

SHORELINE

Raintree Lake Property Owners Association

February 2024

*Happy
Valentine's Day!*

Special points of interest:

- * **Board Candidate & Election Info** pages 4-9
- * **Garden Club Article** page 10
- * **Valentine Puzzles** page 11
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- * **2024 Activities** page 16
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**Remember! Boat Slip Leases are due by
Friday, March 15th!**

Boat stickers will be available for purchase in April

The Annual Meeting of the Raintree Lake Property Owners



Association will be held as we have in the past, as an in person open meeting. The annual meeting will be held on Thursday March 28th, 7:00 pm at the Clubhouse. In the meantime, we encourage all

residents to vote electronically. Please note that voting will be restricted to members in good standing (dues and fines paid). Ballots will be mailed directly to your home and should be received mid-March. You may vote electronically, fill out a ballot and drop it by the RLPOA office, mail directly to Vote-now or give your ballot to someone to vote on your behalf.

This year, terms expire for the following members of the RLPOA Board of Directors: JC Connelly Class A, Mike Conway Class B, and Charlie Burke Class A.

If you'd like to be a candidate, fill out and send in the form on page 5 Also, please call the General Manager, Rachelle Vandiver, or contact any member of the Nominating Committee (David Elliott, Joan Bruns, San LaPoint, Mary Lynn Tolle, Mehrunissa Ali).

Financial Statement

As of December 2023

Money Market Sweep

Account:
\$750,218.13

Income:
\$85,748.74

Expenses:
\$66,328.72

Net Income/Loss:
\$19,420.02

2022 Roll-Over Funds:
\$48,131.00

Capital Asset Reserve:
\$200,000.00

Future Projects:

Facilities:
\$15,000.00

Raintree View:
\$17,350.00

Siltation Loan:
(\$45,000.00)

Ward Road:
\$10,000.00

Pond Walking Trail:
\$50,700.00

Principal Payments Reserved:
\$100,000.00

Future New Storm Water Project:
\$150,000.00

Delinquency Report Comparison

2023

2022

One Quarter Past Due:

63 Lots totaling
\$10,045.72

90 Lots totaling
\$11,457.41

Two Quarters Past Due:

15 Lots totaling
\$5,869.19

6 Lots totaling
\$1,648.96

Three Quarters Past Due:

4 Lots totaling
\$2,020.19

3 Lots totaling
\$1,278.92

Liens:

11 Lots totaling
\$32,281.80

11 Lots totaling
\$31,886.97

Board Approvals for January 9, 2024

- ◆ Appreciation Dinner budgeted up to \$6,500.
- ◆ Trailer budgeted up to \$3,000.
- ◆ Solitude Pond Management Contract approved 3 year contract



Winter Office Hours

Monday - Friday
9 am - 4 pm

Saturday
9 am - Noon

825 SW Raintree Dr.
LSMO 64082

office@rlpoa.com
General Manager:
Rachelle Vandiver
manager@rlpoa.com

Office: 816-537-7576 Fax: 816-537-5621

Unsatisfied Judgments/Liens

LIENS

| Lot# | First Name | Last Name | Address |
|------|------------|-----------|---------------------|
| 359 | Devin | Grimes | 4043 SW Clipper Ln. |
| SR19 | Jonathan | Poppe | 740 SW Windsong Cr. |

UNSATISFIED JUDGMENTS

| Lot# | First Name | Last Name | Address |
|------|----------------|-------------|----------------------------|
| 43 | Angela | Marks | 3829 SW Harbor Cir. |
| 52 | LaTonya | Wren | 3716 SW Harbor Cir. |
| 295 | Brett | Lloyd | 4069 SW Pendant Dr. |
| 581 | Judith | Casady | 329 SW Marsh Wren |
| 694 | Tiffany/Demond | Reese/Jones | 400 SW Seagull |
| 711 | Roslyn | Haley | 429 SW Seagull |
| NS04 | Tim | Fortier | 4468 SW Raintree Shore Dr. |
| NS24 | Brian | Morgan | 4477 SW Aft |

**NOW HIRING!
SEASONAL
GROUNDSKEEPER**

Application available in the office or on the website: www.rlpoa.com.

Apply in person or in the office, or send resume and application to: dmerrick@rlpoa.com.



Hold On...
Here We Go!!!



RAINTREE LAKE HIRING

- GROUNDS MANAGER
- HORTICULTURIST

TO APPLY GO TO WWW.RLPOA.COM AND FILL OUT EMPLOYMENT APPLICATION AND EMAIL TO OFFICE@RLPOA.COM.



2024 Board Election—Attention Board Candidates

Annual Meeting. At 7:00 pm on Thursday, March 28, 2024, 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 one-third of the Board of Directors.

To Become a Candidate. If you are interested in running for the RLPOA Board of Directors please make your candidacy known to the office by Monday, January 15, 2024, in order to be named on the mailed Proxy Ballot. Although nominations received after January 15 can be accepted up to the close of nominations at the March 28 annual meeting and included on the electronic ballot, candidates listed on the mailed Proxy Ballot will have a clear advantage over those who enter later, particularly because many members will have already voted electronically or by mail before the annual meeting. The Shoreline and the RLPOA website and FB site will also publish your timely submitted biography, statement and responses to any questions posed by the Nominating Committee, along with your photo, if you furnish one. Please remember that there is no provision for write-ins on the Proxy Ballot. Deadline for the February Shoreline is January 15, followed by February 15, for the March Shoreline. Please complete the form on page 5 of this edition of the Shoreline and turn it in to the Raintree office by Monday, January 15, 2024.

