



Raintree Plantation Property Owners Association January 2022

From the POA President

Hello, Raintree Property Owners.

Over recent years this Board has worked hard to expand communication with Property Owners to help you be aware and participate in Raintree business. Examples are our new website, monthly paper or electronic newsletters, and emailed announcements and reminders for those who have subscribed.

Did you know the POA monthly Board meetings are open to Property Owners and include an Open Forum after the formal meeting where you can share your ideas, opinions, and questions? Did you know you can attend each meeting in real time or afterward by watching a livestream provided by volunteer Priority Media? Before each meeting, Derek posts the link for that session as a comment on the Raintree POA Community Facebook meeting announcement. (Meetings are held at 7 pm on the third Monday of each month.)

Board meeting Minutes are posted to the POA website after being approved at the following Board meeting. We are also expanding the website to include Minutes of the Rules and Architectural Control Committee meetings.

Stay safe and regards,
Dave Wooldridge, RTPOA President

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Board of Directors & Committee Chairs

President

Dave Wooldridge – Legal, Administration

Vice President

Dennis Schwantner - Roads

Treasurer

Barbara Murrill – Finance, Maintenance

Secretary

Deb Enderson – Communications, Events

Directors

Adam Crites - Rules

David Getty – Architectural Control

Tammy Ponzar – Golf Carts

Chris Waller - Security

Al Wideman – Lakes & Beaches

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.

Raintree Sticker Renewals

Stickers that are due January 1 of each year and must be affixed before the first use of your property in 2022 are:

- Boat Stickers
- Personal Watercraft Stickers
- Golf Cart Stickers

See the specifics on this page for sticker requirements.

Vehicle Stickers are due July 1 after payment of assessments.

Golf Cart Registration Renewal & New Golf Cart Registration for 2022

\$20 - Early Bird Registration January 4 - March 31
\$25 - All Registrations April 1 - December 31

Requirements and Process:

Part 1- Proof of Current Liability Insurance Coverage is Mandatory *

Your Insurance Card-Declaration Page-Policy Page-Certificate of Insurance **MUST INCLUDE:**


1. Policy Number and Period of Coverage
2. Financial Limits of Insurance Coverage
3. Agent Name and Contact Information
4. Identify Golf Cart by Make and Model Number, or
5. Golf Cart Coverage through Homeowners Liability Accident Insurance will be Accepted Only with 1-3 above and Written Proof of the Amount of Liability Coverage Included for the Golf Cart in Raintree

*Insurance requirements to register all golf carts, boats, PWC, and vehicles found in Covenants 1.f and 1.h

Part 2- Verification Appointment for Application of 2022 Sticker to your Golf Cart

E-mail Dave Wooldridge at DaveWPOA@gmail.com to schedule your verification appointment, and include

1. Property Owners First & Last Name
2. Address
3. Cell Phone Number



- ✓ You will receive an email with date and time options available.
- ✓ Appointments must be scheduled in advance.
- ✓ Schedule your appointment now to reserve a date.
- ✓ All appointments will be at the POA Office during office hours.
- ✓ Golf Carts cannot be used in Raintree without a 2022 sticker.

Boat Registration Renewal & New Boat Registration for 2022

\$80 - Early Bird Registration January 4 - March 31
\$100 - All Registrations April 1 - December 31

Requirements:



1. ****Proof of Current Liability Insurance Coverage is Mandatory****
insurance requirements to register all golf carts, boats, PWC, and vehicles Covenants 1.f and 1.h

Insurance Card-Declaration Page-Policy Page-Certificate of Insurance MUST INCLUDE:

- ✓ Policy Number and Period of Coverage
- ✓ Financial Limits of Insurance Coverage
- ✓ Agent Name and Contact Information
- ✓ Identify Vessel by Make and Model Number

****Homeowners Liability Accident Insurance will not be accepted****

2. Current Missouri Registration in name of Property Owner
3. Title in name of Property Owner for New Registration ONLY
4. Copy of Missouri Boater Safety Course Certificate for any operator born on or after January 1, 1984

Boats cannot be used in Raintree without a 2022 sticker

2022 Personal Water Craft Registration Renewal (Grandfathered)

\$100 - Early Bird Registration January 4-March 31
\$125 - All Registrations April 1-December 31


