



Raintree Plantation Property Owners Association Election Newsletter

August 2023

From the POA President

Hello Raintree Property Owners,

The first 825 acres of what would become Raintree were purchased by the developers in 1977. Our roads, sewer lines, and Autumn Lake Dam are ...we could say ...maturing. While homes continue to be built, and families move in and out changing our community dynamics, we have to protect and maintain key infrastructure to the best of our ability with funds available.

Last year, I wrote the same introduction. It is probably more accurate this year than in past years. Roads and Security are two areas where you will be asked to vote on infrastructure needs. You'll see damaged areas of roads that were not repaired last year. The bids to repair the worst of the worst were \$300,000 more than our budget. Without the infrastructure ballot items passing, expect to see limited road repairs and worsening conditions. Left unaddressed, over time, Raintree will have gravel roads. Security continues to be an issue in Raintree. We experienced several waves of damage to mailboxes, and key amenities. These acts of vandalism cost many owners directly as well as indirectly with the amenities repairs. Together these two items will significantly degrade property values in Raintree.

Please see the ballot item explanation inside this newsletter and vote your opinion. We encourage you to be involved in your community. Also, you will see the resumes of the eight owners running for the six open Board positions. Thank you to these owners and our current Board for stepping forward for our community!!!

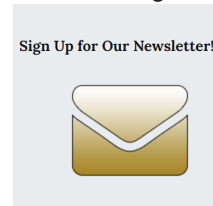
As we wrap up another year here in Raintree, I want to thank everyone who has volunteered and supported Raintree in a positive way.

Stay safe and regards, Dave Wooldridge, RPOA President

POA Communication

Raintree communications are sent via email, other than the annual election newsletter. Don't miss out on important information you need to know as an owner. **Many owners are still not signed up to receive the POA communications.**

To sign-up go to Raintreepoa.net and click on this link from the bottom of the Home Page.



As we seek owner input on Raintree business, the surveys will only be available through a link that will be emailed. Many companies offer free email accounts. One example is Google's GMail.

Join us here so you do not miss anything important to you. **Not receiving the POA communications does not release you of your responsibilities as a Raintree Owner. Know what's happening in your community!**

Note: all communications are on the POA website at Raintreepoa.net. Click on the News Link near the bottom of the Home Page and the Raintree POA Community Facebook Page. *Please note: the POA Board is not on Nextdoor or other Facebook pages using the Raintree name. To communicate with the Board, attend Board Meetings, email us, or use the Raintree POA Community Facebook page.*



Board of Director Candidates

There are six (6) positions open on the Board of Directors. Three (3) will be elected for a three-year term, one (1) will be elected for a two-year term, and two (2) will be elected for a one-year term. Director positions are placed by the most votes gained to the longest term positions. You will be voting for 6 candidates.

Desiree Rodriguez

I have learned much as a Board member and plan to continue my dedication to Raintree. I will work for our community to enforce the rules and work with other committees to bring solutions to the needs of our growing community. I look forward to continuing to enforce the Covenants and By-Laws. When elected, you will have a Raintree-educated, and honest board member that cares passionately about our community. Thank you for your trust.

Karen Bement

Healthcare Business Operations; Billing, Receivables, Budgeting, operational efficiency. Director Management of \$80M - Washington University School of Medicine. Currently RTPOA Board Co-Chair Finance as Project Manager of Revver Scanning/Document Management System. I will ensure confidential information is safe/secure in Revver as well as automate paperwork processing between property owners and the POA. I will continue to support efforts in minimizing costs to meet budgeting goals, ensuring our beautiful community thrives. Lot Owner since 2021.

Steve Jefferson

I have been a resident of Raintree since April 2021. Serving as a POA board member at our last subdivision as well as interim board member at Raintree, I have enjoyed the opportunities to work with our neighbors on various projects to improve the community. My career as an Operations Manager at Knapheide Inc. gave me the experience to work with OSHA and state and federal guidelines. Thank you for your consideration.

