

SHORELINE

Raintree Lake Property Owners Association

January 2025

Special points of interest:

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A very big Thank You to those who decorated & to those who participated in our 2024 Holiday Decorating Contest. Below are the top 5 winners. The whole neighborhood looked very festive!

1st place: Blue Trees in The Fountains The Nydegger Family



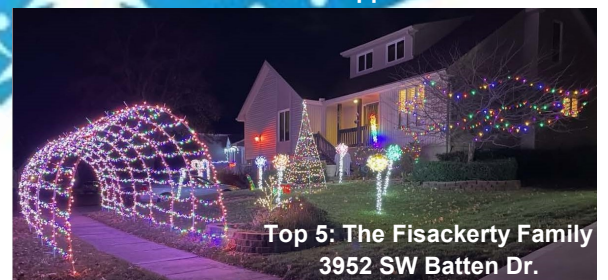
2nd place Tie: The Merrigan Family
4510 SW Olympia Dr.



2nd place Tie: The Lightfoot Family



Top 5: The Crawford Family
4241 SW Clipper Dr.



Top 5: The Fisackerty Family
3952 SW Batten Dr.



Financial Statement

As of November 2024

Money Market Sweep

Account:

\$932,253.43

Income:

\$63,588.12

Expenses:

\$86,897.68

Net Income/Loss:

(\$23,309.56)

2023 Roll-Over Funds:

\$59,111.00

Capital Asset Reserve:

\$200,000.00

Future Projects:

Raintree View:

\$13,650.00

Principal Payments

For Loan:

\$79,157.00

Discretionary:

\$288,386.00

Delinquency Report Comparison

2024

2023

One Quarter Past Due:

84 Lots totaling

\$11,499.39

83 Lots totaling

\$12,861.29

Two Quarters Past Due:

16 Lots totaling

\$5,231.75

15 Lots totaling

\$5,087.73

Three Quarters Past Due:

4 Lots totaling

\$ 2,749.77

5 Lots totaling

\$2,645.95

Liens:

13 Lots totaling

\$40,654.60

10 Lots totaling

\$31,437.96

Board Approvals for December 10, 2024

- ◆ Approved tree removal up to \$4,500.
- ◆ Approved the boat lift rules for new docks. (see page 3)
- ◆ Approved 2025 budget (see pages 4-8)
- ◆ Approved purchase of 291 island light pole.

*Happy New Year
From your
Raintree Board of Directors
and Staff !!!*



Winter Office Hours

Monday - Friday
9 am - 4 pm

Saturday
9 am - Noon

825 SW Raintree Dr.
LSMO 64082

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

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Unsatisfied Judgments/Liens

LIENS

Lot#	First Name	Last Name	Address
229	Jason	Medley	4070 SW Lido
C7C	Mary Elizabeth	Kenley	336 SW Raintree Drive
SR5	Jennifer	McShane	3837 SW Windsong

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.
359	Devin	Grimes	4043 SW Clipper Ln.
581	Judith	Casady	329 SW Marsh Wren
694	Tiffany/Demond	Reese/Jones	400 SW Seagull
711	Roslyn	Haley	429 SW Seagull
NS24	Brian	Morgan	4477 SW Aft



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



Boat Lift Rules

1. All boat lifts new to Raintree Lake, or those relocated according to this document, must be approved by the lake Committee following the guidelines below. End slips on the dock are not eligible for lifts.
2. No new front-mount lifts will be approved following publication of these rules.
3. If any additional slips are added to a replacement dock, the wait-list will be used to determine who will receive a slip.
4. 4. All installations of lifts, whether relocation within the lake or new installation, require a boat lift inspection for the then required boat lift attachment fee.
5. All new lifts in single well slips will be four-point side-mount lifts with a maximum rating of 7,000 pounds.
6. Pontoon boats that are 26' in length or less may be allowed to use an approved lift in single well slips.
7. If a double well dock that is being replaced has any front mount lifts, the lift owner or lessee controlling that slip & lift will be asked to decide between the following options:
 - a) The lift owner may choose to remove their front mount lift from the lake at their cost.
 - b) The lessee may choose to add an approved 7,000# maximum rated, four-point side-mount lift at their expense to the new single well slip.
 - c) The lift owner may choose to relocate their current front mount lift to a different location on the lake pursuant to lift relocation rules. Raintree will use current methods of slip availability to help the homeowner determine their new slip location options. This decision may require additional costs per the current front mount lift relocation rules. This choice is at the homeowners' expense.