REQUIREMENTS:

1. **Proof of Current Liability Insurance Coverage is Mandatory***
Your Insurance Card-Declaration Page-Policy Page-Certificate of Insurance **MUST INCLUDE:**
 - ✓ Policy Number and Period of Coverage
 - ✓ Financial Limits of Insurance Coverage (no requirement)
 - ✓ Agent Name and Contact Information
 - ✓ Identify Vessel by Make and Model Number
 - ✓ Homeowners Liability Accident Insurance will not be accepted without proof that it covers your PWC

* Insurance requirements to register all golf carts, boats, PWC, and vehicles are in Covenants 1.f and 1.h
2. Current Missouri Registration in name of Property Owner
3. Title in name of Property Owner for New Registration only
4. Copy of Missouri Boater Safety Course Certificate for any operator born on or after January 1, 1984
5. For verification and application of the 2022 sticker to your PWC,

Call Al Wideman: 314-322-9992

- ✓ Appointments must be scheduled.
- ✓ No guarantee the sticker can be applied the same day PWC is registered / sticker is purchased.
- ✓ PWC cannot be used in Raintree without a 2022 PWC sticker.



How Do Covenants and By-Laws Change?

As a Board committed to maintaining the quality of our neighborhood, we recognize that time brings new ideas and that priorities of Property Owners change. Any proposal for changes that affects the By-Laws or Covenants must be presented as a ballot item to be voted on by all Property Owners at the next Annual Election in September.

Our Covenants and By-Laws were created about 40 years ago by the developer. Many amendments have been approved by Property Owner vote over the years. Each spring the Board invites suggestions for Annual Election ballot items. We are moving the *deadline for submitting ballot ideas forward to April 30* to give the Board time to explore and discuss what to put on the September ballot.

Do you have an idea for change? Don't wait. Connect with a Board member to begin to develop the idea into a suggestion. No change is as simple as it seems, and it will take time and effort to flesh out the nuances and impacts. Contact a Board member directly or the office to ask for a contact to help structure your ideas into workable ballot items.

Want to Pay Your Assessment Painlessly?

Avoid having to scramble to find the funds or, worse yet, pay more because you owe Collection fees each year when Assessments are due and then overdue.

You can use your bank's bill paying service, which usually is FREE, to have your bank send a check from your account monthly or quarterly toward the Assessment due July 1, 2022. By sending installments of some portion of the amount you will owe, you automatically adjust for the difference in your monthly budget. Just think - getting an Assessment statement showing little or nothing due would be SWEET!

Notices of Assessments due July 1 will be mailed by June 1. Amounts due are based on the property you own, as follows:

Residence on single lot	\$383.25
Residence in Raintree Forest	\$498.75
Vacant Lot	\$215.25
Vacant Lot in Raintree Forest	\$315.00

Assessment amounts for each Adjacent Lot merged with your first/home lot through Jefferson County will be reduced by 47%. (Example, house on 2 adjoined lots = \$383.25 plus 53% of 215.25 = \$497.33.)

Preferred form of payment is your check.

Remember that credit and debit cards are subject to a 5% transaction fee.

If you are paying with cash, bring in the exact amount due.

Reminder: Security Process - Gate Repair Reporting

When you see that one of the gates has been knocked down or is malfunctioning, please do the following:

1. During business hours contact the POA Office @ 636-797-3434 to alert maintenance.
2. Send an email to SecureRaintree@gmail.com and cc: the Raintree Office at Office@raintreepoa.net

Please do not use Facebook or NextDoor to report gate malfunctions.

Communications

Monthly eNewsletters are generated to provide information to Raintree Property Owners except once quarterly a paper newsletter is mailed to all Property Owners. Some of the monthly articles are repeated to make sure they are available to every Property Owner.

To get the information sooner, sign up for emails and eNewsletters on the www.RaintreePOA.net website.

Lakes and Beaches Rule Change

The other side of the story usually isn't the one anybody wants to hear. When rules or changes are made, we each naturally see the impact from our own perspective.

At the December 20 Board meeting, the Rules Committee made the following Motion, and it passed:

Effective immediately Wake Surfing, Teak Surfing, use of bladders, ballast or any device used for the purpose of increasing weight or enhancing additional or excessive wake by any boat is strictly prohibited.

