



*Volume 6, Issue 3, December 2025*

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](mailto:Secretary@raintreepoa.net).**

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## ***FROM THE BOARD***

**NOTICE: There is an opening on the POA Board.**

If you have a particular knowledge or skill 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 we reach the three-month anniversary of our new Board of Directors, we feel we have hit the ground running on many of Raintree's needs, but we know we can't move fast enough. Some things we have been able to do are to reprioritize the value of committees, reinstitute the monthly Raintree Roundup, expand the Open Forum after monthly Board meetings to address more of your questions and concerns, and make ourselves available as you need us. We have many more issues in process of investigation, which you have heard us mention in the Board meetings.

As we plan the best use Raintree's funds, one thing we don't want to do is waste money. We took a list of questions to our attorney and spent a very productive hour getting direction on several issues that need to be addressed. He gave us one big piece of advice. Raintree's Covenants and By-Laws were produced about 40 years ago from the same base documents that were used by several other lake communities in our area. Over the years our documents have been amended so much and so many times that the results are sometimes confusing, sometimes ambiguous, and sometimes contradictory.

Our attorney suggested that we should seriously consider restating the Covenants, By-Laws, and Rules documents to make their presentation less confusing. His words were that spending money to restate those documents would be the best legal expense we could incur for Raintree, rather than paying for a continuous stream of clarifying provisions to address challenges to how we interpret them.

We think he is right, and we will soon be initiating that project by reviewing the base document and every Motion and Amendment over the years to make sure we create a result that does reflect the wishes of Raintree voters but in an easier format and organization of the documents.

Lastly, 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](mailto:Board@Raintreepoa.net).

Thank you again,  
Kent Campbell, POA President

## **HEADLINES**

### **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 – 1<sup>st</sup> Monday at 6 pm

Architectural Control (ACC) – 1<sup>st</sup> Tuesday at 6 pm

Rules Committee – 2<sup>nd</sup> Tuesday at 6 pm

Security and Technology – 2<sup>nd</sup> Thursday at 6 pm

Board of Directors – 3<sup>rd</sup> Monday at 7 pm

### **Reminder - Holidays in Raintree**

Year-end family gatherings and parties begin this month, and there are always questions about how your friends and family can get in our Raintree gates. Raintree gates DO NOT open for holidays.

- See this link and send it to your guests for [How To Use The Guest Entrance – Raintree Plantation](#)
- See the November Raintree Roundup for more suggestions on getting your guests into Raintree without stress or hassle.
- DO NOT ask your guest to tailgate your vehicle through the gate. If the gate comes down before it's clear and breaks, you will be censured a minimum of \$250.
- Guide your guests. Parking on streets must NOT impede the flow of traffic, and no parking across the street from any driveway

# 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*

### Color Guard Salute



### Honoring Our Veterans

On Sunday, November 16<sup>th</sup>, a Color Guard directed by Andrew Huber of Raintree performed on Four Lakes parking lot. Board Member Jim McClung coordinated. A crowd of Veterans and their families attended. Thank you to our Veterans, their families, and to the Color Guard who honored them! Future events are being planned.



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## HOA Fun With Santa!

December 13, 9-11 am at Four Lakes Lower Level

### Raintree parents and grandparents:

The HOA hosts Santa, Mrs. Claus, the Grinch and Mrs. Grinch, the Gingerbread Boy, and dozens of Elves each December just for your kids.

Bring your kids and grandkids to see Santa and all the characters  
(bring your camera!)

Craft tables Stick on tattoos

Face painting, and Santa lap time!

**No reservations required.**

## COMMUNITY Q & A

**Q: How can I make paying assessments easier on my budget?**

**A:** You probably know assessment invoices are generated in early June and mailed out to your address on record. If you don't receive an invoice, you should definitely call CPM to make sure no problem occurred in mailing that could result in your payment being late.

- 1) You can mail a check with your account number on it to CPM's check processing address, which is:

Raintree Property Owners Association  
PO Box 52983  
Phoenix, AZ 85072-2983  
**Your Account # RPT...**

- 2) You can go on CPM's website and pay by credit card, which will incur a fee to pay the cost of credit card company processing.
- 3) You can sign up on CPM's website to have them pull a specified amount from your bank checking or savings account, which also incurs a fee.

Or...

- 4) You can process a monthly (or whatever timing you prefer) payment through your bank's bill paying functionality. Your bank will mail a check to the CPM check processing address for free. Smaller payments will allow you to budget around your annual assessment and you don't even pay for postage.
  - a. Example: You decide to send \$40 a month to reduce the invoice you will receive in June 2026. That is logically 6 payments at this point in the year that will reduce your invoice due July 1, 2026 by \$240, making your June payment much easier to fit into your monthly budget. And if you continue that \$40 per month through the next financial cycle, it will reduce your invoice due July 1, 2027 by \$480. The "interest" you "lose" on the money you pay in advance is almost nothing, so there is no "cost" to pay early.
  - b. *If you don't know how to set up bill payment through your bank, they will be happy to help you. You just need your account number and the above mailing address from the CPM website or from your last invoice.*

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

**Monthly POA meetings are audio recorded. You can access the recordings here at <https://www.youtube.com/@raintreepoa>**

## 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.

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**Happy Holidays from the POA Board!**

## Raintree Email Addresses

Please use these addresses for Board members and committee leads.

[president@raintreepoa.net](mailto:president@raintreepoa.net) (Kent)

[vicepresident@raintreepoa.net](mailto:vicepresident@raintreepoa.net) (Denny)

[treasurer@raintreepoa.net](mailto:treasurer@raintreepoa.net) (Elaine)

[secretary@raintreepoa.net](mailto:secretary@raintreepoa.net) (Deb)

[acc@raintreepoa.net](mailto:acc@raintreepoa.net) (sends to Denny and Kent)

[communications@raintreepoa.net](mailto:communications@raintreepoa.net) (sends to Deb)

[eventoversight@raintreepoa.net](mailto:eventoversight@raintreepoa.net) (sends to John)

[finance@raintreepoa.net](mailto:finance@raintreepoa.net) (sends to Elaine and John)

[lakesandbeaches@raintreepoa.net](mailto:lakesandbeaches@raintreepoa.net) (sends to Michael and Kent)

[legal@raintreepoa.net](mailto:legal@raintreepoa.net) (sends Kent and Denny)

[maintenance@raintreepoa.net](mailto:maintenance@raintreepoa.net) (sends to Dave)

[roads@raintreepoa.net](mailto:roads@raintreepoa.net) (sends to Dave and Denny)

[rules@raintreepoa.net](mailto:rules@raintreepoa.net) (sends to Michael and Jim)

[security@raintreepoa.net](mailto:security@raintreepoa.net) (sends to Michael and Denny)

For any issue you wish to bring to the Board's attention:

[Board@RaintreePOA.net](mailto:Board@RaintreePOA.net)

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

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