RAINTREE LAKE POA 2025 BUDGET

Preliminary YTD 11/26/24	2022 2022 YE	2023 2023 YE	2024 2024YTD	2024 Budget	2025 Budget
401-BOAT SLIPS	114,825	227,733	231,400	228,000	228,000
402-BOAT STICKERS	36,053	45,665	75,954	81,470	93,109
404-BOAT STICKERS - NO MOTOR	9,136	10,558	16,827	19,590	19,590
405-CLUBHOUSE	27,747	31,790	24,239	23,853	27,656
406-SHORE LINES ADS	16,891	15,045	19,540	12,000	24,425
407-MOWING		360	0	0	
408-INTEREST	1,654	7,376	12,651	0	
409-DUCK POND ACTIVITY CENTER	16,782	17,658	14,704	18,898	18,898
410-RENTAL PENALTY	300	200	143	0	
412-ANNUAL LIFT SURCHARGE		14,000	14,000	13,600	13,600
413-GRANDFTH SLIP TRANSFER FEE			1,000	0	
SUBLEASE FEE			12,600	10,500	10,500
415-TRANSFER FEE	20,200	23,200	15,200	25,000	11,250
416-NEW MEMBER AMENITY FEE	28,500	33,300	21,299	25,000	33,750
420-MISC. INCOME	7,784	5,395	3,867	8,000	7,950
422-POOL	680	2,025	2,073	1,650	1,025
423-RESIDENT ID CARDS	940	890	770	0	
424-REBATES AND DISCOUNTS	737	192	63	0	
425-CODES VIOLATIONS	3,741	8,642	8,503	0	
426-LAKE VIOLATIONS	1,750	665	1,095	0	
430-RETURNED CHECK FEE	120	58	250	0	
440-MERCHANDISE	802	662	113	400	1,126
450-PONTOON RENTAL	17,246	20,134	22,100	18,276	23,005
TOTAL INCOME	1,476,622	1,710,332	1,706,463	1,793,446	1,859,007
EXPENSES					
ACTIVITIES					
1001-EASTER	278	759	1,252	0	
1002-SPRING/FALL GARAGE SALE	60	30	75	80	80
1003-FISHING DERBY	968	992	1,288	0	
1004-SUMMERFEST	7,129	7,853	9,484	18,250	18,000
1005-TEEN SWIM (2)				0	
1005-200 Adult Luau		641	841	0	
1005-300 FAMILY SWIM	1,014	966	1,743	0	
1007-Halloween	189		551	0	
1009-OKTOBERFEST		631		0	
1010-BREAKFAST WITH SANTA	693	1,316	150	0	
1011-SPRING MIXER				0	
1012-LAKE CLEANUP			137	0	
1013-NEW ACTIVITIES	2,016	15,628	887	0	
1015-FIREWORKS	9,729	9,673	9,803	11,000	12,000
1016-FAMILY BLOCK PARTY				0	
1017-WINTER WARM-UP				0	
1018-ADULT PIZZA PARTIES		877	852	0	
1019-NEW YEARS/CASINO/HAPPY HOUR				0	
1020-STREET DANCE				0	
1021-MOVIE NIGHT				0	
1022-SELF FUNDED ACTIVITIES		-726	-825	0	
1023-Charitable Event	-897	602	275	0	
TOTAL ACTIVITIES	21,180	39,241	26,512	29,330	30,080

Preliminary YTD 11/26/24	2022	2023	2024	2024	2025
	2022 YE	2023 YE	2024YTD	Budget	Budget
COMMON AREA					
2000-LANDSCAPING GENERAL MAINT					
2000-100-FERTILIZER	476	805	1,061	3,000	3,000
2000-110-SEED	442	742	990	1,500	1,500
2000-120-MULCH (DYED)	4,702	2,948	933	2,000	2,000
2000-130-MULCH (PLAYGROUND)	0	1,500	3,700	1,800	3,000
2000-200-SUPPLIES	3,160	3,174	2,916	2,500	3,500
2000-210-WEED KILLER/POISON	662	630	1,878	1,350	1,350
2000-300-LANDFILL	161	0	0	1,000	750
2001-LANDSCAPING-CONTRACT MAINT	5,650	16,688	4,900	16,000	17,000
2002-NEW PLANTINGS - TREES	1,101			0	
2002-100-FLOWER BEDS	2,298	1,508	3,462	3,500	3,500
2002-200-LANDSCAPE DESIGN				0	
2003-CAPITAL IMPROVEMENTS		1,707		0	
2003-100-AERATOR	11,219	7,420	13,288	13,195	13,195
2003-200-EQUIPMENT REPAIR	21,195	10,504	7,759	10,000	10,000
2004-ENGINEERING	16,996	46,826		0	
2004-100-COM GRND REPAIR	103	720	1,411	3,500	
2005-UTILITIES				0	
2005-100-ELECTRICITY	18,968	24,299	24,786	25,573	29,159
2005-200-WATER	3,613	1,661	2,609	3,000	1,700
2006-COMMON GROUND MISC	173	0	0	0	
2007-WALKING TRAILS	49,777	8,000	93,643	45,680	35,540
2010-MONUMENTS		0	26,812	0	
2020-VIEW TREE FARM		0	0	500	500
2023-VIEW PLANS & GRADING	3,955	0		0	
2024-PLAYGROUND EQUIP	23	229		0	
2025-UTILITIES				0	
2025-100-WATER	355	240	410	500	500
2025-200-ELECTRICITY				0	0
2026-VIEW MATERIALS & REPAIRS	412	0	0	500	500
2027-VIEW COM GROUND SUPPLIES	50	0	2,226	0	0
2028-VIEW SERVICE CONTRACTS	119	140	159	250	200
2031-MULLENDIKE SUPPLIES	4	336	35	400	700
TOTAL COMMON AREA	145,613	130,077	192,976	135,748	127,594
EMPLOYEE RELATED					
300 ADMINISTRATION	199,339	240,988	238,263	258,453	310,713
300 SEASONAL LABOR & MAINT	169,795	212,866	203,032	272,000	231,430
3009-LAKE PATROL	36,805	48,868	45,190	48,000	46,693
3030-EMPLOYER FICA	30,949	37,547	37,580	43,931	43,978
3031-QUARTERLY FUTA	1,696	3,509	2,351	4,363	4,110
3050-EMPLOYEE HEALTH INS	16,400	23,600	18,800	29,415	38,400
3051-MILEAGE	8,024	11,395	8,968	13,198	13,347
3052-TRAINING/SEMINAR/MEMBERSHIP	387	6,507	6,870	10,000	3,927
3055-EMPLOYEE MISC	2,832	1,596	1,870	2,500	2,500
TOTAL EMPLOYEE RELATED	466,228	586,876	562,924	681,860	695,098
FACILITIES					
4001-CLEANING SUPPLIES	1,082	1,014	535	1,000	1,000
4002-JANITORIAL	4,745	5,511	3,596	5,000	5,280
4002-100 RENTAL JANITORIAL	-325	-825	1,316	0	0
4003-MAINTENANCE SUPPLIES	1,252	876	745	1,200	1,200

