

# Raintree Newsletter

Raintree Plantation Property Owners Association, Inc.

Volume 1, Issue 2  
Second Quarter 2011

## Official News From Your Raintree POA Board Of Directors

### MESSAGE FROM THE PRESIDENT

Last year's Board of Directors had attempted to move forward a strategic plan to help owners better understand the needs of our community. Unfortunately, the Board was cut short on completing its vision in addressing Raintree's longstanding infrastructure problems due to the lack of funding to initiate corrections as outlined in the findings of a professional reserve study. That study specifically addressed a plan to identify and evaluate the life expectancy and estimation for repairs and replacement for our roads and other community assets. This current Board decided it was more important to operate within existing funding parameters than to seek an increase in assessments to address the obvious need to correct decade's old problems. As it stands now, no long term action has been taken to address our serious infrastructure issues as the problem continues to grow. More serious is the fact that no plan for funding has been advanced by the Board. In short, the reserve study has been ignored. As a result, the value of our individual investments in property has been placed in jeopardy. There is simply too much pandering to special interest groups within Raintree and not enough focus on issues at hand. The tail is wagging the dog. The owners need to understand that it is not a free engagement to live in Raintree. It is a pay for play fact of life.

Enforcement of our rules and restrictions at best is an exercise in frustration. Certainly there must be some mechanics to enforce our rules. Getting violators attention to comply with rules adopted by the Board over many years appears for all intents and purposes ineffective. In too many instances our rules are ignored and more than likely purposely violated. As you will recall, there

was a comprehensive fining plan in defensible language that was presented to the voters last year, that when properly applied could address violations. There was nothing in that plan that would violate (as falsely alleged) the Fourth Amendment to Constitution of the United States or violate any Missouri State Statute. Period. There however, was the specific mechanics to enforce our governing documents and rules by applying fines and enforcement to violations. The follow on to the fining process would, in some cases, require defending our process in the courts. That simply is why the process was written in defensible language by an attorney who is the expert. The Board's executive officers did not rely on untrained and inexperienced input to crafting language to enforce violations of our rules. The only thing surprising is that owners continue to be surprised when surprise occurs. The surprise appears to some; when violations occur the Board has no mechanism to enforce our rules. Now folks, the challenge is to either modify or ratify the defensible language that was crafted by a legal expert and start fining the violators that defy the common good that is reflected in our governing documents. It is unreasonable to expect that there will not be violations. However, it is reasonable to expect that our rules must be enforced. Rules for rules sake is short sighted and accomplishes nothing relative to enforcement. The expected consequence of having a fining process is the need to have personnel to execute the process, which means we will need to have enforcement or security personnel engaged on a daily basis. Again there is the problem of funding. Therefore, if we can agree that violations of our rules are an important issue we should adjust our assessments to fund the entire fining process. The whole matter of willful violations to our rules is not best served by con-

(Continued on page 2)

Inside this issue:	Page
PRESIDENT'S MESSAGE	1
FINANCE	1
ROADS	3
ADMIN & LEGAL	3
Communications / Ethics	3
SECURITY	3
MAINTENANCE	3
ARCHITECTURAL	4
LAKES & BEACHES	4
RULES	4
MANAGEMENT	4
HOA PRESIDENT MSG	4

### Send an Email to:

[Office@RaintreePOA.com](mailto:Office@RaintreePOA.com)  
and request to be added to the POA's e-distribution list for electronic mail of this Newsletter & more. Save trees!

Visit the POA's website at  
[www.RaintreePOA.com](http://www.RaintreePOA.com)  
for ongoing updates in your community.

**FINANCE** The financial situation for 2011 is difficult due to budget cuts. All committee

(Continued on page 2)

(Continued from page 1)

tinued pursuit of wishful thinking, voluntary compliance and exhausting discussions. Action will deliver results! Heretofore, the only authority has been to deny gate card access to the community and unenforced denial to amenities of owners in violation of a restriction or rule. In the opinion of the legal expert, this is a Draconian (unusually severe or cruel) remedy that is unlikely to be enforced through the courts. Authority to levy fines and seek injunctive relief when necessary should be our goal. As stated before, a fining process was presented to the voters and was rejected. Factual and ethical information was not forthcoming from a special interest group who opposed the fining process. We cannot allow false information and scare tactics to derail some of the Board members genuine concern for the property owner's security and protection of their property values.