Forrest Wegge

Resident and HOA member of Raintree since October 2021. Attorney since 1999. 2005-2006 member of Hillsboro Chamber of Commerce. Elks member for 24 years. Elected Prosecuting Attorney for Jefferson County for 24 years. Current Municipal Judge of Crystal City. My skill set and experience can benefit Raintree greatly. My commitment and belief in Raintree is demonstrated by my investment in building my new home and my future here.

Jerri Jean (Sojka) Hicks

Background · Resident since 1985 · Previous full-term & interim board member experience (Infrastructure, Financial, Rules, CRC, Special Infrastructure Committee for purchase of CC, & HOA board) Community Minded Goals · Build back emergency case reserves (with 5/9 board member vote) · Use funds for necessary purchases only; limit lawsuits · Prioritize spending (needs over wants) · Communicate why rules exist and why they are essential · Increase Lakes & Beaches security to reinforce critical safety rules.

Kent Campbell

Full time resident of Raintree Plantation since May 2020 - wife Bonnie. "Forever home", committed to the community. Active in community, boating, fishing, golf, HOA, frequent board meetings. Retired Primary Care Physician (30 years) & President of DePaul Medical Group. Associate Dean and Assistant Professor (10 years) at medical school (KCOM). Prior board experience - DePaul Hospital Foundation Board, KCOM Alumni Board. I will work to preserve your enjoyment, safety, and investment in the Raintree Community.

Tillie Winchester

Resident since 2019 · Member of CRC (Community Relations Committee) · HOA member · Retired teacher from Northwest R1 school district · President of MSTA (Missouri State Teacher Association) 10+ years · Elementary Physical Education Chair Goals for Raintree: · Promote renewed pride in our community · Three areas of concentration are Roads, Lakes and Security Organization of Open Forum.

Glenn Witt

Bachelor Science Mechanical Engineering. Contributions/Goals: · resident since 2007 · dedicated entrepreneur, business owner with: honed leadership skills, financial acumen, strategic thinking, provide Raintree with much needed effective governance and thoughtful decision-making, ALL are crucial for successful board membership. · promote thriving community, protecting, enhancing property values · address concerns promptly, effectively, openly · maintain and improve amenities ensuring transparent financial responsibility · contribute to board achieving overall best outcomes for all properties

Ballot Items to Change Raintree's

Bylaws and Covenants

BALLOT ITEM #1 – Voting Rights

By-Law Article II, Section 2

Current:

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. To vote, a member must be in good standing as of 30 days before the date for the election. "Good Standing" shall mean the member is current in all P.O.A. assessments.

Proposed Change:

In all matters calling for a vote of the membership, a member who owns a lot without a residence on it shall be entitled to only one collective vote irrespective of the number of lots held by the member, and a member who owns a lot with a residence on it shall be entitled to only two collective votes irrespective of the number of lots held by the member.

Multiple lots which are titled in the same names are only allowed 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. To vote, a member must be in good standing as of 30 days before the date for the election. "Good Standing" shall mean the member is current in all P.O.A. assessments.

What this change means: Owners with a residence in Raintree have a much greater financial commitment to the community. The majority of residence owners are here daily and believe they should have a stronger voice in the matters of Raintree. *A yes vote means each lot with a residence vote will count as two; not two separate votes. A no vote means the bylaw will remain in its current state.*

BALLOT ITEM #2 - Membership, Nominations for Directors

By-Law Article 11, Section 3

Current:

At least sixty (60) days prior to the annual meeting of the membership, the President shall cause to be published in the newsletter mailed to the membership a solicitation for the purposes of placing into nomination the names of those members desiring to fill vacancies on the Board for the upcoming Annual election. The solicitation for nominations shall state the anticipated vacancies to be filled, the terms for which those persons will serve and the closing date of the nominations. The nominations shall be in writing and either delivered or mailed to the Raintree office to the attention of the Board Secretary. Nominations shall remain open for a period of thirty days after the newsletter mailing date or a date fixed by the Board of Directors, whichever is greater at which time all nominations shall be closed. Any member in good standing may be placed in nomination as long as they do not have a dwelling cohabitant or family member (including spouses, children, step-children, parents, siblings,