Candidate Forum. There will be a candidate forum held at the clubhouse at 7:00 pm on Thursday, March 7, 2024, to let the 2024 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. 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 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 cycle the Class A members will elect all three (and after that the cycle repeats). This being the first year of a new cycle, two Class A directors and one Class B director will be elected.

Board Candidate Forms, Nominating Committee Contact. Forms are available at the RLPOA office (at the Clubhouse) or on page 5 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:

Joan Bruns (Co-Chair) 913-940-6003

David Elliott (Co-Chair) 816-524-6868

Mehrunissa Ali ("Dr. Ali") 816-875-4410

San LaPoint 816-537-6973

Mary Lynn Tolle 816-537-6507



RLPOA BOARD CANDIDATE INFORMATION

NAME: _____

ADDRESS: _____

I AM I AM NOT A MEMBER OF RLPOA. LOT # _____ (IF APPLICABLE)

PHONE: _____ YEARS AT RAIN TREE: _____

PLACE OF EMPLOYMENT: _____

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 you address the following factors:

(1) Personal and professional background: _____

(2) Previous or current volunteer and/or government service or other experience, if any, which would contribute to your effectiveness as a Board member: _____

(3) Previous or current service on Raintree Board and/or committees, if any: _____

(4) Your views on Raintree Covenants, Rules and Regulations and their enforcement:

(5) Issues at Raintree you are particularly concerned about and solutions you would support if elected to the Board: _____

I HEREBY REQUEST THAT THE NOMINATING COMMITTEE PLACE MY NAME ON THE BALLOT FOR THE 2024 ELECTION:

SIGNATURE: _____ DATE: _____

BOARD CANDIDATE PROFILE



Name: James "JC" Connelly

Address: 4813 SW Gull Point Drive

Employment: Retired 5 years

Years at Raintree: 20

Current or Previous Service: Current Board Member

Class A Single-Family

I am a current Board member that has served for almost two years. I was elected to serve the remaining term of a Board member who resigned. I have been chosen for several special board activities during this period. I have been acting as a non-voting member of the Lake Committee to better clarify and represent Lake Committee discussions at board meetings. I believe in the enforcement of Raintree rules and in most cases have voted in that direction.

My entire career has been involved in manufacturing and assembly challenges. I started out by becoming a Tool & Die Journeyman. I then became a CAD designer of Progressive Dies and Custom Special Machines. Depending on the specific applications, these machines could punch, form, drill, machine, index, weld, laser mark, pad print, along with many additional operations. Many times, these machines would include electronics, hydraulics, & pneumatic equipment. The last 35 years of my career was in top management at several large manufacturing companies.

Prior to serving on the RLPOA board, I always felt like I was a part of the Silent Majority at Raintree Lake. With the experience I gained as a decision maker in my career as a VP, COO, and Director, I feel that I still have the time and energy to best represent the Silent Majority at Raintree Lake. I am most passionate about what is best for our lake and docks. I am concerned about several upcoming large expenditures that may need to be addressed. Some of these include the sea wall, silt removal, storm water projects, & pool upgrades. I feel I can contribute in helping to solve problems in these areas and more.

BOARD CANDIDATE PROFILE



Name: Kelly Manz

Address: 1120 SW Drake Circle

Employment:

Years at Raintree: 17

Current or Previous Service:

Class A Single-Family

Hello - I'm Kelly Manz and I'm asking for your support and vote to become a Raintree board member. I've been a member of the Raintree Community for 17 years along with my husband and two daughters. I couldn't imagine a better place to raise a family than a lake community, and I want to join the board to help guide our decisions for the next families raising their children here at Raintree Lake.

I have experience in managing budgets, networking, social media, and all aspects of running a successful business. I established one of the biggest charities in Kansas City, solely focused on babies born with Congenital Heart Defects. I also have served as a board member for two local charities for the past ten years.

In 2009, I championed the passage of a state law in Missouri to help protect newborns. Getting a law passed takes a lot of grit, determination and tenacity which are also the same traits I'll bring to the RLPOA board. For example, the law I passed was initially blocked by the American Heart Association, several insurance lobbyists, and many other representatives in Missouri for three straight years. I never gave up, but instead inspired more people to join my cause. In the end, it took 4 years for the law to pass and now every baby born in Missouri is required to have an oxygen level check to make sure they are breathing properly after birth. After posting about this law online, almost every state in the US passed similar laws and mandates of their own.

You may be wondering what all that has to do with joining a board of directors...absolutely nothing, but it does show the type of person I am who did something to look after the greater good of society. That's what being on a board of directors really is at its fundamental core. A group of individuals collectively looking after the greater good of a community. I don't have all the answers to the problems or concerns, nobody does. However, I will approach all issues presented with a fair and balanced mindset. I do believe we have rules and regulations for a reason, and they must be adhered to. I want to protect our greatest asset in the community, our lake, and make the decisions needed so the future families moving in can use this resource for years to come.

Thank you for your consideration.

BOARD CANDIDATE PROFILE



Name: Chris Coussens

Address: 404 SW Seagull Court

Employment: Adesa

Years at Raintree: 1

Current or Previous Service: None. Moved in October 9th, 2023

Class A Single-Family Class B Multi-Family

Personal and professional background

35 years in Lee's Summit, Greenwood, Raintree, overly great communicator—Customer Relations, Director of Inventory, process development background

Above professional experience relates to community needs. Great listener, and better conflict resolution. Looking to better community.

Enforcement is needed and rules should be easily accessible for all to become informed. Inform and hold accountable.

