

# SHORELINE

Raintree Lake Property Owners Association

February 2019

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## Remember!

**Boat Slip Leases & payment are due by Friday, March 15th!**

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# ANNUAL MEETING



**Thursday, March 28**  
**7:00 pm, Clubhouse**

The Annual Meeting of the Raintree Lake Property Owners Association is scheduled for **Thursday, March 28, 2019, at 7:00pm** and will be held at the main clubhouse. All residents are encouraged 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: Jeff Sowinski, Sharon McCann and Daniel Merrick.

If you'd like to be a candidate, fill out and send in the form on page 6. Also, please call the General Manager, Rachelle Vandiver, or contact any member of the Nominating Committee (David Elliott, Jim Metzger, Joe Walter, San LaPoint, Joan Bruns, Mary Lynn Tolle, Joe Willerth)

**Make plans now to MEET THE CANDIDATES on Thursday, March 14th at 7:00 pm at the main clubhouse!**

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



## Ward Road Closure!

The city has begun construction on the Ward Road Improvements.

The closure of Ward Road from County Line Road to Raintree Parkway began in January and is expected to last (in three phases) until September 2019 (weather permitting.) This planned closure is to complete the remaining work on storm sewers and the grading and installation of the new roadway. Traffic will be detoured from County Line to Prairie Lane to Gore Rd. Local access only will be provided north of SW Raintree Parkway.

# Financial Statement

As of December 2018

<b>Money Market Sweep Account:</b> \$360,609.26	<b>Future Projects: Facilities:</b> \$15,000
<b>Capital Asset Reserve:</b> \$176,214	<b>Raintree View:</b> \$16,550
<b>Income:</b> \$99,774.53	<b>Siltation Loan:</b> (\$45,000)
<b>Expenses:</b> \$52,808.14	<b>Ward Road:</b> \$10,000
	<b>2017 Rollover:</b> \$0

## Delinquency Report Comparison

2019	2018
<b>One Quarter Past Due:</b>	
78 Lots totaling \$9,519.92	73 Lots totaling \$8,780.80
<b>Two Quarters Past Due:</b>	
9 Lots totaling \$2,159.78	8 Lots totaling \$2,230.79
<b>Three Quarters Past Due:</b>	
1 Lot \$436.21	0 Lots \$ 0.00
<b>Liens:</b>	
15 Lots totaling <b>\$27,724.40</b>	21 Lots totaling <b>\$46,493.45</b>



Thank you to Raintree resident, Cole Soucie, for sharing this wonderful snow sculpture with us!

## Board Approvals for January 8, 2019



- Board approved the Appreciation Dinner, budgeted up to \$5,000.
- Board approved the Raintree View playground equipment repairs, budgeted up to \$3,500.
- Board approved the election company for Annual Meeting, budgeted up to \$7,000.
- Board approved new dock replacement for M (Bowsprit), budgeted up to \$80,000.
- Board approved Phase II desilting of Party Cove, budgeted up to \$226,403.
- Board approved pool pump filter general maintenance, budgeted up to \$10,240.

## Unsatisfied Judgments/Liens

LIENS			
Lot#	First Name	Last Name	Address
190	Scott & Phyllis	Mize	4003 SW Hidden Cove Dr.
256	Kimberly	Grigsby	4068 SW Marline Dr.
295	Brett	Lloyd	4069 SW Pendant Dr.
426	Donald	Hill	4160 SW Lafayette Pl
449	Mark & Vickie	Keith	4169 SW Lafayette Place
831	Randy	Johnson	5107 SW Pelican Pt.
862	Teresa	Lamaster	5108 SW Mallard Point

UNSATISFIED JUDGMENTS			
Lot#	First Name	Last Name	Address
43	Angela	Marks	3829 SW Harbor Circle.
711	Roslyn	Campbell	429 SW Seagull
NS04	Tim	Fortier	4468 SW Raintree Shore Dr.
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 1 additional property that is in bankruptcy.



### **Architectural Review Board: Additional Members Needed**



The Architectural Review Board is in need of additional members!!

The ARB meets on the 1st and 3rd Mondays at 7:00 pm at the main clubhouse.

The ARB regulates the external appearance, use, and location of the homes at Raintree and has been charged with the responsibility of preserving and enhancing property value at Raintree.

Members of the ARB serve by appointment of the Raintree Board of Directors, and have to be recommended to the Board by the ARB. For additional information, contact the ARB at: [arb@rlpoa.com](mailto:arb@rlpoa.com) or attend an upcoming meeting. Please do not email ARB applications to this email—bring or email applications to the RLPOA office.

# SPECIAL ASSESSMENT PROPOSAL ON MARCH BALLOT

Over the course of the past year, the Special Assessment Committee has met to discuss and research future amenities requested by our community that would provide the most benefits for enjoyment and increased property values. Going forward with an amount that is affordable, the Board of Directors has elected to place this proposal on the ballot at the 2019 annual meeting:

1. **Additional walking trails**
2. **Boat/trailer parking on Raintree Parkway across from boat ramp**
3. **Splash Park located at Raintree View**
4. **Restrooms and shelter at Raintree View**
5. **Pavilion at the Clubhouse**
6. **Walking trail with exercise stations at Raintree View**

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## 1. **Walking trails - \$712,650**

3.25 miles of walking trails will include these areas:

Duck Pond

Clubhouse

Sunset Cove

Bridge at end of Sunset Cove

Raintree View

Turtle Dove Pond

Admiral Byrd Pond

Raintree Reserve

163<sup>rd</sup> St

Hidden Cove

## 2. **Boat/trailer parking - \$250,000**

We have acquired land across from the boat ramp which is ideal for boat/trailer parking. This is enough area to insure residents will not have to park on Raintree Parkway or return home after launching their watercraft, to use the boat ramp. This parking area will also benefit those who wish to enjoy the common area below the dam, whether it is to walk with their dogs, or participate in sledding during the winter months.

## 3. **Splash Park at Raintree View - \$290,000**

One major advantage of a splash park is that the presence of a lifeguard is not required. Water quality and testing expenses are not a concern as only fresh city water is used. Electronic system will set parameters for operation, as in days of operation, times during day and duration per head. Each head has a button to start the flow which will run for a predetermined interval, so that it will not run if not activated.

## 4. **Restrooms and shelter house at Raintree View - \$50,000**

Restrooms and shelter house at Raintree View will be built near the splash pad to provide easy access to restrooms and a shaded area for supervising children in the play areas.

## 5. **Pavilion at the Clubhouse - \$40,000**

## 6. **Exercise Stations at Raintree View - \$50,000**

The Exercise Stations will be along a walking trail that runs along the outer perimeter of the park for about 1,200 feet. There will be 10 pieces of stationary exercise equipment to be placed in cement along the trail. The equipment proposed is the same as used at the Gamber Center in Lee's Summit.

Amounts listed for some of the above projects are rather liberal, to insure these can be completed within budget. For example, the Splash Park is listed as the amount the City of LSMO spent on the park at Chipman and Douglas, for a turn-key project from a company in Texas. By using local contractors, along with some in-house assistance, we are sure to complete the project at a considerable savings. The exercise stations are listed at the amount paid by the city of Lee's Summit.

A map detailing the walking trails can be found at <http://rlpoa.com/committees/special-assessment-committee/>

More information to follow in the March Shoreline.

# Board Candidate Profile



**Name:** Daniel Merrick

**Address:** 4000 SW Hidden Cove Drive

**Employment:** Owner of Midwest Premier Insurance

**Years at Raintree:** Three years

I am married and have 5 children and 7 grandchildren. I was in the graphics industry since graduating high school. I have an electronics degree from DeVry. I have done a significant amount of volunteer work: Meals on Wheels, Tiny Houses for Veterans, multiple veteran home updates through Home Depot, Christmas in October, and Group Home Volunteer.

