



Volume 7, Issue 2, February 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

Raintree,

Our Board continues to move forward on two initiatives we shared with you.

Investigation of our options for restating the Raintree Plantation governing documents to a better format is in process. Raintree Representatives including myself, Denny Schwantner, and Jim McClung are meeting with attorneys to learn more about cost considerations and what templates might be suitable for restating our Covenants, By-Laws, and Rules. Of course, any changes to the documents will need to be approved after you have a chance to review and compare them, possibly for the 2026 or the 2027 Annual Election.

In the meantime, our POA website is being updated to be more public

facing. Our more private information is being moved to the CPM website where it's accessible to you after you log in. Links to the CPM log in are now available on our POA site. You can find them from the menu/RTO Quick Links. See the screen shots below to the menu found on our www.RaintreePOA.net website.

We have a new Board Member - Barb Murrill. She replaces Scott Clark, who resigned.

Board meetings are recorded and available on YouTube through a link shown below. Even better, come to the Board meetings so you can hear the Board discussions and decisions firsthand and participate in the Open Forum afterward. Open meetings are held at 7 pm on the third Monday of each month.

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.

Looking forward to continuing progress,
Kent Campbell, POA President

HEADLINES

Website Changes – Where Can I Find...?

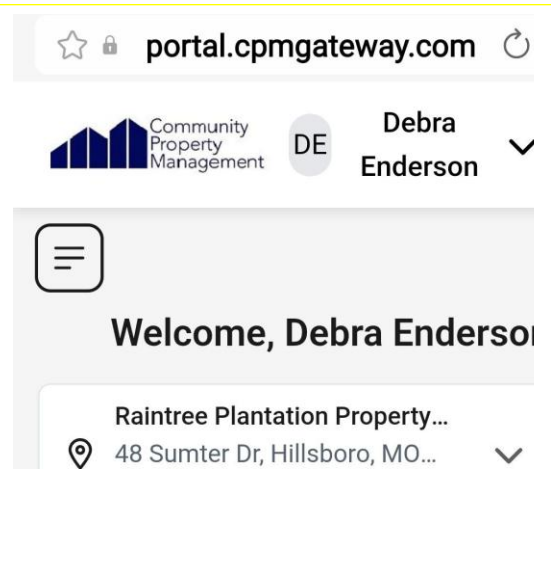
If you have looked at the RaintreePOA.net website recently, you've noticed that some items previously saved there are missing. This is part of the plan rolled out over the past couple months of communication.

We do want to keep information on our site that will show the amenities and benefits we offer as a community. For years the Board has discussed a desire to create a secure portal where information can be posted only for owners. The CPM site offers us the opportunity to separate public and more private information naturally.

The portal created for us by CPM is located at this URL:

<https://portal.cpmgateway.com>

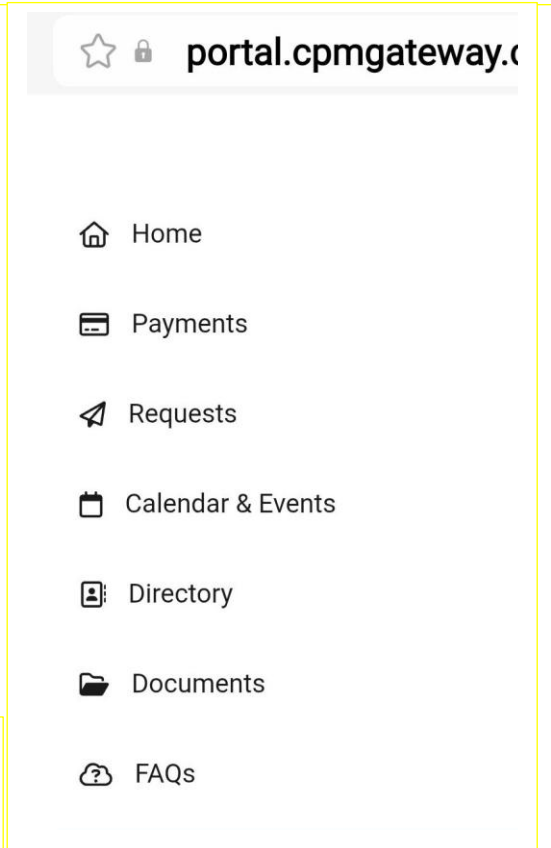
Set up your log-in if you haven't already done so. Use "Log in with Code" if you have forgotten your password and a code will be sent to the email address you registered. Add an email address for your spouse by going to My Profile by clicking on your name in the upper right corner.



