



POA Notice of 2021 Annual Election V2

Raintree Property Owners Association, Inc.

Board of Directors

President
Dave Wooldridge

Vice President
David Getty

Treasurer
Barbara Murrill

Secretary
Deb Enderson

Directors
Adam Crites

Tammy Ponzar

Chris Waller

Al Wideman



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From the President....by Dave Wooldridge

Two weeks ago the Annual Election newsletter was mailed to all Property Owners meeting the By-Laws requirement for announcing the timing and location of the upcoming 2021 Annual Election on September 19. In the meantime, we continued to work with our attorney and with Property Owners about the lack of clarity around some of the ballot items.

Our attorney has told us for several years – and anyone who has tried to find answers in them can confirm – that our Covenants were poorly written and badly organized from Day One. This Board created a Guide to Covenants which is posted on the POA website, but the vagueness and duplicity make working with them or making updates cumbersome and confusing.

To avoid putting items on the ballot that cannot be clearly explained or enforced, the Board met tonight, August 13, and voted to eliminate several of the ballot items. Those items can be revisited when we have proper Covenants to work from that are designed for a Community like Raintree.

This decision launched a new Board project, which will be led by our Communications Chair, to restate current Covenant and By-Law provisions more clearly and in a better format. Meetings will be held for Property Owner input, and proof will be provided that no changes were secretly added.

Please see the remaining two ballot items in this “version 2” of the Annual newsletter, and please come to vote.

Regards,
Dave Wooldridge
President RTPOA

Want to hear the proposed Covenant changes explained by members of the Board?

Board members will explain each ballot item, and the recording will be posted on RaintreePOA.net. A link will be emailed to all addresses registered for email updates and posted on Facebook (Raintree POA /Raintree POA Community) so you can hear the ballot items explained by Board members.

Hear the reasoning for the proposed changes so you can decide for yourself what makes sense for your life and your investment in Raintree.

Proposed September 2021 Ballot Items – the legal language (changes in bold)

Ballot Item #1 - Schedule assessment increases to bring income more comparable to expenses

3f. The Raintree Plantation Property Owners Association, Inc. on July 1, 2001 and annually thereafter, shall have the right to assess the owner of each lot such sum as it shall deem proper. The funds raised by said assessments shall be used for the improvement, betterment, upkeep and maintenance of the development, including the amenities, lakes, dams, roads, park or other properties which are of use to the property owners in Raintree Subdivision. Said fund can also be used for the purchase of property, both real estate and personal, the payment of salaries and fees, and purchasing of any sort of materials, services, or any other item that the trustees may deem useful for the development known as Raintree Plantation. **Through the 2021 assessment billing period**, no assessment on any lot in excess of \$205.00 per year per platted lot in Sections One through 25 (\$365.00 per year per lot for residents) and \$300.00 per year per platted lot (\$475.00 per year per lot for residents) in Raintree Forest, condominium owners shall pay \$102.50 per unit; **Effective 7/1/2022 General Assessments of all Raintree Plantation property shall be increased as follows:**

- **7/1/2022 – 5% increase over current assessment**
- **7/1/2023 – 5% increase over 2022 assessment**
- **7/1/2024 – 5% increase over 2023 assessment**
- **7/1/2025 – 5% increase over 2024 assessment**
- **7/1/2026 – 5% increase over 2025 assessment**
- **7/1/2027 and each year thereafter – Increase of the cost of living during the previous calendar year. This calculation shall be made by adding to the then current assessment amount the percentage by which the level of the Consumer Price Index for the St. Louis, Missouri Metropolitan Area, as reported by the Bureau of Labor Statistics of the United States Department of Labor, has increased over its level as of January 1st of the prior year, not to exceed 2%.**

Except for these adjustments, no assessment change shall be made unless it shall be approved by a majority vote of the lot owners voting as hereinafter set forth in said assessment, and provided further that the assessment as levied each year shall be and become a lien without a filing or suit or legal procedure to establish said lien on said lot if not paid within thirty (30) days after July 1, of the year in which the assessment is made.

In the event that a lot owner has two or more adjacent lots and is granted a "Boundary Line Adjustment" by Jefferson County government, effectively combining the original lots into an adjusted lot, and upon submission of the governmental approval to the Raintree Plantation Property Owners Association, Inc. business office, the owner shall be entitled to a reduction of ~~\$95.00~~ **47%** of the assessment of each of those lots adjoined to the first lot, into a single adjusted lot, effective 7/1/2021 and beginning the next July 1st after a purchase or merger.

What this proposal translates to:

The proposed change would be the first increase in Annual Assessments since 2008, and is designed to gradually bring the total assessment revenue up to cover our basic expenses and allow improvements and new amenities such as ... a fishing dock for Spring Lake, improved parkways for non-lake front owners, expansion of the Autumn Lake beach area, installation of a shower at the beach, and many more ideas that require funds to implement.