uncles/aunts, nieces/nephews, cousins, grandparents, and grandchildren) who is already on the Board of Directors or in an employee of the Raintree Property Owners Association. "Good Standing" shall mean the member is current in all P.O.A. assessments when nominations are closed. ***Thereafter, there shall be published with the notice of the annual meeting a list of the nominated candidates for the election allowing each of those candidates the opportunity to express themselves in seventy-five (75) words or less.*** No other nominations shall be received from the membership body at the annual meeting nor shall any "write-in" candidate voting or the like be allowed.

Proposed Change:

...Thereafter, there shall be published with the notice of the annual meeting a list of the nominated candidates for the election allowing each of those candidates the opportunity to express themselves in seventy-five (75) words or less. Candidates may also submit a one-page resume (using a template provided by the POA office) to be placed on the POA website for voters' review before the annual election.

What this change means: The candidates for the Board of Directors shape and uphold all that Raintree is going forward. A 75 word resume does not provide owners a significant view of the candidates in order to cast a knowledgeable vote. The future of Raintree rides on the decisions of the Board of Directors. *A yes vote means adding a one page resume for candidates. A no vote means the bylaw will remain in its current state.*

BALLOT ITEM #3 – Opening Paragraph of Covenants

Covenants - Opening Paragraph

Current:

WHEREAS RAINTREE PLANTATION, INC. has caused surveys to be made and filed for the record in Recorder's Office of Jefferson County, Missouri, to property known as RAINTREE PLANTATION, section number One through ***Nineteen*** and Raintree Forest, all of said property being located in Jefferson County, Missouri, and

Proposed Change:

WHEREAS RAINTREE PLANTATION ***PROPERTY OWNERS ASSOCIATION***, INC. has caused surveys to be made and filed for the record in Recorder's Office of Jefferson County, Missouri, to property known as RAINTREE PLANTATION, section number One through ***Twenty Five*** and Raintree Forest, all of said property being located in Jefferson County, Missouri, and

What this change means: Item is a formality to update the covenants to match the recorded legal name and the formation of sections 20-25 from previously filed documents dating back to 1985. Over the years, these recorded changes were inadvertently omitted from the current covenant document. This ballot item only updates the current

covenants document and has no other impact to the existing business of Raintree and its owners. *A yes vote takes care of this administrative detail. A no vote, means the previously recorded documents are not present in the current covenant document and would need to be viewed at the county recorder's office.*

**BALLOT ITEM #4 - Pets
Covenants Section 1,1d**

Current:

Said premises shall not be used to house or maintain horses, cattle, mules, hogs, sheep, goats or poultry; however, **house pets are permitted but not over two (2) of any kind of pets will be permitted.** Pets must be confined to the owner's property either physically or electronically or on a leash at all times. When walking pets, residents are required to pick up and properly dispose of pet feces. Jefferson County rules and regulations respecting animals and pets shall apply to all pets in Raintree.

Proposed Change:

“house pets are permitted but not over four (4) in total will be permitted.”

What this change means: The proposed change simply clarifies the covenant. It would make accepted three dogs or four birds, etc. while maintaining a reasonable total number of household pets. *A yes vote allows the change to four total household pets and removes the two of any kind limit. A no vote leaves the covenant unchanged. This means three of any kind of household pet is a covenant violation.*

BALLOT ITEM #5 – Restrictions Relating to The Use of Lots

Covenants, Section 1, 1a

Current:

All lots in the subdivision shall be used for residence purposes only*; **and no business of any nature shall be permitted, maintained, or conducted thereon.**

Only one residence shall be placed on any lot, and such residence shall not be designed, converted or used for more than one family. No clubs, fraternities or organizations of any nature may own, use, or operate from any building and/or lots in subdivisions, except Raintree Plantation Property Owners Association, Inc. It is the clear intent of these restrictions to limit lot usage to that of a single-family dwelling. Where a lot is titled in more than one non-resident family name, one family shall be designated with Raintree Plantation Property Owners Association, Inc., a primary family and the use of amenities, access, and facilities under the control of Raintree Plantation Property Owners Association, Inc., shall be limited to those primary families so designated. If no designation is made, the first listed person on the title shall be presumed designated.