I have built or remodeled 13 homes. Raintree is my final destination. This is a well-run community that I want to be a larger part of.

I have volunteered to do the clean up around Hidden Cove Pond and have served 1 year as an appointed member on the Board of Directors.

**Class A Single-Family**



## Fountains at Raintree Lake Game Night

**Friday, February 22nd @ 7:00 pm  
Duck Pond Activity Center**

**RSVP to Connie Johnson by Monday,  
February 18th at 816-769-6552 or  
conjohn49@gmail.com**

**Bring your favorite game!! See you there!**

# BOARD CANDIDATE INFORMATION

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

I AM  I AM NOT A MEMBER OF RLPOA. LOT NUMBER \_\_\_\_\_ (IF APPLICABLE)

PHONE: \_\_\_\_\_ YEARS AT RAIN TREE: \_\_\_\_\_

PLACE OF EMPLOYMENT: \_\_\_\_\_

CURRENT OR PREVIOUS SERVICE ON RAIN TREE BOARD (if any): \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

I WANT TO SERVE AS A DIRECTOR FOR  CLASS A  CLASS B

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.]

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I HEREBY REQUEST THAT THE NOMINATING COMMITTEE PLACE MY NAME ON THE BALLOT FOR THE 2019 ELECTION:

SIGNATURE: \_\_\_\_\_

# 2019 Board Election—Attention Board Candidates

**Annual Meeting.** At 7:00 pm on Thursday, March 28, 2019, 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 the Board of Directors.

**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 Friday, February 15, 2019, 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 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 28, candidates who miss this publication date (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 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 Friday, February 15, 2019.

**Candidate Forum.** There will be a candidate forum held at the clubhouse at 7:00 pm on Thursday, March 14, 2019, to let the 2019 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.

**Differences between Class A and Class B Directors.** In past years there has been some confusion regarding election of Class A directors and Class B directors. Our By-Laws, as amended, provide for a board of nine directors: seven elected by Class A members and two elected by Class B members. Simply stated, this determines how many directors can be elected by the membership of each class and does not require that board members be members of the class they represent (or that board members even be RLPOA members at all). Since we now elect three directors each year to serve three-year terms, two of those years the members of Class A elect two directors, and the Class B members, one. The third year of the conversion to three-year terms (which will first occur in 2020), the Class A members will elect all three (after that, the cycle will repeat).

**Clarification of Procedure.** Beginning with this 2019 election, in any year in which there are vacancies in both classes to be filled, candidates will be required to state (1) whether they are, or are not, RLPOA members and (2) which vacancy (A or B) they desire to fill. Given that there are not always RLPOA members of Class B desiring to serve as directors, in those years Class A members have been nominated and elected to represent Class B. Under the By-Laws, the Nominating Committee is responsible for providing at least one candidate for each vacancy to be filled. If there are no candidates for a vacancy in a given class, the Nominating Committee, in consultation with one or more candidates, can nominate one or more of the candidates for vacancies of the other class to run for such vacancy. The Nominating Committee will offer the option of switching classes to candidates in the order they applied for nomination.

**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.

Nominating Committee:

David Elliott, Chair (816) 524-6868

Joan Bruns (913) 940-6003

San LaPoint (816) 537-6973

Jim Metzger (816) 537-7231

Mary Lynn Tolle (816) 537-6507

Joe Walter (816) 537-8486

Joe Willerth (816) 537-8820



# Proposed By-Law Changes to be Voted on during Annual Meeting in March

## ARTICLE IV: PROPERTY RIGHTS: RIGHTS OF ENJOYMENT

### Current

**Section 1. Members' Rights to Enjoyment.** Each Member shall be entitled to the use and enjoyment of the Common Area and facilities as provided in the Declaration. Any Member may delegate his, her or its rights of enjoyment of the Common Area and facilities to the members of his or her family, his, her or its tenants or contract purchasers who reside on the property. Such Member shall notify the secretary in writing of the names of such delegates. The rights and privileges of such delegatee are subject to suspension to the same extent as those of the Member.

**Section 2. Charges and Fees.** The Association may charge reasonable admission and other fees for the use of any facilities situated upon the Common Area.

### Proposed

**Section 1. Members' Rights to Enjoyment.** Each Member shall be entitled to the use and enjoyment of the Common Area and facilities as provided in the Declaration. Any Member may delegate his, her or its rights of enjoyment of the Common Area and facilities to the members of his or her family, his, her or its tenants or contract purchasers who reside on the property. Such Member shall notify the secretary in writing of the names of such delegates. The rights and privileges of such delegatee are subject to suspension to the same extent as those of the Member.

**Section 2. Charges and Fees.** The Association may charge reasonable admission and other fees for the use of any facilities situated upon the Common Area.

**Section 3. No commercial activity shall be conducted in the common area; however, nothing shall prevent the Association from conducting an activity on/using common area. Commercial activity shall include, but not be limited to, any activity which is intended to gain a financial return or other consideration. Commercial activity will not include the lease or use of the Clubhouse or Activity Center for the limited purpose of conducting a meeting promoting a commercial activity.**

**Should the Association determine there to be a violation of this rule, it will be entitled to bring a legal action in law and/or equity against the person(s) violating this rule. To discourage the violation of and/or for damages resulting from a Commercial activity, the Association will be entitled to recover its reasonable attorney fees and costs incurred in bringing and pursuing legal action.**

## ARTICLE VI: MEETINGS OF DIRECTORS

### Current

**Section 6. Reasonable Notice of Meetings.** Except as otherwise provided in the Articles of Incorporation, the Declaration or these By-Laws, notice of all meetings of the Board of Directors shall be given in a reasonable manner. Without excluding other means, such notice shall be presumed to be reasonable if it is given in any of the following ways:

(a) Notice published in the Association's monthly newsletter, currently called **RLPOA Shoreline**, provided said newsletter is placed in the United States Mail, postage prepaid, at least five (5) days before the meeting or event for which notice is given;

(b) Signs legible from passing vehicles are placed, at least 48 hours in advance of the meeting or event announced, at the following entrances announcing the time and date of a Board meeting at its regular meeting location or the nature, time, date and place of any other event for which notice is required:

- (1) Regatta Drive and Highway M-150,
- (2) Raintree Drive, entering from Highway M-291 or outer road thereto,
- (3) Raintree Drive and Ward Road,
- (4) Raintree Parkway and Ward Road;
- (5) Drake Drive and Ward Road;

### Proposed

**Section 6. Reasonable Notice of Meetings.** Except as otherwise provided in the Articles of Incorporation, the Declaration or these By-Laws, notice of all meetings of the Board of Directors shall be given in a reasonable manner. Without excluding other means, such notice shall be presumed to be reasonable if it is given in any of the following ways:

(a) Notice published in the Association's monthly newsletter, **currently called RLPOA Shoreline**, provided said **newsletter is placed in the United States Mail, postage prepaid or if requested digitally, at least five (5) days before the meeting or event for which notice is given;**

(b) Signs legible from passing vehicles are placed, at least 48 hours in advance of the meeting or event announced, at the following entrances announcing the time and date of a Board meeting at its regular meeting location or the nature, time, date and place of any other event for which notice is required:

- (1) **Regatta Drive and Lemans,**
- (2) Raintree Drive, entering from Highway M-291 or outer road thereto,
- (3) Raintree Drive and Ward Road,
- (4) Raintree Parkway and Ward Road;
- (5) **Drake Circle** and Ward Road;

Continued on next page



ARTICLE X: MEETINGS OF MEMBERS

Current

Section 3. Notice of Meetings. Written notice of each meeting of the Members shall be given by, or at the direction of, the secretary or person authorized to call the meeting, by mailing a copy of such notice, first class postage prepaid, at least 15 days before such meeting to each Member entitled to vote thereat, addressed to the Member's address last appearing on the books of the Association, or supplied by such Member to the Association for the purpose of notice. Such notice shall specify the place, day and hour of the meeting and, in the case of a special meeting, the purpose of the meeting.