Dispersement of funds and partnership with residents on these funds. Better communicate and inform community. Be involved and get boots on ground to gather input.

BOARD CANDIDATE PROFILE



Name: Bryan Harris

Address: 4077 SW Royale Court

Employment:

Years at Raintree: 2.5

Current or Previous Service: N/A

Class A Single-Family

I have been in Information Technology for almost 30 years and I am currently an IT Manager for a corrugated packaging plant north of the river. I have lived in the neighborhood or in Raymore, off Ward road, for the last 18 years.

For 14 years I was a Board Member for the Raymore Park Board. Four of those years I served as Chairman. Before moving to Raymore I also served 2 years on the Raytown Park Board.

The Covenants and Restrictions are designed to protect the homeowners and their property. While common sense should always prevail you must be careful about allowing anomalies as you then open the door to other requests.

There is nothing outstanding today that has me alarmed. We just need to be diligent with our budgeting and careful use of the members funds.

NEWS FROM THE GARDEN CLUB

The Raintree Lake Garden Club is off to a good start. We had a great January meeting and elected new officers.

Cheryl Terry- President

Lynn Schwenn - Vice President

Tracy Robertson - Secretary

Machelle Seiler - Treasurer



If you are interested in joining, please contact trobertson55@aol.com. You do not have to know how to be a gardener to join. As a club we put on a Spring and Summer fundraiser to help beautify our wonderful Duck Pond area and the Raintree View Garden. We are hoping for additional areas in 2024. We have guest speakers to learn more on planting, gardening and the environment. Watch for more information about the Garden Club in the March issue.



January Hostesses: Lynn Schwenn, Debi Bury and Linda Bolbecker.





VALENTINE

word search



H U G J G X
 D I P U C S E S O R
 D I A M O N D H E L P U O C
 E C N A M O R H Y R A U R B E F
 V A L E N T I N E O T R U E L O V E
 T E E W S R A E B Y D D E T R I N G
 L T R A E H T E E W S T F A M I L Y
 O R P I H S D N E I R F P I N K
 V F I S T R A E H Y D N A C
 E L C C H O C O L A T E
 N O I T C E F F A F
 C W H E A R T A
 A E S S I K
 R R V Y
 D S

WORD LIST:

VALENTINE
 HEART
 LOVE
 FLOWERS
 CUPID
 FRIENDSHIP
 KISS
 SWEETHEART
 TRUE LOVE

COUPLE
 CHOCOLATE
 CANDY HEARTS
 FEBRUARY
 PINK
 HUG

CARD
 DIAMOND
 RING
 TEDDY BEAR
 ROSES
 FAMILY
 ROMANCE
 SWEET
 AFFECTION



February

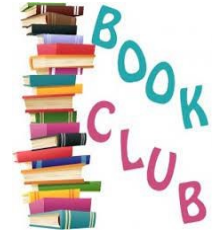


| Sun | Mon | Tue | Wed | Thu | Fri | Sat |
|-----|---|---|--|---|---|-----|
| | | | | 1 ARB DEADLINE Mahjong 1 pm DPAC | 2  | 3 |
| 4 | 5 ARB - 7 pm at Clubhouse -Kitchen Lake Committee 7 pm Clubhouse Appeals Committee 7 pm at DPAC | 6 Ladies Bridge 9:15 am & Men's Club 1:30 pm both at DPAC | 7 Cards 1 pm at DPAC | 8 Book Club 10,am DPAC Mahjong 1 pm DPAC Bourbon Club 7 pm at CBHS | 9 | 10 |
| 11 | 12 Brownies Troop 2170 6:30-8 pm DPAC | 13 RLPOA Board Meeting Ladies Bridge 9:15 am & Men's Club 1:30 pm both at DPAC Villas Executive Board 7 pm at DPAC | 14 Ladies Bunco 10 am at DPAC Canasta 1-4 pm at DPAC  | 15 Shoreline Deadline ARB DEADLINE Mahjong 1 pm DPAC Silver Singles Group 4:30 pm @ DPAC Fountains Board Mtg. 7 pm at CBHS | 16 | 17 |
| 18 | 19 ARB - 7 pm at Clubhouse | 20 Ladies Bridge 9:15 am & Men's Club 1:30 pm both at DPAC Common Ground Comm. 6:30 pm at DPAC | 21 Fountain's Activities Mtg. 1:00 pm at DPAC Garden Club Mtg. 7pm at DPAC | 22 Mahjong 1 pm at DPAC Villas Board Meeting 7 pm at DPAC | 23 Fountains Game Night 7 pm @ DPAC | 24 |
| 25 | 26 Fountain's Bunco 1-3 pm at DPAC Brownies Troop 2170 6:30-8 pm DPAC | 27 RLPOA Work Session Ladies Bridge 9:15 am & Men's Club 1:30 pm both at DPAC | 28 Canasta 1-4 pm at DPAC Wine Club 7 pm at DPAC | 29 Mahjong 1 pm DPAC | <div style="background-color: #e91e63; color: white; padding: 10px; text-align: center;"> Sign up for the Raintree e-News at www.rlpoa.com to get the latest information! </div> | |



Come join the Fun!!!

The Raintree Lake Book Club would like to invite you to join us for a good read and a chance to get acquainted with other Raintree residents.



We meet at 10 am on the 2nd Thursday of each month at the Duck Pond. If you'd like to get more information, please contact Judy Taylor at 816-886-8510.