Proposed Change: (insert)

*However, an owner may conduct such business activities (any activity or enterprise entered into for profit) within a dwelling located thereon so long as

- (a) the existence or operation of the business activity is not apparent or detectable by sight, sound, or smell from the exterior of the dwelling unit;
- (b) the business activity does not regularly involve people or vehicles coming into Raintree who do not reside in Raintree;
- (c) the business activity does not involve having any tools or equipment stored or placed in any area which can be seen from another lot or Common Area;
- (d) the business activity is consistent with the residential character of Raintree;
- (e) the business activity does not require use of Common Area utilities;
- (f) the business activity does not constitute a nuisance or a hazardous or offensive use, as may be determined by the Board;
- (g) the business is not illegal.

The Board may issue rules regarding permitted business activities.

What this change means: Currently there are many at home based businesses. Technically anyone working from home is in violation of this covenant. *A yes vote will allow private business to be conducted from Raintree per the above parameters. While the covenant does not allow any business, modern technology allows businesses to be operated without any impact on the community. A no vote will not allow any business. For example: pet sitting, landscaping, at home day care, etc. and likely harms many owners of these businesses and their owner customers. Just view the Raintree Business Owner Directory to gauge the impact.*

**BALLOT ITEM #6 – Camping, Use, Care, And Neglect Of Property (Lot), Lease or Rent
Covenants Section 1, 1c**

Current:

No lot, portion of a lot, residence nor portion of a residence (individually or collectively referred to as “the premises”) shall be leased or rented for any purpose by the owner. Said premises shall not be used for camping or any unlawful purpose, or for any purpose that would injure the reputation of the neighborhood. Nor shall any noxious, offensive, or odoriferous substances be permitted on any lot. Its officers, agents, or employees shall not be deemed guilty or liable for any manner or trespass or damage for any abatement, removal, or the like.

Proposed Change: (insert)

1c. (Camping, Use, Care, and Neglect of Property (Lot), Lease or Rent)

No lot, portion of a lot, residence nor portion of a residence (individually or collectively referred to as “the premises”) shall be leased or rented for any purpose by the owner. Said premises shall not be used for camping or any unlawful purpose, or for any purpose that would injure the reputation

of the neighborhood. ***Tent camping in the backyard of a residential lot (lot with a house) is allowed for no more than three consecutive days at one time.*** Nor shall any noxious, offensive, or odoriferous substances be permitted on any lot. Its officers, agents, or employees shall not be deemed guilty or liable for any manner or trespass or damage for any abatement, removal, or the like.

What this change means: Simply the change is to allow a family to have a backyard tent camping adventure close to home. The change does not allow for tents on a lot without a residential house. *A yes vote allows for a little family fun by clarifying the covenant. A no vote means no backyard tent camping for the kids and families of Raintree.*

BALLOT ITEM #7 – Removing “Section 50” Because There Is No Section 50 In Raintree Plantation Covenants Section 2, 2g and 2i

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 part of the residence. In the section known as Raintree Forest ~~Section 50~~ and additional garage may be detached if approved by the Architectural Control Committee (ACC).

What this change means: Simply removing **“/Section 50”** because there is no Section 50 in Raintree Plantation. *A yes vote resolves this administrative item. A no vote leaves this past oversight in the covenants.*

BALLOT ITEM #8 – Restriction Relating To Building And Construction Covenants Section 2, 2a - Restriction Relating to Building and Construction

Current:

