

SHORELINE



Raintree Lake Property Owners Association

March 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 VanDeusen 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, 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. See page 10 of this *Shoreline* for electronic voting tips.

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



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MEET THE
★
CANDIDATES

Thursday, March 9th, 7pm at the Clubhouse!

Financial Statement

As of January 2017

Money Market Sweep	Walking Trail:
Account:	\$5,406
\$379,931.20	
	Annual
Included in the Sweep	Loan Payment:
Account are Reserves	\$38,000
for:	
Operations,	Siltation Loan:
Dock Self Insurance,	(\$45,000)
Capital Asset	
Insurance Reserve,	2015 Rollover:
Siltation,	\$41,580
and Monument:	
\$234,000	
	Notes Payable:
Future	\$30,243.59
Projects:	
Facilities:	Expenses:
\$7,500	\$127,699.86
Raintree View:	
\$16,550	

Delinquency Report Comparison

2017	2016
One Quarter Past Due:	
90 Lots totaling	114 Lots totaling
\$ 9,417.43	\$13,505.81
Two Quarters Past Due:	
56 Lots totaling	55 Lots totaling
\$13,521.18	\$13,634.86
Three Quarters Past Due:	
8 Lots totaling	0 Lots totaling
\$ 3,391.77	\$ 0.00
Liens:	
22 Lots totaling	38 Lots totaling
\$47,502.99	\$60,501.09

Board Approvals for February 16, 2017

- Approved discontinuing of the monetary value of the Certificates of Appreciation
- Approved amended bylaw changes for the ballot, see below—this page.
- Approved Raintree Rays Swim Team Practice/Meet Dates/Sponsor
- Approved Pool Heater, budgeted up to \$30,500
- Approved Pool Contract, budgeted up to \$91,000
- Approved Repair, seal and stripe of boat parking area, budgeted up to \$5,000
- Approved Resolution of support of rezoning for Tract A (Raintree Drive and Raintree Parkway)

ARTICLE V: BOARD OF DIRECTORS: SELECTION: TERM OF OFFICE

Current

Section 5. Removal. Any Director may be removed from the Board, with or without cause, by a majority vote of the class of Members which he or she represents. In the event of death, resignation or removal of a Director by a majority vote of the class of Members represented, his or her successor shall be selected by the remaining members of the Board and shall serve for the unexpired term of his or her predecessor.

Proposed

Section 5. Removal. Any Director may be removed from the Board, with or without cause, by a majority vote of **a quorum** of the class of Members which he or she represents **at an annual meeting or a special meeting called, in whole or in part, for that purpose.** In the event of death, resignation or removal of a Director, his or her successor shall be selected by the remaining members of the Board and shall serve for the unexpired term of his or her predecessor. **No Director removed for an Ethics Violation as provided in Article VI, Section 7(d) of these By-Laws, or who shall resign for any stated reason after the Board has directed that his or her removal be submitted to the class for a vote, shall be eligible to serve on the Board by election or appointment for a period of two years from the end of the term for which he or she was serving at the time of his or her removal or resignation. (Changes are in bold and italics)**



Fellow residents,

As we approach Raintree's 50th anniversary the Board of Directors is wondering if a special assessment on capital improvements would be beneficial to our community. The item of a special assessment has been briefly mentioned in recent issues of the Shoreline. The Board of Directors and the office have received a small amount of feedback from the residents on this issue. Most have backed the assessment, but want a plan laid out; others are against an assessment because they do not use the amenities.

In response, the board will be assembling several options, that will include packages, time tables, and monies; the board will attempt to reach all areas of the community. For those who are potentially against, although you may not use the amenities, these improvements do directly affect the values of your homes. Depending on how feedback comes back from the residents, the timeline and increase can vary. We could see \$75,000 spread over 3 years; which would amount to a \$1 per month addition to dues. We could see \$250,000 spread over 3 years; which would amount to \$3 per month addition to dues. We could see \$1,000,000 spread over 3 years; which would amount to \$12 per month addition to dues. It just depends on what we, as a community, might want to see done.

A special assessment will only go into effect if it passes with a vote from the residents.

Monies collected on the special assessment would be put into a separate account with sub accounts for each specific item, so that the special assessment would be used in the manner intended. We would appreciate feedback, "for" or "against", and if "for", what would you like to see done in your community that you think could better it? Feedback is vital. We, the Board of Directors, volunteer and function on behalf of the community as a whole and its residents. If the special assessment is passed, we would like to have the improvements done in the next 5 years so that upon our 50th anniversary we can really celebrate our past, current, and future successes. We need to maintain Raintree's status of being a top tier residential community in Lee's Summit. Let's keep Raintree a great place to enjoy and live for all!

