

Raintree Newsletter

Raintree Plantation Property Owners Association, Inc.

December 2011

News From Your Raintree POA Board Of Directors

RAINTREE PROPERTY OWNERS ASSOCIATION COMMUNICATIONS COMMITTEE MISSION STATEMENT

- Ensure continuous flow of information from the POA Board to all Property Owners, by:
 - Publishing a newsletter detailing the Board activities, which would be posted on our web site or mailed upon request.
 - Taking the “pulse” of the community relating to key board issues and providing feedback to the Board.
- Develop action plans for presenting the Board’s point of view on any future voting issues, by:
 - Special mailings to all Property Owners.

Send an Email to: Office@RaintreePOA.com and request to be added to the POA’s Emailing list. This would help us to cut postage expenses. You would receive your newsletter and other important notices in a timely manner and stay more informed of current meetings, etc. Also, visit the POA’s website at www.RaintreePOA.com for ongoing updates in your community.

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Protect Your Property

Sgt. James Kausler, Jefferson County Sheriff’s Department

The Neighborhood Watch Program works in cooperation with law enforcement, and when used, it will make a stronger, safer and united community. We live in a day where it seems at times the criminal element is working harder than they have before. To continue to make your community stronger, safer and united, I would like to talk again about how you can work towards accomplishing this.

When you park your vehicles in the driveway, lock your doors and keep your valuables out of sight. At night make sure your garage doors are closed and use motion lights in areas that are most vulnerable such as driveways. If you are going out of town for an extended period of time have someone pick up your newspapers, keep your grass cut and have your mail stopped. Keep your bushes/shrubbery trimmed around the windows of your residence to minimize hiding spots. Consider alarms that sound out audibly as well as alarms monitored by an alarm company. Be vigilant to your surroundings as you know your community better. As a resident you know who and what vehicles and people belong in your neighborhood. When something appears out of place or is suspicious in nature, pay attention to it and report it if necessary. These are some simple things that can be put into place to make your community safer.

Please do not put on Face Book or other social media when you will be on vacation or not at home!

Lastly, I would like to include contact phone numbers for the Sheriff’s Office.

Emergency calls: **911** Non emergency calls: **636-797-9999** Jefferson County Sheriff’s Office: **636-797-5555**

South Zone Commander: Lt. Kevin Carle, **636-797-6201** Assistant South Zone Commander: Sgt. James Kausler, **636-797-6115**



FINANCE

A review of the POA’s financial situation was both enlightening and disturbing. The numbers shown below are based on November financial data, which will not be approved until the December Board Meeting. While these are preliminary numbers, I don’t anticipate any major changes and wanted to provide you with the latest data.



Acc. #1002 - Primary Checking	\$198,015
Acc. #1004/2026 - Asset Improvement	\$ 52,870
Acc. #1048 - Capital Improvement (CD)	\$ 98,643

The POA accountant stated in his letter “The Association must reduce expenses, increase its collection efforts and/or increase assessments. Cash flow management is essential as it is the lifeblood of any organization”.

The Primary Checking account is used to pay our monthly bills, which thru November averaged \$69,710/month. Seven months remain before 2012 assessment money is received, so you can see the urgent need to cut monthly costs. The Asset Improvement account is increased by income from prior year assessments and was established to be used for improvements over the annual budget, such as additional road work, building improvements, etc. The Capital Improvement Certificate of Deposit is what remains of an account set up to be used for emergencies.

The Board has acted proactively to increase income by offering an interest amnesty to anyone paying their delinquent assessments in full on or before January 31, 2012. This will benefit the POA by providing income and will also benefit our members who may be experiencing financial difficulties. Steps were taken to reduce expenses by eliminating overtime, except that associated with road repair and snow removal, reducing Visitor Center hours, etc. The Board will be developing a bare-bones budget from January thru June 2012 while cash flow is down. A full year budget will be developed for the period of July 2012 thru June 2013 to coincide with the assessment income payable in July of each year.

I believe the financial situation can be reversed, but it will not be a quick fix. Some of our choices may not be popular, but they are necessary to improve our financial situation.

Thank you for being understanding.

