

SHORELINE

Raintree Lake Property Owners Association

FEBRUARY 2017

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ANNUAL MEETING



**Thursday, March 30,
7:00 pm, Clubhouse**

The Annual Meeting of the Raintree Lake Property Owners Association is scheduled for **Thursday, March 30, 2017, at 7:00pm** and will be held at the main clubhouse. All residents are urged to attend, but voting will be restricted to residents in good standing (dues and fines paid). If you are unable to attend, you may fill out the proxy and drop it by the RLPOA office, or you may vote by giving a proxy to someone who will be there, or you may vote electronically.

This year, terms will expire for the following members of the RLPOA Board of Directors: Jenifer Bolin, Brenda Miller, Mark Spencer, Alan Van Deusen and Brian Williams.

If you'd like to be a candidate, fill out and send in the form on page 8. Also, please call the General Manager, Rachelle Vandiver, or contact any member of the Nominating Committee (David Elliott, Jim Metzger, Hank Goldman, Joe Walter, San LaPoint, and Joan Bruns).

Proxies will be mailed directly to your home again this year, including the instructions to vote electronically. Watch for this mailing in March.

Remember!
Boat Slip Leases
are due by
Wednesday,
March 15th!



**Coming Soon to
Raintree View!!**



**Please Note: The
February RLPOA
Board of Directors
meeting has been
moved to
Thursday,
February 16th.**

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Financial Statement

As of December 2016

Money Market Sweep Account: \$311,770.44	Walking Trail: \$5,406
Included in the Sweep Account are Reserves for: Operations, Dock Self Insurance, Capital Asset Insurance Reserve, Siltation, and Monument: \$169,788	Annual Loan Payment: \$72,747
Future Projects: Facilities: \$7,500	Siltation Loan: (\$45,000)
Raintree View: \$16,550	2015 Rollover: \$0
	Notes Payable: \$37,528.73
	Expenses: \$37,533.74

Delinquency Report Comparison

2017	2016
One Quarter Past Due:	
92 Lots totaling \$10,960.65	69 Lots totaling \$ 8,488.28
Two Quarters Past Due:	
10 Lots totaling \$ 2,535.33	13 Lots totaling \$ 3,154.25
Three Quarters Past Due:	
0 Lots totaling \$ 0.00	0 Lots totaling \$ 0.00
Liens:	
22 Lots totaling \$44,754.62	27 Lots totaling \$53,246.74



Board Approvals for January 10, 2017

- Approved Summerfest (Carnival & Parade), budgeted up to \$7,800
- Approved Appreciation Dinner, budgeted up to \$7,500
- Approved Deck/Seawall repair, budgeted up to \$25,000
- Approved New Dock "I", budgeted up to \$48,000
- Approved Dock Repairs/Conversion, budgeted up to \$45,000
- Approved Equipment purchase of edger, power vac, de-thatcher & lawn aerator, budgeted up to \$11,900.
- Approved Swimming Pool Mushroom motor repair, budgeted up to \$3,500



Special Assessment Feedback

Raintree has recently approved the 2017 budget. As always, there are so many things in need of maintenance and repair that there are few funds left for new improvements. There are a number of projects that the residents have requested, and once again, little progress will be made toward them. For this reason, the board is doing some preliminary investigation into preparing an improvement package to be paid for in a special assessment.

A special assessment is a temporary increase in dues (that must be approved by a majority of the residents) to fund capital improvements. A special assessment would be in the form of a package that would include the projects to be implemented along with a fixed special assessment amount that would be collected (along with the dues) over a 3 year period. For example, there would be projects listed such as; walking trails at a specific location, a splash park on the south side, a gazebo, and parking at the dam. Then the special assessment for this package of projects would be at some fixed amount (example \$15) per month over the next 3 years. The projects and the amount would be submitted to a vote by the residents for approval. According to our bylaws, no special assessment can be made without approval from the residents.

Background information

The current dues at Raintree Lake are well below other similar developments in the area. Here is a comparison of the dues at Raintree Lake vs. similar developments for single-family homes.

Subdivision Annual Dues for 2016

Lakewood	\$1,320.00
Winnebago	\$1,130.00
Raintree	\$ 508.80

There have been two special assessments in the history of Raintree Lake. The first one was for rip-rap around the shore of the entire lake back in the 1980's. This was needed to save the lake shore which was having serious erosion problems. That was a one-time \$90 assessment. The community was much smaller then. The second assessment was made to add the pool we currently have. That kind of expense would not be possible under the existing budget without incurring a large amount of debt and sacrificing maintenance of existing facilities.

Going Forward

The board will only pursue this if there is enough interest in the community to support it. The process of putting a proposed special assessment together and getting it on a ballot is huge and would take almost a year to complete. The board will be asking for input on projects and the size of the assessment. As you see surveys come out and requests for resident input is requested, please participate. Because of the time and effort required to put together a large package like this, the first thing we would like is feedback on the general level of support for this type of project.

Please provide your feedback to us by, email to residentinput@rlpoa.com, mail to 825 SW Raintree Drive or call us at 816-537-7576.

Unsatisfied Judgments/Liens

LIENS			
Lot#	First Name	Last Name	Address
256	Kimberly	Grigsby	4068 SW Marline Dr.
444	Robert	Gosnell	4179 SW Lafayette Place
449	Mark & Vickie	Keith	4169 SW Lafayette Place
482	Kevin & Patricia	Latimer	4377 SW Breezy Point Ln.
598	Tan	Meng	224 SW Seaside Sparrow
643	Rick	Sanchez	314 SW Albatross
711	Roslyn	Campbell	429 SW Seagull
862	Teresa	Lamaster	5108 SW Mallard Point
1263	Tan	Meng	4913 SW Gull Point Dr.

UNSATISFIED JUDGMENTS			
Lot#	First Name	Last Name	Address
43	Angela	Marks	3829 SW Harbor Circle.
48	Ronald & Deborah	Knold	3804 SW Harbor Circle
463	Dennis	Hammontree	4279 SW Averio Lane
NS04	Tim & Jennifer	Fortier	4468 SW Raintree Shore
W37A	Darron Properties		3824 SW Harbor Dr.
W37B	Darron Properties		3826 SW Harbor Dr.
W37C	Darron Properties		3828 SW Harbor Dr.
W37D	Darron Properties		3830 SW Harbor Dr.

Plus an additional four properties that are in bankruptcy.