Proposed

Section 3. Notice of Meetings. Written notice of each meeting of the Members shall be given by, or at the direction of, the secretary or person authorized to call the meeting, by mailing a copy of such notice, first class postage prepaid, or requested digitally at least 15 days before such meeting to each Member entitled to vote thereat, addressed to the Member's address last appearing on the books of the Association, or supplied by such Member to the Association for the purpose of notice. Such notice shall specify the place, day and hour of the meeting and, in the case of a special meeting, the purpose of the meeting.

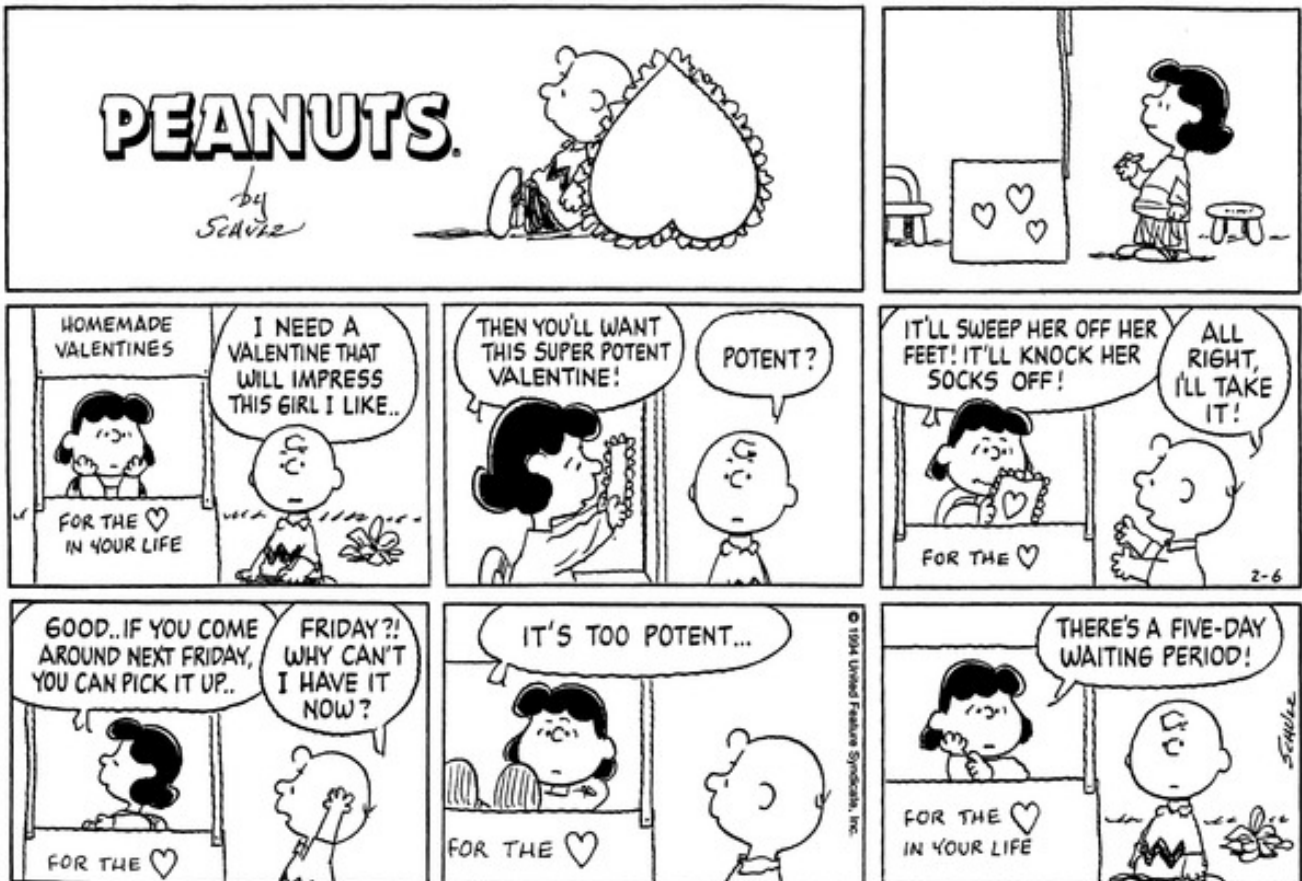
CERTIFICATION: AMENDMENT AND RESTATEMENT OF BY-LAWS IN THEIR ENTIRETY

Current

I hereby certify that the foregoing By-Laws were amended in their entirety and restated at a special meeting of the membership of the Association, at which a quorum was present, held on March 26, 2015, by a vote of by two-thirds of the votes cast or a majority of the voting power, whichever is less, with written notice of said meeting given at the direction of the secretary by mailing a copy of such notice, specifying the place, day and hour of the meeting and the purpose of the meeting, first class postage prepaid, at least 15 days before said meeting to each Member entitled to vote thereat, addressed to the Member's address last appearing on the books of the Association, or supplied by such Member to the Association for the purpose of notice.

Proposed

I hereby certify that the foregoing By-Laws were amended in their entirety and restated at the annual meeting of the membership of the Association, at which a quorum was present, held on March 26, 2015, by a vote of two-thirds of the votes cast or a majority of the voting power, whichever is less, with written notice of said meeting given at the direction of the secretary by mailing a copy of such notice, specifying the place, day and hour of the meeting and the purpose of the meeting, first class postage prepaid, at least 15 days before said meeting to each Member entitled to vote thereat, addressed to the Member's address last appearing on the books of the Association, or supplied by such Member to the Association for the purpose of notice. I further certify that the foregoing By-Laws were further amended at annual meetings of the membership of the Association, at which quorums were present, held on March 30, 2017, and March 28, 2019, by votes satisfying the aforesaid requirements with required notice given in like manner.



**Raintree Lake Property Owners Association is currently seeking a Full-time Skilled Grounds Maintenance Technician to fill an immediate position.**

Looking for a self-motivated, driven individual, physically capable of performing various responsibilities in a fast-paced environment with minimum supervision. Must possess effective multi-tasking, managerial, organizational and problem solving skills. Good oral and written communication skills are a necessity.

Grounds Technician is responsible for properly diagnosing and performing repairs and maintenance on all grounds equipment (gas, diesel and small engine.) Maintenance and repair of interior and exterior of facilities including basic knowledge of electrical, plumbing and HVAC.

Experience in operating a variety of equipment including tractors, mowers, chainsaws, and weed eaters, to assist in various grounds keeping duties.



Pay range based on experience. High School Diploma or GED required. Valid Drivers License needed.

Apply in person @ 825 SW Raintree Dr. Lee's Summit MO 64082 or

Submit Application & Resume via email or at above address

Email: [grounds@rlpoa.com](mailto:grounds@rlpoa.com)



**Raintree is accepting Applications for Seasonal Groundskeepers for Mowing, Weed Eating, etc.**

Looking for individuals who are dependable, motivated, self-starters with a valid drivers license.

Position is weather dependent, but usually runs from March through October.

Applications can be obtained in the Raintree office or online at [www.rlpoa.com](http://www.rlpoa.com)

Must be at least 16 years old to apply.