New amenities mentioned: Basketball, tennis, volleyball courts; Second pool or splash park; Boat parking; Shelter House(s) or Gazebo(s); Raintree View (South Side Park); Walking Trails

Please express your opinions at residentinput@rlpoa.com

Thank You, The Board of Directors



RLPOA Land Purchase

The Raintree Lake Board of Directors on behalf of the RLPOA has purchased some additional land near the dam. The purchase consists of approximately 20 acres and includes the area below the dam and extends up to just across the street from the boat ramp and parking area. There are several reasons that this land was purchased at this time:

- The land below the dam is not suitable for development but several things could be placed there that would not be advantageous to our community. By obtaining this property, we now have control over what is done there.
- For our annual fireworks display, this will allow RLPOA to maintain its fireworks display forever. The city requires a 500 ft. radius around the launch area. In the past, we have had problems getting control of that area for our permit.
- The purchase includes a large area across from the existing boat ramp that can be used in the future for additional parking. The southeast corner of Raintree Drive and Raintree Parkway will be developed soon.

This area has been offered for sale in the past but the price was not something that the association could afford. The Community Development Committee (CDC) did the initial work with JP Roberts to come to some basic agreements. We want to thank the CDC and JP Roberts for getting this purchase to a point that would work for RLPOA. The price of the land is \$78,000. The Board of Directors agreed before the land was purchased that we did not want to finance it. This purchase is being paid for in the 2017 year with minimal impact on the 2017 year budget by doing the following three items:

- Using roll-over money from unspent 2016 funds.
- Paying off the Duck Pond Activity Center note ahead of schedule will result in additional funds available in 2017.
- Delaying the siltation cleanout schedule by one year allows the balance of the \$78,000 to be paid.

The committee budgets approved at the December board meeting will not be affected by this purchase. The completion of this land purchase, along with paying off the Duck Pond Activity Center loan in mid 2017, will enable the new board to be in better shape to pursue some significant upgrade projects in 2018.

The BOD feels this is an important step for the future of Raintree Lake and it was the right time/price to complete this purchase. Due to the legal contract negotiations, this matter was not brought before the public prior to purchase. If you have any questions or comments about the purchase or procedures used, feel free to send comments to the board members via the RLPOA office or come to the next board meeting.

Thank you, Raintree Lake Board of Directors

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 five properties that are in bankruptcy.

How Do I APPEAL this FINE?

For anyone wishing to appeal a fine received from the RLPOA, here is a rundown of the appeal process:

- 1) **Within 10 days of the date of the fine**, submit your request to the RLPOA office to be put on the agenda for the next Appeals Committee meeting. The Appeals Committee meets the first Tuesday of each month at the Duck Pond Activity Center at 7 pm.
- 2) You will receive a letter, confirming the time and place of the next Appeals Committee meeting. Mark your calendar. You, or a representative, must attend the meeting.
- 3) At the Appeals Committee meeting, you will have a chance to be heard.
- 4) The decision of the Appeals Committee shall be in writing and will be forwarded to you.
- 5) Should you like to appeal the decision of the Appeals Committee, you have 10 days following the date of the decision of the Appeals Committee to submit a request, in writing, for a hearing before the Board of Directors. If a hearing before the Board of Directors is requested, the Appeals Committee decision shall be stayed. If no hearing is requested, the Appeals Committee decision shall become final and the sanctions recommended shall be effective 10 days after the date of the Appeals Committee decision.

Board Candidate Profile



Name: Mark Spencer

Address: 512 SW Raintree Drive

Employment: Hewlett-Packard Enterprise

Years at Raintree: 20 years

Class A Single-Family

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 Golfer!!!



Join us on Thursday, March 16 at 6:30 pm
at Shamrock Hills Golf Club
for the golf league kickoff meeting
for the 2017 season!

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



Board Candidate Profile



Name: Michelle Lauderdale Wray

Address: 3852 SW Windsong Ct

Employment: Truck Central LLC

Years at Raintree: 6

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 Profiles



Class A Single-Family

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.

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.



Class A Single-Family

Name: Brian Williams

Address: 332 SW Seagull St.

Employment: Commerce Bank

Years at Raintree: 2

Current or Previous Service: Board member in 2016

I am a licensed attorney and currently work in public finance with Commerce Bank. My knowledge of real estate and contract law gives me a unique perspective and allows me to bring an area of expertise to the Board. I have lived in Raintree for two years and there are several things I would like to see changed. Going forward I would like to see more accountability from the Board and from the committees. I believe the duty of the Board is to represent the best interests of our community and in order to do that we need to seek feedback from the residents. One of my primary goals, if elected, would be to increase resident involvement and improve the communication between residents and the Board. While serving on the Board since July I believe I have done an excellent job listening to the residents and have attempted to further instill a sense of community among residents. Additionally, I will fight for fiscal responsibility by the Board and committees. I would like to reduce wasteful spending while continuing the wonderful events our committees put on and while keeping up with the necessary maintenance of our community.

Board Candidate Profiles



Class A Single-Family

Name: Jess Hartter

Address: 4801 SW Gull Point

Employment: Burns & McDonnell

Years at Raintree: 7 years

Current or Previous Service: Lake Committee member

My wife and I moved to Raintree Lake in 2010. We are active water sports enthusiasts and believe the community of Raintree Lake is a fantastic place to live and raise a family. I am currently an active member of the lake committee and feel the lake is one of our greatest assets.