NEW!!! RAINTREE WINE CLUB



Do you enjoy nice wine? Do you have an interest in trying different varietals, price points and styles? Would you enjoy discussing or sharing your wine knowledge with like minded neighbors or learning more about your growing interest in wine? If you answered YES to any of these questions, please join us for "Happy Hour" on Saturday, February 25th at 4:00pm, to kick off the newly proposed Raintree Wine Club!

As of the Shorelines advertising deadline, I have not received approval to use one of the Raintree facilities for this meeting. Please "save the date" and if planning to attend, email me for the finalized meeting location. Please bring either a favorite bottle of wine OR a light appetizer/treat to share with those attending. Bring ideas, suggestions and your excitement about WINE! We are looking forward to getting this club off the ground and meeting neighbors who share our love of wine.

Please direct any questions or suggestions to Lynn Tatzko at ltatzko@gmail.com.

Board Candidate Profile

Name: Mark Spencer



Class A Single-Family

Address: 512 SW Raintree Drive

Employment: Hewlett-Packard Enterprise

Years at Raintree: 20 years

Current or Previous Service: Current Board Member

My wife Patty and I moved to Raintree in 1997 with our two children. Our two children have since grown up, married, and remain residents in the Lee's Summit area. To date we have 3 grandchildren that enjoy coming to Grandma and Pawpaw's house, and occasionally enjoy the amenities here at Raintree. I was first made aware of Raintree in 1978 when the union at Western Electric was on strike; my picket duty was the Information Center, (which is now our Duck Pond Activity Center). Next career was AT&T, where I spent 20 years, and took the family from Raytown, MO to St. Peters, MO, and upon our return, settled back home here at Raintree. Now on my 17th year of employment by Hewlett Packard Enterprise, and part of the Critical Accounts Program, where large corporate accounts have multiple critical situations and my team and I are called upon to resolve. Over the years I have attended Board meetings and Lake Committee meetings and made recommendations for the community, including the boat stickers with emergency numbers and garbage containers located around the lake. I can normally be found early mornings walking our dog Diesel around the neighborhood. Why me for the Board of Directors? First of all, I love our community and have no hidden agendas. I am just interested in being part of the team to take care of and improve the neighborhood. Secondly, I am willing to listen to every person, no matter the outcome. Raintree Lake is a great place to live. I hope I can continue to share the passion, make positive influence, and give a little back for all our residents,

neighbors, and families. The amenities we have here at Raintree are what draws people here and want to be part of the RLPOA. Believing in life's lessons that "one should leave it better than you found it" is a value to live by. As a board director, I will continue to provide input for the betterment of the RLPOA community regarding safety, beautification, and increase of neighborhood property values. I live by the motto "If you do something, you might as well have fun doing it" and my favorite things are "temps over seventy degrees, enjoying the amenities of the Raintree community, and having fun with family and friends."



Raintree Security Committee Forming

Looking for members to join a Security Committee to report, gather and communicate information to the Lee's Summit Police, RLPOA Board of Directors and Raintree residents. Crime doesn't always happen 9am to 5pm to get valuable information out. Interested? Contact the office at 537-7576 and let us know you would like to be a part of keeping Raintree safe.

Board Candidate Profile



Name: Michelle Lauderdale Wray

Address: 3852 SW Windsong Ct

Employment: Truck Central LLC

Years at Raintree: 6

Current or Previous Service: No previous service on the Raintree board.

The first time I ever came to Raintree, was when I was about 12 years old. My family came to visit my Aunt and Uncle who lived here. My Uncle taught me to how to ski right by the dam, and our family had a blast that day. I remember thinking to myself this is a little piece of heaven on earth, and one day I would love to live here. Now my husband, Kurt and I, are raising my 3 daughters here, and they are getting to make the same memories that I did.

My family has lived in Raintree since the 80's, my husband since 2002, and myself since 2011. We have 3 wonderful daughters, Aspen 18, Morgan 15, and MaKenzie 12. We spend a lot of our summer time out on the lake, one of the reasons we love living in Raintree.

I have been employed with Truck Central LLC in Blue Springs for over 11 years as the Office Manager. We are a semi-truck dealership selling anywhere from 150-300 trucks a month. I run every aspect of the office by myself. From answering phones, to invoicing, title work, AR, AP, bank statements, payroll, month end, year end, and working with our accountant on a monthly basis. I truly enjoy my job and have been in this profession since I was 18.

Class A Single-Family

I spent 5 years volunteering with Girl Scouts. I was Troop Leader to all 3 of my daughters' troops. I held a Service Unit Position for 3 years serving as Consultant to other Troop leaders. I also was Director of Day Camp for 3 years, in which we held a 4 day camp for 200-300 girls during the summer.

I believe Raintree is a great place to live and raise a family, and I want to keep it that way. Top things that are important to me and why I decided to run for the board: Transparency with our board and any Raintree employee; Responsible and smart fiscal spending; Family activities: Summerfest, Street Dance, Movie night; More focus on security and crime, less on a codes enforcer; More amenities at the park on the back side of the lake; Continue upkeep on the grounds, trails and the lake.

Thank you for your consideration and support.



TRASH VIOLATIONS



If your trash company skips you, and you need to have trash, recycling, or yard waste out on the curb past when you normally would, please give the Raintree office a call at 537-7576. Trash rules are being enforced. Thanks!

Board Candidate Profile



Name: Cynthia Lyon

Address: 4521 SW Admiral Byrd Dr.

Employment: Retired Educator

Years at Raintree: 10

Current or Previous Service: Chairperson for Adult Activities & member of Pond Committee

My husband, Dennis, and I moved to Raintree in 2007. I retired from Belton School District in 2012. During my career as a teacher, I was on many committees. I was Co-Chair for Belton School District Professional Development Committee and helped create an Alternative Program at the middle school level. I was also a member of a team speaking at a National Conference in Florida on Alternative Schools. In 2009 was named District Teacher of the Year and VFW Teacher of the Year.

I presently serve on the Pond Committee and Chairperson for the Adult Activities. I believe Raintree is an excellent place to live and raise a family. I believe in being respectful and fair to all people, the board is there to represent the residents and to listen to what they have to say. I also believe all residents should always be in the know as to what decisions are made by the Board of Directors.

Class A Single-Family

For the last year I have attended almost all the board meetings because I want to be involved in the decisions surrounding my neighbors and my family. I have been an active participant during the meetings, when I felt a resident's impartial opinion was needing to be heard. I want to bring to the table a new voice in which I have no agenda except what will benefit our community as a whole. I truly believe if a change is needed then a person cannot stand aside and complain but that person needs to be a part of the solution. I want the opportunity to be an active part in what makes Raintree an excellent place to live and raise a family. I hope you will support me in this endeavor.