# From Your Security Committee

Contact us: [security@rlpoa.com](mailto:security@rlpoa.com)



## Are You Ready?

Last month we went over what you needed for an emergency kit. This month we will cover making a plan, being informed, and getting involved.

### **Make a Plan:**

Plan in advance what you will do in an emergency. Be prepared to assess the situation. Use common sense and whatever you have on hand to take care of yourself and your loved ones.

### **Develop a Family Communications Plan:**

Your family may not be together when disaster strikes, so plan how you will contact one another and review what you will do in different situations. Consider a plan where each family member calls or emails the same friend or relative in the event of an emergency.

Depending on your circumstances and the nature of the emergency, the first important decision is whether you stay put or get away. You should plan for both possibilities. Watch television and listen to the radio for official instructions as they become available.

### **Create a Plan to Shelter-in-place:**

There are circumstances when staying put and creating a barrier between yourself and potentially contaminated air outside, a process known as sheltering-in-place and sealing the room can be a matter of survival. If you see large amounts of debris in the air, or if local authorities say the air is badly contaminated, you may want to shelter-in-place and seal the room. Have plastic sheeting and duct tape to seal windows, doors and air vents.

Quickly bring your family and pets inside, lock doors, and close windows, air vents and fire dampers. Turn off air conditioning, forced air heating systems, exhaust fans and clothes dryers. Take your emergency kit and go into the room you have designated. Seal all windows, doors and vents, and wait for further instructions.

### **Create a Plan to Get Away:**

Plan in advance how you will assemble your family and anticipate where you will go. Choose several destinations in different directions so you have options in an emergency. Keep at least a half tank of gas in your vehicle at all times. Become familiar with alternate routes as well as other means of transportation.

### **Be Informed About What Might Happen:**

The decisions you make will depend on the type of emergency. Tornado, ice storm, mass shooting and terrorist attacks have different responses. By beginning a process of learning about these specific threats, you are **preparing yourself** to react in an emergency. Go to [www.ready.gov](http://www.ready.gov) to learn more about potential terrorist threats and other emergencies.

### **Get Involved:**

After preparing yourself and your family for possible emergencies, take the next step and get involved in preparing your community. Set up a neighborhood meeting by inviting experts to talk about emergency preparedness. Volunteer with one of the many organizations in the Kansas City area.

If you would like to attend an emergency preparedness meeting here in Raintree, email [security@rlpoa.com](mailto:security@rlpoa.com) with your name and the best day of the week for your schedule. We will try to schedule a community meeting in the Spring.



## **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**

# ♥ HAPPY Valentine's DAY ♥

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

## **The Garden Club:**

Founded in 2003, the Garden Club will celebrate its' 17th 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 an 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. We have a Spring Planting party, a catered Christmas party, Spring and Fall fundraisers, monthly meeting activities, speakers, demonstrations, and field trips. 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.

*You're Invited to the next Garden Club meeting on  
February 20th at 7pm at the Duck Pond Activity  
Center. Join us for an evening of fun, food, and  
fellowship with gardening topics.*

*For more information contact Felicia Manus at  
(816) 686-9210.*

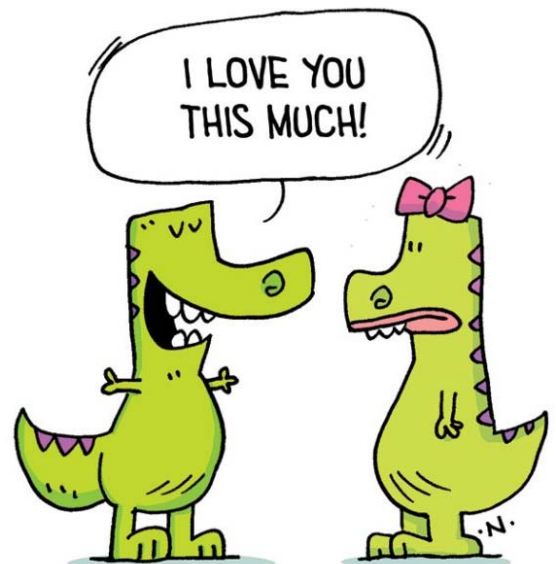
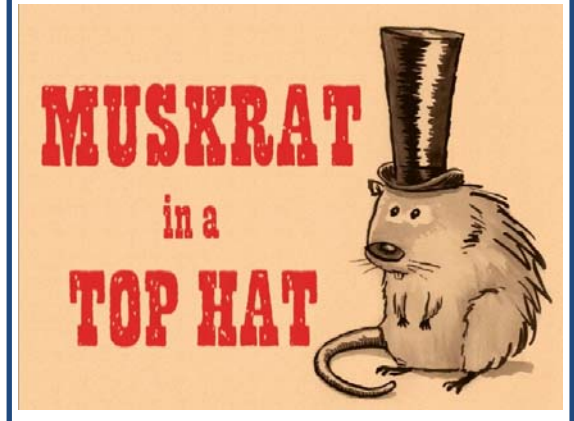
*Written by: Felicia Manus*

## 2019 FEES

Assessments:	Fee
Class A Single Family Annual	\$535.44
Class A Single Family Quarterly	\$133.86
Class B Multi-Family Annual	\$356.76
Class B Multi-Family Quarterly	\$89.19
Commercial Annual	\$476.52
Commercial Quarterly	\$119.13
Boat Slips:	Fee
Boat Slip Lease (Annual)	\$350.00
Boat Stickers:	Fee
Motorboat	\$50.00
Non-motorized	\$15.00
Clubhouse:	Fee
Full Day Use Friday-Saturday-Sunday (9am - 12am)	\$425.00
Half-Day Use Monday - Thursday (excluding holidays) (Noon-10 pm)	\$150.00
Deposit	\$300.00
Mandatory Cleaning Fee	\$150.00
Duck Pond Activity Center:	Fee
Full Day Use Friday-Saturday-Sunday (9am - 10pm)	\$150.00
Half-Day Use Monday - Thursday (excluding holidays) (4-10pm)	\$35.00
Deposit	\$250.00
Mandatory Cleaning Fee	\$75.00
Pontoon (includes one tank of fuel!!):	Fee
Weekday, Full Day Use (8 am - 9 pm)	\$160.00
Weekday Early Bird Special (Mon-Thu, 8 am-2 pm, non-Holiday)	\$60.00
Weekday Afternoon (3:00 pm - 9:00 pm)	\$125.00
Weekends Full Day Use (8 am - 9 pm)	\$185.00
Weekend Morning (8 am - 2 pm)	\$125.00
Weekend Afternoon (3 pm - 9 pm)	\$125.00
Holiday Full Day Use (8 am - 9 pm)	\$200.00
Holiday Morning (8 am - 2 pm)	\$125.00
Holiday Afternoon (3 pm - 9 pm)	\$125.00
Deposit	\$250.00
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/Pontoon Party, etc.	FREE