Jackie Keating, Treasurer



ARCHITECTURAL CONTROL

From your Architectural Control Committee (ACC):

Just a reminder that you need a permit from the ACC to do the following:

- * New building construction
- * Clearing trees from undeveloped property
- * Build addition to existing residence
- * Build sea wall and/or boat cover
- * Build retaining wall
- * Replacing retaining wall and/or boat dock
- * Build a swimming pool
- * Build a deck or replace old deck
- * Covering unburied propane tanks
- * Create secondary parking
- * Build a fence
- * Erect a pet enclosure
- * Erect playground equipment/structure
- * Erect a gazebo
- * Put in new drainage ditches



The following actions do not require an ACC permits:

- * Patio within property guidelines
- * Sidewalks (new or replacement)
- * Landscaping

IF IN DOUBT, OR YOU HAVE ANY QUESTIONS, CONTACT A MEMBER OF THE ACC (ON THE RAIN TREE POA WEBSITE).

Jack Graser
Chairperson, ACC





Follow the Speed Limit

We have many people walking, jogging and riding bikes within Raintree. Please slow down and keep our community safe.



ROADS

I stated in the past Quarterly report that our roads are deteriorating faster than we can repair them. We all know that the road system in Raintree has direct bearing on property values as well as Security and the Club House and Golf Course.

The residents of Raintree have shown by results of the last Election that their priorities are different than the Board of Directors. Half of the residents don't even vote, as the results of not paying their assessments or just don't care. Next year more services will be discontinued and our roads will keep falling apart. Living in Raintree is not a free ride, everyone must pay their share. This is a short report because I feel we all should be ashamed of ourselves for letting this Beautiful development go downhill.

Bud Meyer, Road Chairperson



RULES

At the Annual Meeting in September, the membership approved a change to the Covenants which gave the POA authority to levy a Censure Assessment directly related to a violation of Covenants, restrictions or rules and regulations after notice and opportunity to be heard. The Rules Committee has the daunting task of developing a procedure for handling violations and to develop a grid of violations and applicable fines. Upon Board approval of these items, the Rules Manual will be modified accordingly.

In an ideal world, everyone would obey the rules and there would be no reason to levy Censure Assessments (fines). Do you know what the rules are? If not, check out the Rules Manual at www.RaintreePOA.com.

The Rules Committee meets at the POA Office, at 9:00am on the 2nd Thursday of the month. New members are welcome.

Jackie Keating, Rules Chairperson

LAKES & BEACHES

The summer was a busy time for the Lakes and Beach. The lakes and beach were enjoyed by a high volume of homeowners, property owners and their guests. I would like to thank all the volunteers that worked at the boat ramp, beach, and lake patrol which made this possible. As we are now into our slow season for Lakes and Beaches, I would like to ask anyone who would like to be involved and be a member of the Lakes and Beaches please send an e-mail to me at bp_rts@yahoo.com.

Reminder - as we approach the winter months and the temperatures will turn to freezing, the lakes will be getting an icy layer on them. Under no circumstances should anyone venture out onto the ice. You simply don't know how thick the ice is once you venture away from the edges. Have a wonderful holiday season.

Bruce Pettus, Lakes & Beach Chair

MAINTENANCE

One of the first things I did as Chairman of the Maintenance Committee was to recommend Tom Hayes as the Maintenance Supervisor to coordinate the work for the Maintenance Department. It was ultimately approved by the Board and has worked out extremely well. We have a total of three full-time employees in Maintenance.

We purchased another salt spreader giving us a total of three. It is installed and ready to clear our streets. Unfortunately, the sand that was previously ordered was delivered but also contained large rocks that would have ruined our equipment. Thanks to the talents of the crew, the rocks have been removed and the sand is ready for use, but this took several days.

Otherwise, the crew has been mowing, doing maintenance on the equipment and the last few weeks, working on roads.

Leonard Burst, Maintenance Chair

Boat stickers are due January 1st

Cost \$25 each year until 3/31. As of 4/1 of each year they will be \$35 each. The additional proceeds will be used to purchase fish and to construct piers and/or docks at the boat ramps.





MESSAGE FROM THE PRESIDENT

I would like to thank everyone who assisted in the Annual meeting and early voting. It takes many volunteers to make things successful in Raintree. I would also like to thank all those who took the time to vote. We have five new members on the Board. Some have served previously, so we have a vast amount of knowledge and diversification to work for all the people of Raintree. The election results are located here in your newsletter.