Raintree Adult Activities Committee JOIN the FUN!!!

Volunteers are needed to help with upcoming Raintree Adult Activities!



We would love to have you help this year
with just one . . . two . . . or all events!

Please contact Cindy Lyon at 816-699-5110 or
email at cynlyon@yahoo.com

Our first meeting will be February 6 at 7:00 pm at the Duck Pond Activity Center.

Looking forward to seeing you!

BOARD CANDIDATE INFORMATION

NAME: _____

ADDRESS: _____

PHONE: _____

PLACE OF EMPLOYMENT: _____

YEARS AT RAINTREE: _____

CURRENT OR PREVIOUS SERVICE ON RAINTREE BOARD (if any): _____

GIVE A BRIEF BIOGRAPHY AND STATE WHY YOU WOULD LIKE TO SERVE ON THE BOARD OF DIRECTORS (suitable for possible publication in the *SHORELINE* – you may attach up to one additional page, if necessary, and furnish a photo for publication):

[It is suggested that, in addition to your personal and professional background, you address the following factors: (1) previous volunteer or government service or other experience, if any, which would contribute to your effectiveness as a Board member, (2) service on Raintree committees, if any, (3) your views on Raintree Covenants, Rules and Regulations and their enforcement, (4) issues at Raintree you are particularly concerned about and solutions you would support if elected to the Board.]

I HEREBY REQUEST THAT THE NOMINATING COMMITTEE PLACE MY NAME ON THE BALLOT FOR THE 2017 ELECTION:

SIGNATURE: _____

2017 Board Election—Attention Board Candidates

Annual Meeting. At 7:00 pm on Thursday, March 30, 2017, the annual meeting of the membership of Raintree Lake Property Owners Association (RLPOA) will be held in accordance with RLPOA By-Laws. The most important item of business for the annual meeting is the election of four Class A (single-family) Directors and one Class B (multi-family and commercial) Director.

To Become a Candidate. If you are interested in running for the Raintree Lake Board of Directors, you will need to notify the office by Monday, January 16, 2017, in order to be named on the mailed Proxy Ballot. Please remember that there is no provision for write-ins on the Proxy Ballot. We will also publish your biography and statement, along with your photo, if you furnish one (deadline for the February Shoreline is January 16, followed by February 15, for the March Shoreline). Although nominations are required to be accepted (and will be added to the electronic ballot) until nominations are closed at the annual meeting on March 30, candidates who miss these publication dates (especially those nominated from the floor at the annual meeting) will be at a significant disadvantage for having lost the opportunity to have their information published in the February and /or March Shoreline, particularly because many members will have already voted electronically or by mail before the annual meeting. Please complete the form on page 6 of this edition of the Shoreline and turn it in to the Raintree office by Monday, January 16, 2017.

Transition to 3-year Terms. Due to the transition from two-year to three-year board terms adopted in 2015, three of the four Class A Directors will be elected for three-year terms, and one Class A Director will serve a one-year term (but his or her service will not be counted against the new term limits adopted in 2015.) Class A Directors will not be required to choose which term they are filing for—after the election the winning candidates will select their terms, in the order of votes received. The Class B Director will serve a one-year term (and his or her service will also not be impacted by the new term limits adopted in 2015).* In 2018, the transition will be complete. From then on (in a three-year repeating cycle), there will be three Directors chosen, two Class A and one Class B in the first and second years and three Class A and no Class B the third year, all for three-year terms.

New for 2017: Candidate Forum. In response to requests at the 2016 annual meeting, there will be a candidate forum held at the clubhouse at 7:00 pm on Thursday, March 9, 2017, to let the 2017 board candidates introduce themselves and give members an opportunity to question them ahead of the annual meeting. This forum addresses a need created by the advent of electronic voting in advance of the annual meeting, making candidate introductions at the meeting far less valuable.

Service to the Community. Over the years, our Association has benefitted from the service of our Board of Directors. All are dedicated men and women who have been willing to give their time to maintain and improve our lake community. The RLPOA is a not-for-profit corporation which functions as a “private government” under the recorded covenants, responsible, among other things, for management of millions of dollars worth of lake and other common real estate and enforcement of rules to help maintain property values for all for us. Without a continuing supply of such dedicated volunteers to provide continuous governance and oversight, our community would cease to be the attractive and comfortable neighborhood that we enjoy, and property values would suffer accordingly. It is the responsibility of the Nominating Committee to identify and encourage good candidates to run for the RLPOA Board, and in that spirit we especially encourage new residents as well as established residents who have never served on the Board to consider declaring their candidacy for the March election. Further, it is neither fair nor prudent to rely too heavily on the willingness of incumbents to seek re-election.

Board Candidate Forms, Nominating Committee Contact. Forms are available at the RLPOA office (at the Clubhouse) or on page 6 of this issue of the Shoreline, to declare candidacy for the Board, or you can contact any member of the Nominating Committee to express your interest or ask questions. Give something back to your community. Both you and the community will be better for it.

*An inadvertent error in the 2015 amendment to the By-Laws omitted election for a one-year transition term in 2017 of a Class B Director. Therefore, the election of the Class B Director for one year will technically require confirmation (as if filling a vacant seat between elections) by the Board of Directors under the By-Laws. It is anticipated that the Board will routinely ratify the choice of the Class B voters.

Nominating Committee:
David Elliott, Chair (816) 524-6868
Jim Metzger (816) 537-7231
Joe Walter (816) 537-8486
San LaPoint (816) 537-6973
Joan Bruns (913) 940-6003



RAINTREE LAKE GARDEN CLUB



2017 Garden Club News:

2017 is a mile stone year for the Garden Club. Founded in 2003, the Garden Club will celebrate its' 15 year birthday this year. Over the years members have come and gone, but the Garden Club's commitment to keep the Raintree Lake Community a beautiful neighborhood for the residents has not changed.

The Garden Club is a women's social club with emphasis on gardening. The club meets monthly on the third Wednesday at 7:00pm at the Duck Pond Activities Building. The yearly dues are \$20. There are various activities throughout the year - a Spring planting party, Summerfest participation, "MUMS the WORD" fundraiser, a catered Christmas party and monthly meeting activities and speakers. The Garden Club is composed of lovely ladies of all ages with diverse gardening interests. Joining the Garden Club is a great way to meet some neighbors, make new friends and have a fun night out every month.