2a. The Architectural Control Committee shall be established and controlled by the Raintree Plantation Property Owners Association, Inc., or its successors and assigns. All plans and specifications must be approved by the Architectural Control Committee before building operations are started including but not limited to lot preparation for construction, road cuts, utility hookups or the like. There shall be no restrictions as to the cost of any residence, building or structure, but complete plans and specifications must be submitted for the approval of the Architectural Control Committee. All building and construction in Raintree Plantation shall require a building permit issued by the Raintree Plantation Property Owners Association, Inc. The Board of Directors may, at their discretion, establish a regulatory policy to set the fee for the permit but same shall not exceed \$8,500 per individual home, divided between a maximum of \$5,000 from the Property Owner and \$3,500 to be paid by the Builder for the road cut repairs. The fee must be submitted in cash or equivalent to the Raintree Plantation Property Owners Association, Inc.’s business office prior to the start of construction on any lot and the RPOA shall retain a portion of such bond permit, not to exceed \$3,000 for the Property Owner portion, to be placed

in the general revenue funds for the purposes of assisting in the funding of capital improvements for the infrastructure such as roads, culverts, bridges, etc., affected by construction and refund the balance of such \$5,000 bond. In addition, the RPOA shall retain a portion of the builder portion of the bond permit, not to exceed \$1,000 if the road cut is done satisfactorily or \$3,500 if the RPOA has to make the road cut repairs, to be placed in the Roads fund for the purpose of repair of road crossing cuts and other damage to Raintree roads. Any owner, owning multiple lots shall comply with this requirement irrespective of the number of deposits, which have already been secured with the Raintree Plantation Property Owners Association, Inc.’s business office. *

Insert Covenant 2m here making it part of 2a

*All buildings and landscaping must be completed within nine (9) months from the time of the beginning construction (shall be construed as no longer than three (3) months after plan approval), with a total of (12) months to obtain an occupancy permit.

What this change means: The proposed change is an attempt to simplify the covenants and to place like items/topics in the same place. *A yes vote 2m will be removed and the verbiage added to 2a. A no vote leaves items 2a and 2m as they are currently.*

BALLOT ITEM #9 – Foundations, Siding, Mobile Homes, RVs, PWC, Boats & Unlicensed Vehicles Parking Covenants Section 2, 2j (Foundations, Siding, Mobile Homes, RVs, PWC, Boats & Unlicensed Vehicles Parking) Current:

No residence shall be wholly or partly covered with tar paper or canvas, and no tent house or shack shall be permitted on any lot. No unpainted wooden houses shall be on any lot unless of log or imitation log construction as approved by the Architectural Control Committee. No auto trailer, movable house or manufactured housing (as defined by the Jefferson County Zoning Code) shall be allowed on any lot in the subdivision. All foundation walls and footings must be of continuously poured concrete on the building site. Trailers, boats, personal watercraft, RVs, or the like, shall not be parked or stored in front of a residence or on Raintree Plantation Property Owners Association, Inc. roads or property, aside from the following exceptions: Trailers, boats, personal watercraft and RVs or the like may be parked on the driveway of a residential lot (that being the most direct paved connection between the public road and the dwelling) as nearly as practical to the dwelling. Trailers, boats, personal watercraft, and RVs or the like, may also be parked in specifically designated areas of Raintree Plantation Property Owners Association roads or property. In no event shall such items be stored in any way that creates a nuisance, hazard, or eyesore, as determined by the Board of Directors. Any unlicensed vehicle must be inside the owner’s garage and shall not be permitted to remain on any part of the lot.

Vehicles, licensed or unlicensed, shall not be parked on lawns.

Proposed Change:

No residence shall be wholly or partly covered with tar paper or canvas, and no tent house or shack shall be permitted on any lot. No unpainted wooden houses shall be on any lot unless of log or imitation log construction as approved by the Architectural Control Committee. No auto trailer, movable house or manufactured housing (as defined by the Jefferson County Zoning Code) shall be allowed on any lot in the subdivision. All foundation walls and footings must be of continuously poured concrete on the building site. Trailers, boats, personal watercraft, RVs, or the like, shall not be parked or stored in front of a residence or on Raintree Plantation Property Owners Association, Inc. roads or property, aside from the following exceptions: 1) Trailers, boats, personal watercraft and RVs or the like may be parked on the driveway of a residential lot (that being the most direct paved connection between the public road and the dwelling) as nearly as practical to the dwelling. **2) No parking of vehicles, trailers, boats, personal watercraft, RVs, or any other similar personal property is permitted on an undeveloped lot** 3) Trailers, boats, personal watercraft, and RVs or the like, may also be parked in specifically designated areas of Raintree Plantation Property Owners Association roads or property. In no event shall such items be stored in any way that creates a nuisance, hazard, or eyesore, as determined by the Board of Directors. Any unlicensed vehicle must be inside the owner's garage and shall not be permitted to remain on any part of the lot. Vehicles, licensed or unlicensed, shall not be parked on lawns.

What this change means: The proposed change further clarifies the parking for lots without a residential home. Raintree lots are not intended to be used as a storage facility. There have been several driveways placed on lots without a residential home without ACC approval. Some feel that driveways and parking/storage on lots without a residential home will drop home prices in Raintree. Enforcement of new addition, if approved; if any driveways exist today, the Board will identify and review if ACC provided approval. If approval was given they can keep and continue to use it. If ACC approval was not given then they are not allowed to park anything on the drive. We will not request the drive be removed unless persistent use of the drive continues. *A yes vote will prohibit a driveway and parking/storage on a lot without a residential home. A no vote will allow for driveways and parking on undeveloped lots. Note: if this ballot item fails additional rules will be set for driveways and parking on undeveloped lots.*

**BALLOT ITEM #10 – Storage Tanks
Covenants Section 2, 2k**

Current:

No storage tanks shall be above the ground on said lot, except a propane tank limited in size to 250 gallons ~~and used~~ **solely for outdoor grills or indoor gas fireplaces.**

Proposed Change:

No storage tanks shall be above the ground on said lot, except a propane tank limited in size to 250 gallons.

What this change means: The proposed change will allow for the use of common household gas appliances like a cooktop, clothes dryer, etc. A yes vote allows the change. A no vote leaves the covenant in its current state,

**BALLOT ITEM #11 – Assessment For Roads
Covenants Section 3, 3g - Proposal For A Special Assessment**

Special Assessment to be spent on roads, replacement, repair and preventative maintenance only. The POA Board has no authority to spend these funds in any other form.

Option 1. Annual Assessment for roads - \$300 per property owner due January 1 beginning on January 1, 2024 through January 1, 2026. Then \$150 per year with COLA and rounded to the nearest dollar. The assessments will be billed per voting rules per lot owned (Example: Property 1 is deemed to only one person but Property 2 is deemed to that person plus another person, so Property 2 also gets a vote). This calculation shall be made by adding to the then current roads 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.

Option 2. Annual Assessment for roads - \$150 per year with COLA and rounded to the nearest dollar. The assessments will be billed per voting rules per lot owned (Example: Property 1 is deemed to only one person but Property 2 is deemed to that person plus another person, so Property 2 also gets a vote). This calculation shall be made by adding to the then current roads 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.

Option 3. Neither option 1 or option 2.

What this change means: Raintree's roads are in dire need of significant repair and on-going maintenance. Raintree was fortunate to ride the EPA soil remediation funds to cover several years of road repairs. Last year, to put a patch on 36 of the worst spots was \$510,000, but we did not have that amount to spend. Raintree has approximately \$800,000 in total revenues. The revenues are not enough to keep Raintree's roads from falling into further disrepair and ultimately turn to gravel roads. Needless to say, on a roads budget of \$209,000 we are \$300,000 behind and these repairs are not correcting the core problem. Many roads with severe cracking and mud seepage need the road base replaced. Some of the roads can be resurfaced, while a committed maintenance program of crack filling and sealing is needed to obtain the useful life of the roads. *Quite simply*

Option 1 provides funds to start making an impact right away and for the long term. Option 2 will allow for the on-going patch work repairs however it is likely that this option will not provide for the corrective road work and on-going maintenance. Option 3 will leave Raintree without the funds to even patch the roads.