Preliminary YTD 11/26/24	2022	2023	2024	2024	2025
	2022 YE	2023 YE	2024YTD	Budget	Budget
4004-IMPROVEMENTS-CAPITAL	435	85,075	1,297	42,500	0
4005-REPAIRS MATERIALS	12,037	5,712	9,366	10,885	5,000
4006-SERVICE CONTRACTS	4,625	2,688	3,058	4,300	4,300
4007-NEW EQUIPMENT	6,117	967	332	2,500	1,351
4008-EQUIPMENT REPAIR	3,641	352	1,276	2,400	2,005
4010-UTILITIES				0	
4010-100-ELECTRICITY	6,638	7,030	6,623	7,000	7,384
4010-200-WATER	1,085	1,076	1,052	1,100	1,100
4010-300-PHONE	1,695	2,071	1,669	1,500	2,200
4010-400-GAS	1,992	2,099	2,141	2,200	2,400
4012-FACILITIES MISC		5	18	0	
4014-CLUBHOUSE SECURITY	4,513	11,236	6,858	12,000	12,000
4040-DUCK POND BLDG				0	1,200
4050-UTILITIES				0	
4050-100-ELECTRICITY	2,493	2,686	2,477	2,250	2,700
4050-200-WATER	4,170	581	2,407	2,000	600
4050-400-GAS	1,373	1,239	1,286	1,500	1,400
4060-REPAIRS/MAINT	1,057	306	256	1,100	2,300
4061-MAINTENANCE SUPPLIES	482	261	1,139	600	600
4062-SERVICE CONTRACTS	2,809	2,516	1,450	3,936	3,936
4063-NEW EQUIPMENT	2,849	21	0	0	0
4064-EQUIPMENT REPAIR	116	115	21	300	300
4065-JANITORIAL	1,106	1,914	1,053	1,200	1,200
4065-100-RENTAL JANITORIAL	-750	400	525	0	
4066-CLEANING SUPPLIES	447	783	680	500	500
4070-CAPITAL IMPROVEMENTS	2,643	0	340	500	150
TOTAL FACILITIES	68,328	135,709	51,512	107,471	60,106
GEN. & ADMIN.					
5001-ACCOUNTING/AUDIT	14,575	19,207	15,000	16,755	16,755
5002-LEGAL				0	
5002-100-LEGAL GENERAL	12,569	26,782	8,079	20,000	20,000
5002-200-LEGAL RESIDENT	3,547	8,254	5,607	8,000	6,000
5003-INSURANCE				0	
5003-100-WORKERS COMP	8,028	10,801	12,221	13,000	13,443
5003-200-PROPERTY INSURANCE	7,533	6,288	12,687	8,274	13,956
5003-300-UMBRELLA LIABILITY	0	11,076	21,938	14,823	24,131
5003-400-AUTO	2,119	1,835	2,473	2,414	2,720
5003-500-INLAND MARINE	1,495	1,060	0	1,395	0
5003-600-GENERAL LIABILITY	45,575	41,837	77,908	54,895	58,199
5003-700-D&O LIABILITY	4,978	4,170	7,856	5,487	8,642
5003-800-EMPLOYEE LIABILITY	2,878	2,428	0	3,195	0
5005-000 PROFESSIONAL SERVICES	0	0	0	0	
5005-100 RESERVE STUDY	0	0	0	0	6,900
5020-OFFICE EQUIPMENT	1,525	1,537	237	2,000	1,000
5021-SERVICE CONTRACTS				0	
5021-100-WEBSITE/INTERNET SOFTW	18,220	31,592	30,129	30,722	34,754
5021-200-SERVICE CONTRACTS - Dc	4,201	6,269	6,350	6,026	5,846
5021-300-IT REPAIRS	146	488	1,248	500	1,000
5022-EQUIPMENT REPAIRS	0	0	459	0	0
5023-100 OFFICE SUPPLIES	3,742	4,771	3,955	4,400	4,400
5023-200-ASSOC SUPPLIES	7,181	4,799	4,645	4,000	4,000
5023-210-FLAGS	2,714	1,828	3,395	3,000	3,000
5023-220-WELCOME BASKETS	131	118	54	250	150
5023-230-MERCHANDISE	502	84	415	833	1,332
5024-POSTAGE	8,197	6,663	5,884	7,000	7,362
5025-PRINTING/COPYING	630	392	1,501	1,000	1,000
5026-LICENSE/MISC FEES	991	2,240	2,653	1,500	1,500
5027-TAXES				0	
5027-100-PERSONAL PROPERTY	5,105	4,166	4,339	6,250	4,500
5027-200-REAL ESTATE TAXES	0	1	0	0	0
5028-STATE INCOME TAX	0	0	13	0	0
5029-FEDERAL INCOME TAX	0	0	0	0	0