The January meeting is always a business meeting setting up the club for the new year. Since the meeting is scheduled after the deadline for the February Raintree Shoreline Newsletter, the meeting highlights will be in the March issue.

Gardening Quote:

"February is merely as long as needed to pass the time until March." -Dr. J.R. Stockton



You're Invited!

Raintree Lake Garden Club

cordially invites you to our next scheduled club meeting for an evening of Food & Fun with gardening topics!

When: February 15th, 2017 @ 7:00pm

Where: Duck Pond Activity Center

Want more info?

Contact Elizabeth Williams ph: 816-537-6505

email: elizabethwilliams816@comcast.net

February

Month of Love & Flowers:

February is best known for Valentine's Day (14th), but it also has Groundhog's Day and President's Day. February is Chocolate Lover's Month and the American Heart Month. February 3rd is "Feed the Birds" day and February 17th is "Random Acts of Kindness" day.

February is a big month for flowers. Surprisingly, the red rose is not February's Birth Month Flower. Two flowers share this honor - the violet and the primrose. The violet signifies loyalty, faithfulness and watchfulness. If you give a violet to someone you are letting them know "You'll always be there for them." Primroses are colorful perennials of European origins that are not actually related to the rose. They are among the first flowers to bloom as winter retreats. Giving a primrose lets someone know "You cannot live without them."



Quick Tips on Taking Care of Fresh Cut Flowers:

- Change water every two days. Do NOT just top it off. Clean the vase and remove any floating debris (stem parts and leaves) as this can promote the growth of bacteria which will shorten the flower's life.
- Keep flowers out of direct sunlight and away from heating vents, radiators, ceiling fans and televisions.
- Keep flowers away from fruit, which releases a gas that cause the flowers to age prematurely.
- Recut stems every few days. Cut stems at an angle.
- Follow instructions on using flower food. Improperly mixed flower food can actually cause more harm than good.

Written by: Rita Madison

Produced and Edited by: Jenny Besgrove

Teens for Hire

Call Office to update: 537-7576

Name	Age	Services	Telephone
Marissa	17	Child care, pet care and house sitting	210-7396
Lindsey	16	Babysitting, dog walking, LS Parks & Rec. CPR trained	816-728-5158
Kali	18	Child care, Summer nanny	913-306-0605
Jayne	14	Babysitting	309-9364
Jacob	14	Dog/pet sitting and babysitting.	853-2226
Olivia	15	Child care and dog walking	838-5540
Jacob & Paul	18 & 16	Lawn mowing & trimming., snow removal. Dependable.	816-223-7656
Noah	17	Lawn mowing, trimming, clearing off driveways, dog walking, pet sitting. Very dependable.	816-289-8019
Alyssa	13	Babysitting	816-366-0119
Ashlyn	15	Child care	913-299-7466
Lauren	15	Babysitting	816-447-6296
Paige	14	Pet Sitting and Babysitting	816-260-8634
Kylie	13	CPR Trained, Certified Babysitter, pet sitting, dog walking	816-674-9404
Jaylin	13	Babysitting	785-577-2190
Elijah	12	Babysitting	816-225-7920 or 816-918-9947
Caleb	12	Pet sitting	210-1569
Peyton	15	CPR Trained, Certified Babysitter	816-889-8133

Happy Valentines Day!



2017

February

2017

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1 Cards 1:00 pm @DPAC	2 Homeschool Brain Games 10—12:30 am @ DPAC MahJong 1pm @ DPAC Villas Game Night 6:30 pm @ DPAC ARB DEADLINE	3	4
5	6 Quilting B's 9am—4pm @ DPAC ARB 7 p.m. @ Clubhouse Adult Activities Comm. Mtg. 7pm @ DPAC	7 Ladies Bridge 9:15am & Men's Club 1:30pm both at DPAC Appeals Mtg 7pm @ DPAC Fountains Board Mtg. 7pm @ Clubhouse	8 Ladies Bunco 10 am @ DPAC	9 Professional Women's Group 9-10am @ DPAC Homeschool Brain Games 10—12:30 am @ DPAC MahJong 1pm@ DPAC Lake Committee 7pm @ Clubhouse	10	11
12	13 Daisies 4:30—7pm @ DPAC Pool Committee 7pm @ Clubhouse Fountains ARB 7pm @ Clubhouse	14 Valentine's Day Ladies Bridge 9:15am & Men's Club 1:30pm both at DPAC	15 Garden Club @ DPAC @ 7pm SHORELINE DEADLINE	16 Pond Comm 9:30 am @ Clubhouse Homeschool Games 10—12:30 @ DPAC MahJongg 1 pm DPAC RLPOA Board Mtg. 7pm @ Clubhouse ARB DEADLINE	17 	18
19	20 Presidents Day Bee Keepers 9am—4pm @ DPAC ARB 7 p.m. @ Clubhouse	21 Ladies Bridge 9:15am & Men's Club 1:30 pm both at DPAC Common Ground Mtg. 7pm @ DPAC	22	23 Homeschool Brain Games 10—12:30 am @ DPAC MahJongg 1 pm DPAC Villas Board Mtg. 6:30 pm @ DPAC	24 Fountains Wine & Cheese Tasting @ DPAC	25
26	27 Fountains Bunco 1 pm @ DPAC Daisies 4:30 @ DPAC Anglers Club -7pm @ DPAC Fountains ARB 7pm @ Clubhouse Comm Develop Mtg 7pm @ Clubhouse	28 Ladies Bridge 9:15am & Men's Club 1:30 pm both at DPAC RLPOA Board Work Session 7pm @ Clubhouse	1 Cards 1:00 pm @DPAC	2 Homeschool Brain Games 10—12:30 @ DPAC MahJong 1pm @ DPAC	3	4

2017 FEES

Assessments:	Fee
Class A Single Family Annual	\$513.00
Class A Single Family Quarterly	\$128.25
Class B Multi-Family Annual	\$341.40
Class B Multi-Family Quarterly	\$85.35
Commercial Annual	\$456.00
Commercial Quarterly	\$114.00

Boat Slips:	Fee
Boat Slip Lease (Annual)	\$350.00

Boat Stickers:	Fee
Motorboat	\$50.00
Non-motorized	\$15.00

Clubhouse: 9:00am - 12:00am	Fee
Full Day Use Friday-Saturday-Sunday	\$400.00
Deposit	\$300.00
Mandatory Cleaning Fee	\$150.00
Half-Day Use Monday - Thursday (excluding holidays)	\$150.00

