

Notice of Annual Meeting

Raintree Plantation Property Owners Association, Inc.

Board of Directors

President

Jim Siegenthaler

Vice President

Robert Oakes

Treasurer

Ted Murray

Secretary

Bud Meyer

Directors

Bruce Pettus

Jack Graser

Randy Morgan

Sam Rauls

Susan Jackson

General Manager

Vacant

Sunday—September 18, 2011
Jefferson College Theater

We will open the annual business meeting at 12 noon and conclude with an Open Forum no later than 1:30 P.M. to allow everyone ample time to vote.

Doors will open at 11:45 A.M.

Ballots will be given out from 12 noon to 2:00 P.M.

Ballot box will open at 12 noon and close at 2:15 P.M.

See back page for pre-voting dates and times.

Message From The President

First, I encourage you to reread my last newsletter message. It is paramount that you have a clear understanding of the issues confronting all owners of property in Raintree. Nothing of substance has changed since that last newsletter. We continue to ignore our infrastructure and professional reserve study. We need to have a legally defensible fining structure and need a security force. We need to have assessments to fund and accomplish long-standing problems. We need to elect Board members that have skills and intentions to continue improvement and a vision for the way forward. We need to send a clear message to the naysayers and political pundits that their days of undermining and tongue wagging are over. Our property values are at risk without corrective action. So let's get started.

The upcoming election for vacancies on the Board of Directors is more important now than at any time in the history of Raintree. We are at a crossroads of either protecting our investments in property or allowing the continued infrastructure collapse of Raintree to drag us all down. Look at the candidates, know who they are and choose wisely. Seek out the candidates with the attributes of integrity, honor, courage and energy to take us into the future and discount outdated political alliances. Some of the candidates state publicly that they can run operations in Raintree with no or little additional funding. We have already been there and done that. The protection of your investment depends on your choice of who represents you. Take the personal agendas out of the equation and think in terms of protecting the value that Raintree brings to all owners.

Again this year there are proposed changes to our governing documents that warrant your informed consideration. Since the earliest By-laws of the association, Raintree has had the right to have rules and regulations, but lacked a simple method of enforcement. Last year the Board attempted to correct this problem. Now, a proposed change allows for a monetary fining process in the form of a "Censure Assessment" to be levied against owners who fail to comply with the rules and regulations of Raintree, which will be determined by an independent Hearing Panel, selected by the Board, whose action must then be ratified or amended or reversed by the Board. If determined necessary the Board can then assess a Censure Assessment (money fine) as a financial penalty for the violation. The proposed change is again written in defensible language in the event that the Association would be challenged in the courts. In addition, the penalty amount (fine) limits would be in accordance with a grid of penalties that must have a prior approval of the Board by 7 of the 9 members. Getting violators attention to comply with rules adopted by the Board over many years has been an exercise in frustration. This is way overdue!

As most of you know there are no free lunches, in fact there is nothing that is free. Somebody pays! In Raintree there are no give away programs, you pay to play, or should. Most of the Board is asking for approval of an increase of 15% in annual assessments.

I firmly believe that that amount will only leave a small scratch on the surface of our financial needs. As you all are aware, the road repair budget and the security budget are marginal at best; therefore only marginal repairs to roads are being made and sadly there is very limited security presence. In addition labor and material costs of all budgeted items increase every year, which is a fact that is not debatable. Just to bring the budget within forecasted day to day operational needs would require a 43% increase in annual assessments, notwithstanding the fact the reserve study is not being addressed. So approval of this meager 15% increase is imperative.

There may be hope as the Board unanimously agreed to ask the owners for their approval of a process for Special Assessments to improve amenities or services within Raintree, such as road maintenance, additional security or other identified needs. This is a step in the right direction.

The last item for consideration of the owners deals with increasing the physical presence of Association members at the annual meeting and give members time to discuss the proposed amendments before voting on them. Simply stated; have the annual meeting before the voting process begins. This might give the Board members an opportunity to get out facts before the political nonsense starts.

A final note, you as owners and Association members should place trust in the Board that you elect to make good decisions and insist that assessments be sufficient to accomplish our long-standing problems. Know who you are voting for and why. I do.

Jim Siegenthaler, President

Message from the Treasurer

This has been a tough financial year. Cash flow is always an issue in April & May where we have to dip into a CD (savings) to pay the bills. We desperately need more income and possibly a modified billing cycle.

With the closing of the Country Club, the purchase of land to extend Raintree Park was a good investment for the community. Now school buses have a place to drop off kids and turn around.