A Cost-of-Living Increase (COLA) is calculated much like the annual increase for Social Security benefits except it uses a St. Louis index rather than a national index, (and, obviously, this increase applies only to the POA Assessment amount and not to your entire SS benefit.) It's a way to allow the POA to maintain the quality of the neighborhood without asking for increases in future years.

Here is the math of what this would mean to you for 7/1/2022 assessments:

All except RTF:

Lot \$215 (\$10/year change)

Lot with a House \$383 (+\$18 for the year)

House on 2 Adjoined Lots \$499 (+\$24)

House on 3 Adjoined Lots \$614 (+\$29)

House on 4 Adjoined Lots \$695 (+\$35)

House on 5 Adjoined Lots \$805 (+\$40)

Raintree Forest:

Lots \$315 (+\$15)

Lot with a House \$499 (+\$24)

Condo owner assessments would increase proportionately and be included in the annual Condo Association fee. Adjoined lot discounts would be proportionate to the increase each year by attaching a 47% discount to replace the flat dollar amount.

*See the table on page 4 showing the **most** the increase could amount to (using the maximum Cost of Living factor) over 10 years, with the first and tenth year shown both annually and monthly -- about \$1.50 per month on a property with \$365 assessment.*

Maximum Assessment Increases over 10 Years *

	Assessments Established in 2008	Current Assessment Paid Monthly	7/1/2022 with 5% Increase	7/1/2031 2% (Max) Increase	Max 2031 Assessment Paid Monthly	10 Year Change, Paid Monthly
Single Lot	\$205	\$17	\$215	\$289	\$24	\$7
House on Single Lot	365	30	383	514	43	12
House on 2 Adjoined Lots	475	40	499	669	56	16
House on 3 Adjoined Lots	585	49	614	824	69	20
RT Forest Single Lot	300	25	315	423	35	10
RTF House on Single Lot	475	40	499	669	56	16

* This calculation shall be made by adding to the then current assessment amount the percentage by which the level of the Consumer Price Index for the St. Louis, Missouri Metropolitan Area, as reported by the Bureau of Labor Statistics of the United States Department of Labor, has increased over its level as of January 1st of the prior year, **not to exceed 2%**.

Ballot Item #2 - Allow sheds to be built within placement, size, and appearance limitations, and with ACC oversight.

2i. Construction of boat docks or outbuildings shall be permitted on lots within Raintree Subdivision, subject to approval by the Architectural Control Committee and within guidelines established by the Property Owners Association Board of Directors. In addition to an off-street parking area suitable to handle two full size automobiles, all residential buildings shall have a two-car garage attached to or built in as a part of the residence. **Except I** in the section known as Raintree Forest/Section 50 an additional garage may be detached if approved by the Architectural Control Committee (**ACC.**) A variance may be granted by the Architectural Control Committee if only one car garage will fit on the lot. A homeowner may build an additional detached garage on an adjacent lot provided that the homeowner has performed a boundary line adjustment to attach the adjoining lot to the

Property Owners depend on the Architectural Control Committee to protect property values by maintaining the high standards established by the Covenants and our ACC Rules. Construction of homes, detached garages, and permitted out buildings is carefully monitored. This proposal establishes the ability of any homeowner to add a shed behind their home under strict guidelines, which would require oversight and approval by the ACC like any other construction in Raintree. As you can see, the shed must meet size limitations, be anchored to a concrete pad, use the same building materials as the house, and be immediately behind the house.

residential lot. The detached garage shall be no greater than 900 sq. ft. and no less than 400 sq. ft., and it must be connected with a pathway to the residence. The plans for the detached garage must be approved by Architectural Control Committee and they must meet Jefferson County construction codes. **Effective 12/31/2021 a property owner of any property in Raintree Plantation property with a residential house located thereon, may be approved for construction of a shed no greater than 100 square feet, properly anchored to a concrete floor, with color and materials matching the house on the same property; said shed must be located behind the main house, within the sidewalls of the house, and within the 30-foot setback. The shed must be approved by the ACC including submission of a deposit. ACC will follow the inspection process detailed in these restrictions.**

The ACC will approve all shed plans and inspect the progress so there will be no chance of aluminum or plastic sheds popping up within our community.

There are four (4) positions on the POA Board to be filled by this election – three 3-year terms and one 2-year term.

The four (4) Candidates for Board Appointment are:

Deb Enderson: I've served on the POA Board since October 2015 after 12+ years volunteering on the HOA Board. I create the electronic and printed newsletters, email updates, Gazette articles, monitor and respond for RaintreePOABoard@gmail.com, and maintain the POA Community Facebook page for announcements, updates, and response to questions. I also managed the recent Raintree POA website update and create the monthly Board minutes. Keep me on the Board if you appreciate getting honest, frequent, and useful communication.

David Getty: I am a retired autoworker since 2014 after thirty years with UAW/Chrysler. During the course of my employment, I spent seven years as a government affairs representative for the UAW. I have lived in Raintree since 1996. I've raised my children here and love this community. There's nothing like Raintree in Missouri. I would like to improve what we have and bring our neighbors together. Raintree has much more potential. Thank you for your consideration.