Duck Pond Activity Center: 9:00am - 10:00pm	Fee
Full Day Use Friday-Saturday-Sunday	\$125.00
Deposit	\$250.00
Mandatory Cleaning Fee	\$75.00
Half-Day Use Monday - Thursday (excluding holidays)	\$35.00

Pontoon (includes one tank of fuel!!):	Fee
Weekday, Full Day Use	\$160.00
Weekday Early Bird Special (Mon-Thu, 8 am-2 pm, non-Holiday)	\$55.00
Weekday Afternoon (3:00 pm - 9:00 pm)	\$100.00
Holidays & Weekends Full Day Use	\$185.00
Holidays & Weekend Morning (8 am - 2 pm)	\$110.00
Holidays & Weekend Afternoon (3 pm - 9 pm)	\$110.00

Pool:	Fee
Residents	FREE
Guests - First 10 guests per lot	FREE
Guests - Visits after the 10th	\$2.00
Babysitter/Caregiver Pass	\$50.00

Resident ID:	Fee
First card per resident	FREE
Replacement card per resident	\$5.00

Activities:	Fee
Easter Egg Hunt, Summerfest, Adult Pizza Party, etc.	FREE



SOUND OFF!



Hi, I go to Aqua Aerobics at the Lee's Summit R-7 Aquatic Center. It is M, W and F morning. There are a lot of ladies from Winnebago that come, but not any from Raintree. It is a beautiful facility and I'm amazed that not many people take advantage of it since it's so close to Raintree. The phone number for the Aquatic Center is (816) 986-1470. Come join us!
—Patricia Woodle



The rocks that line the shoreline at Raintree are called "Rip-Rap" and are purchased with Raintree funds to keep the shoreline from eroding. Although it is fun to throw rocks into the lake, please inform your children not to throw these rocks into the lake, because of the expense of replacing them.

—Thank you, a Raintree Resident

CODES BLOTTER

Boat and/or Trailer — 5

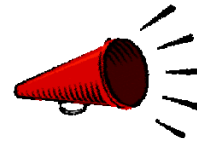
Trash — 17

Recreational Vehicle — 1

Commercial Vehicle — 1

General — 2

THE VILLA VOICE



We are going to have a game night on the first Thursday in February which is February 2, 2017 at 6:30 pm at the Duck Pond Activity Center. Barbara Nuccio and Mary Lynn Tolle will be the hostesses. Please let Barbara know if you are planning on coming (816-537-6370) as dessert and drinks will be furnished. It will be nice to see you there.

Do you have any suggestions or ideas? If so, please contact: Mary Lynn Tolle 816-537-6507



Raintree Lake Woman's Networking Group

Please join us on the 2nd Thursday of each month, 9 AM, at the Duck Pond Activity Center to meet other professional women and business owners who live in Raintree.

Want to Pay Raintree Fees Online?

Raintree Lake is pleased to offer residents the ability to pay online. Residents enjoy the following benefits:

- Online payments via ACH
- Credit Card payments accepted
- **NEW! PayPal payments accepted!** (Just enter your PayPal credentials when you are prompted.)
- Automatic payments to pay dues and eliminate late fees
- Call center for support and phone payments
- Secure and easy to use payment system

Here is how to get started:

1. Please visit rlpoa.com
2. Go to Pay Online. Register using your lot number to make a payment.

NOTE: PAYLEASE CHARGES A 3% FEE FOR EACH TRANSACTION.

Should you have questions regarding your balance or your account, please contact the Raintree office at (816)537-7576. Should you have questions processing a payment, please contact PayLease Support at (866)729-5327.



Boat Slip Trading Day—April 22, 2017

From 9:00—11:00 am @ Main Clubhouse

Additional information to come.

Welcome New Residents!!

Kathryn & Robert Gibb
4833 SW Soldier Dr.

Jeremy & Kimberly Privett
5104 SW Kingfisher Dr.

Elton Carter
4775 SW Leafwing Dr.

Hussam Salous
717 SW Estates Dr.

Earl Jacobs
4613 SW Gull Point Dr.

William Barsotti
4063 SW Camelot Dr.

Harry & Margaret Grigsby
4640 SW Gossamer



2017 Activities Schedule

Adult Pizza Party	4/1
Easter Egg Hunt	4/15
Spring Garage Sale	5/11 - 5/13
Lake Clean-up	5/20
Fishing Derby	5/29
Adult Pizza/Boat	6/3
Teen Swim	6/8
Family Movie Night	6/24
Summerfest	7/4
Fireworks	7/4
Tentative Family Movie Night	7/22
Adult Luau	8/5
Family Swim	8/12
Tentative Family Movie Night	8/26
Fall Garage Sale	9/7- 9/9
Adult Pizza Party	10/14
Visit with Santa	12/2



Muskrats

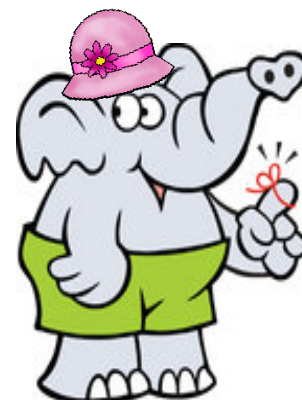
It's that time of year again to be on the lookout for muskrats. Please report any sightings of muskrats to the office. We appreciate your help in assisting us with the control of these rodents.



muskrat

Reminder: Keep Dues Up-to-Date!

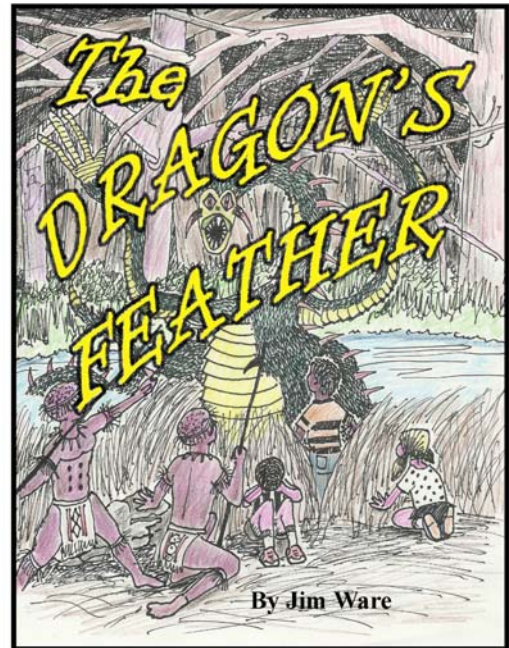
Fourth quarter dues for 2016 were due by December 31st. First quarter billing for 2017 was sent out in January and will be due by March 31st!



