



*Volume 6, Issue 1, October 2025*

The purpose of this Enewsletter 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).**

## ***FROM THE BOARD***

Raintree,

As you saw in the immediate announcement, I am stepping into the role of POA President for the new Board. I take this role very seriously, and you can be assured that I will do my best for Raintree.

Our other 2025-26 Officers are equally committed, and they are:

Denny Schwantner – Vice President

Elaine Hayes – Treasurer

Deb Enderson – Secretary

The 2025 Annual Election was no sooner completed than I was discussing roles with the individual Board Members to try and align talents and experience with committee positions.

Committee Chairs and Co-Chairs have been determined. Committees will be forming soon. Please respond if you are contacted.

The website will be updated, but here is the list of Committee Chairs and Co-Chairs:

ACC – Chair: Denny Schwantner and Co-Chair: Kent Campbell

Communication – Chair: Deb Enderson and Co-Chair: pending

Finance – Chair: Elaine Hayes and Co-Chair: Deb Enderson

Lakes & Beaches – Chair: Michael Martin and Co-Chair: Jim McClung

Legal – Chair: Kent Campbell and Co-Chair: Denny Schwantner

Maintenance: – Chair Scott Clark and Co-Chair: Dave Staloch

Roads – Chair: Dave Staloch and Co-Chair: Denny Schwantner

Rules – Chair: Michael Martin and Co-Chair: Jim McClung

Technology & Security – Chair: Michael Martin and Co-Chair: Kent Campbell

Watch for continued communications from STAN texts and Community Property Management (CPM) emails including future monthly editions of the Raintree Roundup.

Thank you.

Kent Campbell, POA President

**NOTICE: There is an opening on the POA Board. If you 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](mailto:Secretary@RaintreePOA.net)) by Friday, October 17<sup>th</sup>.**

---

## **HEADLINES**

### **Armadillos Anyone??**

We saw the evidence on the highways, and sure enough, now they are here in Raintree.

Armadillos are primarily insectivorous, feeding on ants, termites, grubs, and other small invertebrates. They have long, sharp claws that are well-adapted for digging. That's great for them, but not great for your lawn.

Raintree Maintenance has to deal with these critters also. Five have been captured and removed from the Autumn Lake Dam. Here are pictures of a live armadillo (held by John Mosely, who works with our Maintenance team) and the trap that captured it. Notice his heavy gloves - try to avoid touching armadillos. They can carry several serious diseases.



**To get rid of armadillos naturally,** here are suggestions you can follow:

- Cayenne Pepper – This moderately spicy pepper is popular for armadillo control. The little mammals dislike its smell. You can sprinkle the powder in areas where these pests appear, or mix it with water in a spray bottle and spray it.
- Garlic – Garlic is another popular home remedy for getting rid of armadillos. Place crushed garlic on the ground where the armadillos have been. Replace the garlic every few days to keep the scent fresh. Other repellants are Epsom salt, coffee grounds, castor oil, or essential oil.
- Motion-Activated Sprinklers – The sudden spray startles the animal and deters it from staying any longer.
- Motion-Sensing Light – They dislike bright lights and tend to avoid well-lit areas.
- Vinegar – Armadillos are very sensitive to certain scents, and vinegar has a strong odor that they hate. To use, soak cotton balls in vinegar. Place them in areas where these mammals have been seen. Alternatively, you can place some white vinegar in shallow dishes near areas where they may intrude to repel them.
- Eliminate Food Sources – These critters dig burrows and holes for insects like termites, beetles, and grubs. Armadillos may eat soft fruits and vegetables, so secure any left out.
- Mothballs – Their scent is said to deter them. Place the mothballs where these pests are likely to pass. This includes near their burrows and under your house.

- Remove Their Hiding Places – If you have a garden, keep it tidy and free of debris. Armadillos love to hide in bushy undergrowth and debris, so keep your garden neat and clean. Similarly, move rock piles to a different location. They provide the perfect cover.

These ideas are never guaranteed but they might help you manage and eliminate armadillos from your property.

---

## ***AROUND RAINTREE***

### **Halloween in Raintree**

Halloween is this month, and there are always questions about how it is celebrated in Raintree.

- Traditionally trick or treating will take place on the holiday and not any other day.
- Trick or treating takes place on East and West Vista Drive. If you live on Vista, prepare for at least 200 trick or treaters. Many Vista residents have "garage parties" so their off-Vista friends can give out treats with them.
- In the last year or two some residents on Spring Lake have started offering candy, so those folks will be looking for trick or treaters.
- You can start the circle of Vista from any access street. Let's spread out the crowd as much as possible.
- For the safety of the children, Vista will be one-way traffic on Halloween evening, Counter-clockwise only. There will be signs put up by volunteers, but THIS IS YOUR NOTICE that you should plan your travel route to go Counter-clockwise on Vista this Sunday evening.
- There will be a golf cart Trunk or Treat at the Autumn Lake boat ramp parking lot. Bring your golf cart and your candy, and feel free to decorate. Parents driving or trailing trick or treaters, please do not block Vista while your little ones are collecting from the Trunk or Treat. Please pull to the side of the parking lot to allow traffic to proceed.
- Similarly, if you live or are visiting on Vista, please do not park on the street. There will be hundreds of walkers. Let's keep everyone's vision of the road clear. Always keep a lane open for emergency use.
- Raintree gates DO NOT open for Halloween. Your kids and grandkids are welcome, but this is a Raintree celebration.

Hopefully, this information helps us all enjoy an awesome Halloween. Here is information about the Trunk or Treat event. The rumor is that homeowners are also allowed to participate in cars!

## GOLF CART TRUNK OR TREAT!



**Halloween Night 5 to 9 pm  
At the Boat Ramp Parking Area!**

**Don't live on Vista, and you're missing the costumes,  
riddles, and jokes?**

**Bring your bag of goodies on your golf cart to join the fun!**

**Sponsored by the Golf Cart Community and the POA**



*Raintree Golf Cart rules are still applicable.*

*Trunk or Treating will be held only on the parking lot so Vista traffic will not be impacted.*

**COMMUNITY Q & A**

**Q: Is there a rule about parking cars on the street? My neighbors have so many cars on the street that I can't safely leave my driveway.**

**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 more 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.*

**You can find the Covenants, By-Laws, Rules, ACC and other forms also on the POA website.**

**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>**

### **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)

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

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

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

[maintenance@raintreepoa.net](mailto:maintenance@raintreepoa.net) (Sends to Scott and 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 Kent)

**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.**