Denny Schwantner: Raintree property owner since 1988 and homeowner since 2011. Retired Postmaster. Previous Vice President of POA Board of Directors. Member of the following committees in prior years: Legal, Finance, ACC, Roads. As a member of the Roads committee for the last 6 years, I have procured \$1.4 million dollars from the EPA for road repairs and replacement. If elected, I will uphold the Covenants and By-Laws of the community.

David Wooldridge: I graduated from Cleveland Highschool in 1980. I am married with 5 adult children and have been employed in IT for 35 years. My experience includes Sr. Technician, Manager, President of Subdivision, and Owner of several small businesses. I look forward to helping in the community, getting to know my neighbors, taking their concerns and suggestions to the Board. I will work to support this Board and gain your trust and respect.

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.

See the new Raintree website: www.RaintreePOA.net

Our website has been redesigned to provide a better experience whether you are viewing by phone or computer. New features include a guide to finding topics in the Covenants, new Committee pages, a News icon on the Home Page that shows all announcements and updates, archived and searchable, a Raintree Property icon where lot owners can list their lot for sale to make it easier to connect buyers and sellers, and an expanded Frequently Asked Questions menu that can save you time searching and wondering. Take a few minutes to find how easy it is to access information you need.

Get updates delivered to your email box.

To date, 465 Property Owners subscribed to receive the Roundup eNewsletter. We are adding two additional paper newsletters each year to be sure we are reaching all Property Owners with information you need at least quarterly. Each other month a Raintree Roundup will be sent electronically.

Spread Your Assessment Payments

Many Property Owners expressed interest in spreading assessment payments across the year. Any and all of you are invited to pre-pay the assessment due 7/1/2022 in monthly or quarterly automated bank payments. As long as you 2020-21 assessments are paid, you can establish the payment amount and dates on your bank's bill pay functionality. Set the payee to be Raintree POA, 5998 State Hwy B, Hillsboro, MO 63050, 636-797-3434. Your bank will send :

Treasurer's Report - Barb Murrill, POA Treasurer

The 2021-2022 budget anticipates Assessment income of \$750,000, based on historical data. Fixed expenses such as administration, payroll, utilities, insurance, and taxes will consume approximately 60% of that. Discretionary budget items such as roads, maintenance, lakes and beaches, security and any property improvements will be adjusted to fall within the budget.

There will be a ballot item in September for a long overdue general assessment increase. I urge everyone to seriously consider voting to support this item. The financial health of Raintree is at stake.

The last General Assessment increase was passed in September 2008. Year after year, fixed expenses continue to increase while income stays stagnant. We all know from managing a household budget that cuts have to be made. Examples are:

- We used to have a security guard on staff. The total spent on Security in the year ended 6/30/2008 was \$154,566. The Security expense in the year ended 6/30/2019 was \$19,599.
- We used to be able to repave roads, but fixing potholes is what we can afford now that the EPA roads reimbursement is ending. With 39 miles of streets, at some point our road system will not be sustainable.
- We have added a new lake treatment plan which has been successful in controlling weeds and algae that were threatening the usability of the lakes. It increased the lake treatment expense from less than \$7,000 to around \$58,000 per year.
- Office hours are limited to 28 hours per week because of payroll expenses.
- Our maintenance equipment was in a sad state until you passed a Special Assessment last year. Thanks to you we have been able to replace much of our equipment. We all benefit from being able to keep the streets plowed and keep up with the general maintenance jobs. That's what \$50 from each of us was able to do. About a dollar a week!

This ballot item should ensure that, barring some unforeseen calamity, Boards of the future should not have to ask for another assessment increase.

POA Annual Election Sunday, September 19, 2021

POA Office at 5998 Highway B, Hillsboro, MO

The annual business meeting will open at 12:30 p.m. and conclude with an Open Forum no later than 1:30 p.m. to allow everyone ample time to vote. Doors will open at 11:45 a.m. Ballots will be given out from 12 noon to 2 p.m. The Ballot box will open at 12 noon and close at 2:10 p.m.

By-Laws permit voting 5 days prior to the Meeting at the POA office during regular office hours, 9 am to 3 pm on September 14 – 17 and from 9 am to 1 pm on September 18

To vote, a member must be in "Good Standing," meaning that all assessments and censure assessments must be paid in full by August 20, 2021. All votes must be cast in person by a person on the property deed, one per "Property Owner." See FAQs on the www.RaintreePOA.net website for more election details.

**Annual Election CHANGES:
You will WANT to read this.**

POA Office Hours

Sunday & Monday – Closed

Tuesday-Friday – 9 am to 3 pm

Saturday – 9 am to 1 pm

See *NEW* POA website: www.RaintreePOA.net

POA Office Email: Office@RaintreePOA.net

Facebook: **Raintree POA Community**

POA eNewsletters and ongoing Communication:

"Sign Up for Our Newsletter" on the www.RaintreePOA.net website homepage.