Raintree Resident Authors and Illustrates Book!

Jim Ware, a Raintree Lake resident, has a new e-book on Amazon.com. Jim's love of science fiction and short stories come together in his new e-book entitled, The Dragon's Feather. Mr. Ware says of the book:

"Today's technologies are stealing the attention of the middle readers. Books have a tough time competing with the fast paced games and social networking technologies. So, I tried to write a short book (just over 100 pages) filled with fast-paced action and fantastic creatures that are intended to hold the attention of the young reader."



Valentine Ideas for your Family

1. **As a family, think of those who may be especially lonely on Valentine's Day**, then brainstorm ways that you could show love to them. The kids may want to make unique Valentine cards, bake heart-shaped cookies, or invite them to a special lunch or dinner.
2. **Make February 14 a "Red Letter Day" for your family.** Decorate the kitchen or dining room with hearts, red and white streamers, and heart-shaped balloons. Wear a red outfit or apron and serve the family heart-shaped pancakes; add some red food coloring to the syrup. Make heart-shaped sandwiches for lunch, and choose dinner entrees that are red.
3. **Valentine's for Veterans:** Your family can show appreciation for all our veterans have done by being involved in our country's Valentine's for Veterans program. This site tells how you and your family can get involved, and where to send the finished products. What a great way to spread some love!
<http://familyguide.com/valentines-for-veterans-2/>
4. **Feeling Crafty?** From cards to cookies to crafts, this will keep those crafty kids busy for MORE than a month! Check out the link for making stain-glass cookies! There are some great sensory activities for the younger kids as well. Just a great page with links that work!
<http://tinkerlab.com/30-valentine-activities-for-kids/>

XoXo

Safety Tips for Sledders

- Wear a helmet.** The most common body part to be hurt while sledding is the head. If you wear a helmet while bicycling, skiing, riding a motorcycle, or skateboarding, why not while sledding?
- Avoid thin plastic sledding sheets.** You can cut yourself riding over rocks or other sharp objects. Choose sturdier sleds that offer more protection.
- One person per sled.** Unless you're in a toboggan or other sled specifically designed for more than one person, don't increase your risk of injury. The more riders, the more chance for someone to get thrown off, and hurt.
- Take turns.** The more people who sled down a hill at once, the more chance for collisions.
- Ensure a clear path.** Make sure the hill is clear of fences, trees, utility poles or other objects. Injuries are far more likely if you bang into something than if you fall off a sled.
- Resist the temptation to supercharge the experience.** Never sled while being pulled by a car or other vehicle.

Dos & Don'ts of Winter

***Any activity on the ice is strictly prohibited
Please keep off the ice!***



One of Raintree's family fun events is sledding down the dam. Please remember that cars cannot be parked between the signs on the dam. This is a City violation and you can be ticketed by police! All sledding activities are at your own risk. **Please be safe!**

SNOW CONTROL IN LEE'S SUMMIT

The City's crews plow and treat more than 1,000 lane miles of streets and cul-de-sacs in Lee's Summit.

Snow Control Response Levels

Lee's Summit has established snow control goals which include a completion time for each level of response. The goal time starts when accumulating winter precipitation ends and is dependent upon the severity of winter weather conditions.

Level 1: pre-treatment

Level 2: one inch or less; 24 hours

Level 3: one to six inches; 32.5 hours and six to ten inches; 40 hours

Level 4: more than ten inches; 48 hours

Level 5: sustained winds of 30 MPH; 48 hours

Street Classifications

Three street classifications are used for snow control. Primary and secondary roads are the main priority when the snowfall begins. Residential streets are plowed last.

Primary: major four-lane or high volume two-lane streets

Secondary: minor thoroughfares

Residential: local streets, includes dead end streets and cul-de-sacs

Residential Streets

When snow is falling or when heavy snowfall is predicted, Public Works plows one pass on residential streets and around cul-de-sacs which allows for a drive lane down the center of the street. Once snowfall stops or one pass is complete, crews will return and plow streets open as much as attainable.

Private Streets, Driveways, and Sidewalks

Plowing snow on private property is the property owner's responsibility. Shoveling snow to the side of your driveway will lessen the amount of snow left at your driveway entrance and/or sidewalks during plowing.

FAQs

When does snow plowing begin?

Crews are scheduled to report before the winter storm arrives. In many cases, crews are pre-treating ahead of the storm. Crews work on a 12-hour rotating shift until all streets are plowed and treated.

When will my street be plowed?

Public Works uses a time-based goal for snow control. The goal is to have all streets plowed and treated once precipitation ends within the time frame, which is determined by the severity of the winter weather and can range from 24-48 hours.

Can emergency vehicles access roads safely when responding to an emergency?

Plow trucks are dispatched along with emergency equipment to assist during fire or police emergencies, as necessary.

Does the City have a law requiring sidewalks to be cleared?

No. However, property owners are encouraged to clear snow from sidewalks for everyone's safety.

If I call the Snow Desk, will a snow plow come down my street sooner?

The Snow Plan has a scheduled route system. Snow plows are only redirected to assist police and fire emergencies; they are not otherwise pulled off of their established routes.

What can I do if my mailbox or yard is damaged by snow plows?

Mailboxes are sometimes damaged during snow control operations when there is wet and heavy snow rolling off the plow onto the right-of-way. Trucks also occasionally scrape sod near the curb line because it is difficult to distinguish between a curb and road during heavy snowfalls. Oftentimes the snow plow driver reports the damage; however, citizens can report damage to the Snow Desk.

Why is my street still covered with snow after a City truck plowed it?

Snow packed onto the roadway becomes difficult to remove especially on residential streets. Lee's Summit does not have a bare pavement policy.

Tips to Remember

- Remove vehicles, basketball goals, and trash cans from streets to prevent delays and to improve the snow control process.
- Clear snow from around fire hydrants so they can be easily located during emergencies.
- Do not make snow tunnels on or near the street and driveways. Snow plows and other drivers may not see these and could accidentally injure someone playing inside of them.

Take Time for Fun!!



Card Players Wanted

Men's Club

Meets every Tuesday at
1:30 pm at the Duck Pond
Activity Center.