## 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. Office: 537-7576



2019

# February

2019

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4 Quilting B's 9-4 pm @ DPAC Daisies 5-6pm @ DPAC ARB 7pm @ Clubhouse Lake Committee 7pm @ Clubhouse	5 Ladies Bridge 9:00am & Men's Club 1:30pm both at DPAC Appeals Mtg 7pm @ DPAC	6 Cards 1:00 pm @DPAC Anglers Club 7-9 pm @ DPAC	7 Homeschool Brain Games 9-noon @DPAC Mahjong 1pm DPAC Daisies 6-7 pm @ DPAC Activities Committee 7pm @ DPAC	8	9  <i>Adult Sweetheart Dinner 6:30 pm @ Clubhouse</i>
10	11 Daisies 4:30-7pm @ DPAC Pool Committee-7pm @ Clubhouse Fountain's ARB 7pm @ Clubhouse	12 Ladies Bridge 9:00 am & Men's Club 1:30 pm both at DPAC RLPOA Board Mtg. 7pm @ Clubhouse	13 Ladies Bunco 10 am @ DPAC Canasta 1-4 pm @ DPAC	 14 <i>Happy Valentines Day!</i> Raintree Ladies Love, Coffee Group 9-10 am-Love, Coffee Mahjong 1pm DPAC ARB DEADLINE	15 SHORELINE DEADLINE	16
17	18 President's Day Bee Keepers 9-4pm @ DPAC Fountain's Social Committee-1-3 pm @ Clubhouse ARB 7pm @ Clubhouse	19 Ladies Bridge 9:00 am & Men's Club 1:30 pm both at DPAC Common Ground Mtg. 6:30 pm @ DPAC	20 Garden Club 7pm @ DPAC	21 Homeschool Brain Games 9-noon @ DPAC Pond Comm 10am @ Clubhouse Mahjong 1pm DPAC Daisies 6-7 pm @ DPAC Fountains Heart Healthy Living Mtg. 7pm @ DPAC Siltation Committee 7pm @ Clubhouse	22 Fountains Game Night 7pm @ DPAC	23
24	25 Fountains Bunco 1-3 pm @ DPAC Daisies 4:30-7pm @ DPAC Community Develop Mtg. 7pm @ Clubhouse	26 Ladies Bridge 9:00 am & Men's Club 1:30 pm both at DPAC RLPOA Work Session 7pm @ Clubhouse	27 Wine Club 7pm @ DPAC Canasta 1-4 pm @ DPAC	28 Homeschool Brain Games 9-noon @ DPAC Mahjong 1 pm DPAC Villas Board Mtg. 7:30 pm @ DPAC ARB DEADLINE		

# New Residents

## Welcome to the Neighborhood!

Eugene & Jan Morin  
414 SW Seaside Sparrow

Carly Donnell  
614 SW Raintree Drive

Jake Magee  
914 SW 163<sup>rd</sup> Street

Devin Boss  
3828 SW Windsong Drive

Matthew & Cassie Edens  
5116 SW Mallard Point



Welcome!

# SOUND OFF!

One Raintree homeowner suggests that the neighborhood would look much better if homeowners would rake their leaves. He comments that many yards and sidewalks are a mess!



# St. Valentine Day

Match the words to the correct pictures and complete the crossword. Then find a secret message.

arrow  
balloons  
broken heart  
cake  
chocolate  
Cupid  
date  
doves  
flowers  
gift  
heart  
hug  
kiss  
love  
poem  
rose  
teddy

The secret message is Anyone can catch your eye, \_\_\_\_\_ special to catch your heart.

## Raintree Winter Office Hours

Monday - Friday  
9 am - 4 pm

Saturday  
9 am - noon

825 SW Raintree Dr.  
LSMO 64082

office@rlpoa.com  
General Manager: Rachele Vandiver  
manager@rlpoa.com  
Office: 537-7576 Fax: 537-5621





# raintree committees

The various committees at Raintree are made up of residents just like you, who want to be active in the neighborhood, keeping Raintree a great place to live!

Listed below are the various committees, and their meeting times. Those interested in getting involved in a committee or want to learn more can email or just show up to a meeting!

**ARCHITECTURAL REVIEW BOARD:** Meets at the main Clubhouse, the 1st and 3rd Mondays of each month at 7:00 p.m. The ARB regulates the external appearance, use, and location of the homes at Raintree and has been charged with the responsibility of preserving and enhancing property value at Raintree. Members of the ARB serve by appointment of the Raintree Board of Directors, and have to be recommended to the Board by the ARB. For additional information, contact the ARB at: [arb@rlpoa.com](mailto:arb@rlpoa.com) **Please do not email ARB applications to this email—bring or email to the RLPOA office.**

**ACTIVITIES COMMITTEE:** Meets the 2nd Thursday of each month at 7:00 pm at the Duck Pond Activity Center. Attend a meeting or contact David or Patty Dow at [activities@rlpoa.com](mailto:activities@rlpoa.com) for more information. The Activities Committee enhances the community by planning and organizing various exciting events throughout the year, some for adults only, some for the family, and some for ALL Raintree residents!! This is the “FUN” committee to join!! They put together the Easter Egg Hunt, Pizza and Pontoon party, 4th of July Summerfest, Story Time with Santa, Kite Festival, BBQ Cook Off, Family Swim Party, Movie Night, and much more. Come and be a part of this wonderful committee! This committee is actively looking for new members! All are welcome!

**APPEALS COMMITTEE:** Meets at the Duck Pond Activity Center on the 1st Tuesday of the month at 7:00 p.m. For more information, contact them at: [appeals@rlpoa.com](mailto:appeals@rlpoa.com). This committee hears and makes decisions on resident fines as needed. Any resident who believes they have been unfairly fined has the right to an appeal. Residents can appeal to the Board of Directors if not satisfied with the decision of the Appeals Committee.

**COMMON GROUND COMMITTEE:** Meets at the Duck Pond Activity Center on the 3rd Tuesday of the month at 6:30 p.m. The mission of the Common Ground Committee is to plan, protect, and execute projects that improve and enhance Raintree Lake Common Grounds in a way that respects & benefits our residents today and in the future. Contact the committee at: [commonground@rlpoa.com](mailto:commonground@rlpoa.com)

**COMMUNITY DEVELOPMENT COMMITTEE:** Meets at the main Clubhouse on 4th Mondays at 7:00 p.m. This committee is tasked with the preservation, additions, and restoration of RLPOA property. The committee interfaces with developers, the City, engineers, legal, and contractors. Those who have a general interest are welcome, but especially with any background and experience in the items above. **Contact the committee at: [communitydevelopment@rlpoa.com](mailto:communitydevelopment@rlpoa.com)**

**DUCK POND ACTIVITY CENTER COMMITTEE:** Contact the committee at: [DPAC@rlpoa.com](mailto:DPAC@rlpoa.com) The Duck Pond Activity Center Committee takes care of the Duck Pond Activity Center (DPAC) and the surrounding grounds. The goal is to maintain a lovely building and grounds to be enjoyed by all residents.

**FACILITIES COMMITTEE:** Contact the committee at: [facilities@rlpoa.com](mailto:facilities@rlpoa.com) The facilities committee is responsible for the care of the Raintree Clubhouse and surrounding grounds. As it is a focal point of our community, the committee ensures that the clubhouse building is kept in beautiful shape and that the grounds feature eye-catching landscaping.

**FINANCE COMMITTEE:** The Finance Committee oversees the budget, insurance quotes, annual audit and makes recommendations to the Board regarding financing. **Contact the committee at: [finance@rlpoa.com](mailto:finance@rlpoa.com)**

**LAKE COMMITTEE:** Contact the Lake Committee at: [lake@rlpoa.com](mailto:lake@rlpoa.com) The Lake Committee meets at the main Clubhouse on the 1st Monday of the month at 7:00 p.m. The Lake Committee supervises all activity on Raintree Lake and is in charge of policy regarding boat sizes, boat permits, operation of boats on the lake, and boat slips.

**NOMINATING COMMITTEE:** Contact the Nominating Committee at [nominating@rlpoa.com](mailto:nominating@rlpoa.com) The Nominating Committee recruits individuals to serve on the Board of Directors and reviews applications prior to the Annual Meeting. They are instrumental in facilitating the election process of the Annual Meeting. The RLPOA Board nominates the members of the nominating committee at the March Annual meeting each year. Interested persons should contact the Board and/or the committee chair prior to March to express interest.