Preliminary YTD 11/26/24	2022	2023	2024	2024	2025
	2022 YE	2023 YE	2024YTD	Budget	Budget
5031-INTEREST ON LOAN	0	860	862	1,212	1,212
5032-BAD DEBTS UNCOLLECTABLE	1,221	850	0	1,500	1,500
5034-LIEN FILING FEES	423	206	324	500	480
5035-GEN/ADIM APP DINNER	5,051	6,212	6,092	6,500	0
5036-BANK CHARGES	1,936	2,239	1,503	2,000	2,000
TOTAL GEN. & ADMIN.	165,212	209,051	237,826	227,431	245,781
LAKE/BOAT					
6001-DOCK REPAIRS	149,539	145,558	35,679	68,600	58,913
6001-100-NEW DOCK	0		45,239	115,000	124,688
6002-DOCK ELECTRICAL REPAIRS	2,158	498	167	50,000	50,000
6003-ELECTRICITY	4,695	4,785	4,950	5,000	5,000
6004-LAKE MISC	13	51,864	0	0	0
6005-DOCK SUPPLIES	162	0	139	3,000	3,000
TOTAL LAKE/BOAT	156,567	202,704	86,174	241,600	241,600
LAKE/SILTATION/CONSERVATION					
6010-LAKE EQUIPMENT	819	1,678	980	2,500	1,500
6011-LAKE PATROL GAS/OIL	2,041	4,172	6,298	3,000	3,000
6012-LAKE PATROL PHONE	857	975	1,362	901	540
6013-BOAT MAINTENANCE	3,830	4,163	5,588	3,012	11,205
6014-BOAT STICKER PRINTING	1,473	1,483	1,490	1,500	1,490
6016-SUPPLIES	3,662	855	1,053	1,500	1,500
6017-BUOYS	2,092	1,418	428	2,000	2,000
6020-HAZMAT SUPPLIES	51	989	0	750	0
6030-RENTAL PONTOON CHECK IN/OUT	0		0	0	0
6031-RENTAL PONTOON GAS/OIL	2,634	1,570	2,842	3,500	3,520
6032-RENTAL PONTOON MAINTENANCE	39,834	4,332	552	3,750	1,750
6033-RENTAL PONTOON STORAGE	1,248	1,624	1,402	1,512	2,496
6044-COURTESY DOCK REPAIRS	586	0	0	4,500	4,500
6045-SWIM DOCK REPAIRS	830	454	0	7,000	3,000
6046-NEW SWIM DOCK/FISHING			0	0	
6047-FISHING DOCK			0	0	
6050-WATER QUALITY TESTING	3,220	4,530	3,510	7,770	4,320
6055-LAKE TREATMENT	9,769	28,014	19,531	20,000	30,000
6060-CONSERVATION	7,334	10,513	8,960	10,000	10,000
6070-RAMP AND PARKING MAINT	26,879	0		0	3,000
6074-DAM				0	0
6075-SEAWALL			33,600	0	
6076-SPILLWAY				0	0
6080-POND CAPITAL IMPROVEMENT	4,500		0	0	2,000
6081-POND MANAGEMENT	9,419	12,766	12,918	13,260	11,260
6090-SILT CONTRACT MAINT				0	432,000
6091-RIP RAP	8,016	2,291	6,307	10,000	9,900
6092-SILTATION SUPPLIES	1,297	0	169	5,000	0
6093-SILTATION EQUIPMENT	0	0		0	0
6094-SILTATION EQUIPMENT REPAIR	0	0		0	0
6095-SILTATION EQUIPMENT RENTAL	0			0	0
6096-SILTATION PROF SERVICES	15,850	15,500	250	0	12,000
6098-TURBIDITY TESTING					0
TOTAL LAKE/BOAT	146,241	97,328	107,239	101,455	550,981

Preliminary YTD 11/26/24	2022	2023	2024	2024	2025
	2022 YE	2023 YE	2024YTD	Budget	Budget
MAINTENANCE BUILDING					
7001-MAINT SUPPLIES	10,064	9,314	9,065	8,500	8,500
7002-EQUIPMENT				0	
7002-100-EQUIPMENT PURCHASE	28,152	1,892	8,316	5,200	80,689
7002-200-EQUIPMENT REPAIRS	25,938	23,650	24,141	25,000	25,000
7002-300-EQUIPMENT RENTAL/lease	13,426	6,871	5,669	5,688	5,688
7003-GAS/OIL	14,236	16,692	10,009	13,000	13,000
7005-UTILITIES				0	
7005-100-WATER	740	626	820	750	750
7005-200-ELECTRICITY	2,374	2,407	1,818	3,000	2,600
7005-400-PHONE	147	580	405	588	588
7010-CAPITAL IMPROVEMENTS	4,901	1,840	2,725	0	0
7011-SERVICE CONTRACTS	614	656	570	632	632
Maint Depreciation		25,825			
TOTAL MAINTENANCE BUILDING	100,593	90,351	63,539	62,358	137,447
POOL					
8001-POOL MANAGEMENT CONTRACT	94,610	98,250	101,200	101,689	104,739
8002-UTILITIES				0	
8002-100-WATER	2,515	2,824	3,755	2,200	2,300
8002-200-ELECTRICITY	5,674	5,655	5,582	5,685	5,685
8002-300-GAS	5,584	6,959	7,312	6,500	6,500
8002-400-PHONE	379	379	302	360	360
8004-000 CHEMICALS	329	120	0	1,200	1,200
8005-DECK SUPPLIES/EQUIPMENT	32,015	797	1,117	3,189	8,058
8006-REPAIRS				0	
8006-100-REPAIRS -POOL	403	525	24,353	34,500	25,000
8006-200-REPAIRS -OTHER	2,318	4,211	25,454	2,250	2,250
8006-300-REPAIRS -EQUIPMENT	11,952	2,943	16,263	11,928	2,000
8007-POOL MISC/SWIM TEAM	700	700	700	700	700
8008-SERVICE CONTRACTS	969	723	559	1,050	1,050
TOTAL POOL	157,447	124,086	186,597	171,251	159,842
SHORELINES					
9001-POSTAGE	13,500	14,234	19,905	14,348	16,284
9002-PRINTING/TYPERSETTING	22,221	23,927	18,666	20,000	25,200
TOTAL SHORELINES	35,721	38,161	38,571	34,348	41,484
Total Revenue	1,476,622	1,710,332	1,706,463	1,793,446	1,859,007
Operational Expenses	1,463,129	1,653,584	1,553,870	1,792,853	2,290,015
Operatong Surplus (Deficit)	13,492	56,748	152,592	593	-431,008
Beginning Cash Balance	589,667	500000	650,000		850,000
Cash Available for Reserves	603,159	556,748	802,592		418,992
Principal Payments on Loan					79,157
Future New Project -Walking Trail	25,000	25,000	50,700		0
Future New Project-Facilities	15,000	15,000	15,000		0
Future New Project-Raintree View	17,350	17,350	17,350		13,650
Reserves	96,429	96,429	200,000		200,000
Future New Project-Ward Road	10,000	10,000	0		0
Future New Stormwater Proj					0
Available Discretionary Funds	163,779	163,779	283,050		292,807
	439,380	392,969	519,542		126,186
	439,380	392,969	519,542		126,186

New Resident

Welcome to the Neighborhood!