Ladies' Bridge Club



Come to the DPAC on Tuesday mornings at
9:15 to join the fun. Everyone plays! From
beginners to advanced. Whatever your
level, you will fit right in.

Friendly Yarners



No experience necessary! From
SEPTEMBER THRU MAY every
2nd and 4th Wednesday afternoon,
2-4pm @ DPAC knitting and crocheting individuals
get together to visit, improve their skills and make
items for Truman Medical Center newborns and
cancer patients such as blankets, caps and
mittens. Instructor present at all sessions. For
more information contact Sharon McCann at
(816) 623-3352.

Mah Jongg

I'll be happy to teach you the American version
of this fun, social game. The game takes a
small amount of time and effort to learn
compared to the enjoyment you will have
playing. We meet in the Duck
Pond Activity Center - every
Thursday at 1 pm.

Linda Scott (520) 204-7339



Raintree Lake Woman's Networking Group



Please join us on the 2nd Thursday of each
month, 9 AM, at the Duck Pond Activity Center to
meet other professional women and business
owners who live in Raintree.

Ladies' Bunco



Meets at 10 am on the 2nd
Wednesday of each month at
the Duck Pond Activity Center.

Contact Rose Marie Walter

537-8486

Calling all Golfers!!!

Join the Raintree Golf League
for Raintree residents on
Thursday nights.



Contact Derrick Beasley for
more information: 816-863-8894 or
derrick.m.beasley@gmail.com



Like to play cards or games?
Looking for guys or gals to join
us on the first Wednesday of
each month at 1:00pm at the

DPAC. If you are interested please
contact Rose Marie Walter

537-8486

Raintree Winter Office Hours:

Monday - Friday
9:00 am - 4:00 pm

Saturday
9:00 am - noon

825 SW Raintree Dr.
LSMO 64082

office@rlpoa.com

General Manager:
Rachelle Vandiver
manager@rlpoa.com

Office: 537-7576
Fax: 537-5621



Stay current on Raintree events with weekly bulletins and instant news alerts on important items of interest such as water quality reports and police alerts. Sign up at: www.rlpoa.com

**1,218 members are already
signed up!**

Are you a "Snow Bird"?



Many of our Raintree Lake residents fly south for the winter, or other locations, looking for a warmer climate. It is important to let the office staff know if you are one of our "birds". This helps us reach you if questions come up regarding billing, boat slip leases or other issues. Additionally, we are the first contact of the Police and Fire Departments in the event there is a problem with your home. Please take the time to let our office staff know before you "fly south" and when you return. A simple phone call will do the trick!

Raintree Office: 537-7576





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TEAM

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www.LeesSummitLakeHomes.com



4779 Leafwing Dr - Fountains of Raintree \$324,900



4944 Gull Point Drive - Raintree \$499,900 NEW PRICE!



4181 Lafayette Place - \$239,900 SOLD in 6 DAYS!



4404 Admiral Byrd - Raintree - \$450,000 FOR SALE



4613 Gull Point Drive - Raintree \$469,000 SOLD!!!



5112 Surf Scooter - Raintree \$337,500 SOLD!!!

View some of the spectacular homes at Raintree that have recently been listed. Considering Listing your Home? It is the season so get started now by contacting us. We look forward to putting more SOLD signs at our #1 selling Lake Community-Raintree Lake! Visit our website at www.LeesSummitLakeHomes.com - for more info on home availability.

Renee Amey Team Office 816.795.2595 Renee Amey 816.213.3421

Renee Amey TEAM - RE/MAX® Elite

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References

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If You're Going To Sell Your House In The Next Six To 12 Months, What You Do Right Now Could Mean A Difference Of Thousands Of Dollars – ***Especially If You're Going To Buy Another Home...***

Raintree Lake – Even though your house isn't on the market yet, the buyer for your house is already starting to read the real estate magazines – just like you are right now.

A recent interview with Mary Vilella of Beginnings KC Real Estate with RE/MAX Heritage revealed several tips for anyone thinking of selling their Raintree Lake-area home.

"Most owners think their homes will sell quickly. Everyone thinks that their home is special and will bring a good price. In fact a lot of all new listings that go on the market eventually expire with the home still unsold."

If you're going to sell your house in the next six months, there are some things you can do now that will help you get top dollar for your home when you do sell it.

You may be reading this publication right now looking for the next home you're going to buy – even though you haven't sold the house you're in now. If that's the case it's especially important for you to plan your move properly.

A special report has just been released which shows you step-by-step what you need to do to get ready to sell your house for top dollar quickly.

Here's some of what you'll learn:

- Why buyers love model homes and how to make your house show like one.
- How to sell your house in as little as 24 hours – without ever putting it "on the market."

- How a 25-cent upgrade could earn you an extra \$500 to \$1,000 when you sell.
- How to find out what houses in any neighborhood are really selling for – and how long it takes for them to sell.
- Why most real estate advertising will never sell your house – and what to do about it.
- How to avoid the most expensive mistakes smart people make when they buy or sell a home.
- How to find out the current market value of your home for free over the phone.

Mary says the information in this report is the secret to her success in selling homes so quickly, and the reason she's able to sell most of her listings in less than 90 days.

To get a free copy of the guide for smart home sellers called *How To Sell Your House For Top Dollar – Fast!*

Just go to:

www.RaintreeLakeHomesforSale.com or call 816-844-6606, ext. 7882 for a 24-hour free recorded message and your guide will be mailed today!

Compliments of Mary Vilella and Tina Roe, Beginnings KC Real Estate Team with RE/MAX Heritage, (816) 679-6577.

Here's What You'll Discover In This Free Guide For Smart Home Sellers:

How to sell your house in as little as 24 hours – without ever putting it "on the market..."

Why most real estate advertising will never sell your house – and what to do about it...

Find out how much your house is worth – for free over the phone...



Why buyers love model homes and how to make your house show like one...

A little-known designer's secret that could net you an extra \$500 to \$1,000 more when you sell your house...

How to find out what houses in any neighborhood are *really* selling for – and how long it takes...

How to avoid the most expensive mistakes smart people make when they buy or sell a home...

Before You Decide To Sell Your House – Listen To This Free Recorded Message

What you do in the six months before you put your house on the market can make a difference of thousands of dollars more (or thousands of dollars less!) that you realize from the sale of your home.

To find out the little things that can help make all the difference just call 816-844-6606, ext. 7882 for a free recorded message 24 hours a day or go to www.RaintreeLakeHomesforSale.com.