BALLOT ITEM #12 – Assessment for Security Covenants Section 3, 3g – Proposal for a Special Assessment

Special Assessment for security infrastructure (systems, improved gates, guards, monitoring, etc. The POA Board has no authority to spend these funds in any other form.

Annual Assessment for Raintree Security - \$25 per year with COLA and rounded to the nearest dollar. The assessments will be billed per voting rules per lot owned (Example: Property 1 is deeded to only one person but Property 2 is deeded to that person plus another person, so Property 2 also gets a vote). This calculation shall be made by adding to the then current roads 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.

What this change means: We have all seen or heard of the continued gate damage, the many mailboxes destroyed, the accessible beach porta potty destroyed with fire works, the lights at the pavilion smashed out, etc. Simply put, Raintree needs better security infrastructure and support to secure and make Raintree safe. As well as to catch those responsible. The cost of the vandalism is in the thousands and is ultimately a burden all owners pay for. A yes vote will allow funds to begin to implement a long range security plan. Note: there will be an upcoming Town Hall meeting to discuss with the community what security at Raintree should be. So you will know what the plan is prior to the voting. A no vote means we are stuck with the same infrastructure and problems we all face today, including the costs.

BALLOT ITEM #13 – Boat Sticker Placement Covenants Section 3, 3ii, paragraph 2

Current:

Any Owner who owns a golf cart, boat or **other vehicle (excepting properly licensed passenger cars, trucks, minivans, SUVs, etc.)** for which a policy of liability insurance is required, must register the golf cart, boat or **other vehicle** with the Association and receive a registration sticker issued by the Association. Such sticker must be displayed prominently on the vehicle driver's side lower front windshield, or the golf cart lower left windshield, or boat **right rear starboard side**, nearest the driver (operator) seat.

Proposed Change:

Any Owner who owns a golf cart, boat or **approved jet ski** for which a policy of liability insurance is required, must

register the golf cart, boat or **approved jet ski** with the Association and receive a registration sticker issued by the Association. Such sticker must be displayed prominently on the vehicle driver's side lower front windshield, or the golf cart lower left windshield, or boat **right starboard side**, nearest the driver (operator) seat.

What this change means: A yes vote for the proposed covenant change allows for the future ability to require a Raintree identification sticker on all owner vehicles. Possibly this may be a RFID access sticker for the gates. In addition this change will remove the conflict with covenant 1j - All vehicles operated within Raintree must display a property owner's identification or identification as set forth by the Raintree POA Board of Directors in the Rules Manual. Last part, the boat sticker placement is not in sync with the current practice. A no vote leaves the conflicts in place and can hamper future security enhancements due to the vehicle sticker exception in covenant 3, 3ii.

The Election Newsletter is on the POA Website

We realize the print of the ballot items is small. This is due to a page limitation to reduce the mailing costs.

Go to Raintreepoa.net. Then click on the newsletter icon (see below). You will need to scroll down the home page. From here select the Election Newsletter and then you can zoom in to expand the print view.



NEWSLETTER

POA Annual Election Sunday, September 17, 2023

POA Office at 5998 Highway B, Hillsboro, MO.

The annual business meeting will open at 1pm. and conclude with an Open Forum no later than 2pm
Doors will open at Noon. Ballots will be given out from 12 noon to 2 p.m.

To vote, a member must be in “Good Standing,” meaning that all assessments and censure assessments must be paid in full by August 18, 2023. 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.

OPEN IMMEDIATELY

ANNUAL ELECTION MATERIAL ENCLOSED

YOU WILL WANT TO READ THIS NEWSLETTER!!!

Voting Hours

By-Laws permit voting 5 days prior to the Meeting at the POA office.

Tuesday, September 12 - 9 am to 3 pm

Wednesday, September 13 - 9 am to 6 pm

Thursday, September 14 - 9 am to 3 pm

Friday, September 15 - 9 am to 3 pm

Saturday, September 16 - 9 am to 4 pm

Sunday, September 17 - Noon to 2 pm

Ballot Box will close at the posted end time.