Matthew Leonard
4065 SW Camelot Dr.

Phyllis Balagna
4383 SW Breezy Pt.

Brad Hawthorne
4073 SW Camelot Dr.

Steve & Donna White
5165 SW Raintree Pkwy

Duane & Ashley Lockyer
100 SW Meadowbrook Dr.



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!

The Raintree Lake Activities Committee currently has a very small number of Volunteers, and a very large Calendar of Events lined up again for 2025.

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 some of the Monthly meetings (held the 2nd Thursdays each month at DPAC, 7pm) and be available some of the time to volunteer for the Events!



Welcome Baskets: An Opportunity for Advertisers

Are you a resident who would like to advertise the products or services offered by your company? Consider adding an item to our Welcome Basket that would contain your logo or information regarding your business or product. There is no cost to you to add something to the basket.

New residents to Raintree typically receive a Welcome Basket when they come visit the office for the first time. The Welcome Baskets contain things like koozies, cups, key chains, toothbrushes, pens, coupons, lotion, hats or visors, magnets, ads for local businesses and at one point we even had bar-b-que sauce! You never know what might be included!

Would you like to add something to our Welcome Baskets to advertise your business? Bring your item(s) by the office during office hours.



2025 Board Election—Attention Board Candidates

Annual Meeting. At 7:00 pm on Thursday, March 27, 2025, 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 RLPOA Board of Directors, please make your candidacy known to the office by Wednesday, January 15, 2025, 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 27 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 11 of this edition of the Shoreline and turn it in to the Raintree office by Wednesday, January 15, 2025.

Candidate Forum. There will be a candidate forum held at the clubhouse at 7:00 pm on Thursday, March 13, 2025, to let the 2025 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 second year of the current cycle, two Class A directors and one Class B director will be elected. **(Note: if the By-Law Amendment appearing on the 2025 ballot is approved, the separate election of directors by class will terminate, and all directors will be elected at large by both classes in a continuing three-year cycle.)**

Board Candidate Forms, Nominating Committee Contact. Forms are available at the RLPOA office (at the Clubhouse) or on page 11 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
J.C. Connelly	816-537-7551
San LaPoint	816-537-6973
Mike Legel	816-282-4815
Mary Lynn Tolle	816-537-6507



RLPOA BOARD CANDIDATE INFORMATION

NAME: _____

ADDRESS: _____

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

PHONE: _____ YEARS AT RAIN TREE: _____

PLACE OF EMPLOYMENT: _____

I WANT TO SERVE AS A DIRECTOR FOR CLASS A CLASS B
(choose only one)

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 2025 ELECTION:

SIGNATURE: _____ DATE: _____

2025 FEES

Assessments:	Fee
Class A Single Family Annual	\$668.40
Class A Single Family Quarterly	\$167.10
Class B Multi-Family Annual	\$445.32
Class B Multi-Family Quarterly	\$111.33
Commercial Annual	\$594.72
Commercial Quarterly	\$148.68
New Resident Transfer Fee	\$250.00
New Resident Amenity Fee	\$750.00

Boat Slips:	Fee
Boat Slip Lease (Annual)	\$800.00
Boat Slip Lift (Annual)	\$200.00
Boat Slip Sub-lease	\$100.00
Lift inspection Fee	\$150.00
Grandfathered Slip Fee	\$1000.00

Boat Stickers:	Fee
Motorboat	\$200.00
Non-motorized	\$50.00

Clubhouse:	Fee
Full Day Use Friday-Saturday-Sunday (9am - 12am)	\$575.00
Half-Day Use Monday - Thursday (excluding holidays) (Noon-10 pm)	\$250.00
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
Holiday ½ day ONLY Memorial/Labor Day (8am-2pm or 3pm-9pm)	\$175.00
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

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: 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 969-1200**

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

Lee's Summit Public Works Dept. 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: 969-1870

Lee's Summit Animal Control 969-1640

- Wild animals
- Dead animals
- Barking dog
- Rats

Lee's Summit Water Dept. 969-1900

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

PROPOSAL TO AMEND RLPOA BY-LAWS

Ballots for the 2025 RLPOA Annual Meeting will include a proposal by the Nominating Committee to amend the By-Laws, described as follows:

- 1. Convert all 9 Board positions to *at large* -- all Members elect 3 Directors every year;**
- 2. Provide specific qualifications for candidates for the Board;**
- 3. Correct minor errors in the text and republish it as one comprehensive document.**

Background: In order to conduct any business at our annual meeting each year the RLPOA requires separate quorums of at least ten percent (10%) of the eligible voters in each class (Class A, Single Family and Class B, Multi Family and Commercial) to be present in person or by proxy. Reaching quorum in Class A has never been a problem, but obtaining quorum in Class B has always been difficult. If we don't have quorum in both classes the meeting would have to be postponed, causing disruption in governance of the Association along with added expense for our electronic voting system. And it is more than likely that this problem will not be resolved in the foreseeable future without modifying the current By-Laws. The obvious root of the problem is voter apathy, which we attribute primarily to the following facts: 9 Directors are elected for three-year terms on a three-year cycle; seven of the Directors are elected by Class A, and two by Class B, meaning that every third year, Class B members have no position to fill. Further, in only 7 of our 24 annual elections since 2001 did a member of Class B actually run for a seat on the Board, and since the transition from 2- to 3-year terms in 2018 no Class B member at all has run.