The office and maintenance staff continues to do an outstanding job through their diligence and hard work. They deserve a “job well done”. When you see them let them know that you appreciate their efforts.

Approval of the proposed 15% assessment increase will help the financial situation for next year but is a far cry from what is really required to maintain Raintree and keep our property values where they should be.

Voting for board candidates with the vision and integrity to take Raintree into the future is a must.

Ted Murray, Treasurer



Sample Ballot
Ballot Regular Annual Meeting 2011
Raintree Plantation Property Owners Association, Inc.



Ballot Item		Approve	Reject
1.	Replace Subsection 3(a) to improve the enforcement power to include a “Censure Assessment” levied against owners who fail to comply with the rules.		
2.	Revise Subsection 3(f) to increase assessments by 15%		
3.	Add new Subsection 3(g) for a process on Special Assessments for the improvement of the amenities or services within Raintree, such as road maintenance, additional security measures, etc.		
4.	Revise By-Laws Section 7: Voting Procedures to ten (10) days after any membership meeting to exercise the property owners voting rights.		

CANDIDATES FOR BOARD POSITIONS

There will be four (4) Directors elected. Three will be elected for a three (3) year term, one (1) Director elected for a one (1) year term. Since there are four openings for Directors you can vote for four (4) of the eight (8) candidates. Only one vote per candidate will be permitted. There shall be no fractional votes cast. The three (3) Candidates receiving the most votes will serve for three (3) years. The fourth (4) candidate to receive the next highest number of votes will serve for one (1) year.

Sean Livingston - I worked fifteen years as Engineer for Chrysler Corp. and St. Gobain Containers. I am currently a small business owner. I am a Civic Club member and board member of Raintree's Tuesday night men's golf league. Raintree resident for eight years. I have AS & BS Degrees in Engineering, Master Degree in Business Administration and AS Degree in Architectural Drafting/Design. I have the Education, energy and desire to carry Raintree into the future.

Randy Morgan - I am a nine-year resident of Raintree. I currently serve on the Board as Chairman of Lakes and Beaches and on the Communication and ACC Committees. I have a BS in Business Management. I am a Senior Loan Officer and Vice President of Pulaski Bank. My knowledge and experience in finance and service to Raintree will be of benefit to the future Board as we face many difficult decisions in the years ahead.

Deb Anderson - For 9 years I've worked through the HOA to make a positive difference in Raintree. As a 401(k) consultant and project manager for 20 years I've coordinated/negotiated with clients and lead teams through complex implementations and ongoing delivery. I'm familiar with challenge, high expectations, and stretched resources. We need Raintree to shine for the long term. You can count on my commitment to do everything I can toward the success of that goal.

Charlie Thompson - I have lived in Raintree for six years, serving on the board previously. I have served many boards including the Kirkwood Chamber of Commerce. I am semi-retired and manage rental properties in St. Louis, Jefferson County, and Cape Girardeau. I also own two small businesses. I served six years in the Marine Corps, including Vietnam. With the many problems our subdivision faces, I have the skills and courage to be a good servant leader.

Leonard H. Burst Sr. - Resident of Raintree for the past 20 years. I have a degree in Business Administration. I have owned my own business and was an Alderman 16 years in St. Louis serving on several committees. I later served as Director of Elections. I am a past President of the POA. I am a conservative and feel I have the experience and knowledge to help our community continue to improve financially and constructively.

Mary Lou Watson - Property/Homeowner since 1989. Owned and Managed with my husband a successful dry cleaning retail business. Have nine plus years' experience working for a Property Owners Association. Was a statistical secretary for Anheuser-Busch. Knowledgeable in business management, finance and fiscal accountability. For the betterment of our community, I would be extremely conscientious in decision making as to what is in the best interest for all property owners of Raintree. I would appreciate your vote.

H. N. Jack Graser - 20 Year Career Army Officer. 25 years Director of Human Resources for a Pharmaceutical Manufacturing Facility. Negotiated 8 Teamsters Union contracts for management. Served a President, Brentwood Chamber of Commerce for 3 years. Served for the past 3 years on the Raintree POA Board of Directors, and performed as the Architectural Committee chair for the entire time and chaired the newly formed (2010) Communications and Ethics Committee. Responsible for the 2010 early voting procedures and staffing.

