

SHORELINE

Raintree Lake Property Owners Association

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

For additional information, please see pages 4—9.



**Thursday, March 14, 7:00 pm
at the Clubhouse**

Proposed Special Assessment Projects

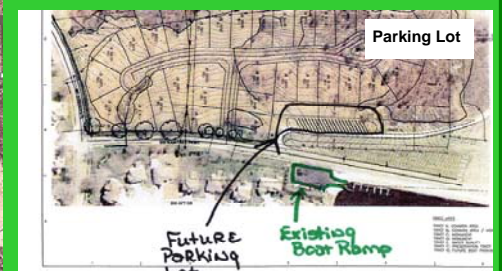
See pages 6-7 for more information!



Splash Park



Pavilion



Parking Lot

Future Parking lot
Existing Boat Ramp

Financial Statement

As of January 2019

Money Market Sweep Account: \$357,960.16	Future Projects: Facilities: \$15,000
Capital Asset Reserve: \$46,025	Raintree View: \$16,550
Income: \$119,013.75	Siltation Loan: (\$45,000)
Expenses: \$147,380.90	Ward Road: \$10,000
2018 Rollover— Transferred: \$2,804	Duck Pond Activity Center: \$3,000

Delinquency Report Comparison

2019	2018
One Quarter Past Due:	
102 Lots totaling \$12,359.62	123 Lots totaling \$14,946.85
Two Quarters Past Due:	
53 Lots totaling \$13,381.59	43 Lots totaling \$10,757.05
Three Quarters Past Due:	
10 Lot \$3,811.87	6 Lots \$2,458.58
Liens:	
15 Lots totaling \$28,662.60	18 Lots totaling \$44,416.83



Board Approvals for February 11, 2019



- Board approved \$700 sponsorship of Raintree Rays Swim Team
- Board approved Pool Contract, budgeted up to \$90,890
- Board appointed new member of the Architectural Review Board, Troy Caskey
- Board approved 2019 Ballot for Annual Meeting

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.
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 or attend an upcoming meeting. *Please do not email ARB applications to this email—bring or email applications to the RLPOA office.*

Board Candidate Profiles



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



Name: Marsha Powell

Address: 3908 SW Windjammer Ct.

Employment: Semi-retired H & R Block

Years at Raintree: 24 years

I have lived in Raintree since 1995. I am currently semi-retired, working seasonally as a Senior Corporate Recruiter. I retired from Hallmark Cards in 2012, as a Corporate Recruiter & Manager. My skills include communication, relationship building, attention to detail, teamwork & leadership. I have served on Raintree's Activity Committee, Greater Kansas City Disability Mentoring Day, Boy Scouts of America, Deacon member at Deerbrook Covenant Church and United Way Corporate Chairman. My goal is to be an integral part of the Raintree Leadership team. I believe the Board of Directors should represent Raintree residents and bridge communication gaps between the Board and residents.

Class A Single-Family

Board Candidate Profiles



Name: David York

Address: 1004 SW Drake Circle

Employment: Lee's Summit Fire Department

Years at Raintree: 1 year as of May 2019

Hello, my name is Dave York and I am seeking a position on the RLPOA Board. I am a lifelong Lee's Summit resident and while I have only been a Raintree property owner for coming up on one year, I have always had friends that live here and have spent a lot of time in and around the lake. It is my privilege to live and work in Lee's Summit. I am a Captain with the Lee's Summit Fire Department and am stationed at 150 and Windermere. For 22 years I have been with the Fire Department. I am active in our Fire Fighters Charities through our Union Local and have served as an executive board member in the past. My wife, Tina, and I have three children, Hayley, Emily, and Will. The two girls have both worked for the Water Patrol.

HOAs often get a bad reputation, however they play a vital role in maintaining property values while providing amenities to be enjoyed by all who reside and visit. It is our responsibility as residents to know and follow the rules. With the covenants in place, I would be fair and balanced in the enforcement of violations and appeals. As a board member, I would encourage ownership in our community by participation in one of the many committees.

