



Volume 7, Issue 1, January 2026

The purpose of this Newsletter is to provide Raintree owners with timely information about various topics and happenings in Raintree. The Raintree POA Board wants to keep you “in the know” and highlight all the good our community has to offer. **If you have an idea for a topic for an upcoming edition, please email us at Secretary@raintreepoa.net.**

FROM THE BOARD

NOTICE: There is an opening on the POA Board.

If you have a particular knowledge or skill, like maintenance, security, or something necessary that would be valuable on the Board and are interested in being selected for this opening, you can submit your resume with up to 75 words with your qualifications to the Board Secretary (Secretary@RaintreePOA.net) by Friday, January 16th.

Raintree,

As I discussed last month, Raintree’s governing documents were sourced from templates used for many communities in the area and customized by amendments over the last 45 or so years to the point where they are like a patchwork of different priorities. Raintree’s own attorney suggested that we should restate the Covenants, By-Laws, and Rules documents to make their presentation less confusing.

By-laws should really define the operations and procedures of the association, including

membership, roles and responsibilities of various positions, elections, committees, meetings, etc. Covenants should focus on rights and restrictions of the community members, and would include some specifics that define the community standard. These two documents would be rarely amended, and require a community vote to change. Rules, Lakes and Beaches, ACC, etc. would be where the more dynamic items would reside, and any recommended committee changes require Board of Directors approval.

One option to restate our indentures would be to review ALL motions and updates made since the documents were written; however, I have some concern doing so would not result in the needed clarification and separation of the documents and elimination of their redundant, even contradictory nature. Our Covenants and By-laws should ideally be very clear and concise.

There are some legal firms in the St Louis area who are very experienced in POA/HOA process and law, and will provide a free, one-hour, high-level consultation regarding developing completely new, updated indentures. The Board of Directors unanimously supported exploring this option at the December monthly meeting. Denny Schwantner and I plan to meet with these firms in early 2026. Either process (rewriting our current documents versus developing new documents) will need to be evaluated for time requirement, cost, etc., but would ultimately greatly benefit the community. The two previous BOD Raintree presidents felt updating these documents should be a priority as well. Of course, any changes would require a majority vote of the community in the annual election, so opportunities to learn, review, and question any changes (town halls, etc.) will be planned as the process evolves.

If you have questions about the community or something you may have heard or read regarding Raintree Planation, please inquire by sending an email to Board@Raintreepoa.net.

Wishing you a successful and satisfying 2026,
Kent Campbell, POA President

HEADLINES

Rules in Raintree

Rules established for Raintree are meant to maintain the standards we expect for ourselves and our community. The Rules document is always available on the public POA website here: [2023-RULES-MANUAL.pdf](#) or on the secure CPM site here: [Vantaca Home](#)

The Rules Committee formed after the September election announced a plan to focus first on illegally parked boats and trailers, derelict vehicles, and trash/debris. These violators would initially be given until December 1 to comply, after which 10-day letters would be sent, and if still not corrected, censure would follow.

There have been questions and some confusion voiced about boat and trailer parking, which is covered in the Covenants 2c. and 2j. The Rules document Section 10 Page 20 consolidates and clarifies the rules around parking, partially copied here:

Covenants 2j. (Foundations, Siding, Mobile Homes, RV's, PWC, Boats, & Unlicensed Vehicles Parking)

... 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 RV's 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 RV's or the like may also be parked in specifically designated areas of Raintree Plantation Property Owners Association roads or property (*temporary parking at boat ramp*).

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.

Rules Excerpt:

PARKING All vehicles, boats, trailers, etc. must be parked in accordance with the following:

a. Only vehicles displaying a Raintree Property Owners identification sticker will be permitted to park at beach, lake, pavilion, campground or other designated parking areas. Golf carts are considered vehicles and must display a Raintree Golf Cart Sticker to park in the aforementioned areas designated for golf carts.

b. Guest vehicles must display a hanging guest pass or dash pass to park at lake, pavilion, campground or other designated parking areas Note: Guest Golf carts not permitted.

c. Trailers, boats, personal watercraft, RV's or the like shall not be parked or stored in front of a residence or on POA roads or property. (Covenants, paragraph 2j)

d. Trailers, boats, personal watercraft, RV's and 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. (Covenants, paragraph 2j)

e. Trailers, boats, personal watercraft and RV's or the like may also be parked in specifically designated areas of POA roads or property. (Covenants, paragraph 2j)

f. Unlicensed vehicles must be inside the garage. (Covenants, paragraph 2j)

g. Vehicles licensed or not, must not be parked on lawns. (Covenants, paragraph 2j)

...

- m. Parking on streets for guests must NOT impede the flow of traffic.
- n. No parking across the street from any driveway.
- o. No Parking on the street during inclement weather.

Also in Rules, page 4, you can see there is a **\$300 fine** for creating Secondary Parking **without a permit** from the ACC.