Raintree Lake Book Club



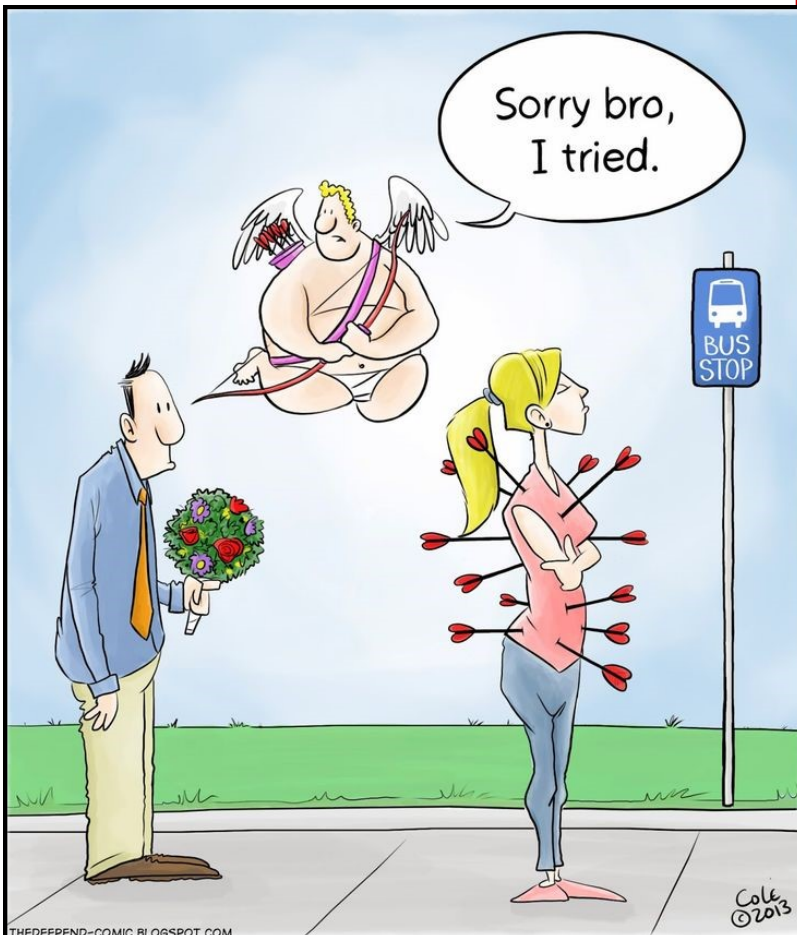
Are you a "Snow Bird"?



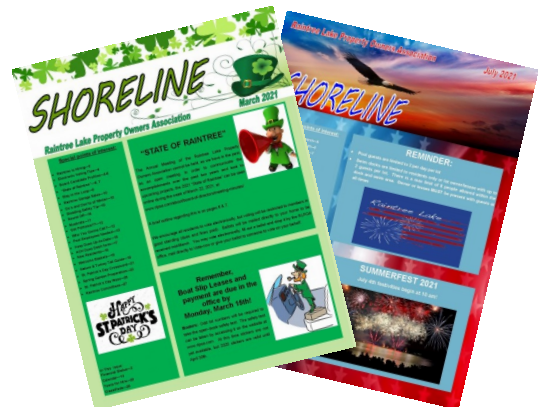
Many of our Raintree Lake residents fly south for the winter, or other locations, looking for a warmer climate. It is important to let the office staff know if you are one of our "birds".

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**



Did you know you can see previous editions of the Shoreline on our Raintree website:
<http://rlpoa.com/new-e-shoreline/>
Check it out!



On behalf of the **Raintree Wine Club**, we want to express our deepest gratitude for your generous contribution for our recent silent auction.

Your willingness to donate merchandise and/or gift cards played a pivotal role in the success of our event. In conjunction with our food drive, we were able to raise over \$500 from the silent auction, which was donated to Lee's Summit Social Services. Your commitment to giving back to our community has made a significant impact on the lives of those in need.

Once again, thank you for your thoughtful contribution. We are truly grateful for your support.



**RAINTREE LAKE WINE CLUB
FUNDRAISER AND FOOD DRIVE FOR LEE S SUMMIT SOCIAL SERVICES**

This Christmas the Raintree Wine Club collected food items and monetary donations for Lee s Summit Social Services.

Lee s Summit Social Services was incorporated in March 1992 as a non-profit agency to benefit low-income families and individuals with basic needs such as food, utility and rent assistance, clothing, medical items, school supplies for children and holiday needs.

Part of the fund raising effort was to hold a silent auction of a merchandise basket. Our objective was to fill a basket with valuable certificates and/or merchandise from Raintree area businesses that proudly service our community.

The Raintree area businesses really stepped up!!! Please join the Wine Club in thanking our community businesses with your patronage and let them know we are thankful for their generosity.

- Lucky Wok Chinese Food
- Papa John s Pizza
- Macadoodles
- Great Clips
- Cosentino s Price Chopper
- Love Coffee
- Wally s Draft House

- Simply Threads
- El Portro Mexican Restaurant
- Walmart
- Papa Murphy's Pizza
- Splash & Go Car Wash
- Starbucks

New Residents

**Welcome To The
Neighborhood!**



Cameronn Morrison
260 SW Point Shore Drive

Kyle & Madison Bohnstedt
216 SW 163rd Street



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. Trapper is on property!

2024 Activities

EASTER EGG HUNT
MARCH 24

SPRING GARAGE
SALE APRIL 25-27

PIZZA PARTY
AND PONTOON
RIDES JUNE 1

SUMMERFEST
CARNIVAL
JUNE 29

PARADE, BOAT
PARADE &
FIREWORKS
JULY 4

ADULT LUAU
JULY 27

FAMILY SWIM
NIGHT
AUGUST 17

FISHING DERBY
SEPTEMBER 2

FALL GARAGE SALE
SEPTEMBER 5-7

TRUNK OR TREAT
OCTOBER 26

CRAFT/VENDOR
HOLIDAY FAIR
October 18 &19

MEET WITH SANTA
DECEMBER 14

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

Keep Dues Up-to-Date!