# more raintree committees

**POND COMMITTEE:** Meets at the main Clubhouse on the 3rd Thursday of the month at 10:00 a.m. The goal of the Pond Committee 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! If you are interested, please come join us. **You can email them at: [pond@rlpoa.com](mailto:pond@rlpoa.com)**

**POOL COMMITTEE:** Meets at the main Clubhouse on the 2nd Monday of the month at 7:00 p.m. The Pool Committee works to maintain and improve the Raintree Pool. **Contact them at: [pool@rlpoa.com](mailto:pool@rlpoa.com)**

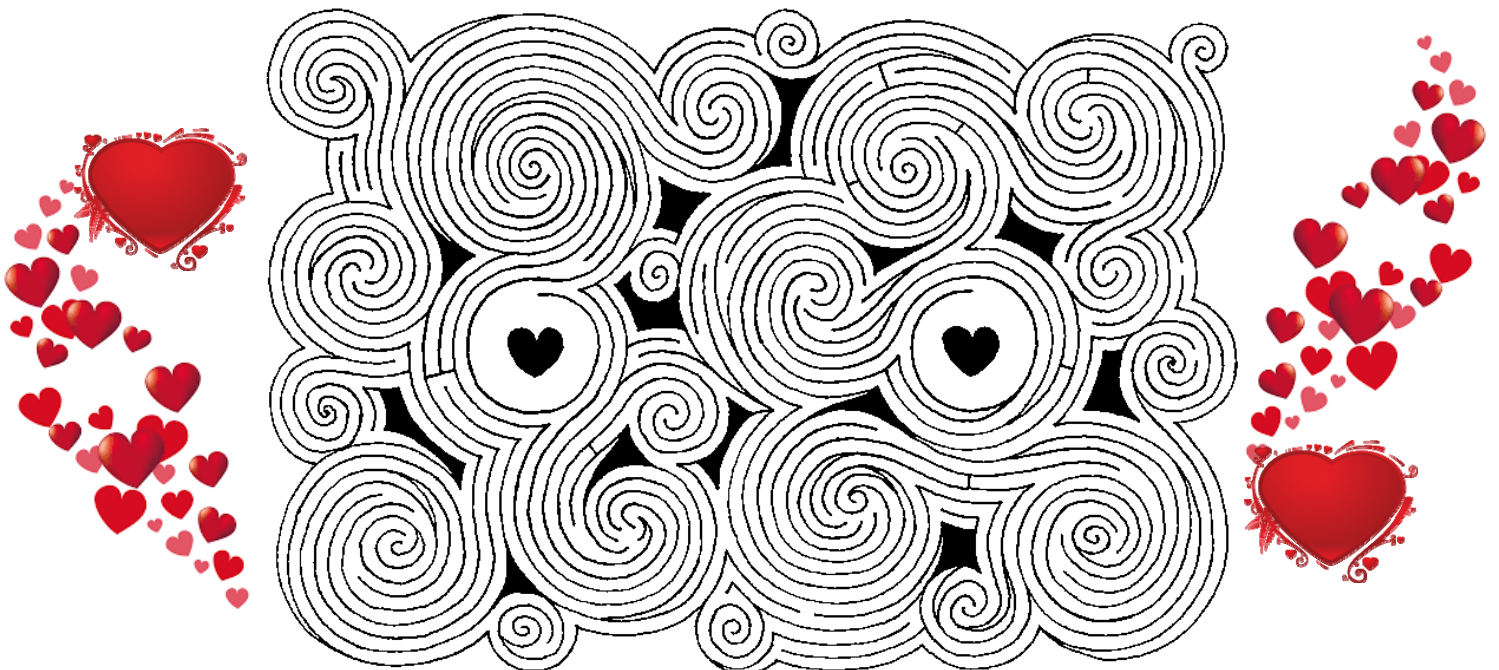
**RAINTREE VIEW COMMITTEE:** Contact the Raintree View Committee at [raintreeview@rlpoa.com](mailto:raintreeview@rlpoa.com). The Raintree View Committee facilitates the use, development and maintenance of Raintree View Property located at 5130 SW Raintree Parkway. The Raintree View Committee assists in providing a safe, attractive and pleasant environment for children to play and families to gather without compromising or affecting the quality of life to neighbors. The View Committee ensures that future development of the Raintree View property is in keeping with the entire Raintree Community. This committee is actively looking for new members! All are welcome!

**SECURITY COMMITTEE:** Contact the Security Committee at [security@rlpoa.com](mailto:security@rlpoa.com) for more information. This committee exists to report, gather and communicate information to the Lee's Summit Police, RLPOA Board, and the residents of Raintree Lake.

**SILTATION COMMITTEE:** Contact the Siltation Committee at: [siltation@rlpoa.com](mailto:siltation@rlpoa.com) for more information. The Siltation Committee oversees construction and monitors erosion at Raintree. Soil that enters the lake due to run-off and erosion collects on the bottom of the lake as silt. Minimizing this erosion helps to maintain a clean lake community. The Committee addresses existing problem sites where excess silt has accumulated, examines possible solutions, and makes recommendations to the RLPOA Board of Directors.

**SOCIAL MEDIA COMMITTEE:** The Social Media Committee maintains the Raintree Lake original Facebook page. **Contact them at: [socialmedia@rlpoa.com](mailto:socialmedia@rlpoa.com)**

**WELCOME COMMITTEE:** Contact the Welcome Committee at: [welcome@rlpoa.com](mailto:welcome@rlpoa.com) This committee collects items for and prepares Welcome Baskets that new residents receive when they visit the Raintree Office for the first time.



Help the Twin Souls find each other to become One Heart

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

## 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, the Public Works Department 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 the driveway will lessen the amount of snow left at the driveway entrance and/or sidewalks during plowing.

## 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.

**Lee's Summit Snow Desk: 816-969-1870**

For additional information, visit the Lee's Summit Snow Page at: [LSsnow.net](http://LSsnow.net)

## CODES BLOTTER

Trash— 33

Boat and/or Trailer— 2

Inoperable Vehicle—1

Incompletion of Project—1

## 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 816-537-7576.



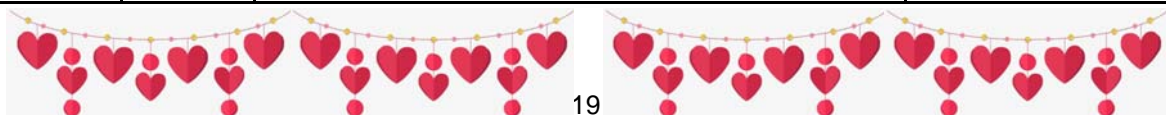
Stay current on Raintree events with weekly bulletins and instant news alerts on important items of interest such as water quality reports and police alerts. Sign up at: [www.rlpoa.com](http://www.rlpoa.com)