Proposed Change. This proposed amendment combines the two classes for election of Directors *at large* instead of by class and combines the classes for purposes of quorum and removal. Given the history of the Board for the last quarter-century, this will make no actual difference in the function of the Board but will offer two valuable benefits: (1) every RLPOA member will be able to vote for up to three Board candidates every year, and (2) quorum can easily be reached for the combined classes every year. Throughout the history of RLPOA we know of no issues decided by the Board which affected Class A and Class B Members differently (and the Board cannot modify the ratio between Class A and Class B dues).

Additional Change. In view of concerns expressed by voters about non-members of RLPOA running for the Board in the 2023 election, this proposal also amends Section 1 of Article VII to specifically allow (in addition to Members) select classes of non-members (tenants and contract purchasers who reside on the property) to be nominated. Only in the event not enough qualified candidates agree to run for every vacancy may the Nominating Committee nominate any other non-member. The Articles of Incorporation allow non-members to serve (requiring a super-majority to amend) the By-Laws cannot absolutely prohibit non-members to serve on the Board; but this proposal addresses those concerns without contradicting the Articles.

Comprehensive Revision. As was done in 2015, this proposal amends and restates the complete By-Laws, deleting obsolete provisions and typographical errors. Amending and restating the By-laws will eliminate the need to review or debate the original By-laws or previous amendments for accuracy. The document can be re-adopted in its entirety, including these changes, resulting in a single authoritative document. A certification has been added to the proposed By-laws to this effect.

Approval. The Board has directed that this proposal be included on the 2025 ballot. Because votes can be cast by electronic ballot any time from the day it is activated until the night of the Annual Meeting, this question is a strict "up-or-down" proposition, and the document cannot be further amended at the meeting because not all of those who have already voted will be present to consider such amendment. In accordance with Section 355.601, Missouri Revised Statutes (because it affects Classes A and B differently), approval will require an affirmative vote of the Members of each class by two-thirds of a quorum of Members present in person or by proxy or a majority of the voting power, whichever is less.

Complete Document Available for Review. An annotated complete copy of the proposed Amended and Restated By-laws is available for review at the RLPOA office, in the March *Shoreline* and on the RLPOA website, with all additions highlighted and all deletions struck out and highlighted.



January

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1 Office Closed	2 ARB DEADLINE Mahjong 1pm DPAC Villas Board Meeting 7 p at DPAC	3	4
Sign up for the Raintree e-News at www.rlpoa.com to get the latest information!						
5	6 ARB - 7 pm at Clubhouse -Kitchen Lake Committee 7 pm CBHS	7 Ladies Bridge 9:15 am & Men's Club 1:30pm both at DPAC Appeals Committee 7 pm at DPAC	8 Ladies Bunco 10 am at DPAC Canasta 1-4 pm at DPAC	9 Book Club 10am DPAC Mahjong 1pm DPAC Activities Committee Meeting 7pm at DPAC Bourbon Club 7p CBHS	10	11
12	13	14 RLPOA Board Mtg. Ladies Bridge 9:15 am & Men's Club 1:30pm both at DPAC	15 Shoreline Deadline Fountain's Activities 1:00 pm at DPAC Garden Club Mtg. 7pm at DPAC	16 ARB DEADLINE Mahjong 1pm DPAC Silver Singles Group 4:30 pm @ DPAC Fountains Board Mtg. 7 pm at CBHS	17	18
19	20 ARB - 7 pm at Clubhouse -Kitchen	21 Ladies Bridge 9:15 am & Men's Club 1:30pm both at DPAC Common Ground Committee Meeting 6:30 p at DPAC	22 Canasta 1-4 pm at DPAC Wine Club 7pm at DPAC	23 Mahjong 1p at DPAC	24 Fountains Game Night 7 pm @ DPAC	25
26	27 Fountain's Bunco 1-3 pm at DPAC Cadet Girl Scouts 6:00-8:00pm at DPAC	28 RLPOA Work Session Ladies Bridge 9:15 am & Men's Club 1:30pm both at DPAC	29	30 Mahjong 1pm DPAC	31	

2025

EASTER EGG HUNT APRIL 13	SPRING GARAGE SALE APRIL 24-26	PIZZA PARTY AND PONTOON RIDES MAY 31	SUMMERFEST CARNIVAL JUNE 28
FOOD TRUCKS & COMMUNITY EXPO NIGHTS LOOK FOR DATES & DETAILS FOR JUNE THRU AUGUST			
PARADE, BOAT PARADE & FIREWORKS JULY 4	FAMILY SWIM AUGUST 16	FISHING DERBY SEPTEMBER 1	FALL GARAGE SALE SEPTEMBER 4-6
CRAFT/VENDOR HOLIDAY FAIR OCTOBER 17-18	TRUNK OR TREAT OCTOBER 25	HOLIDAY DECORATING CONTEST by DEC 12	MEET WITH SANTA DECEMBER 13



Home Improvements May Need Approval!!!!

Please remember that exterior changes may need approval from the Architectural Review Board (ARB). To accommodate residents' needs, the ARB meets on the 1st and 3rd Monday of each month. Applications to be considered need to be turned into the office the Thursday prior to the meeting. Please plan ahead when planning a project and get your approval early because you then are allowed 6 months to begin the project. ARB applications can be found on our website at www.rlpoa.com under "For Residents" > Forms > Architectural Review Forms. Please select the application required for your project. Some applications do require "plot plans," so contact the office if

ALL APPLICATIONS HAVE TO BE TURNED INTO THE RAINTREE OFFICE—PLEASE DO NOT EMAIL THEM TO THE ARB DIRECTLY.