Jackie Keating - Raintree resident since 1999. Retired from Boeing /MDC as Manager of Contracts & Pricing. Background in contracts, pricing, estimating and statistics. Past POA Board Member and Treasure. Currently serving on the Architectural, communications and Rules Committees. I research issues in depth and develop statistical data for decision making. I try to attend all Board Meetings and stay informed on Raintree issues. I would appreciate the opportunity to represent you. Thanks in advance for your vote!





**PROPOSED CHANGES IN THE COVENANTS
TO BE SUBMITTED AT THE 2011 ANNUAL MEETING OF
RAINTREE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.**

The following changes proposed for adoption are presented in their existing form first and then followed by the approved proposal. Where presentation dictates the additions are underlined and deletions shown as strikethrough. Where the changes constitute new paragraphs and complete deletion of the existing paragraph they are shown without deletion or strikethrough.

Ballot Item 1

EXISTING

3a. There will be mutually beneficial and enforceable regulations governing the use of any or all facilities of any type used commonly by the lot owners, including the roads, the lakes, the beaches and any parkway surrounding the lake, including regulations governing boats, their mooring and use, and the use of motors in said boats. The lot owners, their families, are licensed for the use and privilege of the lakes and all other common facilities of the subdivisions which privileges shall include boating, bathing, fishing, the use of the beaches and the use of any parkway surrounding the said lakes, including the mooring of boats in front of said parkway, all subject to the mutually beneficial and enforceable rules and regulations. Violators of the rules and regulations of the development may be excluded from the development and prohibited from entering on or using any of the facilities. All property owners shall be responsible for their guest. If legal action is taken against any property owner or his guest and the court finds a violation of any rule, all court costs and attorney fees shall be assessed against the lot or lots owned by the property owner and such sums will draw interest and be collectible the same as assessments.

PROPOSED

As a result of unanimous Board approval, the Board submits this revised form of Subsection 3(a), to improve the enforcement power of the Board to enforce the association's rules and regulations by money fine. Since the earliest By-laws of the association, the POA has had the right to have rules and regulations, but has lacked a simple method of enforcement. This proposed change allows for a "Censure Assessment" to be levied against owners who fail to comply with the rules and regulations of the organization, which will be determined by an independent Hearing Panel, selected by the Board, whose action must then be ratified or amended or reversed by the Board. If determined necessary the Board can then assess a Censure Assessment as a financial penalty for the violation, collectible as other assessments. It further provides that the penalty amount limits must be according to a grid and that the grid penalties must have a prior approval of the Board by 7 of the 9 members. The proposed changed paragraph is as follows:

3(a) Enforcement. The rights of Owners to use the Common Area, facilities and amenities of the Subdivision, and the authority and procedures for enforcement of the provisions pertaining to those areas contained in the Covenants and Restrictions, and Raintree Plantation Property Owners Association, Inc. ("POA") Rules and Regulations (collectively referred to herein as the "Governing Documents") and corresponding rights of the Owners, are provided in this Subsection 3(a).

(1) Owners' Right to Use Common Areas. Each Owner shall have a non-exclusive right, license and easement, together with all other Owners, and their respective families, to use the common ground of the Subdivision, including the roads, lakes, beaches, and all other common areas and facilities of the Subdivision (collectively referred to as the "Common Areas") for purposes including but not limited to boating, bathing, fishing, and use of the beaches and any parkway surrounding said lakes, the mooring of boats in front of said parkway, and use of parking areas at said lakes and beaches, and travel over the public easements, all of which shall be subject to the authority to enforce violations contained in this Subsection 3(a).

(2) Relief, Attorney's Fees. If any person subject to the Governing Documents fails to comply with any provision thereof, the POA or any Owner or class of Owners adversely affected by such failure has a claim for appropriate relief, including but not limited to claims at law for damages and claims for equitable relief, including injunction. Punitive damages may be awarded in the case of a willful, wanton and malicious failure to comply with any provision of the Governing Documents.

The prevailing party shall in addition to any other amounts, be entitled to recover its reasonable attorney's fees, costs and expenses incurred in enforcing or defending the Governing Documents, whether by judicial or administrative proceeding, or by alternative dispute resolution procedures.