**1,378 members are already signed up!**

# Teens for Hire

Call Office to update: 537-7576

Name	Age	Services	Telephone
Jayme	16	Babysitting	309-9364
Paul	17	Lawn mowing & trimming, snow removal. Dependable.	816-223-7656
Alyssa	16	Babysitting	816-366-0119
Ashlyn	16	Child care	913-299-7466
Lauren	16	Babysitting	816-447-6296
Paige	16	Pet Sitting and Babysitting, CPR Trained	816-260-8634
Kylie	15	CPR Trained, Certified Babysitter, pet sitting, dog walking	816-674-9404
Jaylin	15	Babysitting	816-582-5092
Elijah	14	Babysitting, lifesaving & first aid certified, lawn mowing	816-225-7920 or 816-918-9947
Caleb	14	Pet sitting	210-1569
Peyton	16	CPR Trained, Certified Babysitter	816-889-8133
Ben	17	Mowing	816-350-9945
Tiarnyn	13 1/2	Dog sitting or walking, babysitting, mowing	816-977-6052 or 913-271-2918
Seth	16	Lawn mowing (4 years experience), leaf removal, trimming, snow removal	816-604-8625
Martina	17	Babysitter, dog walker, pet sitter	816-207-9636
Ella	13 1/2	Responsible Mother's Helper - Fun & Energetic Babysitter! Raymore Parks & Rec CPR Certified	(816) 882-3193
Gabby	15	Certified Babysitter. CPR Trained. Dog Walking	(816) 743-1955
Ethan	15	Mowing	(816) 223-8522
Lilley	18	Swim lessons- CPR certified, 3 years lifeguarding, taught swim lessons for 2 years	(816) 438-1323
Austin	16	Lawn Mowing, Raking, Seasonal Cleanup	(816) 282-4590
Jada	14	Babysitting (Certified Babysitter & CPR Training), Dog Walking and Dog Sitting	816-898-2249
Hope	16	Babysitting and dog/pet sitting	816-209-8911
Samuel	15+	Interested in long and short-term grass cutting, other yardwork including leaf raking. Also Life Saving, CPR, First and AED Certified.	816-645-9633
Hannah	17	Babysitting/Housekeeping	816-654-4683
Emma	16	Babysitting and Animal Sitting	816-225-8112
Kennedy	13	Babysitting	816-489-8776
Riley	14	Nanny, Dog Walker, Housesitting	816-560-2278
Christian	12 1/2	Pet sitting, Snow removal, Leaf/limb removal	816-927-5290





## Poinsettias Can Bloom Again Next Year!!

COLUMBIA, Mo. - That forlorn-looking, leftover plant from a bright holiday season can burst with merry blooms again if given tender, loving care.

"The care given a poinsettia following the holiday season largely will dictate whether or not the plant lives to see another Christmas," said University of Missouri Extension horticulturist David Trinklein. "Most avid gardeners cannot bear the thought of discarding a healthy plant. Thus, this is the time of the year when many poinsettias find their way from a prominent location in the home to a sunny window."

Re-blooming a poinsettia the following Christmas is not easy, but it is interesting and rewarding, Trinklein said. "If you are up to the challenge, then take good care of your plant throughout the winter by keeping it in a bright window. The plant probably will not make much active growth, therefore fertilize it sparingly."

After the danger of frost has past, move the plant, with pot, outdoors to a well-lit location. Water and fertilize the plant throughout the spring and summer. Once outdoors, the plant should make significant growth and exceed what is an attractive plant-to-pot ratio, Trinklein said. When this happens, trim the plant severely—6 to 8 inches—to make it more compact. Do this around Labor Day and move the plant indoors.

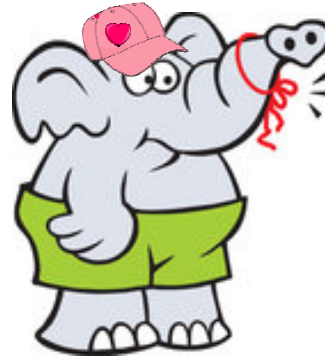
Poinsettias are short-day plants that bloom only when receiving about 13 hours of uninterrupted darkness each day. In the Midwest, that critical day length occurs about Sept. 25. This triggers the flowering response, which in turn leads to the formation of the colorful bracts.

Carry out the following regimen in the home to force it to flower: In late September, set the poinsettia in a dark closet every evening at sunset and remove it the following morning after sunrise. Alternatively, place a lightproof hood or cover over the plant each day at dusk and remove it the next morning. This practice can be discontinued when color development of the bracts is well underway, Trinklein said.

Don't be discouraged if your yearlong effort does not produce a plant as beautiful as it was the year before, he said. "Even the best conditions indoors provide considerably less light than the greenhouse the plant was produced in originally. However, it is worth the effort to see the phenomenon of leaves turning into colorful bracts at least one time by re-blooming a poinsettia."

More information about poinsettia care is available in the MU Extension guide "Care of Flowering Potted Plants" (G6511) at <http://extension.missouri.edu/p/G6511#Poinsettia>.

## Reminder: Keep Dues Up-to-Date!



Fourth quarter dues for 2018 was due December 31st.

First quarter billing for 2019 was mailed out in January and will be due by March 31st.

For your convenience, there are **FOUR WAYS TO PAY** your Raintree dues:

**Mail it in!** (825 SW Raintree Drive)

**Drop it off!** Pay in the office with check or cash (same address as above.) Also, there is a drop box available by the office door, in case you want to drop something off when office is closed.

**Direct Debit**—just stop by the office with a voided check and we'll help you get set up!

**Online at RLPOA.com**—pay from the comfort of your home (fees apply). **Show your receipt in the office if you need immediate proof of your transaction.**



# Fun, Games and Togetherness!



## Card Players Wanted

### Ladies' Bridge Club

Come to the DPAC on Tuesday mornings at 9:00 to join the fun. Everyone plays! From beginners to advanced, whatever your level, you will fit right in.

### Men's Club

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

## Mahjong



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



The Raintree Wine Club will meet the 4th Wednesday of the month at the Duck Pond Activity Center at 7:00 p.m. Come join the fun! Contact Lynn Tatzko at: [LTatzko@gmail.com](mailto:LTatzko@gmail.com) with any questions.

## Calling all Golfers!!!

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

Contact Gary Starr for more information: [gstarr44@gmail.com](mailto:gstarr44@gmail.com)



## 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

## Raintree Lake Motor Club Join us on Facebook!

The Raintree Lake Motor Club Facebook site was created by a Raintree Lake resident. This site will allow those who own cars, trucks, bikes, or any other type of motorized vehicle enjoyed, the ability to meet, go on rides, grab an ice cream, dinner, drinks, etc. Just send a friend request and we will accept it so that you will have access to post. Looking forward to meeting you.



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

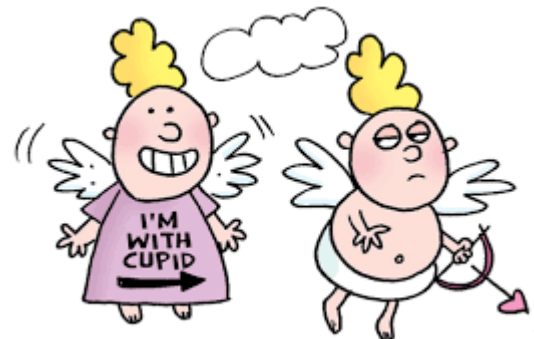
## Raintree Ladies Love, Coffee Group

We will be meeting every 2nd Thursday of the month from 9-10 a.m. at Love, Coffee which is located at 813 SW Lemans Lane in Lee's Summit. Come join us for coffee and conversation! See you there!



Questions? Contact Judy Anderson at 913-940-8669

Like to play Canasta? Whether you've played all your life, or never played, all are invited to come enjoy this fun game, hosted by the Fountains. Where? Duck Pond Activity Center on the 2nd and 4th Wednesdays from 1-4 pm at the DPAC. Make plans to join us!





**Scentsy**  
INDEPENDENT  
CONSULTANT



**Tracy & Joe Damario**  
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*WicklessInfo@gmail.com*  
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Contact Paul Barr, Raintree resident    **816-519-9910**

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# YEAR ROUND YARDWASTE PICKUP!



