



Volume 7, Issue 3, March 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,

The Board continues progress toward the goal of providing revised Covenants and By-Laws for your approval in the September 2026 Annual Election. To be clear, the intent is not to eliminate provisions you have put in place in past elections. What we plan is to streamline how the provisions are included among the Covenants, By-Laws, and Rules to make it simpler for anyone to read and understand.

Denny, Jim, and I have met with attorneys from three different firms for their input, and we think most of the work can be done ourselves with templates they've suggested, rather than pay the cost of attorney-prepared documents. That work is being organized now.

You will have time to review and compare before the election to get comfortable with the updated format.

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

Looking forward to continuing progress,
Kent Campbell, POA President

HEADLINES

Ballot Suggestion Process

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, ballot suggestions must be submitted to the POA Secretary before the end of April.

Remember that work is also in progress to arrange our Covenants, By-Laws, and various rules in a manner that complement one another and avoid duplication and/or contradiction between the documents. Bear in mind that some suggestions might be more appropriate for Rules rather than Covenant or By-Law amendments. Remember that work is also in process to divide provisions more appropriate across our documents. The Board or our Legal Counsel may determine that a suggestion might better fit in Rules or might not be a direction the Board feels is for the betterment of Raintree.

To make your suggested change as clear as possible, you need to include the

applicable Covenant or By-Law text that would be changed. Current Covenants and By-Law text can be copied from here:

https://www.raintreepoa.net/unoanofe/2025/10/RTPOA-Covenants_2025.pdf

<https://www.raintreepoa.net/unoanofe/2024/03/2023-BY-LAWS.pdf>

Here is an example:

Let's say you want to suggest that Covenants allow fences to be approved and built on vacant lots. Here is what to submit.

Change to allow approved fence to be built on a vacant lot.

2f. (Fence, Retaining Walls and Lot Restrictions)

All fences other than those ornamental in nature are prohibited in the subdivision except upon specific approval of the Board of Directors of Raintree Plantation Property Owners Association, Inc. An ornamental fence or retaining wall may be placed on the rear of any lot after approval of the Architectural Control Committee so long as same does not interfere with any other lot owners' views or impair the aesthetic appearance of the subdivision. ~~No fence shall be placed on a vacant lot.~~

Any fence, retaining wall or other structure to be erected in front of the building on any lot shall have prior approval of the Architectural Control Committee of Raintree Plantation Property Owners Association, Inc.

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

Censure Increase for Gate Damage

Raintree gates are intended to allow admittance to those authorized to enter using either valid gate cards or the back gate guest entry system. Cameras are aimed to capture images of anyone who forces their way into Raintree. The back gate guest entry system should allow anyone who wants to admit themselves or a guest to do so successfully.

Unfortunately, our gate system continues to be abused by residents or their guests who intentionally damage the gates. We do assess censures and we do file police reports. The current cost to repair gates and their workings significantly exceeds the amounts being recovered, and that isn't fair to Raintree. In addition, the amount doesn't seem to be enough to prevent the willingness to attack our gates.

Effective immediately, anyone taking action that intentionally damages any Raintree gate, entry or departure, will be assessed a censure of no less than \$750 per incident.

We thank those who report damaged gates via the Incident Reporting tool, found on the POA website home page and here <https://www.raintreepoa.net/incident->

[report/](#)

We also want to let you know that if you have reported gate damage but don't see immediate results, we sometimes have to leave the gates open while replacement components are obtained. You don't need to repeat your report.

Committee Meetings

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

March Meetings at the POA Office

Architectural CC – Mar 3, 6 pm
Board – Mar 16, 7 pm
Lakes & Beaches – Mar 2, 6 pm
Maintenance – Mar 17, 6 pm
Roads – Mar 10, 6 pm
Rules – Mar 11, 6 pm
Security/Technology – Mar 12, 6 pm

Buoy Placement Updates

As we all know, placement of the Autumn Lake buoys marks the no-wake line for Autumn Lake coves. In addition to protecting coves, it's important that observance of this marker creates a safe turnaround zone for boats, especially those towing skiers or rafts since they need to clear docks and swimmers without putting anyone in danger.

Over time some of our buoys have been moved, and correction has been approved. Starting now, GPS coordinates will be used to place and validate buoy locations. You will see buoy placements in process when the weather is a little warmer.

Attempting to move buoys will cause a censure. Correct placement is necessary for everyone's safety.

