizer **Frank Henrich** @ 314.541.1724

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

**YOU WANT TO READ THIS
NEWSLETTER.**