



Volume 7, Issue 4, April 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, email us at Communications@raintreepoa.net.***

FROM THE BOARD

Raintree,

We are gratefully moving ahead to the warm weather recreational season and look forward to seeing you at the Community Clean Up Day on April 11. A little effort from each of us will make Raintree shine!

The Board continues the work toward streamlining the Covenants and By-Laws for your approval in the September 2026 Annual Election with the main goal of making them simpler for anyone to read and understand. Covenants have been reviewed, and review of By-Laws is beginning.

We've had our first spring storm. Reports of trees down on Raintree property or hazardous conditions on Raintree property should be made using the Incident Report on the lower section of the homepage of www.RaintreePOA.net.

If you have thoughts or concerns about the community, please bring them directly to the Board. Spreading opinions or hearsay on social media does not improve the community or help those trying to sell property. Any note sent to www.Board@RaintreePOA.net reaches the entire Board.

Respectfully,
Kent Campbell, POA President

HEADLINES

Ballot Suggestions Due April 30

Raintree Covenants and By-Law changes can only be changed by a majority of votes in our September Annual Election. That may seem like a long time from now, but the process includes submission of suggestions for change, Board review and approval, legal review and approval, and then approved items inclusion in the Annual Election newsletter weeks prior to early voting. For all of this to be completed timely, . See the March Raintree Roundup for guidance.

If you have an idea for a ballot change but need help to submit it, email Deb at Secretary@raintreepoa.net.

Secondary Parking Parameters Set

Because of situations where gravel gets dumped in a lawn and called secondary parking, the ACC and Rules Committees have developed

guidelines for the construction acceptable for secondary parking areas as referred to in Covenant Article 2c.

Effective immediately, the guideline for location of secondary parking:

1. Adjacent to the existing driveway
2. Along the side of the home or garage (close to the dwelling)
3. Adjacent to the roadway, parallel to road, attached to the road, suggested 12-foot maximum width/ minimum of 4 inches deep

All secondary parking should be of durably paved material such as concrete, asphalt, or rock, at least 4 inches thick, and a border must be installed around the parking area. This is effective retroactively for all parking areas not previously reviewed and formally approved by ACC.

Drainage should be taken into consideration. A plot plan will be necessary and must be submitted to the ACC for approval.

(2c. (ACC (Garage, Driveways and Parking)) The Architectural Control Committee, or its successors and assigns, prior to approving plans and specifications shall require evidence that the residence to be constructed shall be equipped with off street parking suitable to handle two full sized automobiles so as to provide sufficient parking for two automobiles off of the streets or drives in the subdivision and the plans for the said two car parking space must be approved as part of the items approved in accordance with these restrictions prior to the time that building operations are started. All driveways and off-street parking referred to in this paragraph shall be durably paved except as to secondary parking. All secondary parking pavement materials to be approved by Architectural Control Committee.)

This is not to be confused with normal parking mentioned in Article 2j.

Committee Meetings

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

April Meetings at the POA Office

Architectural CC – April 7, 6 pm

Board – April 20, 7 pm

Lakes & Beaches – ~~April 6, 6 pm~~ Cancelled due to conflicts

Maintenance – April 21, 6 pm

Roads – April 14, 6 pm

Rules – April 8, 6 pm

Security/Technology – April 9, 6 pm

Lake and Water Treatment Updates

We have contracted for 2026 water treatment for Autumn, Spring, and Summer Lakes. Treatment will begin April 1-3 and continue every other week through September. Autumn and Summer Lakes will be treated for Naiad, which is a fast-spreading grass that in recent years has presented a problem there. Spring Lake will be treated with Copper Sulfate due to sharing of water with the golf course. There will be no treatment the week of July 4.

The Lakes and Beaches Committee asks for feedback if grass is still a problem in June.

Instead of adding fish in 2026, the budgeted \$6,000 will be used to construct artificial habitats 5-7 feet below the water to give smaller fish a chance to thrive and grow.

Quiet Hours Clarified

Raintree quiet hours have been updated to comply with Jefferson County noise abatement rules. These **quiet hours** apply to noise control in all Raintree Common areas including the streets, the beach, on the lakes, and the campgrounds.

Monday through Friday – 10 pm to 7 am.

Saturday and Sunday – 10 pm to 8 am.

Trapper Contracted

It's the season for beavers, muskrats, and groundhogs, and we've got a trapper lined up. Reports of destructive wildlife on Raintree property should be made to Michael Martin using lakesandbeaches@raintreepoa.net.

Website Learning Session

Another CPM website learning session will be held on Thursday, April 16, at 7 pm at the POA building. RSVP to Communications@RaintreePOA.net. Walkins and requests for a private session are welcome.

Tax Credit for Seniors

Jefferson County offers a Real Property Tax to reduce property tax liability for qualifying property owners.