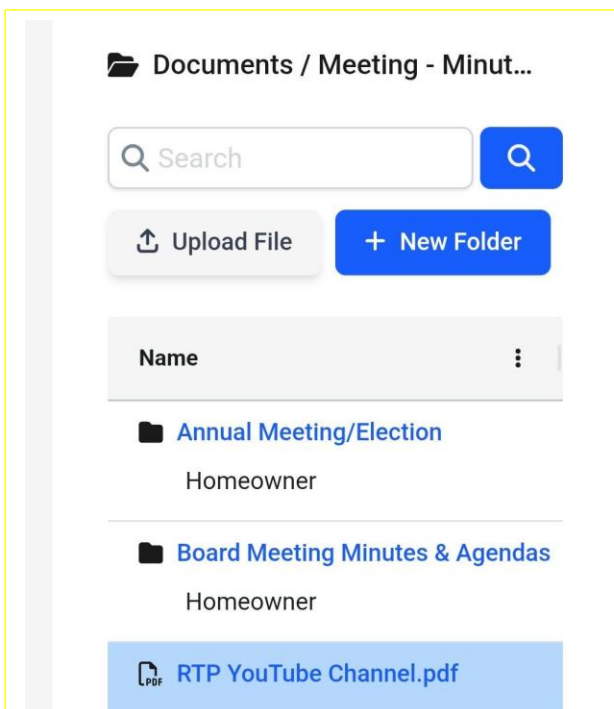
The screenshot shows the top of the portal. The browser address bar displays "portal.cpmgateway.com". Below the address bar is the Community Property Management logo and the user's name "Debra Enderson" with a dropdown arrow. A hamburger menu icon is visible on the left. The main content area says "Welcome, Debra Enderson" and shows the property address "Raintree Plantation Property... 48 Sumter Dr, Hillsboro, MO..." with a location pin icon and a dropdown arrow.

Go to the site directory by clicking on the short lines in the upper left of the home page.

There you find your personal account information plus a selection of items like the Calendar, FAQs, and Documents - which offers a list of pertinent items like Financial Reports, our Governing Documents, Maps, Meeting information, Newsletters, Office hours, and others. Under Documents, Meeting Minutes & Other Information opens to Meeting Agendas, Minutes, and the recordings of past meetings, as shown below.