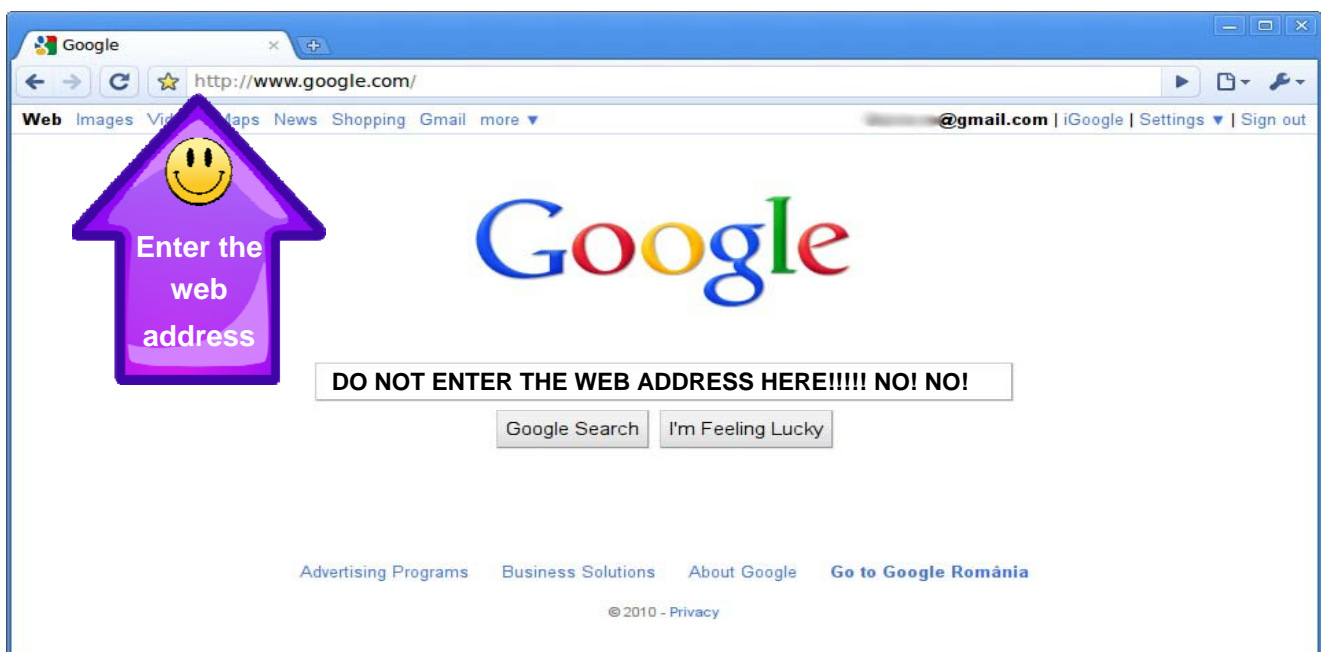
Class B Multi-Family/Commercial



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.



SPECIAL ASSESSMENT PROPOSAL, EXPLAINED

Raintree Lake is a community of 2000 plus homes. Our community features a large recreation lake with boating, fishing, and water activities. There are community meeting and event spaces, including a lakeside clubhouse. The community also features a swimming complex for residents, playground areas, and landscaped walking trails.

We enjoy stable real estate values, with homes appreciating annually. Raintree is a desirable home location in the Kansas City area, with good schools and responsible local government. A homeowners association of elected board members oversees an annual budget, with strict limits on dues increases.

The current annual dues assessment is adequate to cover operating costs. Raintree dues are roughly half the amounts paid by neighboring lake communities. Historically, when capital improvements have been brought before the membership, the costs have been approved for non-budgeted needs. The two prior special assessments provided funds for lake shore stabilization, and the community swimming pool complex.

As our community has grown, the Board has been requested to provide further amenities for homeowners. Raintree's leadership position as a community of value in this area depends on maintaining our value proposition for existing and prospective homeowners. Your Board feels our individual property values, our investments in our homes, depends on maintaining and enhancing our community infrastructure.

The projects proposed are beyond the capability of our annual budget. Fortunately, we are a large community, 2053 properties and growing, so these infrastructure projects require only a minimal investment from each property owner.

Walking trails are considered by many to be the most popular amenity in our community, as evidenced by the daily, year round usage we see. The 3.25 miles of walking trails proposed can be viewed on a map on our website, rlpoa.com, along with other ideas mentioned below. From the home page, go to the "Committees" tab at the top. A drop down will list "Special Assessment Committee" second from the bottom. This will display more information, including a map of the proposed trails.