As many know, on May 16, 2011 the privately owned Raintree Country Club and Golf Course closed its doors for business. The Board has recognized the serious impact of the closing and appointed a committee to monitor the situation and gather facts. It should be obvious that our property values took an immediate hit, a situation that more than likely will take several years to realize recovery. Some uninformed pundits have laid the blame on mismanagement as the root cause for the sudden closure. The raw truth is that the Country Club and Golf Course was in jeopardy for several years without support of the owners either through voluntary or mandatory memberships. Additionally, public use was not sufficient to sustain the operations. Anyone who believes that the Country Club could survive without being subsidized especially in today's economy is ignoring reality. The operation is not a cash cow; it is for now a lost amenity that benefited all owners in protecting their investments in property in Raintree. Most owners bought their property on the basis of the Country Club and its amenities being available to them as lot owners and for their guests. What the

future holds is unknown but common sense dictates that if the Country Club, including the clubhouse, swimming pool, and golf course are allowed to go unmaintained and deteriorate, they will become a nuisance which will further adversely impact the property values in Raintree. This is a complex and far reaching issue that needs to be addressed with clear mind, direction and purpose. No place for special interest and political hacks here.

So, where are we now? Well we have ignored our infrastructure and professional reserve study, declined to accept a legally defensible fining structure and need for a security force and we have a Country Club and Golf Course that closed its doors. All of these issues are damaging our investments. Other issues including delinquent assessments continue to chip away at what many of us have worked for most of our lives; a good, safe and beautiful place to live.

Since I have been the President of the Board there has been much accomplished in Raintree for a variety of reasons, but primarily because of cooperation from the owners who truly care about Raintree without personal recognition or political posturing. Special interest and political jockeying has played and continues to play a major role in taking the owners in the wrong direction. That needs to stop. With the upcoming election, there are four Board of Directors positions to be filled. It is extremely important that you become knowledgeable and elect the people that have the skills and intentions to continue the improvement and the way forward for Raintree. I ask that you to sift through the nonsense and political rhetoric and elect people who do more than just talk or create unnecessary problems. The decision as to the way forward ultimately rests in your hands, the property owners, who need to capture the seriousness of funding and enforcement issues in Raintree.

As a final note, I firmly believe that I serve at the pleasure of the property owners as long as I am effective and not one day longer. The issues of assessments, security, enforcement of our rules and the possible (now reality) closing of the Country Club existed long before I volunteered and became a Board member and these

issues need to be corrected. So let's do it. How? Well, place trust in the Board that you elect to make good decisions and insist that assessments be sufficient to accomplish long standing problems. Without funding we will continue to spin our wheels and wag our tongues at issues that need to be corrected. Of course the political pundits and special interest mobs enjoy such nonsense. I do not.

Best regards,

Jim Siegenthaler

President, Raintree POA



(Continued from page 1)

## FINANCE

heads are doing their best to keep a balanced budget.

The current office staff continues to streamline the QuickBooks method of financial record keeping and consolidate areas where finances were done manually in the past, resulting in inconsistencies.

Hopefully, the community can see the effects of restricting assessment income. Reduced security (gate coverage) and road patching instead of repair work are only two areas affected with the current assessment income we are barely getting by.

Ted Murray, Chairperson

### POA Office Hours

- 9 A.M. - 5 P.M. Mon - Fri
- 9 A.M. - 1 P.M. Saturday
- Phone: 636-797-3434

## COMMUNICATIONS /

### ETHICS

Your Communications/Ethics Committee will be hosting a Get to know your candidate on Saturday, 8-27-2011, from 10am-11am, at the POA office. You will have the opportunity to hear the candidates views on a myriad of Raintree issues.