My love of water sports inspired me to coordinate an annual charity event, "Wake the World KC" with the Boys and Girls Club of KC. The program provides underprivileged youth with an opportunity to experience a safe and fun day on Smithville Lake. In four years, the program has grown to include over 100 kids and 15 boat owners.

I am an electrical engineer and project manager for Burns & McDonnell. With the recent announcement of community improvements, I believe my experience in managing engineering and construction projects will be of value to the community if these projects move forward. I am running for the board because I would like to see improved response to Raintree Lake resident concerns, better fiscal spending guidelines, and policies and procedures that ensure water and community safety. This is a vibrant lake community where we plan to raise our family. It is important to me Raintree Lake continues to grow and thrive.



Class A Single-Family

Name: Craig A. Eaton

Address: 4056 Leeward Dr.

Employment: Crescent Electric Supply

Years at Raintree: 12 1/2 years

Current or Previous Service: President Raintree Angler Club, Chairperson of Community Development Committee, Past Chairperson of Lake Committee, Past President of RLPOA.

My family and I have been neighbors in the Raintree community for 12 1/2 years. I have been active in the community as a volunteer for many of our events. I have worked in the telecommunications industry for 30 years and assisted The Fountains in getting Google fiber. My interests are simple and have not waived, "I CARE" about our community and preservation of our resources. The Board is doing good things and I know I can contribute to their vision for Raintree's future.

Board Candidate Profiles



Class B Multi-Family/Commercial

Name: Tonya Gundersen

Address: 4101 SW Homestead Dr.

Employment: Benilde Hall

Years at Raintree: 9 years

I'm Tonya Gundersen, married to the love of my life, Doug, and am a mother of 4 girls and "Mimi" of 2. I'm the Program Operations Analyst for a Benilde Hall, a non-profit residential facility that treats veteran and other individuals affected by alcoholism, substance abuse, mental illness, and homelessness. My role is specific to QA and compliance. I'm responsible for infrastructure budgets, procurement and vendor selection via bid process. I am also a volunteer at KC Pet Project, and I am on the Board of Directors for Benilde Hall.

I am committed to serving the community and am motivated to preserve the integrity of our neighborhood by giving unbiased input and feedback. By utilizing my experience and background, I intend for my voice to be that of my fellow neighbors, to communicate our wishes to uphold a realistic budget and utilize / allocate our funds in ways practical and useful for the greater good.

I can have differing opinions and still be on a team. I can be a voice for our community and make a difference. I can ask the hard questions because it's the right thing to do when you believe in something and stand behind it. Without a sense of community, we're just a bunch of strangers living in close proximity. That's not what

Raintree is all about, and I intend to do my part in cultivating a healthy and well rounded community.

If elected, I will do what is necessary to ensure our community remains a safe and desirable place to raise our families. I feel that my passion, along with my qualifications would be of great benefit and makes me an excellent candidate to serve on the board. Thanks in advance for your support.



Class B Multi-Family/Commercial

Name: Matthew Marshall

Address: 873 SW Lemans Lane

Employment: American Family Insurance

Years at Raintree: 10 years

I have had an office at Raintree for the last three years and also grew up on the south side of 163rd street. Growing up in the community was amazing and I wouldn't have changed a thing. My uncle used to run the pool and my grandparents and friends had boats that we spent all summer on.