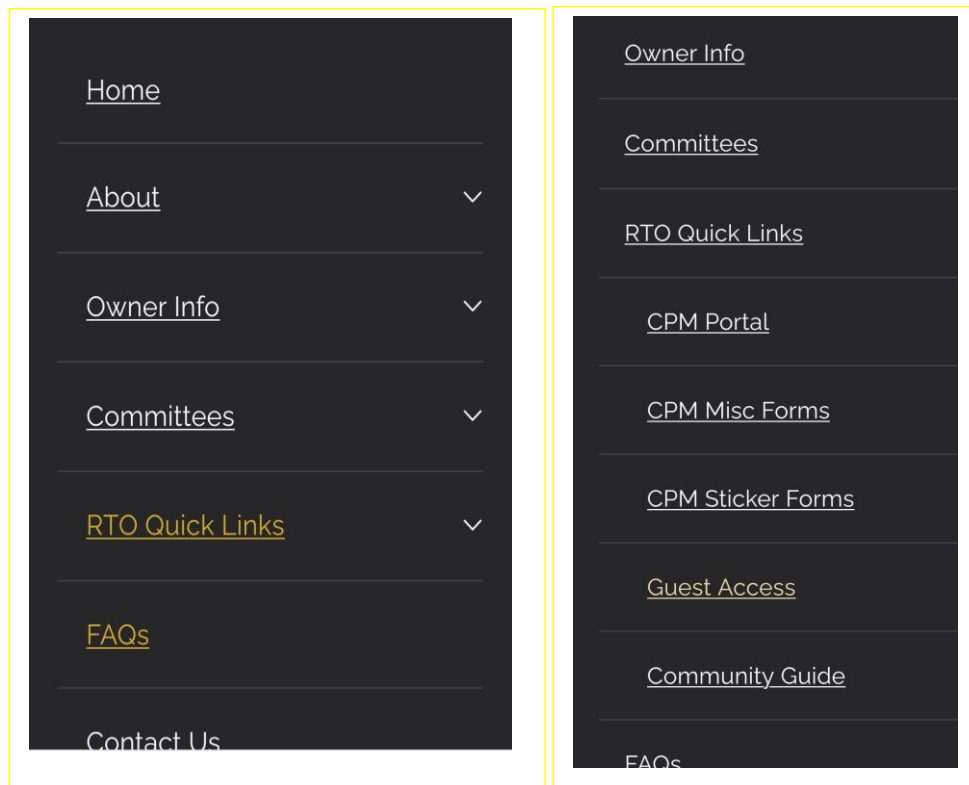
The screenshot shows the site directory on the portal. The browser address bar displays "portal.cpmgateway.c". Below the address bar is a list of navigation options with icons: Home (house icon), Payments (wallet icon), Requests (megaphone icon), Calendar & Events (calendar icon), Directory (person icon), Documents (folder icon), and FAQs (question mark icon).



The screenshot shows the "Documents / Meeting - Minut..." page. It features a search bar with a magnifying glass icon, an "Upload File" button with an upload icon, and a "New Folder" button with a plus icon. Below these are two document entries, each with a folder icon, a title, and a sub-title: "Annual Meeting/Election" with "Homeowner" below it, and "Board Meeting Minutes & Agendas" with "Homeowner" below it. At the bottom, there is a PDF document titled "RTP YouTube Channel.pdf" with a PDF icon.

Our own website still contains valuable information as well as quick access to the CPM Portal. Access through our www.RaintreePOA.net website can be found from the Directory in the upper right, then click the carat to the side of RTO Quick Links. That opens to a variety of information, including our video instruction to how to use the **Guest Access** kiosk at the back gate.

(Be sure to check out FAQs, too! Those are being updated, so let us know if you have another topic to suggest.)



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

Annual Raintree Community Cleanup

Saturday, April 11

Kickoff at 9 am at the Country Club pro shop.

All Raintree owners are asked to participate in a few hours of spring cleanup for our neighborhood. Bring your neighbors and your children!

Each person/couple marks on the map what Raintree streets they will clean that weekend. Some walk; some use their golf cart or vehicle. Our goal is to pick up the trash on all Raintree roads.

The POA provides a dumpster for the trash collected, which will be located within the Maintenance Shed area.

Rain date is April 18, same set up.

Note: This is not “clean out your garage day.” This is a special annual effort to address the trash on our roads.

COMMUNITY Q & A

Q: Who decides how the Assessments are spent?

A: The budget for each year starts by looking at what was spent by each Committee in the past year and what each Committee Chair schedules as proposed projects and expenditures for the coming year. The budget for everything cannot exceed the anticipated income from Assessments, stickers, campground rentals, etc. The Treasurer/Finance Committee assemble all those numbers for the Board’s approval. As the year progresses, expenditures are posted against the budget numbers. The Board cannot approve any expenditures that can’t be paid for out of the budget. If an extraordinary expense or expenditure must be approved that exceeds the budget for that Committee, funds available from other Committees must be reduced so the financials will always at least break even to the budget.

Q: How much more money is expected to be generated from the newly increased assessments starting next summer?

A: That number is a moving target as lots are sold, adjoined, and/or built on continuously. The estimated increase for the assessments to be billed 7/1/2026 is about

\$150,000. If there were no lot movement or building, that number would increase by no more than the maximum Cost of Living bump of 2% annually. Lots adjoined would reduce coming income unless assessments were not being collected in the past, such as County-owned lots; homes built would increase it.

**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.

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)

eventsoversight@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, email:

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/>