Come and find out which candidate shares your views.

Jack Graser, Chairperson

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### ROADS

The road committee completed the inspection of our roads in early April. This was probably the most complete inspection of approximate 39 miles of our roads ever done. Prior road committees were busy trying to handle severe areas with our limited funds. This year's committee road inspection was to determine the overall life expectancy of our roads.

A road patching machine was used in April and May to repair cracks and dips in our roads. Although these repairs are not the same as a complete tear out and replace, it certainly has demonstrated to us that this technique is capable of extending the life of many sections of road. The committee's objective is to get the most out of every dollar spent with our limited funds.

Our roads are one of our key assets, and the most expensive. We ask for your patience and support while the roads are being repaired this year.

The assessment income is the POA's primary source of funding for the day-to-day operations. Operating on a balanced budget everyone should know this community can not survive on the assessment income we currently have.

I encourage everyone to come to the monthly and annual POA meetings. This POA Board can show by exact figures not "rumors" our shortage of financial funds. Get involved in your community.

Bud Meyer, Chairperson

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## ADMINISTRATION & LEGAL

The committee continues to have oversight of our administrative and legal needs. The office staff has made tremendous improvements in our record keeping and financial reporting. In addition, the Committee has accelerated the pursuit of delinquent assessments. The office staff has collected over **\$92,840** of past assessments in the last six months. There is a continual monthly effort to notify owners who are delinquent and the result of this effort has shown promising results.

### Raintree Country Club and Golf Course:

As you may know, the Raintree Country Club and Golf Course closed suddenly on May 16, 2011. In response to the event, the POA Board has appointed a committee to monitor the situation and gather facts as they develop.

Jim Siegenthaler, Chairperson

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### SECURITY

This has been a very challenging spring and early summer for security. The processes at the Visitor's Center are working out well. There has been a spike in vandalism as it relates to vehicles being accessed and items taken. The trend here is that these are crimes of opportunity as vandals are accessing vehicles that have been left unlocked in driveways during night hours. Please report these crimes to Jefferson County Sheriff's Department. **Emergency: 911. Non-Emergency: 636-797-9999.**

The Beach area has been a major issue for our community this year. There are incidents taking place at the beach that are taking away from the intent of this area being a Raintree amenity meant for those property owners who pay for this through their assessments. The Security Committee is addressing these problems but needs the community's support in doing so. If you see a problem at the beach, report it to security. Get involved with your community as we seek the proper measures to correct these issues. The Security Committee continues to hold strong monthly

meetings that everyone is encouraged to attend. Security will continue to be one of the highest ranking concerns for everyone who lives in Raintree Plantation and the committee is taking their role and responsibility very seriously. We are limited in our ability due to the funding that has been allocated for Security. Everyone must understand there is only so much we can do with the available funding. As chairperson of this committee I am determining and capturing what we can not do as much as I am doing what we can with the funding we are allocated.

Bruce C. Pettus, Chairperson

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### MAINTENANCE

The maintenance crew had their hands full these past few months with road repairs and new street signs. Both of these projects were a much needed improvement and received much appreciated praise from property owners. They also finished the annual rehabbing of the beach and have begun with the seasonal mowing.

The maintenance staff worked hundreds of hours road patching throughout Raintree using the DuraPatcher machine. The DuraPatcher was the big orange machine that was leased for this project. It is expected that this patching asphalt cracking and dips in the road will extend the life of the current road bed for a few years.

The street sign project involved the removal, replacement and in many cases the relocating of signs. As of this writing every street sign has been installed at least once. There are still a few stop signs to be installed.

The common areas had a really good start at growing this year thanks to all the rain. And, thankfully for us, the equipment repairs accomplished last year have held up and have made it possible to get caught up with the mowing before the Memorial Day weekend.

Bob Oakes, Chairperson

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## RULES

The Rules Committee has completed the codification of the Rules manual for Raintree. Copies are available on the POA's website; RaintreePOA.com, or you may stop by the POA's office and obtain a copy.