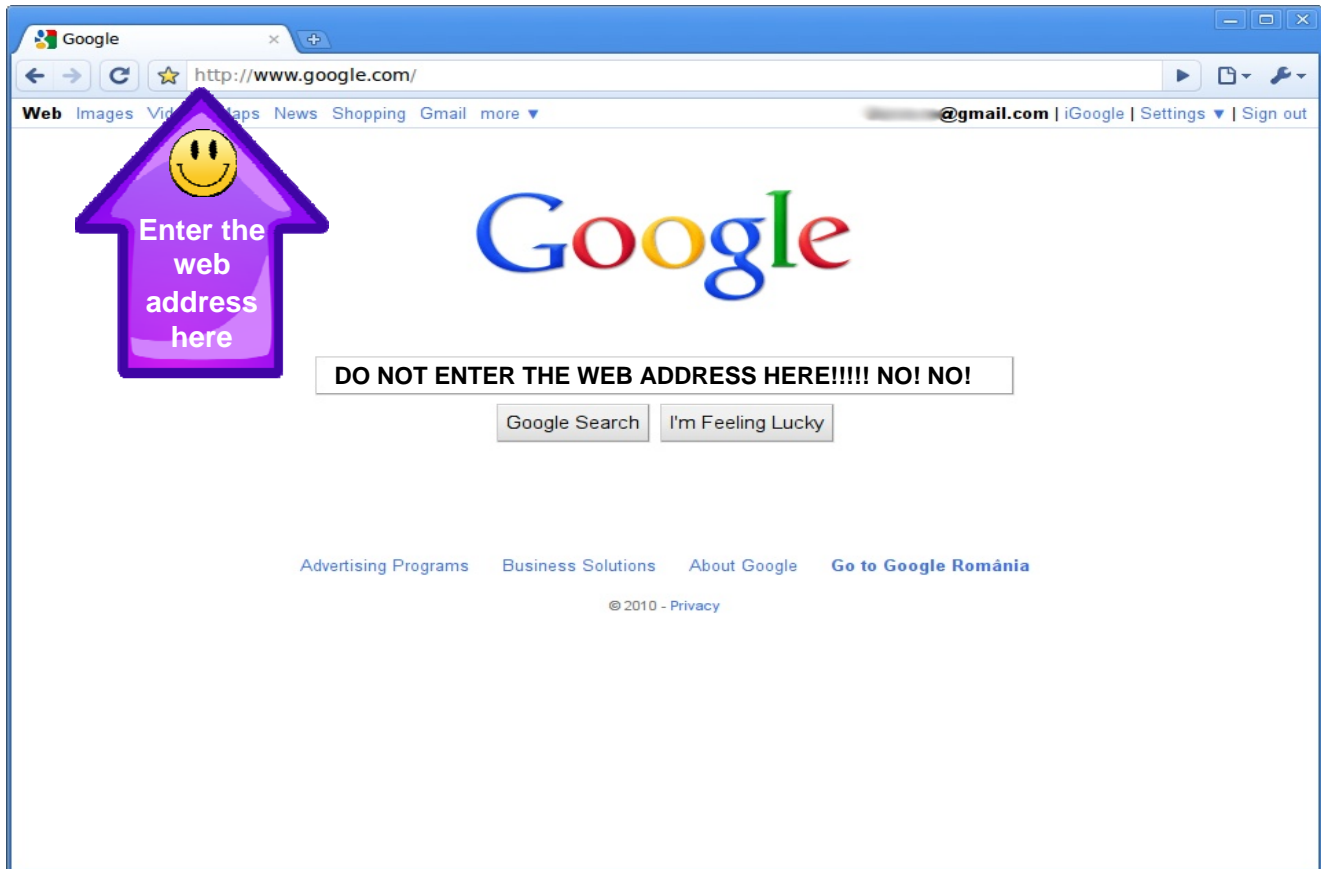
I believe that rules and regulations should only be changed if there is a need to keep up with the times; there is something to be said for history.



Annual Meeting - Electronic Voting Tip



Soon you will be receiving a ballot in the mail for Raintree Lake. Should you choose to vote electronically, please note this tip to avoid confusion: You will be provided a **web address** to input that will take you directly to an electronic ballot. This web address should be input into the address bar - See the arrow below. DO NOT enter the address into the Search Bar - see the note in the Search Bar below. The example provided is for the Google page, but no matter which search engine you prefer, the area you type the web address will be in the same approximate place on the page.



The Pond Committee



The Pond Committee is still seeking additional members. Our goal is to maintain and enhance the appearance, serviceability, and use of the siltation ponds. This involves interest in plant life in the ponds, walking trails, algae, fish, bank erosion, and other fun things!

We would like to have a committee representative for each of the eight siltation ponds.

If you are interested in joining us, please contact our Committee Chairman, John Hustad, at 816-509-2531.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
2017 ANNUAL MEETING
MARCH 30, 2017
7:00pm



1. Determine quorum & call meeting to order
2. Pledge of Allegiance
3. Election Process – Introduction of Candidates – David Elliott
4. Intermission for voting
5. Introduce Current Board Members
6. Approve minutes of 2016 Annual meeting
7. Treasurer's Report
8. State of Raintree Lake – Jeff Sowinski, President
9. Introduction of General Manager & Staff
10. Committee Recognition for 2016
 - Activities Committee – Judy Taylor, Cindy Lyon, Kelly Springett, & Patti Nutt
 - Appeals Committee – Roland Thibault
 - Architectural Review Board – Penny Wilkinson
 - Clubhouse Facilities Committee – Toni Travalent
 - Community Development Committee – Craig Eaton
 - Common Ground Committee – Kathy Goldman
 - Duck Pond Committee – Marilyn Burasco
 - Finance Committee – Sharon McCann
 - Lake Committee – Tim Hamilton & Bob Burasco
 - Nominating Committee – David Elliott
 - Pond Committee – John Hustad
 - Pool Committee – Paul Landes
 - Raintree View – TBD
 - Security Committee – David Mitchell
 - Siltation Committee – Carole Owsley
 - Welcoming Committee – Rose Marie Walter
11. Announcements
 - A. Proposal 1 - Newly Elected Board Members
 - B. Proposal 2 - To waive the "Boats in driveway" enforcement
 - C. Proposal 3 - To amend the By-Laws to ARTICLE V: BOARD OF DIRECTORS:
TERM OF OFFICE
12. Open Forum (Time Limit: 15 minutes total)
13. Adjournment

The background of the poster is a vibrant, abstract pattern of large, stylized flowers in shades of pink, yellow, and light blue. The flowers have thick outlines and some internal patterns like dots or concentric circles. The text is centered and uses a variety of bold, playful fonts.