The Rules Committee meets on the 2nd Monday of each month at the POA office at 6 pm. You are welcome to attend the meeting, hear the priorities and issues they are discussing, and ask questions to clarify your own situation.

The Board's purpose is not to complicate your life or find a way to assess censures but is to fulfill the responsibility to maintain the standards established by Covenants and Rules. If you are trying to determine where you can park your boat or trailer without renting space at a winter parking lot, you can email Board@RaintreePOA.net or Rules@RaintreePOA.net with your intentions to avoid misunderstanding.

Committee Meetings

You are invited to attend Board and Committee meetings in Raintree. Each meeting is scheduled monthly as follows at the POA Building:

Lakes and Beaches – 1st Monday at 6 pm

Architectural Control (ACC) – 1st Tuesday at 6 pm

Rules Committee – 2nd Monday at 6 pm

Security and Technology – 2nd Thursday at 6 pm

Board of Directors – 3rd Monday at 7 pm

Reminder!

When Winter Weather Threatens

Do not park vehicles of any type on the street. Use your garage or driveway – or find a neighbor who agrees to let you use theirs. Taking care of our roads is a tough job and requires attention. The salt truck and snow plows can't be responsible for circling your vehicle parked on the street.

AROUND RAINTREE

HOA Membership Renewal

The HOA is a voluntary organization open to all Raintree owners.

The entire focus is to provide social opportunities for meeting other Raintree owners (like events, activities, and parties), send a monthly newsletter, and host special events for Raintree kids like Fun with Santa and the Easter Egg Hunt.

HOA Membership is *\$35 per calendar year per household*. Membership forms can be found at the Pro Shop or posted on Facebook.

Here's a picture from the Fun with Santa event that was open to all Raintree kids a few weeks ago that included crafts, tattoos, face painting, games, and -- most important! -- a talk with Santa and Mrs. Claus. Hopefully, your kids and grandkids got to join in the fun.



New Year's Eve Party

Got anything fun to do New Year's Eve?

Four Lakes REC is having a party.

Get tickets here:

<https://www.eventbrite.com/e/new-years-eve-party-tickets-1976759072599?aff=oddtcreator>

POLAR PLUNGE

Got anything fun to do New Year's Day?

Some crazy Raintree folks are meeting at the beach for a 1 pm dip into Autumn Lake.

You are invited to join in the plunge or to just watch the crazies!!

The Fire Department will be on site, just in case.

COMMUNITY Q & A

Q: Why does only my spouse get the POA emails and STAN texts? I used to get POA emails a couple years ago.

A: Hopefully, each owner has created their profile on CPM's website at [Vantaca Home](#). On the home screen, scroll down the left side to Profile to set up your phone number for texts and your email. If you haven't already, go to your account Profile and add the contact info for other owners on your deed so you each can get the POA messages. Only emails and phone numbers on the CPM profiles will get the Raintree Roundup and other POA emails and texts.

If you are on the Profile page for your property's account but not getting the emails, check your spam.

Q: Why can't I view Board meetings online anymore?

A: The Board is intentionally separating what is visible on the public Raintree website vs. what you can see on the CPM website that requires owner sign-in. However, thanks to your questions, we've realized that when we stopped posting them on the POA website, the recordings weren't being posted to YouTube either. We are working to correct that, because we want those recordings available to you. As soon as we get logistics worked through, we'll share with you how to get to those recordings.

View Frequently Asked Questions and more at <https://www.raintreepoa.net/faqs/>

Bylaws, Covenants, and Raintree Rules

Raintree is a “Deed-Restricted Community” governed by Bylaws, Covenants, and Rules that apply to all Raintree Property Owners. It is your responsibility as a Raintree Owner to understand and adhere to the Bylaws, Covenants, and Rules. Non-Compliance can lead to fines.

Happy 2026 from the POA Board!

Raintree Email Addresses

Please use these addresses for Board members and committee leads.

president@raintreepoa.net (Kent)

vicepresident@raintreepoa.net (Denny)

treasurer@raintreepoa.net (Elaine)

secretary@raintreepoa.net (Deb)

acc@raintreepoa.net (sends to Denny and Kent)

communications@raintreepoa.net (sends to Deb)

eventoversight@raintreepoa.net (sends to John)

finance@raintreepoa.net (sends to Elaine and John)

lakesandbeaches@raintreepoa.net (sends to Michael and Kent)

legal@raintreepoa.net (sends Kent and Denny)

maintenance@raintreepoa.net (sends to Dave)

roads@raintreepoa.net (sends to Dave and Denny)

rules@raintreepoa.net (sends to Michael and Jim)

security@raintreepoa.net (sends to Michael and Denny)

For any issue you wish to bring to the Board’s attention: Board@RaintreePOA.net

POA website *Incident Reporting Tool*: [Incident Report – Raintree Plantation](#)

Current Rules document, found here: [2023-RULES-MANUAL.pdf](#)

CPM's website for Raintree POA: <https://portal.cpmgateway.com/>