The splash park will be located at Raintree View on Raintree Parkway (between Seagull and Snowy Egret) on the south side of the lake. Currently it has a playground and parking area. The advantages of a splash park, versus a pool, are splash parks do not require life guards or the man-hours to open and close each day. The water fountains function by pressing a button on each fixture, which will then run for the preset time. Controls will be in place so it functions during designated days and hours that will most likely coincide with the pool season. A filtration system is not needed, as the water fountains will use fresh water (city) only. Since this park can be designed to discharge to the storm sewer, we would not be charged for the sewer, which is about 50% of household water bills. The monthly water consumption should average about \$3,000 per month, for about 3 months of operation each year, which is considerably less than the \$35,000 monthly operational cost of a swimming pool.

It has been proven that one of the benefits of being out in nature is stress reduction. Being outdoors, soaking up Vitamin D, viewing nature, reduces anger, fear and stress and increases pleasant feelings. Consequently, it may also reduce blood pressure, heart rate, muscle tension, and the production of stress hormones. (www.theshoresoflakephalen.com/benefits-of-being-in-nature/.)

Now add to that the benefit of working out as you walk along the walking trail. The exercise stations will be a part of the trail system that goes along the back perimeter of Raintree View. Come enjoy the sunshine, nature and an opportunity to work out.

A shelter house in this new recreational area will provide a place for parties, shelter and shade while visiting the park. Restrooms located in this vicinity have been on the list of most requested amenities for some time. They will be even more appreciated when the splash park is in operation, playing at the playground or walking/working out.

The pavilion at the clubhouse will be located on the north lawn possibly by the pool. This will provide space for the many summertime activities, birthday parties, picnics or just stopping in for a rest at a shaded area and others you may think of.

The boat trailer parking lot will be located across from the boat ramp to the east. This will provide a place for parking boat trailers, so they will not be parked along the roadway. With the new houses being built in this area, there will no longer be the open field to pull off into. It is not legal (per Federal Regulations) to park on dams, and ours is no different. Also, those who participate in sledding on the back side of the dam will now have a safe and legal place to park.

A yes vote for these projects will make a profound improvement in our community whether you utilize every one of them or not. Whether you plan to make this your home for many years to come, or plan to sell someday.

As a homeowner, you are a "stockholder" in RLPOA, and capital improvements positively increase the value of your stock. Your HOA Board is committed to increasing the value of your investment in our Raintree Lake Community.

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**

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
163rd 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/>

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 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.***

Riddle Me This



1. Which is faster, hot or cold?
2. Forward I am heavy. Backward I am not. What am I?
3. What kind of dog never bites?
4. It is black, but you say it is clean. It is white, but you say it is dirty. What is it?
5. Which table doesn't have legs?
6. What is never used until it is broken?
7. What starts with E, ends with E and only has one letter?
8. How many months have 28 days?
9. What three letters can frighten a thief away?
10. I have cities but no houses, forests but no trees, rivers but without water. What am I?
11. The more you take away, the bigger I become. What am I?
12. When is your uncle's sister not your aunt?
13. When will a net hold water?
14. A hungry donkey was tied to a rope eight feet long. About thirty feet away there was a basket of fresh carrots. The donkey wanted to eat those carrots. How did he reach them?

Find answers elsewhere in this publication.



Come enjoy the **Fountains Spring Potluck Dinner**
for a fun night of sharing good food and conversation.

Bring your favorite dish to share!

Saturday, April 6, 2019

5:00 p.m.

Raintree Clubhouse

Beverages – water, tea, coffee, and lemonade – as well as tableware will be provided.
Tickets **\$5.00** per person. Please **RSVP by Monday, April 1st** so we can plan properly.

For information or to sign up, contact:

Cindy Wilkinson 816-304-8522 or niemann.cindy@gmail.com

Carol Windler 816-623-3614 or r.windler1501@comcast.net

Watch your email in mid-March for a link to a sign-up sheet.



Raintree Annual Easter Egg Hunt



When: Saturday, April 20th

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***

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

Raintree Lake Kite Festival

Saturday, May 11th

(Rain Date: Saturday, May 18th)

Registration at Fox Run Pond: 1:00—1:30 pm

(Located South of County Line Rd)

Kite Flying 1:30—3:15 pm

Awards Presentation: 3:30 pm

Awards given for:

Best Original/Homemade

Highest Flying

Longest Flying Kite



Where? Raintree Lake Common Ground on south side of County Line Road between Admiral Byrd & Gull Point Drive.