Here are some of the items that have to be approved: Roof Replacement, Exterior Paint (repainting existing color or new color choice), Fences, Pools, Decks/Patios, Retaining Walls, Play Equipment, and Driveways, just to name a few.

Failure to receive prior approval will result in a \$200 fine. If you have any questions, contact the office at 816-537-7576.

Did you know you can see previous editions of the Shoreline on our Raintree website: www.rlpoa.com . Check it out!



Sign up for the Raintree e-News at www.rlpoa.com to get the latest information!

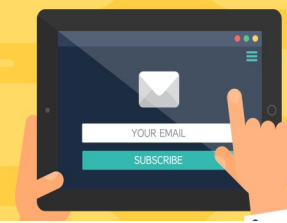
DID YOU KNOW????

Current rules and regulations can always be found on the website:

www.rlpoa.com

Then click:

Area Information > Rules and Guidelines > 2024 Searchable Directory



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

NEWS FROM THE GARDEN CLUB:

This month's hostesses for our annual Christmas Party were (in order from picture) Debbie Gagne, Tracy Robertson, Lynn Schwenn, Debi Bury and Linda Bolbecker. We had a contest for the best Holiday Attire outfit and that winner was Cindy White. The judge for that contest was no other than Santa Claus himself. We caught a photo of him giving out the award to Cindy. Everyone looked so festive, the food was fabulous and a good time was had by all. We are looking forward to a fun 2025. If anyone is interested in joining in January, please email me at tr Robertson55@aol.com. We would love new members!

Here are some tips for keeping your indoor plants healthy during the winter:

Water less: Water your plants when the soil feels dry, and use warm water to help them grow and stay warm.

Reduce fertilizer: Don't fertilize your plants in the winter because they aren't actively growing. Fertilizing can interrupt their natural cycle and cause root burn. You can resume fertilizing in early spring when you see new growth.

Increase humidity: Houseplants prefer 40–50% humidity, but heated homes can drop to 10–20% in the winter. Mist your plants frequently, or put tropical plants on a tray of water and rocks.

Avoid heat sources: Keep your plants away from radiators, heating vents, and fireplaces.

Avoid cold drafts: Move plants away from doors that open regularly.

Don't repot: Avoid repotting during the winter, as a larger pot can stress the plant and make it hard for the roots to absorb water. Wait until spring to repot.



Debbie Gagne, Tracy Robertson, Lynn Schwenn,
Debi Bury and Linda Bolbecker.



Shoreline OPT Out?

Would you rather have a digital copy of the Shoreline Sent to you?

SEE BELOW TO OPT OUT OF THE PAPER PUBLICATION

If you would like to opt out of receiving the Shoreline in a paper form and would like to receive a digital copy instead please fill out the following form and return it to the office.

NAME: _____

LOT #: _____

ADDRESS: _____

EMAIL: _____

(EMAIL ADDRESS WHERE YOU WOULD LIKE DIGITAL COPY SENT TO)

By signing below, I acknowledge that I will NOT be receiving a paper copy of the Shoreline and that it is my responsibility to locate the information provided in each issue either by E-News or by viewing the digital copy of the Shoreline which can also be found at www.rlpoa.com

Signature: _____

Date: _____

BOLO

(BE ON the Look Out)

The Raintree View Committee is excited to announce that the 3 Hole Disc Golf Course located at Raintree View is under construction. We are hoping to have it completed very soon. If you are new to Disc Golf there will be 4 sets of Discs that will be available to check out from the RLPOA office during office hours. It is currently a 3 par, simple course, but as we see usage develop, we may be able to modify the course to make it more challenging.



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.

Look! It's Santa and Mrs. Claus...

SANTA 2024 – Thank you to all that brought their kiddos to visit Santa and Mrs. Claus at the Clubhouse on Saturday afternoon, December 14. We are so grateful to have our very own Mr. and Mrs. Claus right here in Raintree, Duane and Deanna Albert, who for the past five years have graciously volunteered their time at our event and are pros at making sure no one has to stand in line very long. We appreciate those that donated canned goods/winter items for Lees Summit Social Services. Items have been delivered and your donations are very much appreciated by those who need a little extra help during the holiday season. Wishing everyone a Wonderful Christmas and the Happiest of New Years!!!



Keep Dues Up-to-Date!



First quarter billing for 2025 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.
- ◆ **Mail it in!** (825 SW Raintree Drive)

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: Velari Payne at Raven1939@att.net

Ladies' Bunco



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

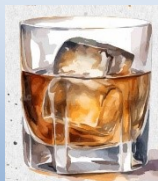


Cards at Duck Pond Activity Center on the 1st Wednesday at 1:00 pm. Questions contact: Velari Payne at Raven1939@att.net

Men's Club Cards

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

Bourbon Club



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

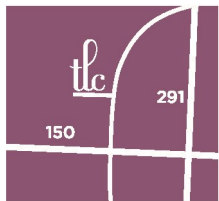


The Raintree Wine Club will meet the 4th Wednesday of the month at the Duck Pond Activity Center at 7:00 p.m. Come join the fun! Contact Debbie Irwin at: dshannon4242@gmail.com with any questions.



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BIG SAVINGS!

Raintree VILLAGE

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Short-Term Rehab • Long-Term Care

Attend a community preview to learn more about Raintree Village. Register at RaintreeVillageLS.com or scan the QR code.