Spring Fling

Adult Pizza Party

Saturday, April 1st

6:00 — 10:00 pm

Dinner served from 6:00 — 8:00 pm

Where: Raintree Clubhouse

BYOB

Door Prizes

GAMES!

**To volunteer please call
Cindy Lyon at 816-699-5110**

Be sure to bring your Raintree I.D. card with you!!

Raintree Annual Easter Egg Hunt



When: Saturday, April 15th

Time: 10:00 a.m.

***Where: Raintree Clubhouse
(on Raintree Drive)***

***Bring your Easter Basket and Camera.
Special Appearance by the Easter Bunny.
Egg Hunt will be outside (weather permitting).***

***Complimentary Breakfast treats, Juice and
Coffee will be provided inside.***

Easter Egg Hunt begins promptly at 10:00 am

***After hunt has concluded, please snap plastic eggs back
together and return to plastic collection tubs! Thanks!***



RAINTREE LAKE GARDEN CLUB



Rita Madison, Blanche McWilliams and Brandy Siler were the lovely hostesses for the January Garden Club meeting, which is always a business meeting to set up the club for the new calendar year. Members enjoyed a variety of refreshments while discussing the election of officers, project and committee chairs and various garden club events and programs.

Happy St. Patrick's Day

St. Patrick's Day is March 17th this year. Did you know:

- Green is associated with St. Patrick's Day, because it is the color of spring, of Ireland and the shamrock.
- There are 10,000 three-leaf clovers for every 4-leaf clover.
- There are more Americans of Irish origin than there are Irish in Ireland.
- Over 100 American cities hold a parade every year; and the first St. Patrick's Day parade was not in Ireland, but in Boston in 1737. President Truman was the first president to attend a St. Patrick's Day parade in 1948.
- In Ireland, St. Patrick's Day is a religious holiday similar to Christmas and Easter.

Gardening Quote

"I love spring anywhere, but if I could choose I would always greet in in a garden." - Ruth Stout

Written by: Rita Madison

Produced and Edited by: Jenny Besgrove

Mother Nature's Signals:

Mother Nature sends a lot of signals to gardeners. Not long ago it was the only way farmers and gardeners had to know when to do what in the garden. They planned garden activities on birds, bugs and plants. The science of these symbols is known as "Phenology." Also, there are some gardeners who plan gardening activities based on the phases of the moon, which is known as lunar planting or astrological gardening. Here are a few of nature's signals that seem to be pretty reliable:

- When the Forsythia and Daffodils bloom it is time to "prune the rose bushes and apply pre-emergent weed control."
- When the first Dandelion bloom it is time to "plant the potatoes."
- When the Apple Blossoms drop it is time to "plant tomatoes, potatoes, corn and fertilize the lawn."
- When the Maple Leaves begin to open it is time to "plant perennials."
- When the Grape Vines show new growth it is time to "plant tender perennials and annuals."

Just remember Mother Nature can be forgiving one year and then whack you the next year. There is a way nature speaks and we have to be patient enough to pay attention to the story.



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: March 15th, 2017 @ 7:00pm

Where: Duck Pond Activity Center

Want more info?

Contact Elizabeth Williams ph: 816-537-6505

email: elizabethwilliams816@comcast.net



Fountains at Raintree Spring Fun



**Come enjoy a Spring Potluck Dinner
Bring YOUR favorite dish**



**April 8, 2017 at 5:30 pm
Raintree Clubhouse**

Tickets are \$5.00 per person

**Beverages (Water, tea, coffee and lemonade) and
dinnerware will be provided**

**For information, or to sign up, please call
Lenore Chambers at 816-537-9773
Or Marilyn Puls at 816-537-3323**

Please sign up by April 3rd so we can plan properly.

**We look forward to a fun night of sharing
good food and conversation!**



Boat Slip Trading Day—April 22, 2017

Main Clubhouse

Starts at 9:00 am SHARP for Check-in

This event is designed to facilitate lessee to lessee transfers of boat slip location.
Must be primary lessee to attend.

Pre-register by sending name, existing slip number and requested location(s) to
office@rlpoa.com to be put on the Boat Slip Transfer List.

We will attempt to pre-match like-minded lessees prior to the meeting.

Happy Boating!!!

Welcome New Residents!!

Michael & Shelley Jacob
4494 SW Bowsprit

Corey & Dana Ballenger
4740 SW Gull Point Dr.

Sandra Bryant
4064 SW Marline Dr.

Debra Haddock
4901 SW Gull Point Dr.

Timmy & Susanne Thomure
305 SW Marsh Wren

Robert & Patricia Brady
4606 SW Olympia Dr.