**Go to www.RaintreeLakeHomesforSale.com
or Call For a 24-Hour Free Recorded Message
Call 816-844-6606, ext. 7882.**

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CLASSIFIEDS

Wanted: Looking to trade in or sell your old car? Why not donate it to the National Kidney Foundation and gain a tax deduction. The NKF will accept your vehicle, pick it up and turn it into funds for programs and services. For more information, call (913) 262-1551 or (800) 488-2277.

WANTED: Boat slip for sublease for 2017 season. Prefer south side or Clubhouse, but interested in any location. 816-623-5628.

Wanted Boat Slip for Sublease: Sublease for 2017-2018 seasons any locations. Please call Terri at (816) 686-7077.

Boat Slip for Sublease: Located in Sunset Cove behind Ward Road \$350 for 1 year lease. Parking/No pontoons, 8' 1" maximum width – ideal for PWC or low profile fishing or ski boat. Call William 623-9134.

Wanted: Looking to buy Reverse ranch home in Ray-Pec school district. Preferably lake or pond front. Call Jess 816-916-3925

Wanted: Boat slip for sublease for 2017 season. Please call 479-586-6235 anytime. Thanks!



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New 2017 Shoreline Ad Rates



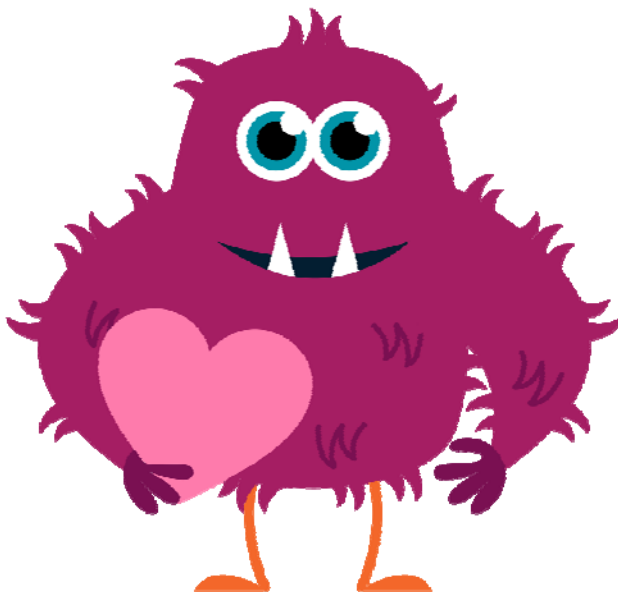
Business Card - \$45.00
1/4 Page - \$90.00
Half Page - \$180.00
Full Page - \$360.00
Business Classified - \$35.00



FULL COLOR AD - \$250.00
Back Cover, Half Page

20% Discount for
Raintree residents

Deadline:
15th of the Month



me WILD
about You!
Be me
Valentine!!

**2016 - 17
RAINTREE
BOARD OF DIRECTORS:**

Officers

**President - Jeff Sowinski
Vice President - Mark Spencer
Secretary - Jenifer Bolin
Treasurer - Sharon McCann**

Board Members

**Nicole Bonds, Tim Kirkpatrick,
Brenda Miller, Alan Van Deusen
and Brian Williams**

**Board meetings are on the second
Tuesday and Work Sessions are on the
fourth Tuesday of each
month at 7:00pm at the Clubhouse.**

Raintree Staff:

**General Manager:
Rachelle Vandiver (537-7576)
manager@rlpoa.com**

**Maintenance Director:
Marco Cusumano (537-7576)**

**Water Patrol:
Josh Cresswell (520-3893)
Gone for season!**

**Codes Compliance Officer:
Tim Miller (537-7576)**

**Administrative Assistants:
Debbie Hanss
Karen Miller
Tracy Robertson
(537-7576)
office@rlpoa.com**

**Raintree Committee
Chairpersons:**

ARB: Penny Wilkinson
Appeals: Roland Thibault
Common Ground: Kathy Goldman
Facilities: Toni Travalent
Lake: Tim Hamilton & Bob Burasco
Pool: Paul Landes
Adult Activities: Kelly Springett, Cindy Lyon &
Patti Nutt
Family Activities: Judy Taylor
Raintree View: Chairperson TBD
Duck Pond Activ. Cntr: Marilyn Burasco
Nominating: David Elliott
Finance: Sharon McCann
Siltation: Carole Owsley
Welcoming: Rose Marie Walter
Pond: John Hustad

**Committee Meetings
& Locations:**

ARB: 1st & 3rd Mondays 7pm @ Clubhouse
Appeals: 1st Tuesday 7pm @ DPAC
Common Ground: 3rd Tuesday 6:30pm @ DPAC
Facilities: WATCH CALENDAR
Lake: 2nd Thursday 7pm @ Clubhouse
Pool: 2nd Monday 7pm @ Clubhouse
Adult Activities: WATCH CALENDAR
Family Activities: WATCH CALENDAR
Raintree View: WATCH CALENDAR
Duck Pond Activity Cntr: Every other month-TBD
Siltation: WATCH CALENDAR
Pond: 3rd Thursday 9:30am @ Clubhouse

Contact Us

Give us a call for more
information.

**Raintree Lake Property
Owners Association**
825 SW Raintree Dr

Office: 537-7576

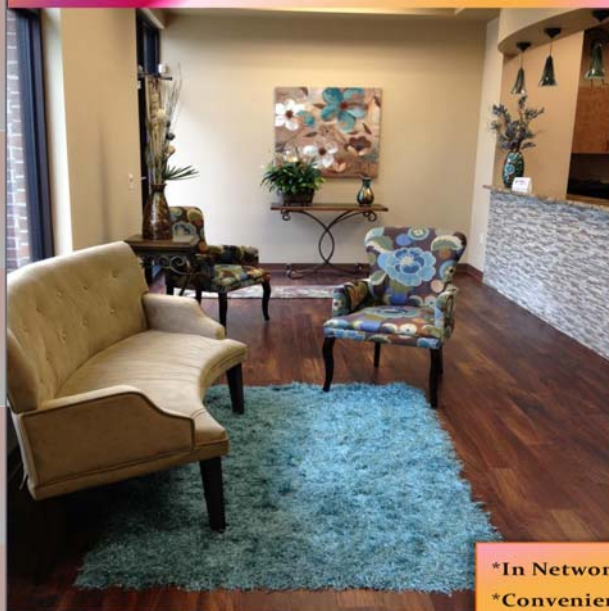
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