As was stated in the last newsletter, the Rules Committee has been working on some ways to enforce rules. With the assistance from the other committees, a recommendation has been presented to the POA Board for a set of violation penalties to be presented for a vote of the people at the annual meeting in September.

As I have stated before, we must all remember that self governance is the best way to enforce rules. Respect for others and their property is of utmost importance. We must insure that our family members and guests respect others and the property within Raintree.

The Rules Committee meets on the second Thursday of each month at 9 a.m. at the POA office. All meetings are open to everyone. If you have any suggestions or questions, please feel free to contact me at anytime: SJRAULS@SBCGLOBAL.NET.

Sam Rauls, Chairperson

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## ARCHITECTURAL

### CONTROL

Building Construction continues with two new building permits issued during the past two months. Some reminders from your committee: **1) All construction must be approved by the ACC before work actually begins.** 2) All 250 gallon propane tanks installed after 1995 must be screened—the committee will approve the type of coverage on a case by case basis. 3) The POA will legally pursue any homeowner that fails to obtain or meet ACC guidelines for construction.

Your ACC continues to work to make our community a model place to live.

Jack Graser, Chairperson

## LAKES & BEACHES

Summer is finally here. Is it just me or did we go straight from early spring right into summer? Regardless, thankfully it is here.

**Memorial Day:** The holiday weekend was apparently enjoyed by many. The lakes and beaches were full and no major incidents were reported.

**Treatment of lakes:** Winter and Summer Lakes were treated earlier this year. Spring and Autumn Lakes will be treated this week to address the algae and naiad growth. It should take approximately one week for the treatment to take full effect.

**A few safety reminders:** Dropping off of swimmers at the beach area is permitted only in the No Wake area west of the beach, opposite the dam.

All vessels **MUST** remain outside the SWIM AREA buoys and **at least 75 feet** from the swim area rope.

Please don't hang on the yellow swim rope or the buoys. They are costly and time consuming to repair.

A vessel at WAKE speed must stay **at least 100 feet** from the shore.

A vessel may travel as close to shore as they wish **at NO WAKE** speed.

**Lake Patrol:** Please respect the Lake Patrol. These men and women volunteer their time for the safety of our community. If you get a chance, please thank them for their service.

**Boat Parade:** On July 2<sup>nd</sup>, the HOA Independence Day celebration will start with a boat parade on Autumn Lake at 7pm. For the safety of everyone, we request that those not participating in the parade please moor your boat and jet skis until the parade is over. Also, all swimmers (except those in designated beach/swim area) should stay out of the water and enjoy the parade from dry ground.

Randy Morgan, Chairperson

Gregg Wick, Lake Patrol

## MANAGEMENT

Much has been accomplished this past quarter within the operations of Raintree Plantation POA. As time marches on and the seasons come and go, our employees continue to gain knowledge that comes only with the passage of time. Four of us have now been on board for more than a year, and by September the other two will also be here a year.

Improvements with our accounting system, insurance carrier changes, street signs installed, road patching, boat permits, legal work on bad debts, compiling of security issues, document scanning, file reorganization, changes with security hours, access card issuing, building improvements, landscaping, beach rehab, and general day-to-day operations.

During the last few months we have continued to improve the record systems and overall upkeep of the POA's common properties. It is a daily mission of mine and that of the staff to leave everything we touch in better shape at the end of each day. Doing it right the first time, utilizing technology, and reducing rework to a minimum is a matter of fact with my management style.

Should you have any management suggestions please don't hesitate to get in touch with me at: 636-797-3434.

Rich Lown, General Manager

GM@RaintreePOA.com

### POA Employees

**Tom Hayes      John Bonner**

**Jeremy Bond    Sherry Jarnagin**

**Shellie Giggs**

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### HOA President

On April 16th the HOA organized an annual Clean-Up Day and approximately 30 HOA member volunteers walked the streets of Raintree and picked up trash.