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



-March-

"Springtime is the land awakening. The March winds are the morning yawn." Lewis Gizzard



Joyce Stolberg and Cynthia West 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/committee chairs and various garden club events and programs.

Gardening Tips:



- Ornamental grasses should be cut to the ground just as the new growth begins.
- Summer and fall blooming perennials should be divided in spring.
- Pansies may be planted outdoors now, as well as trees, shrubs, and perennials.

You're Invited to the next Garden Club meeting on March 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



Reminder: Keep Dues Up-to-Date!



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

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.**

Pool Employees Needed!

Aquaticare Pool Management Company will be accepting applications for lifeguards, gate attendants and concession employees for the 2019 season.

Lifeguard applicants must be 15 years of age by June 1, 2019.

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 March 31, 2019 at 1:00pm 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 2019 swim season!



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



1. Hot, you can easily catch cold.
2. Ton
3. A hotdog
4. Blackboard
5. Vegetable
6. Eggs
7. An envelope
8. All of them.
9. I C U
10. Map
11. Hole
12. When she's your mother.
13. When the water is frozen.
14. The rope wasn't tied to anything else.

2019 Activities Schedule

Easter Egg Hunt	4/20
Spring Garage Sale	5/2 - 5/4
Kite Festival	5/11
Fishing Derby	5/27
Summerfest & Fireworks	7/4
Fall Garage Sale	9/5 - 9/7
Trunk or Treat	10/26
Visit with Santa	12/7

Raintree Lake Property Owners Association is currently seeking a 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.

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



**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

Must be at least 16 years old to apply.

2019

March

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	7 Homeschool Brain Games 9—noon @DPAC Mahjong 1pm DPAC Daisies 6-7 pm @ DPAC Activities Committee 7pm @ DPAC	8	9
10 Daylight Savings Time Begins	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 Raintree Ladies Love, Coffee Group 9-10 am-Love, Coffee Mahjong 1pm DPAC  ARB DEADLINE	15  SHORELINE DEADLINE	16
17  Raintree Angler's Club Tournament 8am—1pm	18 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 Villa's Meeting 6:30 pm @ Clubhouse	21 Brain Games 9—noon @ DPAC Pond Comm 10am @ Clubhouse Mahjong 1pm DPAC Daisies 6-7 pm DPAC Siltation Committee 7pm @ DPAC Activities Comm 7pm @ Clubhouse	22 Fountains Wine & Cheese Tasting 7pm @ DPAC	23
24	25 Fountains Bunco 1-3 pm @ DPAC Daisies 4:30—7pm @ DPAC DPAC Comm Mtg. 7pm at DPAC Community Develop Mtg. 7pm @ Clubhouse	26 Ladies Bridge 9:00 am & Men's Club 1:30 pm both at DPAC	27 Wine Club 7pm @ DPAC Canasta 1-4 pm @ DPAC	28 Homeschool Brain Games 9—noon @ DPAC Mahjong 1 pm DPAC ANNUAL MEETING  ARB DEADLINE	29	30
31						

New Residents

Welcome to the Neighborhood!

Cole & Megan Betsworth
4069 SW Lido Drive

Marjorie Scott
4124 SW Minnesota Drive

John & Jennifer Deluca
236 SW Raintree Drive

Debra Green
753 SW Admiral Byrd Drive

Hollie Foster & Ian Templeton
3886-D SW Harbor Drive

Gail Clark
5291 SW Raintree Pkwy

Scott Connell
4063 SW Lido Drive

Kipp & Molly Murphy
3824 SW Windsong Drive



Welcome!

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



CODES BLOTTER

Trash— 17

Boat and/or Trailer— 1

Inoperable Vehicle—3

Preservation of Property—3

Builder's Siltation—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

1,376 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



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 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



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!





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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 SOLD IN 42 DAYS!!



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



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



5009 Raintree Circle- \$649,000 -UNDER CONTRACT IN 12 DAYS!

Springs is almost here & buyers are eager to find the perfect home for their family at Raintree Lake! Do phone us if you are interested in selling your home as we look forward to putting more SOLD signs at our #1 selling Lake Community-Raintree Lake! Visit: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
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Kari Twillegar, Assistant Principal LSHS with Scarlett, Brynley, Giana & Marlow Twillegar

appletreeacademy.biz appletreeacademy01@gmail.com Jan McDonough, Owner

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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.