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SANITATION**

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By calling  
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**Constablesanitation.com**



JUST 5 MILES FROM RAINTREE LAKE



Preschool - 12th Grade • Biblically Integrated • College Preparatory • MSHSAA Member

**JOIN US FOR ONE OF OUR CAMPUS VISIT DAYS**

8:30 - 10:30 a.m., February 20 & 21 - Kindergarten Preview

8:30 - 10:30 a.m., February 28 & March 1 - Early Education Preview

1 - 3 p.m., March 1 - Campus Visit Day

Call 816.525.1480 to RSVP or for more information.

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1450-1500 SW Jefferson, Lee's Summit MO 64081 • 816.525.1480 • summit-christian-academy.org

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TEAM

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**4621 Gull Point Dr -Raintree - \$999,000**



**5031 Widgeon Way (comes w/Dock) -Raintree - \$459,900**



**4608 Gull Point Dr - Raintree \$402,000**



**5125 Royal Tern Pt - Raintree \$328,000 SOLD IN 43 DAYS!!**



**920 Drake - \$376,900 -Raintree SOLD in 6 Days!!!**



**4001 Reef Point -Raintree \$370,000 SOLD IN 38 DAYS**

**With the New Year comes New Buyers and they are eager to find the perfect home for their family at Raintree Lake!  
We look forward to putting more SOLD signs at our #1 selling Lake Community-Raintree Lake!  
Visit: [LeesSummitLakeHomes.com](http://LeesSummitLakeHomes.com), the best source for buyers looking for newly listed Lake Homes.**

**Renee Amey 816.213.3421 Brenda Durham -Raintree Resident 795.2595/office**

**Renee Amey TEAM - RE/MAX® Elite**  
4243 Lakewood Way - Lee's Summit, MO 64064 - 816.795.2595 office





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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:** Lakefront Raintree home with two or more bedrooms on main level. Already living in Raintree and wanting to move in the next few years. Call or text Mark at 816-304-0576.

**House for Sale by Owner:** Big corner lot, All brick - raised ranch, three bedrooms, 3 full bathrooms, formal living room, formal dining room, Large eat-in kitchen, laundry room, family room with wood burning fireplace and buck stove insert, alarm system, Lawn sprinkler system, two decks, Recently replaced hail-proof roof lifetime warranty. Call 816-809-3127.

**For Sale:** Heavy solid oak table & 6 chair set – new – used only twice, medium dark stain, self storage leaf under table, originally purchased for \$1200, (reduced from \$2300 retail price), asking \$900 or best offer. Must sell due to house sale. Call (816) 809-3127.

**For Sale:** Lazy Boy Recliner – remote lift chair with heater and massager – new – used 10 times, wide width, upgraded premium material, purchased for \$2400, asking \$900 or best offer. Must sell due to house sale. Call (816) 809-3127.

**For Sale:** Honda Wheels – set of 4 – 17 inch cast aluminum – new in boxes...Asking \$500 for the set, or best offer. Must sell due to house sale. Call (816) 809-3127.

**Boat Slip for Sublease:** Located in Sunset Cove behind Ward Road. Slip 2-W. No pontoons. 8'1" maximum width – ideal for PWC or low profile fishing or ski boat. Call William or Terri 623-9134.

**Pontoon Boat For Sale:** 2003 Tracker Party Barge - Regency Edition - 24ft / 3L - 135 HP Mercruiser I/O. Hard top. Very good condition and very low hours. Lots of accessories. \$9,000. Can email or text photos and details. 816-588-3848

**Wanted:** Boat Slip for sublease for the 2019 season, any location. Please call Jan @ 913-220-3642.

**Wanted:** Boat Slip to Sublease for the upcoming 2019 season. Any location. Please call Sherry at 816-225-5740. Thanks!

**Wanted:** Boat slip to sublease for 2019 season. Any location. Please call Brian at 816-560-4676.

**Wanted:** Boat slip needed for 2019 Season. Call Jeff at 816-916-9037.

**Wanted:** We are looking to sublease a boat slip for 2019 season. Please call Brian at (913) 314-6632.


**For Sale:** Full-sized Black Leather Hide-A-Bed Sofa. Nice for Camper or extra sleeper. Cash and Carry, \$100.00. Call 620-842-2053.

**Wanted:** Looking to sublease a boat slip near the Clubhouse. Please call David at 816-898-1585. Thanks!

**For Sale:** Full size bed set includes: Headboard, Bed frame, 1 night stand and 1 desk, lightly used, like new, price reduced to \$120. Please text 816.875.6828 if interested. Thanks.

**For Sale:** Nintendo Wii Console & Games Storage Rack Tower Organizer Stand for sale, like new - \$15. Please text 816.875.6828 if interested. Wii console not included. Thanks.

**For Sale:** Cooler Master Stacker 830 Evo Black Aluminum ATX Computer Case for sale, like new - \$50. Please text 816.875.6828 if interested. Thank you.



### Raintree Residents!!

Did you know classified ads for personal items are free to residents? Got an item for sale? Let us know! You could see your ad here next month!

## 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!**

## Stay Warm & Be Safe!

**2018—2019  
RAINTREE  
BOARD OF DIRECTORS:**

**Officers:**

**President: Jeff Sowinski  
Vice President: Mark Spencer  
Secretary: Brian Williams  
Treasurer: Sharon McCann**

**Board Members:**

**Charlie Burke, Mike Conway,  
Cindy Lyon, Daniel Merrick,  
and Jeff Vaughn**

**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**

**Assistant General Manager:  
Josh Cresswell (537-7576)  
jcresswell@rlpoa.com**

**Horticulturist/Grounds Manager:  
Tara Rew (537-7576)**

**Water Patrol:  
Mark Soulia (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:** Chairperson TBD  
**Appeals:** Roland Thibault  
**Common Ground:** Kathy Goldman  
**Facilities:** Toni Trivalent  
**Lake:** Tim Hamilton & Bob Burasco  
**Pool:** TBD  
**Activities:** David & Patty Dow  
**Raintree View:** Chairperson TBD  
**Duck Pond Activity Center:** Marilyn Burasco  
**Nominating:** David Elliott  
**Finance:** Sharon McCann  
**Siltation:** Carole Owsley  
**Welcoming:** Rose Marie Walter  
**Pond:** Roger Sense  
**Community Development:** Wanda Tyner  
**Security Committee:** David Mitchell  
**Social Media Committee:** Megan Gentile

**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:** 1st Monday 7pm @ Clubhouse  
**Pool:** 2nd Monday 7pm @ Clubhouse  
**Activities:** WATCH CALENDAR  
**Raintree View:** WATCH CALENDAR  
**Duck Pond Activity Center:** Every other month-TBD  
**Siltation:** WATCH CALENDAR  
**Pond:** 3rd Thursday 10:00 am @ 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  
Office: 537-7576  
Fax: 537-5621

office@rlpoa.com,  
manager@rlpoa.com

Visit us on the web at  
www.rlpoa.com

OR CURRENT RESIDENT

## *Appletree Academy "Where Learning Is Fun!"*

**OPEN HOUSE Presidents Day, Feb. 18<sup>th</sup> 10:00-12:00**

"Appletree Academy has been a part of my family for over twenty years. My sisters and I all attended Appletree Academy in its early years. We couldn't love it more! Jan is a great Director and even more amazing person. Her dedication in getting to know the students and their families amazes me and makes me so happy knowing my son, Bennett, is truly being cared for by the best. The education is incredible! My son is in his first year at Appletree & has learned so much in 5 months! The staff at Appletree are so patient & kind!"... Hannah

**ENROLL FOR FALL 2019**

Christian Preschool ages 3-5

Jan McDonough, Owner/Director

1800 SW 150 Hwy 816-537-5659



Hannah Gorman and Bennett

[appletreeacademy.biz](http://appletreeacademy.biz) [janschool@comcast.net](mailto:janschool@comcast.net)

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