Now we must address the many challenges we have before us. We must work hard to unite our community. This is going to take effort from everyone. We can disagree on some issues and still work together. One of the things that make this community great is the tremendous volunteers we have. We need to continue to grow our volunteer efforts and recruit more people to help and serve on committees. We need lot owners as well as home owners to volunteer.

The economy has taken its toll on Raintree finances. I encourage you to visit the Raintree website and read the accountants review and management statement for Raintree. We will stay within our means with spending, but this will call for some cut backs this winter so we have funds to make it through to next July. The Board has had to make some very difficult decisions and will continue to make the tough decisions. The Board has decided not to hire another General Manager at this time so we will review this issue at a later date. We have also decided to man the Visitors Center only one shift a day. Some exceptions will be made for days such as New Year's Eve, and maybe some others. The Visitors Center cost approximately \$41,000 a shift to man. We simply do not have the funds to do these things. We cannot spend more money than we bring in. The Board will continue to pursue avenues to assist in the improvements of Raintree. I hope everyone will understand and support the efforts of the Board.

As always, if you have any questions, please feel free to contact me at any time. My email is SJRAULS@sbcglobal.net. It is easier to keep you updated by email.

I look forward to working with the new Board and all the volunteers. This Board will work hard to earn your trust and respect. Let's all work together and make this an even better community.

I wish all a very Merry Christmas and Happy New Year!

Sam Rauls, President



Yes, you can make payments on your assessments!

If you have a hard time paying your assessments by July 1 of each year, then you can start making payments on them now. Just make a payment and note on it that it is a 2012 payment. The money will be put into a special escrow account and not spent until the 2012 budget year starts. If you have any questions, please call the office.



Keep our ditches clean!

Please don't put leaves or debris in the ditches. Filling our ditches with debris keeps the water from properly draining and can damage our roads. So please help keep the ditches free of leaves and debris.

Keep a Raintree sticker on your vehicles!

It is important that you have a Raintree sticker on the windshield of your vehicle. It should be placed on the lower right hand side (passenger's side). This makes it easy for security, maintenance and others to identify that you are a Raintree Property Owner. If you do not have a sticker on all your vehicles, please stop by the office and pick one up. Thank you.



Pre-Registration of Guest

Please stop by the POA Office to pre-register your guests for holidays and special events. You will need to provide a guest list and the date requested. The POA Office will issue a gate entry number for your guests to use for the entire day. This process will make it much easier for your guests to enter Raintree and alleviate long wait times at the Visitor Center. If you rent the pavilion, a dash pass is required to park in those parking areas near the pavilion. A special pass will be made for each of your guests, but it will be your responsibility to distribute them and make sure they are displayed on their dash.

COMMUNICATIONS.....

Keep the POA advised of your phone number changes so the office and security can reach you when necessary

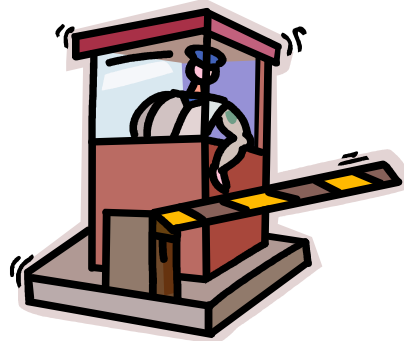
- **Emergency call 911**
- **Non-emergency Sheriff Dispatch**
636-797-9999
- **Non-emergency Fire Dept.**
636-797-3619
- **Non-emergency Ambulance**
636-586-2132
- Property owners are responsible for their guests
- Monthly Board of Directors meetings are held on the 3rd Monday of the month at 7:00 PM

SECURITY

Security has always been a major concern for the residents of Raintree. When questioned about what Security means to you, I get almost as many different responses, from 24hr roving patrol to armed guards at each gate. Everyone has their own expectations and comfort level that they are willing to accept but the ultimate responsibility rests with the individual. As the Chair of Security I can only implement barriers of protection proportional to the funding I receive. We all need to be vigilant in observing our surroundings. Take down precise details of the occurrence in the event Law Enforcement needs to be contacted. Our upcoming Neighborhood Watch Program will instruct us on the proper procedures and techniques.