Hello Raintree Residents,

We would like to start by thanking you very much for your business! We greatly appreciate the opportunity that you have given us to service you. Due to growth rate, we will be moving your trash pickup day to Friday on March 24th. We will pickup disposal items on Tuesday, March 14th and Friday, March 17th. We understand that this will take some getting used to and will work with each resident directly to ensure trash is picked up weekly as you adjust to the new schedule. Here are a couple of benefits to Friday pickup:

- **Current collection times are running as late as 7pm. With Friday pickup, vehicles will exit your neighborhood much earlier in the day keeping items from tipping over and blowing around. This will keep your streets and yards much cleaner!**
- **All disposal items will be removed from your home in preparation for the weekend.**

Your business is very important to us and we hope to continue our relationship with you. If you have any questions or concerns please contact the office at **(816) 204-1192**



A Raintree ONLY voicemail has been setup for any missed pickups that may occur on a Friday. Please call the office between Friday at 4pm and Saturday at noon and leave a message with your address and we will be back out to pickup any missed items on Saturday.

2017



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 ARB DEADLINE	3	4
5	6 Quilting B's 9am—4pm @ DPAC ARB 7 p.m. @ Clubhouse Lake Committee 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 Meet the Candidates 7pm @ Clubhouse	10	11
12 Daylight Savings Time begins— Spring forward	13 Daisies 4:30—7pm @ DPAC Pool Committee 7pm @ Clubhouse Fountains ARB 7pm @ Clubhouse	14 Ladies Bridge 9:15am & Men's Club 1:30pm both at DPAC RLPOA Board Mtg. 7pm @ Clubhouse	15 Boat Slip Leases Due Garden Club @ DPAC @ 7pm SHORELINE DEADLINE	16 Pond Comm 9:30 am @ Clubhouse Homeschool Games 10—12:30 @ DPAC MahJongg 1 pm DPAC Adult Activities Mtg. 7pm @ DPAC ARB DEADLINE	17 	18
19 Raintree Anglers Tournament 8am—12 noon	20 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	25
26	27 Fountains Bunco 1 pm @ DPAC Daisies 4:30 @ DPAC Anglers Club -7pm @ DPAC DPAC Comm Mtg. 7pm @ DPAC Fountains ARB and Comm Develop Mtg BOTH @7pm @ Clubhouse	28 Ladies Bridge 9:15am & Men's Club 1:30 pm both at DPAC	29	30 Homeschool Brain Games 10—12:30 @ DPAC MahJong 1pm @ DPAC RAINTREE ANNUAL MEETING 7PM @ CLUBHOUSE	31	

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!

DRIVERS: Please slow down as you drive through the neighborhood! Many cars have been seen speeding—especially on Raintree Drive, Regatta, and Raintree Parkway. One resident has notified the police department of this issue.

Also a resident witnessed two cars pass a school bus as children were getting off after school!!! VERY DANGEROUS! Please make sure you and your young drivers know the traffic laws regarding school busses!

Please be careful, slow down, and put away your cell phones!!



CODES BLOTTER

Boat and/or Trailer — 7

Trash — 22

Recreational Vehicle — 1

Builders' Siltation — 1

General Codes Violation — 1

Preservation of Property—4

ARB Violation—2

City Violations—3



Our Raintree Volunteers Are Our Anchors!!!



Thank you for all your selfless service!
You are greatly appreciated!!

Alan VanDeusen

Leslie VanDeusen

Bob Burasco

Marilyn Burasco

Brad Ferrie

Brenda Miller

Brenda Zeller

Frank Zeller

Brian Williams

Carole Owsley

Carolyn Viermann

Cindy Lyon

Craig Eaton

Dale Beck

Darlene Sowell

David Elliott

David Millam

David Sinclair

Derrick Beasley

Dewey Cheek

Diana Pirkle

Donna Paulic

Fred Mayfield

Gigi Livingston

Holly Lewis

Jack Volz

Jan Diepenbrock

Jan Hoffman

Jeff Sowinski

Jenny Bolin

Jerry Romig

Jess Hartter

Jim Metzger

Jim Taaffe

Joan Bruns

Joe High

Joe Walter

John Hustad

Judy Taylor

Karen Giudici

Kathy Finney

Kathy Goldman

Kelly Springett

Ken Sharp

Larry Tozier

Leslie VanDeusen

Linda Scott

Lorin Keating

Lynne Christiansen

Mark Spencer

Marsha Hosick

Mary Lynn Tolle

Megan Gentile

Mike Everly

Miranda Finnerty

Nancy Brandell

Nicole Bonds

Patricia Woodle

Patti Nutt

Paul Landes

Penny Wilkinson

Randy Kidd

Richard Bird

Richard Richardson

Robert Dye

Roberta Prudden

Roger Sense

Roland Thibault

Ronald Moody

Rose Marie Walter

Ryan Woody

San LaPoint

Sharon McCann

Sue Rusco

Teresa Simpson

Tim Hamilton

Tim Kirkpatrick

Tim Lucas

Tom Atkins

Tom Tucek

Toni Travalent

Tonya Gundersen

Tricia Root

Wanda Tyner

Thank you also to the spouses who faithfully assist and give up their quality time and for all those residents who help with "just one thing" each year! You are greatly appreciated!!