(3) POA's Enforcement Authority. In addition to any other remedy at law or equity provided in the Covenants and Restrictions, the POA, acting through the Board, may:

(i) Levy a Censure Assessment (Censure Assessment as used in this section shall mean an assessment subject to lien against the Owner's land, directly related to violation of covenants, restrictions or rules and regulations), after notice and op-

portunity to be heard, for a violation of the Governing Documents in such amount as the Board deems reasonable and in keeping with its predetermined published violation grid, taking into account the nature, duration, and other circumstances of the violation, but not to exceed \$500.00 for the violation and not to exceed \$50.00 per day or per incident that the violation continues after notice and opportunity to be heard. Any unpaid Censure Assessment shall be additive to annual assessments and be enforceable in the same manner as other assessments under these Covenants and Restrictions,

(ii) In all areas, owned by Raintree Plantation Property Owners Association, Inc. or under their direct supervision, tow or cause to be towed any automobile, truck, boat, trailer, or other vehicle, that is not permitted in the Subdivision or is parked in an unauthorized location or manner, and any boat that is not moored or is not used in an authorized manner, at the cost of the violating Owner. The Board may post signs at the lakes, beaches, and parking areas, and on the roads, to regulate parking and traffic,

(iii) Abate a violation of any restriction of the Governing Documents, after notice and opportunity to be heard (unless the violation presents an imminent threat to health and safety of the Owners) by removing or causing to be removed any article, sign, or other object, at the cost of the violating Owner,

(iv) Record a notice of violation, including unpaid Censure Assessments, against the Lot of any Owner in violation of any provision of the Governing Documents, at the cost of the violating Owner,

(v) In addition to the authority granted the Board under this paragraph (3) of this subsection 3(a), no Owner may vote, serve as Director, or utilize the facilities or amenities, if he or she (a) is not a Member in Good Standing or (b) has a violation of the Governing Documents that remains uncorrected after notice and opportunity to be heard, and

(vi) Adopt as provided in this section and the By-laws of the POA reasonable rules and regulations to implement the authority set forth in this Subsection 3(a),

(vii) Establish, by approval vote of seven (7) of nine (9) of the Board members, at a meeting of the Board the dollar amounts to be used in the violation grid for the Censure Assessments which can be levied by the Board.

(4) Hearing Panel and Procedure. Any hearing required under Section 3(a)(3) shall be conducted by a panel of three (3) disinterested Owners, who shall be Members in Good Standing appointed by the Board (the "Hearing Panel"). The Board may designate the Hearing Panel as a standing committee and appoint its members to specified terms, or appoint the members on an ad hoc basis as the need arises. The Hearing Panel, by a majority vote of its members and within ten (10) days after the hearing, shall prepare a written advisory report with recommendations to the Board as to whether the proposed enforcement action should be ratified, modified, or reversed, and shall consider the provisions of Section 3(a)(5) in its deliberations. The advisory report of the Hearing Panel shall be part of the hearing record. The Board after consideration of the Hearing Panel's advisory report shall notify the alleged violator of the Board's final decision, in writing and within twenty-one (21) days after receipt of the recommendations of the Hearing Panel, setting forth the Board's decision. The Board shall adopt reasonable rules and procedures to foster a fair and impartial hearing.

5) Discretion In Enforcement. The decision to pursue enforcement action in any particular case shall be left to the Board's discretion, except that the Board shall not be arbitrary or capricious in taking enforcement action. Without limiting the generality of the foregoing sentence, the Board may determine that, under the circumstances of a particular case:

- (i) The POA's position lacks sufficient strength to justify taking any or further action; or
- (ii) The covenant, restriction or Rule being enforced is, or is likely to be construed as, inconsistent with applicable law; or
- (iii) Although a technical violation may exist or may have occurred, it is not of such a material nature as to be objectionable to a reasonable person or to justify expending the POA's resources; or
- (iv) That it is not in the POA's best interests, based upon hardship, expense, or other reasonable criteria, to pursue enforcement action.

Such a decision shall not be construed as a waiver of the right of the POA to enforce such provision at any other time under other circumstances or preclude the POA from enforcing any other covenant, restriction or Rule.

The POA, by contract or other agreement, may enforce applicable local governmental ordinances, and permit the local governmental authorities to enforce its ordinances within the Subdivision for the benefit of the POA and Owners.