*(Continued on page 5)*

(Continued from page 4)

We filled a 30-yard dumpster with everything from candy bar wrappers to beverage cans and bottles to tires to a living room sofa and much more. Raintree is a beautiful place to live; please do not use our common grounds or lakes to dump unwanted items. It is the responsibility of all of us to keep our community trash-free.



On July 2nd, the HOA will present an Independence Day celebration (rain date is July 3rd). In order to continue our tradition of providing a spectacular display for Raintree, we need your support. This display is funded entirely by donations. Please

send a check made out to Raintree HOA to 9850 West Vista Drive, Hillsboro, MO 63050, or place it in the POA locked box (rear entrance). This year's celebration will start with a boat parade on Autumn Lake at 7:00pm. I invite you to decorate your boat and join me at the dam. The fireworks will begin at 9:00pm or shortly thereafter.

Any homeowner wishing information about the HOA, email me at:

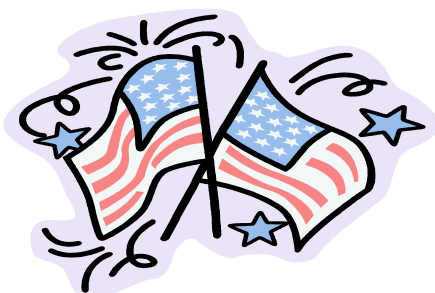
raintreehoa@yahoo.com.

Membership is open to anyone owning a home in Raintree.

Have a safe, fun Independence Day.

God Bless the U.S.A.

Nancy Gau, President, Raintree HOA



### Equipment Auction

The old maintenance dump truck and lake patrol boat will be auctioned off to the highest bidder. Property Owner's Only may bid. Bids are to be dropped off at the POA office in a standard envelope, or mailed to the office attention "Equip Auction." Closing date for bidding is 5pm on Thursday, July 14th, 2011. Sale will be "as is" and "final" with "no warranty." Both pieces of equipment are not operational and in need of repairs. Neither one is insured and can not be test driven. If you are interested and are a property owner, and want to see pictures, they can be emailed to you by sending a request to [Info@RaintreePOA.com](mailto:Info@RaintreePOA.com).

### Visitor Center Hours

- 6 A.M. - 10 P.M.
- Phone: 636-797-4641

### Library Hours

- Same as POA office hours. Entry through the lower level

### 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.

### 2010—2011 Board of Directors

#### Executive Officers

- President - Jim Siegenthaler
- Vice President - Bob Oakes
- Treasurer - Ted Murray
- Secretary - Bud Meyer

#### Directors

- H. N. Jack Graser
- Sam Rauls
- Susan Jackson
- Bruce Pettus
- Randy Morgan

### REMINDERS.....

- Get your boat sticker now...call ahead for a list of items required
- Keep the POA office advised of your phone number changes so the office and security can reach you when necessary
- **Call 911** in an emergency!
- Call 636-797-9999 for non-emergency Sheriff calls
- **Trash** is handled by CWI. You can reach CWI at: 1-800-844-3151
- **Water and Sewer** is handled by EMC. You can reach EMC at: 636-561-9478 or 636-789-9086
- Property Owners are responsible

## ANNUAL MEMBERSHIP MEETING AND ELECTIONS

### DIRECTOR NOMINATION REQUEST

The POA is accepting nominations from willing members to run as a candidate to fill upcoming Board of Director openings. This year there are three (3) openings for three-year terms and one opening (1) for a one-year term. Refer to section 3 of the POA's By-Laws for specific requirements.

This is an opportunity for all interested members to actively participate in shaping the future direction of Raintree Plantation community and to assist in the completion of on-going community improvement projects. Members with interest, experience and expertise in Administration, Legal, Construction, Finance, Conservation, Roads, Real Estate, Maintenance, or Security, and the time to devote, are especially encouraged to submit themselves for nomination. Please keep in mind that Board Members are expected to actively participate in evening meetings, recommend policy, lead committees, and perform other director related duties as required by the Property Owners Association.