Censures: First offense-\$500, Second offense-\$750 plus a 30-day revocation of boating privileges, and Third offense-\$1,000 plus a one-year revocation of boating privileges.

Social sites lit up with protests about the unfairness and the audacity of the Board. Why would such a change be implemented? Many times we've all heard the protests that Autumn Lake is too narrow for the 100-foot wake restrictions. Property Owners on Autumn Lake are continuously complaining that wakes send waves up over the sea walls and across docks and boat houses. Because of the power of the wakes created with this type of watercraft, the structure of the seawalls surrounding the lake is threatened.

The Rules change **does not prohibit use of anyone's boat** that meets the Covenants size requirements, but it **does prohibit the use of the wake-producing equipment**. As you can see, nothing in the change impacts tubing or waterskiing using normal equipment. The 100-foot from shore rules do still apply.

This is not a concern created just by Raintree. Lakes all around the area, many larger than our 125-acre Autumn Lake, have outlawed use of ballasts, bladders, and excess wake producing devices. We can't allow the lake property and our dam to be beaten down by boats too powerful for our water area. The appropriate waterway for such boats is more like Lake of the Ozarks or Table Rock Lake.

This was discussed in Board meetings six months ago, and we agreed to do more evaluation before implementing such a change. The change was effective immediately.

Guidance for Expanding Your Property within Raintree

Why Property Owners Are Adding Lots to their Home Property:

Covenants Section 3F explains Annual Raintree assessments. Property that is legally adjoined to your main property by deed and plat is assessed at a reduced rate while it enhances your property's value and gives you room to do more with it. Many homes are built across multiple lots to allow for side-entry garages, etc.

How to Find Additional Property:

The www.RaintreePOA.net website contains tools for you to find property around yours. See the Raintree Property icon on the lower Home page. There you will find listings of lots for sale by other Property Owners with their locations and asking price. (You can use the Maps under About in the top menu to see all Section and Lot numbers identified.)

Also in the Raintree Property icon is a link to Jefferson County owned lots which were surrendered for tax delinquency and are for sale just for the missed property taxes. Zoom in to see Section and Lot numbers. The contact at Jefferson County is Sharon Kost, 636-797-6292. She is extremely helpful.

How to Get Your Expanded Property Recorded:

Property Owners who purchase additional property to legally adjoin (combine) properties as a Boundary Line adjustment to get the discounted Assessment must purchase and deed all property in exactly the same name, meaning names must *match*. Property in different names is not eligible for discounted rates.

After the boundary line adjustment is recorded with Jefferson County, the POA office needs a copy of that signed plat plus the receipt from the County Recorder's office and the new combined deed before they can make changes in the POA records and give you the reduced assessment. Replacing the existing deeds with a combined deed is fairly inexpensive with an attorney, or if you aren't working with a Trust or other legal arrangement, you can find a template on Google and type it up yourself as a quit claim deed combining the property.

Caution Lights for Raintree Entrance

Earlier this year the Missouri Department of Transportation (MODOT) informed us that after three years of continuous follow-ups, our request for a flashing warning light at the intersection of Highway B and Column Drive paid off. All that construction at our entrance is MODOT working to install sensors at the intersection to trigger lights to flash from both directions on Highway B. This will tell travelers on B that a vehicle is ready to pull onto B.

We are told that construction is temporarily stalled due to unavailability of a particular BOLT.

Winter Weather Reminder:
Do Not Park your vehicle on the street when inclement weather threatens.
Trucks and plows need room to work.

Stay informed.

POA Website: www.RaintreePOA.net

POA Facebook Page: Raintree / POA Community

POA Office email: Office@RaintreePOA.net

POA Office Telephone: 636-797-3434

POA Board email: RaintreePOABoard@gmail.com

Want to Get on a Committee?

Property Owners and residents contribute time, brain power, and ideas on several POA Committees including Architectural Control, Lakes and Beaches, Security, Rules, and Roads.

Get more involved and understand how all of us work together.

Contact Committee Chairs or the Office to volunteer.

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

Even if you can't stop in during office hours, the staff can be reached and help you by phone or email.

**YOU WANT TO READ THIS
NEWSLETTER.**