Eligibility

To qualify for the Senior Tax Credit in Jefferson County, Missouri, an applicant must: (links to the county website)

- [Be 62 years of age or older as of January 1 of the application year.](#)
- [Be a resident of Jefferson County and the owner of record of a homestead or have a legal/equitable interest in the property.](#)
- [Be liable for real property taxes on the homestead and not delinquent on any Jefferson County real estate taxes.](#)

Application Process

You can use these links for more information:

- [Application Window: March 1 through June 30 for new applicants.](#)
- [Submission Methods: Applications can be submitted in person at the Jefferson County Collector's Office, mailed, or sometimes submitted online if available.](#)
- [Required Documentation: A copy of the real property tax bill or receipt showing the homestead address and the eligible taxpayer's name. Additional documents may be requested for verification.](#)
- [Renewal: Annual reapplication is no longer mandatory; accounts are reviewed yearly for eligibility based on death.](#)

[relocation, or delinquent taxes.](#) (2025 was the first year this credit was offered.)

Coming Events in Raintree

Annual 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 & your children for a chance to join in this community event!

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

The POA provides a dumpster for the trash collected, to be located behind the Autumn Lake boat ramp.

Rain date is April 18, same set up.

Raintree Yard Sale Friday night, May 1 & Saturday, May 2

Kayla Lewis has volunteered to manage the event this year, and she will be looking for volunteers.

KLewis92015@gmail.com

See details to the right....



RAINTREE'S
Yearly
GARAGE SALE

pay \$10 to add your house to the map
Venmo @kayksbag
cashapp \$kayksbag

May 2, 2026
7 am - 12 pm

Raintree, Hillsboro, MO
List of participants provided at gate

The poster features an illustration of a garage interior with clothing racks, a basket, and shoes. The text is arranged in a clean, modern layout with a mix of bold and regular fonts.



Cruisin' Raintree 2026 on June 6

John Moseley and the Events Committee are planning this annual event for **Saturday, June 6** – which happens to be right after the HOA annual golf tournament! What a fun day!

Please notify Kim Seabaugh if you want to host in your garage or driveway before the evening wraps up with us all listening to a band at Marla & Jason Brunk's. (This is a community event, not a POA or HOA event.)



Yes – There will be a 4th of July Golf Cart Parade.

Something to watch for – **Raintree signs** are getting freshened in the next couple weeks with new faces, so take a look to see them dressed up for spring.

COMMUNITY Q & A

Q - When Will I Receive My Paper Assessment Statement?

A - The annual assessment invoices are being mailed in the first few days of April. You are able to see your amount due on your personal account on the CPM site now. The assessments are due July 1, and you must have paid the 2026 assessments to be eligible to purchase stickers for your boat, vehicle, golf cart, etc.

Q - When Do I Need New Stickers?

A - The annual stickers required for boats, golf carts, and vehicles to be registered in Raintree must be purchased and affixed by July 1, 2026. The April 1, 2025, stickers will be valid for an extra 3 months so everyone has time to pay 2026 assessments before their current stickers expire June 30th, 2026.

You can pay by mail for the cost of a stamp, by credit card for a 3.5% processing fee, by authorizing CPM online to request a withdrawal from your bank for a \$3 processing fee, or by directing your bank to mail the check for no cost. If you decide to take your documentation to the office to pick up your stickers, be sure you have the registrations and insurance documents with you.

Your account number (RTPxxxxx) must be included with each payment. You can find it on your assessment statement or your online account on the home page Dashboard of the CPM website.

Delinquent 2025 assessments, any outstanding censures, and 2026 assessments will need to be paid and reflected on the CPM system for you to be eligible to purchase new valid stickers.

Q - Can I Make Monthly or Quarterly Assessment Payments?

A - Yes, you may make periodic payments for upcoming assessment due dates using any of the payment options.

Once the due date has passed, full payment is expected before rights are restored.

If you need help setting up automated payments through your bank account bill pay function, which have no CPM servicing fee, contact Communications@RaintreePOA.net for guidance.

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

By-Laws, Covenants, and Raintree Rules

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

Raintree Email Addresses

Please use these emails 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 & Kent)
communications@raintreepoa.net (sends to Deb)
eventsoversight@raintreepoa.net (sends to John)
finance@raintreepoa.net (sends to Elaine & John)
lakesandbeaches@raintreepoa.net (sends to Michael & Kent)
legal@raintreepoa.net (sends Kent & Denny)
maintenance@raintreepoa.net (sends to Jim & Elaine)
roads@raintreepoa.net (sends to Denny & Barbara)
rules@raintreepoa.net (sends to Michael & Jim)
security@raintreepoa.net (sends to Michael & Denny)

For any issue or concern that 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 webportal for Raintree POA:
<https://portal.cpmgateway.com/>

This same link is available on the www.RaintreePOA.net website from "Owners' Portal"