Ballot Item 2

EXISTING

3. RIGHTS AND POWERS

3f. The Raintree Plantation Property Owners Association, Inc. on July 1, 2001 and annually thereafter, shall have the right to assess the owner of each lot such sum as it shall deem proper. The funds raised by said assessments shall be used for the improvement, betterment, upkeep and maintenance of the development, including the amenities, lakes, dams, roads, park or other properties which are of use to the property owners in Raintree Subdivision. Said fund can also be used for the purchase of property, both real estate and personal, the payment of salaries and fees, and purchasing of any sort of materials, services, or any other item that the trustees may deem useful for the development known as Raintree Plantation. No assessment on any lot in excess of \$205.00 per year per platted lot in Sections One through 25 (\$365.00 per year per lot for residents) and \$300.00 per year per platted lot (\$475.00 per year per lot for residents) in Raintree Forest, condominium owners shall pay \$102.50 per unit; shall be made unless it shall be approved by a majority vote of the lot owners voting as hereinafter set forth in said assessment, and provided further that the assessment as levied each year shall be and become a lien without a filing or suit or legal procedure to establish said lien on said lot if not paid within thirty (30) days after July 1, of the year in which the assessment is made.

In the event that a lot owner has two or more adjacent lots and is granted a "Boundary Line Adjustment" by Jefferson County government, effectively combining the original lots into an adjusted lot, and upon submission of the governmental approval to the Raintree Plantation Property Owners Association, Inc. business office, the owner shall be entitled to a single reduction of \$95.00 of the assessment of one of those lots with the remaining originally platted lots being assessed as set out in these restrictions. Said assessment may be collected by suit, and by enforcing a special lien on said property. All delinquent assessments shall accrue a penalty of 1% per month compounded annually, which penalty may be collected and enforced the same as assessment. All delinquent assessments referred to a collection agency or attorney for collection, shall in addition to interest, have added to the outstanding balance, all costs of collection (either percentage or otherwise), attorney fees and costs of litigation, which may likewise be collected and enforced the same as provided herein.

PROPOSED

The POA Board is asking for approval of an increase of 15% in the annual assessment. As you all are aware, the road repair budget and the security budget are marginal; therefore marginal repairs and additions to security are being made. Also the labor and material costs of all budgeted items increase every year due to inflation. Approval of this increase is imperative.

3. RIGHTS AND POWERS

3f. The Raintree Plantation Property Owners Association, Inc. on July 1, 2001 and annually thereafter, shall have the right to assess the owner of each lot such sum as it shall deem proper. The funds raised by said assessments shall be used for the improvement, betterment, upkeep and maintenance of the development, including the amenities, lakes, dams, roads, park or other properties which are of use to the property owners in Raintree Subdivision. Said fund can also be used for the purchase of property, both real estate and personal, the payment of salaries and fees, and purchasing of any sort of materials, services, or any other item that the trustees may deem useful for the development known as Raintree Plantation. No assessment on any lot in excess of ~~\$205.00~~ \$235.75 per year per platted lot in Sections One through 25 (~~\$365.00~~ \$419.75 per year per lot for residents) and ~~\$300.00~~ \$345.00 per year per platted lot (~~\$475.00~~ \$546.25 per year per lot for residents) in Raintree Forest, condominium owners shall pay ~~\$102.50~~ \$117.87 per unit; shall be made unless it shall be approved by a majority vote of the lot owners voting as hereinafter set forth in said assessment, and provided further that the assessment as levied each year shall be and become a lien without a filing or suit or legal procedure to establish said lien on said lot if not paid within thirty (30) days after July 1, of the year in which the assessment is made.

In the event that a lot owner has two or more adjacent lots and is granted a "Boundary Line Adjustment" by Jefferson County government, effectively combining the original lots into an adjusted lot, and upon submission of the governmental approval to the Raintree Plantation Property Owners Association, Inc. business office, the owner shall be entitled to a single reduction of ~~\$95.00~~ \$109.25 of the assessment of one of those lots with the remaining originally platted lots being assessed as set out in these restrictions.

Said assessment may be collected by suit, and by enforcing a special lien on said property. All delinquent assessments shall accrue a penalty of 1% per month compounded annually, which penalty may be collected and enforced the same as assessment. All delinquent assessments referred to a collection agency or attorney for collection, shall in addition to interest, have added to the outstanding balance, all costs of collection (either percentage or otherwise), attorney fees and costs of litigation, which may likewise be collected and enforced the same as provided herein.



Ballot Item 3

PROPOSED

The POA Board by unanimous agreement, is asking for approval for a process for Special Assessments for the improvement of amenities or services within Raintree, such as road maintenance, additional security measures, etc., by adding a new subparagraph to Paragraph 3.

3. RIGHTS AND POWERS

3g. In the event, at any time during the year, the Board shall determine that the revenue is insufficient to meet a specific need or needs of the POA and that there is a need for additional funds to preserve common property or to protect the interests of the community, the Board may submit a proposed additional Special Assessment to the Owners which shall be voted upon pursuant to the methods set forth in Paragraph 4.b.