Crime has three components, **desire**, **ability**, and **opportunity**. The desire and ability of the individual committing the crime is beyond our control. We do have the ability to affect the opportunity and therefore the outcome. Many of the crimes that occur within Raintree were committed at night when the resident has left their garage door open, or car doors unlocked. On many of our nighttime drives we still see open garage doors, and dark front door and garage entrances. As any police officer will tell you, outdoor lighting, security alarms, cameras, dead bolt locks and a Neighborhood Watch Program are huge deterrents to crime. Catalog your personal belongings with model and serial numbers. Taking pictures or videos of your items will also aid in the recovery of your possessions if they are stolen.

Our exposure to crime is no different than any other city or community. As economic conditions deteriorate crime increases. In slowing economies, city revenues also are affected, resulting in cutbacks of community services. Raintree is not immune to these economic tsunamis, and therefore must also make adjustments to insure financial stability. As most have noticed our gates are now left open for two shifts, this equates to a savings of \$82,000 dollars per year. This savings should enable us to maintain daily operations with current funds until June 2012.



We on the Security Team are currently looking at our options. One of these choices is to contract officers from Jefferson County Sheriff's Department to patrol our development. Our goal is to have a solution in place before May 2012.

We have asked Sargent James Kausler, of the Jefferson County Sheriff's Office to kick off our Neighborhood Watch Program. The first meeting was held on November 8th at the P.O.A. building. Check the bulletin boards or web page for updates and additional information.

Dan Osolinski, Chairperson





ANNUAL MEMBERSHIP MEETING AND ELECTION RESULTS

ADMINISTRATION & LEGAL

The office staff at Raintree is available Monday thru Friday 9 am to 5 pm and Saturday 9 am to 1 pm to assist you with your many requests. They will help you obtain gate cards, auto and boat stickers, pavilion and campground reservations, etc., as well as answering many other questions regarding your needs in Raintree.

All property owners are encouraged to provide feedback to the POA Board about concerns, maintenance needs, complaints and improvement suggestions. Forms are available at the POA office or they can be downloaded from our Web site. The office staff will direct the issue to the appropriate Board member for the topic in question and assure you that action and/or a response is forwarded.



One of the most frustrating issues facing us at Raintree is past due assessments. The Committee continues to pursue those that are past due. If you are past due, please contact the office and make arrangements to bring your assessments current. If you have an issue you would like to discuss, call me personally (Sam Rauls) so we can try to get it resolved (314 -799-1621), or Email me at SJRAULS@sbcglobal.net. The Board is working hard to stay within our means on spending. We need everyone's assistance. Please, pay your assessments.

Sam Rauls, Jack Graser & Mary Lou Watson, Co-Chairs

- Jack Graser - 3 yrs.**
- Jackie Keating - 3 yrs.**
- Mary Lou Watson - 3 yrs.**
- Leonard Burst - 1 yr.**

- Appointed Directors:**
- Dan Osolinski - 1 yr.**
 - Kathy Vierling - 1 yr.**

- Ballot 1 - Approved**
- Ballot 2 - Rejected**

- Ballot 3 - Rejected**
- Ballot 4 - Rejected**

2011-2012 Board of Directors

Executive Officers

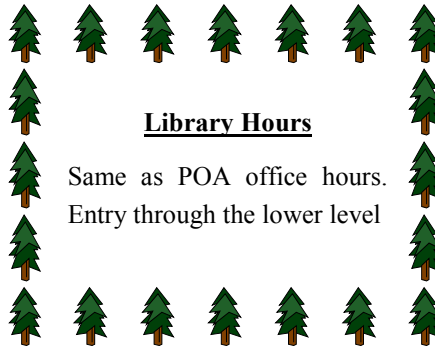
- President - Sam Rauls
- Vice President - H. N. Jack Graser
- Treasurer - Jackie Keating
- Secretary - Mary Lou Watson

Directors

- Leonard Burst Sr.
- Elmer (Bud) Meyer
- Dan Osolinski
- Bruce Pettus
- Kathy Vierling

Library Hours

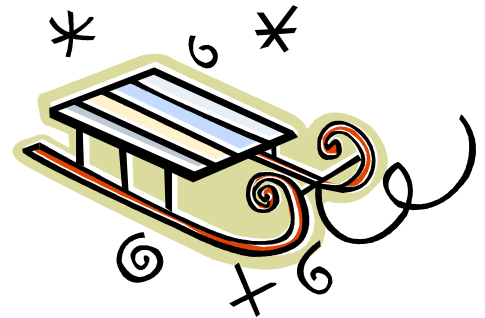
Same as POA office hours.
Entry through the lower level



No riding or

sledding on dam!