First quarter billing for 2024 will be mailed out in January and will be due by March 31st.

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

- ◆ **Direct ACH Debit**— On Appfolio the association's homeowners portal. pay from the comfort of your home (fees apply).
- ◆ **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.



Fun, Games and Togetherness!

Book Club

Raintree book club meets on the second Thursday of the month at 10 a.m. at the Duck Pond Clubhouse.



Contact Judy Taylor for any information that you need at taylor.quilts@gmail.com

Garden Club

Join our club on the 3rd Wednesday of each month. We meet at 7pm at the Duck Pond Activity Center.

Contact Tracy Robertson at trobertson55@aol.com



Ladies' Bridge Club

Come to the DPAC on Tuesday mornings at 9:15 to join the fun. Everyone plays! From beginners to advanced,



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. Contact: Velarie Payne at Raven1939@att.net



Ladies' Bunco

Meets at 10 am on the 2nd Wednesday of each month at the Duck Pond Activity Center. Velarie Payne at Raven1939@att.net



Like to play Canasta? Whether you've played all your life, or never played, all are invited to come enjoy the fun game. Where? Duck Pond Activity Center on the 2nd & 4th Wednesday from 1-4:00 pm. Questions? Contact Jan Diepenbrock at 816-830-5203.



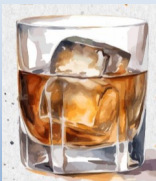
Cards at Duck Pond Activity Center on the 1st Wednesday at 1:00 pm. Questions contact: Velarie Payne at Raven1939@att.net

Men's Club

Meets every Tuesday at 1:30 pm at the Duck Pond Activity Center. Questions? Contact Jerry Patterson at 816-537-7723

Bourban Club

Meets on the 2nd Thursday of each month at 7pm in the Clubhouse



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.

Things to Keep in Your Car During Winter



Ice Scraper / Snow Brush



Shovel



Gloves and Other Warm Clothing



Blanket



Flashlight



Reflector or Flares



Rock Salt, Sand, or Kitty Litter



First Aid Kit



Extra Windshield Washer Fluid



Chain or Rope



Cell Phone & Car Charger



Basic Tool Kit



Water and Non-Perishable Snacks



Sunglasses (to reduce sun glare on snow)



Jumper Cables

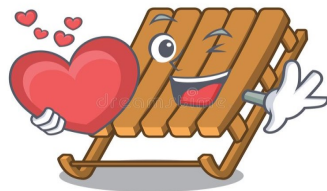


Half Full Tank of Gas

Do's & 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 federal violation and you can be ticketed by police! All sledding activities are at your own risk. **Please be safe!**

Stay Warm & Be Safe!

Got Potholes??
Help out your Raintree Neighborhood by reporting.



LS Connect Helps you:

Get Connected. Report Concerns. Stay Engaged.

LS Connect keeps you connected to important City of Lee's Summit news and information, and also allows you to easily report some common non-emergency concerns such as potholes, codes violations, streetlight outages, and more. LS Connect is available as a free mobile app, and the reporting feature is also available online at LS Connect.

Raintree Residents: This is a great tool to let the city know about the potholes that are on your street! Please help the neighborhood by contacting the city!

WHO YOU GONNA CALL?

Frustrated! Don't know who to call? Here are some helpful phone numbers, for some of our every day problems.

Police Non-Emergency: 816-969-7390

- Graffiti
- Loud music/noise
- Public drinking
- Suspicious solicitor
- Abandoned car
- Illegal dumping
- Illegal fireworks
- Underage drinkers
- Car or home alarm
- Belligerent person



Lee's Summit Neighborhood Services 816-969-1200

- Overflowing trash bins
- Tall grass
- Abandoned appliance
- Foul odor
- Trash in yard
- Abandoned & deteriorating houses

Lee's Summit Public Works Dept. 816-969-1800

- Repair of City streets and sidewalks
- Broken traffic signal
- Flooded street
- Broken street sign
- Clogged storm drains
- Hazardous sidewalk
- Potholes

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

Lee's Summit Animal Control 816-969-1640

- Wild animals
- Dead animals
- Barking dog
- Rats

Lee's Summit Water Dept. 816-969-1900

- Polluting/pouring oil in drain
- Leaking fire hydrant
- Water main break



RAINTREE CODES: Helping Maintain a Beautiful Neighborhood

10-Day List Reminder!! Section 7. Parking of Motor Vehicles, Boat and Trailers. No trucks or commercial vehicles, boats, or other similar water-borne vehicles, house trailers, boat trailers, trailers of every other description, campers or camping units shall be permitted to be parked or to be stored on any lot, nor shall any inoperative vehicle of any type be parked or stored on any lot for more than 72 hours unless they are parked or stored in an enclosed garage or in such other enclosure approved by the Architectural Board, except only during periods of approved construction on the lot. This prohibition of parking shall not apply to temporary parking of trucks and commercial vehicles, such as for pick-up, delivery, and other commercial services. (page 68 of Directory)

Should more than 72 hours be needed, each residence is allowed (two times a year) to be put on a 10-day list to extend that time. Just call the office and we will take care of it!