1501 SW Arborwalk Blvd, Lee's Summit, MO 64082
816.560.0664 • RaintreeVillageLS.com

Teens for Hire

Name	Age	Services	Telephone
Jocilyn	15	Babysitting (Knows CPR & Heimlich)	(913) 205-7652
Mackenzie	16	Dog sitting and Dog walking	(816) 210-4136
Kolby	17	Pet walking, Pet sitting, House sitting, Plant watering	(562) 676-3816
Makayla	13	Dog sitting and Dog walking	(816) 210-4136
Kennedy	16	Babysitting	(816) 489-8776
Riley	16	Nanny, Dog Walker, Housesitting	(816) 560-2278
Ro	13	Dog walking, Babysitting 1-10 years old, Pet Sitting	(816) 946-2336
Christian	15	Pet sitting, Snow removal, Leaf/limb removal	(816) 927-5290
Tree	17	Babysitting (Certified Babysitter; CPR) Pet sitting, (cats, dogs. special needs, exotics) dog walking ,	(816) 610-1771
Brad	17	Mowing ,Trimming and Garden Work	(816) 927-9229
Libby	13	Pet sitting—lots of experience!	(816) 609-8577
Katelynn	16	Babysitting, house sitting and dog sitting.	(816) 778-9533
Paige	13	Pet sitting, dog walking, house sitting, babysitting, lawn mowing	(816) 944-6305
Reid	16	Mowing, shrub trimming, snow removal	(816) 716-9778
Anna	14	Dog walking, babysitting (dropped off at own home so mom can supervise)	(816) 716-9778
Carly	16	Pet sitting, dog walking, baby sitting, house sitting, light house cleaning	(816) 768-4128
Isabella	12	Pet sitting, house sitting, & baby sitting for ages 3 years and older	(816) 682-9841
Delaney	14	Baby sitting, dog walking, pet sitting	(816) 509-0310
Kennedy	14	Babysitting (Red Cross certified babysitter and CPR certified), pet sitting, dog walking, plant watering/house sitting *can provide references upon request*	(806) 679-8182
Seren	15	Pet sitting, babysitting, plant sitting, house sitting, yard work, snow shoveling	(816) 729-7555
Jackson	16	Snow Shoveling, yard cleaning of dog waste, landscaping (brush clearing, tree trimming), odd jobs (specify), lawn mowing	(816)547-8284
Bee	14	Babysitting (older kids, no infants), pet sitting, dog walking, Mother's Helper	(312) 953-5821
Jordan	16	Lawn care: I use brand-new commercial equipment to keep your lawn looking fresh and well-maintained. Call or text for a quote.	(816) 548-5217
Elijah	16	Lawn care: I use brand-new commercial equipment to keep your lawn looking fresh and well-maintained. Call or text for a quote.	(816) 944-9167
Ella	12	Babysitting (CPR certified) and pet sitting	(816) 217-0694

Time To Update...Call 816-537-7576



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James Drinnen
 Lead Man
 fusionjames1@yahoo.com

562-225-0593

Raintree Resident

Tracy Damarico

816-213-8103
 wicklessinfo@gmail.com
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For Sale: 2007 Lowe Bimini 210 Sun Cruiser, Completely rebuilt from deck up in 2016, Upholstery and carpet in 2016, Radio & Speakers in 2020, New cover in 2024, Handmade table from Brazilian teakwood, Mercury 40 HP serviced annually; Asking \$13,000 – Call 816-305-9491

For Sale: Troy Built Lawn Tractor Pony; 2 Husqvarna Push Mowers; Brand New Epson WF-4830 Series Fax-Copier-Printer-Scanner; Honda Snow Blower Call Brenda 816-516-2492

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



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**2024-2025
RAINTREE
BOARD OF DIRECTORS:**

Officers:

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

Board Members:

**Gwen Barr-Crawford,
Anita Burke
Kelly Manz
Chris Coussens
Charlie Cruit**

**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: Operations
Josh Cresswell 816-537-7576
jcresswell@rlpoa.com**

**Grounds Manager:
Alonzo Lujan 816-537-7576**

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

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

**Assistant General Manager: Administration
Melissa 816-537-7576
mdrinnen@rlpoa.com**

**Administrative Assistants:
Debbie
Jen
Margie
816-537-7576**

**Raintree Committee
Chairpersons:**

Activities: Margaret Legel - activities@rlpoa.com
ARB: Tom Atkins - arb@rlpoa.com
Appeals: Roland Thibault - appeals@rlpoa.com
Common Ground: TBD
Lake: Dan Stacks & Scott Chambers - lake@rlpoa.com
Pool: Rebecca Norlander - pool@rlpoa.com
Raintree View: TBD - raintreeview@rlpoa.com
Duck Pond Activity Center: Marilyn Burasco -
dpac@rlpoa.com
Nominating: David Elliott & Joan Bruns -
nominating@rlpoa.com
Finance: Kyle Haulotte - finance@rlpoa.com
Facilities: TBD - facilities@rlpoa.com
Siltation: Brian Ratigan - siltation@rlpoa.com
Welcome: TBD - welcome@rlpoa.com
Pond: Roger Sense - pond@rlpoa.com
Security Committee: David Mitchell -
security@rlpoa.com

**Committee Meetings
& Locations:**

Activities: 2nd Thursday, 7:00 pm @ DPAC
ARB: 1st & 3rd Mondays 7pm @ Clubhouse
Appeals: 1st Tuesday 7pm @ DPAC
Common Ground: TBD
Duck Pond Activity Center: WATCH CALENDAR
Lake: 1st Monday 7pm @ Clubhouse
Pond: 3rd Thursday each month, 10am @ Clubhouse
Pool: TBD
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
825 SW Raintree Dr.
Office: 537-7576
Fax: 537-5621

office@rlpoa.com,
manager@rlpoa.com

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Testimonial from sale of grandmother's home in The Fountains (June '24)

"David was great to work with, and we had a quick sale. He was very knowledgeable and always available to answer any questions we had."

- Amber Siemsen, Raintree Resident



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