Coming Up In Raintree

How to Put CPM to Work for You

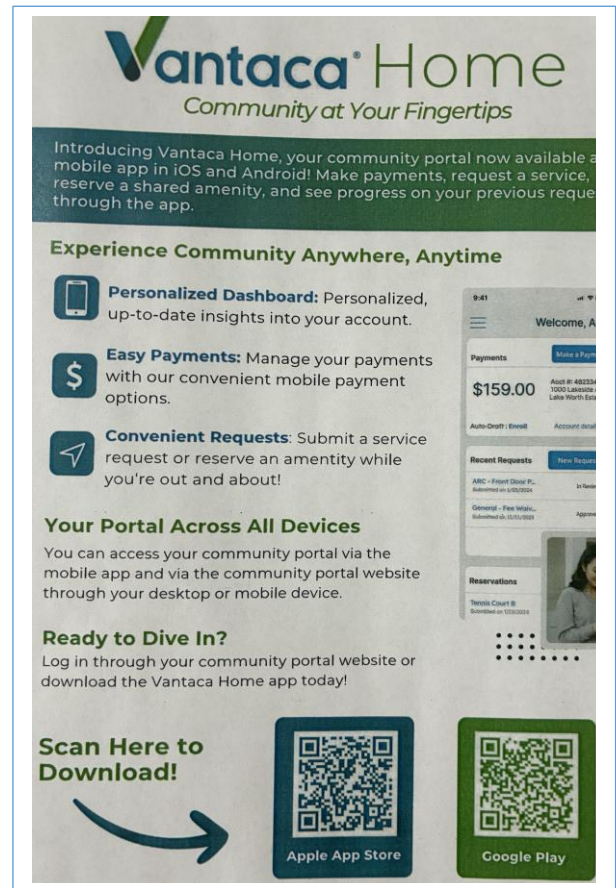
Are you unsure of how to get to the CPM website?

Do you know where to find forms, documents, minutes??

We are holding learning sessions to help you find your way around the CPM website. Join us for an informal opportunity to get comfortable finding the tools you need.

Thursday, March 19 at 7 pm
Saturday, March 21 at 9:30 am

RSVP to Deb



Vantaca Home
Community at Your Fingertips

Introducing Vantaca Home, your community portal now available as a mobile app in iOS and Android! Make payments, request a service, reserve a shared amenity, and see progress on your previous request through the app.

Experience Community Anywhere, Anytime

- Personalized Dashboard:** Personalized, up-to-date insights into your account.
- Easy Payments:** Manage your payments with our convenient mobile payment options.
- Convenient Requests:** Submit a service request or reserve an amenity while you're out and about!

Your Portal Across All Devices
You can access your community portal via the mobile app and via the community portal website through your desktop or mobile device.

Ready to Dive In?
Log in through your community portal website or download the Vantaca Home app today!

Scan Here to Download!

Apple App Store | Google Play

This is not a POA (Property Owners Assn) event.

The HOA (Homeowners Assn) is a voluntary Social group bringing Raintree owners together For the last 30 years. The HOA is making this Event available to all Raintree children and Grandchildren.

To join or ask questions,
Write to:
RaintreeHOA2015@hotmail.com



RAINTREE
easter egg hunt

Sat, March 28th
1:00 p.m. Sharp!
at Four Lakes R&EC

Easter Bunny arrives at 12:30 pm!!!

Sponsored by Raintree HOA

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 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. Our goal is to pick up the trash on all Raintree roads.

The POA provides a dumpster for the trash collected, to be located within the Maintenance Shed area behind Autumn Lake Dam.

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 which reflects on all of us.

Employment Opportunity:

Raintree is hiring an individual to serve as a full-time maintenance supervisor. This notice will be for Raintree residents for the next week and then it will be published outside of Raintree. Competitive salary, holidays, and vacation days included, but no other benefits. Please contact Elaine Hayes or Jim McClung through the Board Email for additional information.

Campground and Pavilion Rental

Starting March 2 you can make reservations for these amenities online or at the POA office. Priority will be given to online reservations.

<https://portal.cpmgateway.com/> Then Documents/Forms/Pavilion or Campground Rentals

COMMUNITY Q & A

Q - When Do I Need New Stickers?

A - The annual stickers required for use of boats and golf carts and for 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.

Statements showing assessments due will be mailed in early April to give everyone time to pay them before the July 1 due date.

You can pay by mail for the cost of a stamp, by credit card for a 3.5% processing fee, by authorizing CPM to request a withdrawal from your bank for a 3.5% processing fee, or by directing your bank to mail the check for no cost.

Be sure your account number (RTPxxxxx) is included with each payment. You can find it on your assessment statement or your online account on the CPM website.

Delinquent 2025 assessments, any outstanding censures, and 2026 assessments will need to be paid in order to get new valid stickers.

Q - Can I make monthly or quarterly payments on assessments instead of paying all at once?

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

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

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 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 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 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 Jim and Elaine)

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

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/>