For those who are past the 72 hours and are not on the 10-day list, our Raintree Codes Compliance Officer will take a picture that is date and time stamped and send a warning letter for the first time. The letter gives the resident five days from the date of the letter to resolve the situation. Should the situation remain unsolved, the resident will receive a second letter, informing them that a \$500 fine has been assessed.

Why the \$500 fine? In the past, some residents chose to leave their boat/trailer, etc. on the driveway through the winter months, incurring Raintree fines, which turned out to be a more cost-effective choice for the residents than to pay to store elsewhere. So, in response, the Raintree Board of Directors chose to raise the fine to \$500 to prevent this situation in the future. Remember, for any fine— You have the right to appeal!

Should you have any questions, the Raintree Office is the best place to receive guidance. Give us a call at 816-537-7576.

NOTE: The above quoted rule, specifically regarding boats and boat trailers, is voted upon each year by Raintree residents. IF the vote to waive this part of the rule gets passed again this year a Raintree resident in good standing, with a watercraft that is in operable condition, bearing a Raintree sticker (on both watercraft and trailer), may have their boat and/or boat trailer on their driveway between April 1 and October 31st.



Raintree Boaters:

With the new boating season coming up, please make sure your insurance company provides the office with an updated copy of your Declaration page. Email office@rlpoa.com or our fax number is (816) 537-5621.

This year, those who have an EVEN lot number, or are new to Raintree, will be required to take the open-book safety test. The safety test can be taken by accessing it on the website at www.rlpoa.com. At this time boat stickers are not available, but the 2023 stickers are valid until April 30th.



The Raintree Lake Activities Committee currently has a very small number of Volunteers, and a very large Calendar of Events lined up again for 2024.

WE NEED YOU!! Who wants to come plan the FUN with us??!!

Please e-mail Activities@RLPOA.com or call the RLPOA Office.

Your commitment is to attend many of the Monthly meetings (held the 2nd Thursdays each month at DPAC, 7pm) and be available some of the time to plan and/or volunteer for the Events!



4 SIMPLE STEPS FOR HANDLING SOLICITORS

Every year LSPD receives complaints about solicitors. Know the law and report unwanted behavior to POLICE by calling 911



1

PERMIT REQUIRED

LSPD requires all solicitors to apply for a permit. Once a permit is granted, the solicitor receives an identification card which must be prominently displayed on the outside of his/her clothing.



2

HOURS OF OPERATION

Soliciting is allowed Monday - Friday from 9:00am - 8:00pm and Saturdays and Sundays from 10:00am - 8:00pm.



3

NO SOLICITOR STICKERS

Solicitors cannot knock on doors when a sign stating, "No Soliciting" is displayed. LSPSD offers residents free "No Soliciting" stickers at the Records Unit in Police Headquarters during normal business hours.

4

REPORT VIOLATIONS

Report unlawful solicitors by calling 911 or our 24/7 non-emergency dispatch center at (816) 969.7390.



YOU ARE GOOD TO GO!

Stay safe

WWW.LSPOLICE.NET



STAY IN THE LOOP

Sign up for e-News and stay current on Raintree events with weekly bulletins and instant news alerts on important items of interest such as water

quality reports, police alerts, and changes in Raintree activities.

Sign up at: www.rlpoa.com

2024 FEES

| Assessments: | Fee |
|----------------------------------|-----------------|
| Class A Single Family Annual | \$649.56 |
| Class A Single Family Quarterly | \$162.39 |
| Class B Multi-Family Annual | \$432.84 |
| Class B Multi-Family Quarterly | \$108.21 |
| Commercial Annual | \$578.04 |
| Commercial Quarterly | \$144.51 |
| New Resident Transfer Fee | \$200.00 |
| New Resident Amenity Fee | \$300.00 |

| Boat Slips: | Fee |
|--------------------------|----------|
| Boat Slip Lease (Annual) | \$800.00 |
| Boat Slip Lift (Annual) | \$200.00 |
| Boat Slip Sub-lease | \$100.00 |

| Boat Stickers: | Fee |
|----------------|----------|
| Motorboat | \$175.00 |
| Non-motorized | \$50.00 |

| Clubhouse: | Fee |
|--|----------|
| Full Day Use Friday-Saturday-Sunday (9am - 12am) | \$550.00 |
| Half-Day Use Monday - Thursday (excluding holidays) (Noon-10 pm) | \$225.00 |
| Deposit | \$300.00 |
| Mandatory Cleaning Fee | \$150.00 |

| Duck Pond Activity Center: | Fee |
|--|----------|
| Full Day Use Friday-Saturday-Sunday (9am - 10pm) | \$250.00 |
| Half-Day Use Monday - Thursday (excluding holidays) (4-10pm) | \$100.00 |
| Deposit | \$250.00 |
| Mandatory Cleaning Fee | \$75.00 |

| Pontoon (includes one tank of fuel!): | Fee |
|---|----------|
| Weekday (Mon-Thur), Full Day Use (8 am - 9 pm) | \$175.00 |
| Weekday Early Bird Special (Mon-Thur, 8 am-2 pm, non-Holiday) | \$85.00 |
| Weekday Afternoon (3:00 pm - 9:00 pm) | \$135.00 |
| Weekend Full Day Use (8 am - 9 pm) | \$250.00 |
| Weekend Morning (8 am - 2 pm) | \$175.00 |
| Weekend Afternoon (3 pm - 9 pm) | \$175.00 |
| Holiday Full Day Use (8 am - 9 pm) | \$300.00 |
| Deposit | \$250.00 |

| Pool: | Fee |
|----------------------------------|-------------|
| Residents | FREE |
| Guests - First 10 guests per lot | FREE |
| Guests - Visits after the 10th | \$5.00 |
| Babysitter/Caregiver Pass | \$50.00 |

ONLY PURCHASED GUEST CREDITS WILL ROLL-OVER TO NEXT YEAR

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

PAGE LEFT BLANK INTENTIONALLY

Appletree Academy Preschool

"Where Learning Is Fun!"