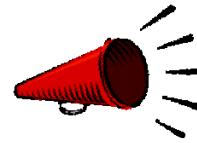
Teens for Hire

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
Jayme	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	14	Babysitting	816-582-5092
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
Ben	16	Mowing	816-350-9945
Foster	16	Mowing	816-916-6170
Tiarnyn	12 1/2	Dog sitting or walking, babysitting, mowing	816-977-6052 or 913-271-2918



THE VILLA VOICE



The February game night was so much fun. Spoons, Farkle, Tripoly and the card game 7's were played. The desserts were yummy and thanks go to Barbara Nuccio and Mary Lynn Tolle for planning the evening.

The next game night is scheduled for Thursday evening April 6, 2017 at 6:30 p.m. at the Duck Pond Activity Center. Pat Waters (816 366-0095) and Mary Shockley (816-537-8698) will host that evening. Please let one of them know that you are planning on coming as dessert and drinks are being provided. Bring a neighbor. The more the merrier.

Looking ahead, the picnic will be August 13th and the Christmas party will be on December 1st, so do save those dates.

If you have any suggestions for this committee please contact Mary Lynn Tolle at 816-537-6507.



Raintree Activity Committees Provide Tons of FUN!!!

Volunteers are needed to help with upcoming events for BOTH the
Raintree Adult Activities and **Raintree Family Activities!!**

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

To help with the Adult Activities, contact Cindy Lyon at 816-699-5110 or
email at cynlyon@yahoo.com

To help with the Family Activities, contact Judy Taylor 816-886-8510 or
email at rlpoa.activities@gmail.com



Pool Employees Needed!

Aquaticare Pool Management Company will be accepting applications for lifeguards, gate attendants and concession employees for the 2017 season.

Lifeguard applicants must be 15 years of age by June 1, 2017.

Aquaticare will be teaching lifeguard training at the Longview Recreation Center this spring. We use the American Red Cross Safety and Lifeguarding method. There are only two training sessions, in early spring, (dates TBA) so if you need certification please send your application soon.

We will be having interviews at the Raintree clubhouse on April 2, 2017 at 1:00 for all positions.

Please visit our website at aquaticarekc.com and scroll down to "Jobs" and fill out an application. The office will respond to you once it is received.

Looking forward to a great 2017 swim season!



Raintree Tree Farm

With the mild winter temperatures, Raintree employees, Paula and Tara, have been working very hard creating this new Raintree Tree Farm. They did it in TWO DAYS! WOW! Soon they will plant tree seedlings that will be raised and eventually moved, as they get bigger, to various locations on Raintree Common Ground!

Great work ladies!!!

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	6/15
Family Movie Night	6/24
Summerfest	7/4
Fireworks	7/4
Family Movie Night	7/22
Adult Luau	8/5
Family Swim	8/12
Family Movie Night	8/26
Fall Garage Sale	9/7- 9/9
Adult Pizza Party	10/14
Visit with Santa	12/2

Raintree Lighting Review



There has been a review of lighting in Raintree. New lights will be installed, by the City and KCPL, on several streets, subject to resident approval. Be patient, this is a drawn-out process.

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!

B & F Mowing



Looking for lawns to mow for this growing season

Foster's phone: 816-916-6170

Ben's phone: 816-350-9945

Email: bandfmowing@gmail.com

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Raintree Residents



Raintree Winter Office Hours:

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

Saturday
9:00 am - noon

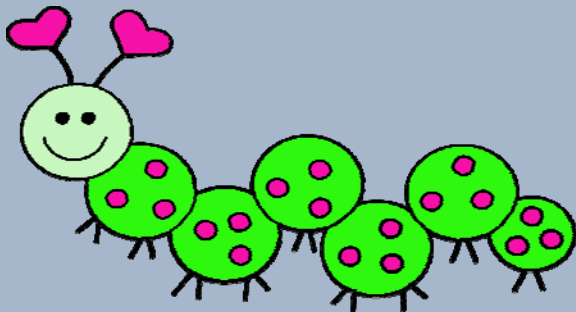
825 SW Raintree Dr.
LSMO 64082

office@rlpoa.com

General Manager:
Rachelle Vandiver
manager@rlpoa.com

Office: 537-7576

Summer office hours begin April 3, 2017!



As the weather warms, make plans to visit Raintree View to play on the new Expression Swing! Looks like great fun!!



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

1,219 members are already signed up!





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



4944 Gull Point Drive - Raintree \$470,000 SOLD!!



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331 Albatross Ct - Raintree \$289,900 SOLD IN 3 DAYS!



