



Volume 6, Issue 2, November 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.**

FROM THE BOARD

A huge THANK YOU to all of the community members who were able to attend the October 20th Board of Directors meeting. The Board’s objective is to keep you up to date on Raintree’s business, and we welcome any suggestions on how to improve the monthly meetings. We all benefit when we work together toward short-term and long-term goals, and Board members most certainly appreciate your support!

As discussed at the meeting, a community survey revealed that the health, depth, and safety of our lakes is paramount. Options to address each of these are already being explored.

The condition of our roads is also a top priority. A schedule for currently approved repairs is forthcoming, while evaluation of our streets continues.

We all grew up being told to keep our private business private, and we are taking that same adage to heart with our website. Private/business Raintree information like meeting minutes and videos will be moved to the CPM portal for our community members to see when they have signed into their account.

Our Raintree website will continue to be home to public information such as a description of the community, Covenants and By-Laws, Rules, and ACC rules/guidelines, as well as photos and a calendar of events that promote Raintree to prospective buyers.

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

Thank you again,
Kent Campbell, POA President

HEADLINES

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.

- Residents may get access through the Visitor Kiosk at the back gate by giving your preferred (2) callback numbers to the POA in advance for any time or day that you want to allow guests in to your house. You will be provided with a code for each phone for your guests to dial from the Kiosk. You can give them this code in advance to expedite their kiosk experience.
- Confused about how that kiosk works? Send this link to your guests for a tutorial on how to use the Visitor Kiosk explained by Raintree's own lovely Tammy Ponzar. [How To Use The Guest Entrance – Raintree Plantation](#)

- If you are using an I-phone, when your phone rings to indicate your guest is at the gate waiting, hit your 9 key repeatedly. Something about the I-phone makes that necessary. Your 9 key is what opens the gate regardless of what type of phone you use.
- Instruct your guests to stop in the Country Club parking lot to call you and let you know they will be calling in a couple minutes from the Visitor Kiosk. This is necessary to keep traffic flowing if you happen to be away from your designated phone.
- Pay the POA \$25 to get a one-day gate code for your guests.
- Get free gate codes from the POA in advance for Thanksgiving, Christmas, Christmas Eve, and/or New Year's (Our Security Policy lists specific holidays for which gate codes can be given out.)
- With any request, ask in advance to avoid being behind the crowd.

Hopefully, this information helps us all enjoy each holiday with our family and friends with NOBODY breaking down the gates and incurring that \$225 penalty (plus repair costs!)

Parking Guests in Raintree

Q: Is there a rule about parking cars on the street?

A: Yes, there sure is!

Under Section 10, page 20 of the Rules manual posted on the POA website under the tab Committees/Rules are items related to your question including these two for cars and several for any other type of vehicle:

m. Parking on streets for guests must NOT impede the flow of traffic.

n. No parking across the street from any driveway.

Remember that you can meet your guests in the POA parking lot and let them park there while they celebrate at your home.

AROUND RAINTREE

Yard Waste Disposal

What do you do with your fallen tree limbs, leaves, and grass cuttings? Are you a responsible neighbor, or do you just directly or indirectly send your yard waste to the nearest lake?

Did you know... leaves and grass that are not disposed of responsibly end up in the lake, providing nutrients and food for the grass and algae we have spent so much money to control?

Yard waste often makes its way into our ditches and ultimately into our lakes resulting in greater expense to the entire community to treat the unwanted aquatic plants and algae. Please, we need your help to stop the flow of nature's fertilizer down the Ditches and Culverts.

Here are some basics when you cut your grass and clean your property to keep our lakes healthy and avoid flash flooding in your neighborhood:

DON'T dump or blow leaves or grass clippings into ditches or empty lots. They can make it through the culverts and ditches to the lakes, promoting the growth of algae and grass in the lakes due to an increase in nutrients. We have a lot of empty lots here, but you do not have the right to dump debris onto someone else's property. Not only is it illegal, but it is also a disservice to all your neighbors. Fire pits are inexpensive and provide a way to eliminate yard and tree waste.

DON'T place anything into ditches leading to a culvert that dumps into the lake, including tree branches, yard waste, leaves, rock, soil, mulch or any other solid waste. This clogs up the culverts and fills up the ditches which causes flooding.

These lakes belong to all of us, and each one of us has responsibility to do our part to keep them healthy.

What do the professionals do?

John Kozel of One-L, a local Raintree yard care service, described their yard waste disposal methods as follows:

- Grass is automatically mulched to feed the soil and next year's lawn
- Leaves are either blown to the street and sucked up to be hauled away or left for the property owner to handle
- Branches are hauled away
- NOTHING is blown into the lake or empty lots.

From an expert, the best way to mulch leaves is simply to use your lawn mower. Any type of lawn mower can chop up leaves. "To mulch leaves, mow over them with the bag off, shredding them," says Sal Musto, founder of SalCorp Landscaping & Construction in Walpole, Massachusetts, although he cautions, "You may need to mow areas repeatedly."

Many regular mowers can be outfitted with a serrated blade specially designed for mulching leaves, which can make the job much easier. This may make the process more efficient, but it's not necessary. No matter what type of mower you own, prepare for mulching by setting the blade, or mower height, to its highest setting. Then, remove the bag that collects clippings.

What does Google say about mulching?

Benefits of Mulching Grass and Leaves

Mulching grass and leaves offers numerous benefits for both the lawn and the environment. Here are some of the key advantages with links to more information about each:

- **Nutrient-Rich Soil:** [Mulching leaves adds essential nutrients like nitrogen, potassium, and phosphorus to the soil, promoting healthy grass growth.](#)
- **Eco-Friendly:** [It reduces the need for synthetic fertilizers and helps cut down on methane emissions, contributing to a healthier environment.](#)
- **Moisture Retention:** [A thin layer of mulched leaves can help retain moisture in the soil, which is beneficial during dry spells.](#)
- **Weed Prevention:** [The decomposing leaves create a natural barrier against weeds, reducing the need for herbicides.](#)

- [Timesaving: Mulching is a quicker process than raking and bagging leaves, saving time and effort.](#)
- [Supports Wildlife: Mulched leaves provide habitat for beneficial insects and microorganisms, contributing to a healthy ecosystem.](#)

By incorporating these practices into your lawn care routine, you can enjoy a healthier lawn while also supporting the environment and local wildlife.



What have the Maintenance Contractors serving Raintree been focusing on?

Street by street, the crew has been cutting back trees and bushes that interfere with your line of sight driving Raintree roads. The wood chipper was away being repaired, but it came “home” last week. Whatever branches were left along the roads will be chipped and hauled away.

From the left, John Moseley, Paul Lonargan, & Jim Ferguson are the fellows you see working these projects.

COMMUNITY Q & A

Q: What are the Leaf Burning rules in RAIN TREE?

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

Please use caution when burning at all times.

1. All burning shall take place between the hours of 8:00 am-4:00 pm during standard time and 8:00 am-6:00 pm during daylight savings time. Fires must be completely extinguished.
2. The pile size shall be a maximum of 4 feet x 4 feet x 4 feet. The open burning must be supervised at all times and appropriate measures taken to prevent the spread of fire.
4. No trash or rubbish shall be used to start the fire or burned with the fire including: rubber, tires, shingles, vinyl siding, treated lumber or any items that emit black or toxic smoke.
5. The burning shall take place upon the premises where it originated.
6. The burning shall take place a safe distance from any structure.
7. Burn Barrels are prohibited
8. Burn at your own risk.

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.

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 Scott and Jim)

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

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

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

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

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