Celebrating our 30th Year!

OPEN HOUSE

PRESIDENTS DAY

Monday, February 19th~10:00-NOON

***Tours Available**

***Enroll for next Fall**

***Bring the Whole Family**

**Successfully preparing preschoolers
for Kindergarten since 1994**

Preschool for children ages 3-5

Kindergarten Readiness

Choice of 2 day, 3 day, or 5 day classes 9:00-1:00

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AppletreeAcademy.biz AppletreeAcademy01@gmail.com

Come Join The Fun!!



VOTE
April 2

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LEE'S SUMMIT
MUNICIPAL JUDGE



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venmo

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Paid for by Venessa Maxwell-Lopez for LS Judge. Bob Claser, Treasurer

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Midwest Marine 2024 "in-house" boat show.
February 13th thru February 17th.

- Featuring Bennington, Crownline Vexus and Seark.
- Huge savings on all remaining 2023 models.
- Huge factory incentives and discounts available.
- Take advantage of our free storage and shrink wrap until April 30th 2024.
- Check out our YETI and Kayak inventory.



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We specialize in kitchen, basement and bathroom renovation.



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RENEE AMEY
TEAM

816.213.3421

www.LeesSummitLakeHomes.com



4494 Bowsprit Drive - UNDER CONTRACT! \$786,000



216 SW 163rd St - SOLD. \$460,000



228 SW Seagull Street. - SOLD! \$430,000



5128 Surf Scooter St -SOLD! \$495,000



4509 SW Raintree Ridge Dr - SOLD in 9 Days! \$589,000



4070 Normandy Dr - SOLD IN 6 Days! \$396,000

The New Year has much promise to bring eager Buyers to Raintree Lake which is still experiencing low levels of inventory for buyers to pick from! We look forward to helping residents and buyers for Raintree Lake. We will continue to spread the good news about our #1 selling lake community in the Lee's Summit Area- Raintree Lake! We look forward to providing our highest level of service to any resident needing assistance in real estate transactions. Lake Enthusiast Buyers want to enjoy the lifestyle at Raintree Lake! We want to speak with you regarding your next move and/or assistance in selling your home.


Visit: LeesSummitLakeHomes.com, the best source for buyers looking for newly listed Lake Homes.

Renee Amey 816.213.3421 Brenda Durham -Raintree Resident 373-8400/office, Lindsi Davis, Chad Davis, & Steven Roberts

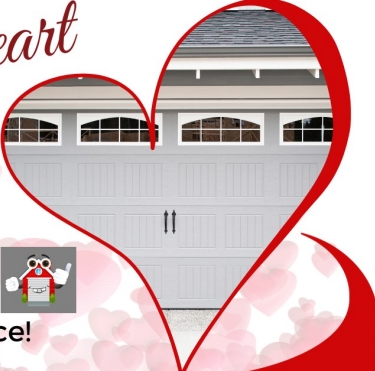
Renee Amey TEAM - RE/MAX® Elite

1201 Windsor Drive - Lee's Summit, MO 64086 - 816.795.2595 office



 It's *Have a Heart* Month!

We're donating **10% of EVERY Sale or Service in February** to the local organization of your choice!



-  Lee's Summit Social Services
 -  Lee's Summit Public Safety
 -  Hillcrest Transitional Housing
 -  Coldwater
- 

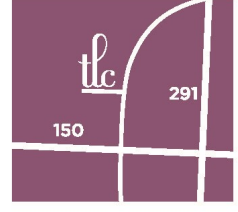
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 -  Storm, Entry & Patio Doors
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Don't miss out **SUBSCRIBE TO OUR NEWSLETTER FOR UPDATES ON WEEKLY STORE EVENTS**

BUY THE POUR you have to come & check it out!

RAFFLES stay alert and in tune...

SALES we have sales all the time

ALLOCATED EVENTS don't miss out

CLASSES wine, bourbon, mixology, and more

TASTINGS every day we sample

SCAN AND SIGN UP



DOUBLE POINT MONDAY'S
You get 6% back on every dollar spent

TEQUILA TUESDAY
All Tequilas are 10% off

WEDNESDAY
Wine-Down-Wednesday - All wines 15% off

THURSDAY
At Battle of Bourbon we blind taste fun, exciting match-ups and sample whiskeys

FRIDAY
Friday Nigh Sampling Party 4-9pm
we sample spirits, wines and beers.

SATURDAY
We host sampling events from noon - 9pm

SUNDAY
Cigar Sunday - 15% off all cigars

RAINTREE RESIDENTS: EVERY SUNDAY MONDAY & TUESDAY

SHOW YOUR POA CARD AND RECEIVE **10% OFF** ON ALL PURCHASES OF WINE & SPIRITS AT MACADOODLES IN LEE'S SUMMIT*

* DISCOUNTS CAN NOT BE STACKED.

RAINTREE LAKE BOURBON CLUB



Events are the 2nd Thursday of each month at the Raintree Clubhouse.

Monthly events are sometimes targeted towards certain bourbon, whisky or scotch.

FEB 8 is a SWEETHEART NIGHT!
Bring your sweetheart and each person can bring what they like to drink.

MARCH 14 is IRISH WHISKEY bottle share!