The Owners shall vote on the proposed assessment at a duly called special meeting or at the annual meeting after notification from the Board of the need for the assessment and such assessment shall be passed by majority of the votes cast pursuant to the procedures of voting provided in the Covenants and Restrictions.

The assessment collected pursuant to this paragraph shall be used for the specific purposes requested by the Board and voted upon by the Owners and all funds collected pursuant to this paragraph shall be deposited in a separate fund to be used only for the stated purposes.

Should an Owner of any lot in said subdivision fail to pay such Special Assessment within thirty (30) days after written notice of such Special Assessment, the POA may file a special assessment lien in the Recorder Of Deeds Office of Jefferson County, Missouri, which recording shall be taken as a demand for payment. Thereupon, the assessment, plus recording fee, plus nine percent (9%) interest per annum from date of filing shall become a lien upon the property in question and shall be enforceable and collectable, together with a reasonable attorney fee and court costs, as a lien upon real estate, by suit in any court in Jefferson County, Missouri, having jurisdiction of suits for the enforcement of such or similar liens, instituted in the name of Raintree Plantation Property Owners Association, Inc., as the case may be, or their successors.

BY-LAWS

RAINTREE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

Ballot Item 4

EXISTING

Article III Membership Meetings

Section 7: Voting procedure: All votes must be cast in person. If lots are held by a legal entity, the representative of the entity may cast its votes. In addition to exercising their voting rights at membership meetings, qualified members may exercise their voting rights for ten (10) days prior to any membership meeting during regular office hours at the Raintree Plantation Property Owners Association, Inc. Office.

PROPOSED

This proposal is offered to hopefully increase the physical presence of the members at the annual meeting and to give the members time to discuss the proposed amendments before having to vote on them.

Article III Membership Meetings

Section 7: Voting procedure: All votes must be cast in person. If lots are held by a legal entity, the representative of the entity may cast its votes. In addition to exercising their voting rights at membership meetings, qualified members may exercise their voting rights for ten (10) days after any membership meeting during regular office hours at the Raintree Plantation Property Owners Association, Inc. Office. To the extent that this ten day voting period may leave a temporary vacancy in any Director's position, said Director shall serve until their successor shall be elected.



Voting Instructions & Dates to Vote



At the annual meeting for the election of Directors of Raintree and for all other matters, as permitted by the By-Laws of the Not-for-Profit Corporation, a member shall be entitled to only one collective vote irrespective of the number of lots held by the member. If any lot is held jointly only one vote may be cast by the joint members. Record date to qualify as a member in order to vote shall be July 1st of each year. To vote, a member must be in good standing. **Assessments must be paid in full by August 19, 2011.**

Pre-Voting Up To Ten Days Prior

Pre-voting will be permitted in person at the Raintree POA office, 5998 Highway B, Hillsboro, MO 63050 on the following dates.

September 7 through September 10 and September 12 through September 17.

Times will be Monday Through Friday, 9:00 A.M. to 5:00 P.M. and Saturday 9:00 A.M. to 1:00 P.M. You may also vote on Sunday, September 18, 12 Noon to 2:15 P.M. at Jefferson College.

IMPORTANT RAINTREE TELEPHONE NUMBERS

- | | | |
|--|--|--------------|
| • P.O.A. OFFICE | | 636-797-3434 |
| P.O.A. WEB: | www.RaintreePOA.com | |
| P.O.A. E-MAIL: | Office@raintreePOA.com | |
| General Manager: | GM@RaintreePOA.com | |
| • VISITORS' CENTER | | 636-797-4641 |
| • JEFFCO Public Sewer & Water District (plant) | | 636-789-9086 |
| EMERGENCY - Sewer & Water | | 877-507-0008 |
| Billing Department | | 636-561-9478 |
| • ANIMAL CONTROL | | 636-797-5577 |
| • SHERIFF Dispatch (Non-Emergency) | | 636-797-9999 |
| • FIRE Department (Non-Emergency) | | 636-797-3619 |
| • AMBULANCE (Non-Emergency) | | 636-586-2132 |

**FOR
EMGERENCIES
DIAL
911**

IMPORTANT TRASH SERVICE INFORMATION

The POA Board negotiated with the current Trash Company to receive a new price for trash service. New quarterly billing amount is \$33.00 for one tote (was \$44.10). A saving of approximately 25%. This change is effective August 1, 2011, with retroactive adjustments reflected in your next trash bill.