Nomination of candidates shall be in writing and either delivered or mailed to the Raintree offices, to the attention of the Board Secretary. **Nominations shall remain open for thirty days after the mailing of this newsletter, until 5:00 P.M., Monday, July 18th, 2011 (the nomination closing date).** This new "nomination due date" corrects the previously referenced "resume due date" notice included with the annual assessment bill.

Any member in good standing may be placed in nomination. "Good standing," shall mean the member is current in all P.O.A. assessments and trash assessments by the nomination closing date above. Nominating candidates may submit in writing 75 words or less expressing themselves, i.e. a "resume." A list of the nominated candidates and their respective resumes will be published with the annual meeting announcement mailing, sixty (60) days prior to the annual membership meeting.

**2011 ANNUAL MEMBERSHIP MEETING DATE — Sunday, September 18th, 2011**

### GENERAL ELECTION INFORMATION

- In all matters calling for a vote, a member shall be entitled to only one collective vote irrespective of the number of lots held by the member.
- To vote, assessments MUST be paid in full by August 18, 2011. A member must be in good standing as of 30 days before the date of the election.
- Record date to qualify to vote as a POA member, shall be July 1st of each year.
- If you have sold your property please contact the POA office as soon as possible.

#### **POA Office Hours**

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- 9 A.M. - 1 P.M. Saturday
- Phone: 636-797-3434

#### **Library Hours**

- Same as POA office hours. Entry through the lower level

#### **Visitor Center Hours**

- 6 A.M. - 10 P.M.

POA Office: 636-797-3434

POA Visitor Center: 636-797-4641

Water & Sewer: (EMC) 636-789-9086

Trash (CWI): 1-800-844-3151

## **DELINQUENT ASSESSMENT AND TRASH PAYMENT COLLECTIONS**

The P.O.A. is no longer over looking delinquent owners not paying their annual assessments and trash bills, and is taking full legal actions to collect these debts. We can not continue to allow non-payment by some, while others pay their share.

Per the P.O.A. Covenants and Restrictions all legal expenses incurred in collection activities are charged to and paid for by the property owner. Therefore, every additional step in the collection process will cost the property owner additional money.

The Board of Directors, through the General Manager and Attorney Services, is continuing to pursue collecting of all delinquent assessment and trash bill debts. This past six months approximately \$92,840 in past due accounts have been successfully collected.

## **COMMUNITY UPDATES**

**Following are a few pieces of information which you may find of interest:**

- A Full Reserve Study to identify and examine the life expectancy and estimation for major common area expenditures, roads and other community assets, was completed July 14, 2010. This professional study recommended that the POA triple its assessments for the next ten years in order to catch up with infrastructure needs. A commitment to utilize this professional study as a “budget planning tool” has been ignored.
- Even though our lakes are private, all STATE laws are applicable and are enforced by our Lake Patrol and Jefferson County Sheriff’s Department.
- As a reminder, all unauthorized vehicles are subject to tow at the owner’s expense. Property owners should display a Raintree Sticker, and guests must obtain and display a “Temporary Guest Pass.”
- The POA office staff needs accurate property owner records, therefore, please notify the office when home phone numbers are changed to avoid loss of contact for occurrences in the community which may require a phone call.
- Monthly Board of Director meetings are held on the 3rd Monday of the month at 7PM. Please attend.
- Litter clean-up and vandalism along the community roads, beaches, boat ramps, park areas, lake spillways & parkways, and parking lots cost the POA money, money that could be used for improvements. Please support your community by disposing of your trash and reporting vandalism appropriately.
- Gate repairs from vandalism alone can cost the POA anywhere from \$200 to \$3000 per incident, please support the recommendations of your POA Board and vote “YES” in support of a community enforcement policy.
- Please support the recommendations of your POA Board and vote “YES” in support of this year’s assessment increase.

## You are reading the Quarterly Raintree Newsletter

Raintree Plantation  
Property Owners Association, Inc.

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**OFFICIAL News From Your  
POA Board Of Directors**



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