JOIN OUR CLUB

RAINTREE LAKE WINE CLUB



The Raintree Lake Wine Club is open to Raintree residents (age 21 or over). We meet on the 4th Wednesday of each month at 7:00 pm @ the DPAC. Most meetings require an RSVP. Please join our group and check the Facebook group page for updated meeting information. Cheers!

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2023 Shoreline Ad Rates

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 Half Page - \$189.00
 Full Page - \$378.00
 Business Classified - \$36.75

FULL COLOR AD
 Back Cover, Half Page—\$262.50

**20% Discount for
 Raintree residents**





Have a Classified Ad?

Did you know classified ads for personal items are free to Raintree residents? 25 word limit. Got an item for sale? Let us know! You could see your ad here next month!

CLASSIFIEDS

Looking for Work: Lives in Raintree. Local Resident Handyman. Licensed and insured. Plumbing, electrical, painting, doors, tile/wood flooring, siding, grading, trash, hauling, bathroom/kitchen remodel, pick up or deliver just about anything and do all types of new or repairs on decks and fences. Please call James at 562-225-0593

Wanted: Need a boat slip to sublease, next season (2024); Call Ed @ 816-718-6072

Wanted: Boat slip to sublease for 2024 summer and more years after. Anywhere on the lake...not picky, we have a pontoon. Please call Kris @ 816-824-3721. Thank you!!!

For Sale: Nearly New 2022 Starcraft Deck Boat, 2022 Yamaha F150 Outboard Motor, 2022 Trailmaster Trailer. Purchased new from Blue Springs Marine Spring of 2022. Boat is beautiful, 18'11", Seats 12 or 1650 lbs. Completely outfitted for skiing and tubing. All accessories included in package price. Matching blue trailer purchased with boat. Black outboard F150XLB motor purchased with boat. Only driven on one lake. Used occasionally in 2022; used seldom in 2023. Estimated hours less than 20. Manuals for everything included. All three pieces sold together as package deal including 2 large tubes, a few lifejackets and all the accessories. Garaged in home on Bowsprit on Raintree. Price reduced to \$39,900. Call 605-415-2313 or email shelleyajacob@gmail.com with questions or to take a look.

For Sale: 2010 Suntracker 21' pontoon, 60 HP Mercury motor, new bimini top. Movable table w/fore & aft amidship base locations. Molded console w/cooler storage space & Jensen stereo system, swim platform w/boarding ladder port & starboard bow lounges; Aft lounges & storage below all, Aft padded sundeck w/pop up changing room, completed w/mooring cover one year old. On the lake now at dock \$12,500 OBO. Call (816) 737-2802.

For Sale: Tama Drums-Star Classic Walnut/Birch – 5 piece shell pack-lacquer phantasm oyster – 2 sets – 10 Zildjian cymbals – Like New – 2 weeks new – price just reduced to \$5500 or best offer – used only 2 weeks after purchase! Call 816-809-3127

For Sale: Graco Bay Swing Glider – Used – 2 weeks like new – automatic does everything, paid \$380, asking \$160. Call 816-809-3127

For Sale: Inversion Table; This table is in great shape, no tears, all original parts and owners manual looks brand new. This unit is great for flexibility, stretching your back or increasing your circulation. Already assembled, folds up easily and takes up minimal space. \$125.00. Call Bob 816-589-2709 call or text.

**2023-2024
RAINTREE
BOARD OF DIRECTORS:**

Officers:

**President: Tony Jose
Vice President: Kyle Wilkerson
Secretary: Jeff Wilson
Treasurer: Kyle Haulotte**

Board Members:

**Kelly Bride,
Gwen Barr-Crawford,
Mike Conway,
JC Connelly**

**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 816-537-7576
manager@rlpoa.com**

**Assistant General Manager:
Josh Cresswell 816-537-7576
jcresswell@rlpoa.com**

**Grounds Manager:
Daniel Merrick 816-537-7576**

**Water Patrol:
816-520-3893**

**Codes Compliance Officer:
Donna 816-537-7576**

**Office Manager:
Melissa 816-537-7576**

**Administrative Assistants:
Debbie
Margie
816-537-7576
office@rlpoa.com**

**Raintree Committee
Chairpersons:**

Activities: Margaret Legel
ARB: Tom Atkins
Appeals: Roland Thibault
Common Ground: Kathy Goldman
Lake: Dan Stacks & Scott Chambers
Pool: Dianne Hanlin
Raintree View: TBD
Duck Pond Activity Center: Marilyn Burasco
Nominating: David Elliott & Joan Bruns
Finance: Kyle Haulotte
Facilities: TBD
Siltation: Brian Ratigan
Welcoming: TBD
Pond: Roger Sense
Security Committee: David Mitchell

**Committee Meetings
& Locations:**

Activities: 2nd Thursday, 7:00 pm @ DPAC
ARB: 1st & 3rd Mondays 7pm @ Clubhouse
Appeals: 1st Tuesday 7pm @ DPAC
Common Ground: 3rd Tuesday, 6:30pm @ DPAC
Duck Pond Activity Center: WATCH CALENDAR
Lake: 1st Monday 7pm @ Clubhouse
Pond: 3rd Thursday each month, 10am @ Clubhouse
Pool: 3rd Tuesday, 7pm @ Clubhouse
Raintree View: WATCH CALENDAR
Siltation: 3rd Monday @ DPAC

Double check calendar and dates!
ESPECIALLY IF THEY FALL ON A HOLIDAY

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Contact Us

Raintree Lake Property
Owners Association
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Office: 537-7576
Fax: 537-5621

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Visit us on the web at
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