Please do not operate any ATV's, sleds, bikes or any other vehicles on the dam area. It is very harmful to the dam to have ruts or other damage to the area. DNR has very strict rules for the dam. Repairs can be very costly. Help keep your community looking good.



PROPERTY OWNER HOLIDAY RECEPTION

Hosted by your POA Board of Directors

On Monday evening, December 19, 2011, from 5 pm to 7 pm, come out and meet your fellow property owners. Coffee, cookies, and punch will be furnished. It will be a good time to meet with your Board members, neighbors and some Jefferson County deputies. The POA Board meeting will follow at 7 pm. Look forward to seeing you at the POA Building.





Raintree Plantation Homeowner's Association (HOA)

The HOA is an organization for Raintree Homeowners. Special activities and events are scheduled throughout the year; some being for only HOA members, yet some benefit all of Raintree such as the annual Easter Egg Hunt, Raintree Clean-up Day, Fourth of July fireworks display and Fun With Santa Day. Our calendar for 2012 has not yet been established, but I can assure you there will be many events for which to look forward. Be sure to watch for the signs posted at the gates.

Any homeowner wanting information about the HOA, email me at raintree-hoa@yahoo.com. Membership is open to anyone owning a home in Raintree.

Enjoy the holidays,

Nancy Gau, President
Raintree Plantation HOA

REMINDERS & UPDATES

BOAT & PERSONAL WATERCRAFT STICKERS:

Valid January 1 to December 31, 2012 - Cost \$25 each year until 3/31. As of 4/1 of each year the cost will be \$35 each. See note on page 3.

NON-MOTORIZED WATERCRAFT STICKERS:

No charge but a sticker is required.

CAMPGROUNDS:

Reservations required. All sites have electric hookups and a fee per night will be charged. There is also a \$25 refundable key deposit required for the bathhouse.

PAVILION:

Reservations required starting on March 1, 2012 at 9 A.M. There is a rental fee and a \$75 refundable clean-up deposit.

“SCOOP the POOP”

Keep our Lakes, Streams and Roadsides clean!

Jefferson County Animal Ordinance and Raintree Covenants states pet owners are required to pick up and properly dispose of pet feces (applies to dogs & cats). Pets must also be on a leash at all times, under your direct control or confined to your yard.

PLEASE DON'T LITTER!

Take your bottles and cans and take out cartons, etc. home and dispose of them properly. Your help is appreciated to keep Raintree LITTER FREE!

WALK SAFELY:

Wear light or reflective clothing. Attach reflective tape to your dog or collar

COUNTRY CLUB:

Please keep off of Greens and Fairways for the betterment of your community. This is private property.

LOST & FOUND and FOR SALE (Call the Office):

12' aluminum John boat found on 53 acre lake. To claim must submit Missouri boat sticker number.

Old POA boat and trailer for sale, best offer. (Call the Office)

Visit us on the WEB
RaintreePOA.com

On behalf of the
Board of Directors

And the
POA Staff.....

We wish you a very Merry
Christmas and a
Happy New Year!!!



POA Office Hours

9 A.M. - 5 P.M. Mon - Fri

9 A.M. - 1 P.M. Saturday

Phone: 636-797-3434



✓ POA Office: 636-797-3434
✓ Fax: 636-797-9969
✓ Email: Office@RaintreePOA.com
✓ POA Visitor Center: 636-797-4641



✓ Water & Sewer: (EMC)
636-561-9478 or 636-789-9086
✓ Trash (CWI):
1-800-844-3151
✓ Animal Control (JC):
636-797-5577

You are reading the Raintree Newsletter

Raintree Plantation
Property Owners Association, Inc.

**News From Your
POA Board Of Directors**



**Pre-Register Your
Guests for the
Holiday Rush.....**

Stop by the POA
Office with your
Guest List.