4452 Raintree Shore Dr - Raintree \$399,900 FOR SALE

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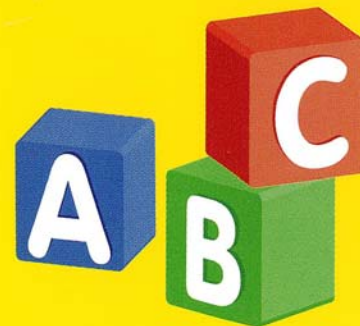
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WANTED: Boat slip for sublease for 2017 season. Prefer south side or Clubhouse, but interested in any location. 816-623-5628.

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

Wanted: Boat slip for sublease for 2017 season. Please call (816) 838-1284. Thanks!

WANTED: Boat slip for sublease for 2017 season, longer if interested. Prefer south side or Clubhouse, but interested in any location. Brian 816-560-4676.

Wanted: Boat slip for sublease for 2017 season. Please call Bob at (816) 537-4159. Thanks.

Wanted: Boat slip to sublease for the 2017 season. Please contact Kevin @ 816-678-3451.

Wanted: Do you love watersports? Do you enjoy helping others? We are looking for volunteers, inboard boat owners, and sponsors for Wake the World KC 2017. Wake the World provides an exciting day on Smithville lake for over 100 children of the Boys and Girls Clubs of KC. Contact Jess Hartter if you're interested in helping out. 816-916-3925.

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

For sale: Boat Floater boat lift approved for Raintree Lake. Rated for 5000 lbs. Purchased new in 2008. Original owner. Located in slip by clubhouse. \$2199 816-804-8959

For Sale: Queen Chair, \$100; Chair & Ottoman, \$100; Enclosed Trailer with Ramp (6' 9" x 12') & side door, \$1500; Small (Mantis) Garden Tiller, \$100; 42" Pull Grass Seeder, \$100; Large Tiller w/ new engine, \$250; Heavy Duty Weed Eater, \$100; New Small Propane Grill, \$50. 816-537-7771 or 816-210-8746.

For Sale: Royals Opening Day Tickets – Section 412 Can accommodate a large group \$160. Call (816) 916-3925.

Wanted: Needing a boat slip to sublease for a pontoon. Please call or text 816-726-6702.

Wanted: Boat slip to sublease for 2017 season. Prefer Camelot Cove. 816-524-4663.

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Deadline:
15th of the Month

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

Officers

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

Board Members

**Nicole Bonds, 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)**

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

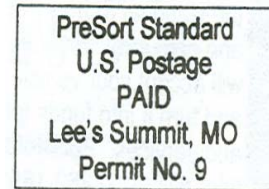
**Administrative Assistants:
Debbie Hanss
Karen Miller
Tracy Robertson
(537-7576)
office@rlpoa.com**

**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: Cindy Lyon
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
Community Development: Craig Eaton
Security Committee: Chairperson TBD

**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
Community Development: 4th Monday 7pm @ Clubhouse



Contact Us

Give us a call for more information.

Raintree Lake Property Owners Association
825 SW Raintree Dr

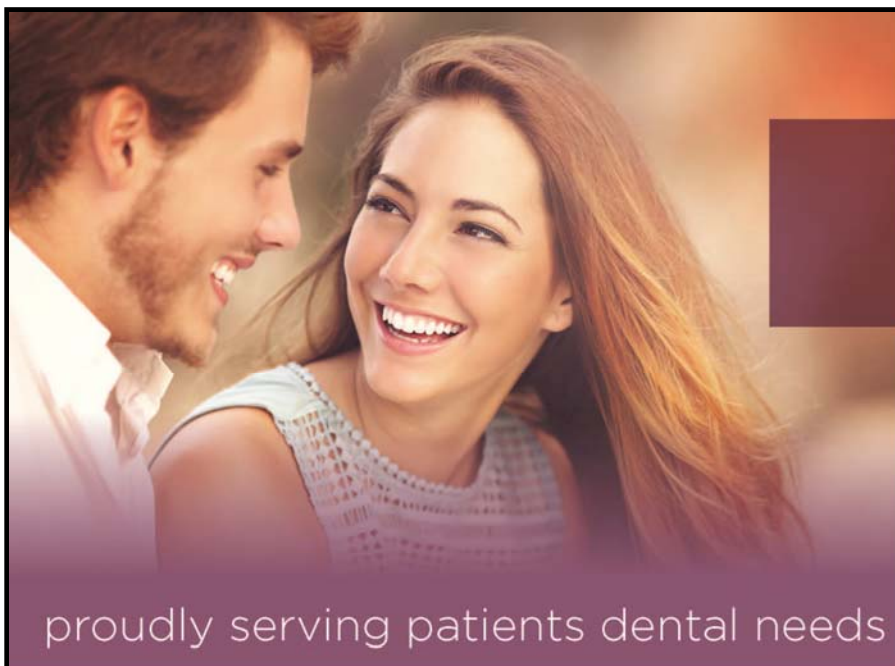
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