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.

Wanted: Looking for boat slip to sublease for 2019 season. Please contact Holly at 816-838-1284. Thank you!

For Sale: Custom made Slate Pool Table by Golden West Billiard Inc, Portland, Oregon. \$900. Call Diane at 816-914-0255.

Wanted: Boat lift for ski boat. Please call Rich @ (816) 213-3037.

Wanted: Looking for boat slip to sublease for the 2019 season. Please call Kevin at 816-718-7300.

Wanted: Boat Slip to sublease – 2019 season – any location. Call Jess (816) 916-3925

Wanted: High School Student wanted to help Senior Raintree Lady, to use a computer with pay. Please call Janelle 816-623-5474.

For Sale: Original 3 piece custom fit black luggage for a Chrysler Crossfire convertible \$100. Call 479-586-6235.

WANTED: Boat slip for sublease for the 2019 season, any location. Please call Jan at 913-220-3642. Thank you!

Wanted: Boat slip wanted for sublease for 2019 season. Please call Angela at 816-456-8477.

For Sale: 2013 Ranger 1850 Reata, Fish and Ski Boat, powered by 150 four stroke Mercury outboard. Options include ski tow, front deck cushions, and Bimini. Has a MinnKota Terrova 80 with I Pilot trolling motor, Lowrance Elite 5 Sonar/GPS in console and Mark 5 in the bow. Used only at Raintree. Call 816-537-6310.

Odd Jobs Wanted!

I am recently retired and looking for some part-time odd jobs to keep me busy. Examples of work that I am capable of and interested in are: Lawn and garden maintenance, lawn debris removal, snow removal, fence or deck cleaning and repair, storage shelf building and installation, vehicle cleaning, minor lawn mower maintenance, and junk removal. Contact Kirk at 816-678-9487.

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.

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

NASCAR Fans—For Sale: Radio Shack PRO-89 handheld race scanner radio and 2 headsets, \$80.00. Text 816-223-1310 for more information.

For Sale: King bedroom suite, includes: Headboard, rails, footboard, 2 generous sized nightstand with drawers, Dresser with mirror & chest of drawers. In great shape. Asking \$750. Mattress & box springs still good: no charge. Call: Maureen @ 816-456-6897,

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cabbage you had for
lunch.



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!

**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

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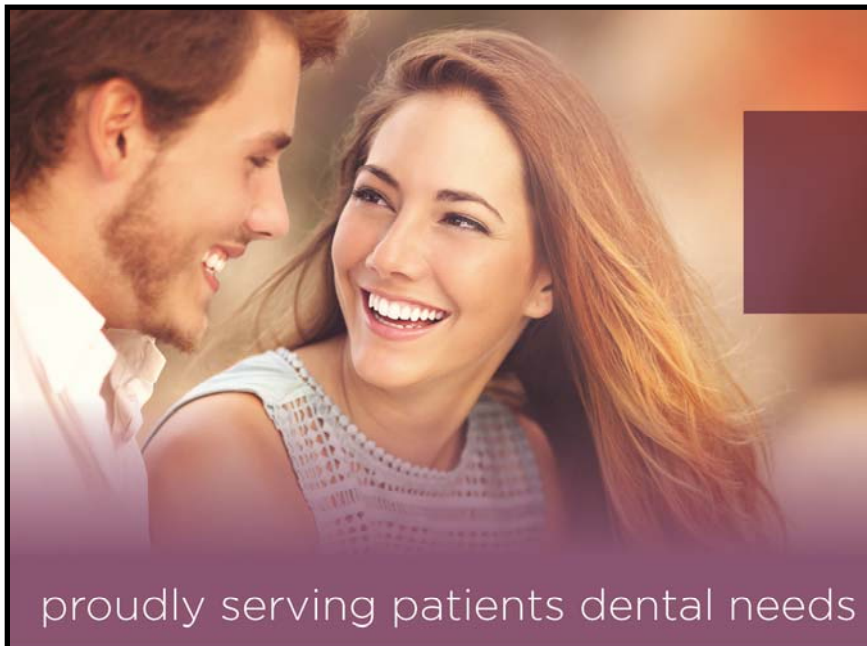
Give us a call for more information.

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