



SHORELINE



Raintree Lake Property Owners Association

December 2024

Special points of interest:

- **Lake Life Re-imagined 4**
- **Decorating Contest page 5**
- **Santa & Mrs. Claus visit page 6**
- **New Residents page 8**
- **Christmas Maize page 12**
- **Garden Club Article page 17**



Attention all portal users...

If you have **auto pay** set up, please remember to update the amount to reflect the new 2025 homeowner dues.

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Raintree GIVING Tree



Start a Family Tradition with Raintree's Giving Tree!

Place a \$5 donation or more and receive an ornament to personalize and hang on our Giving Tree. Your gift is greatly appreciated at this time of the season.

Your generosity will benefit
Choose 2 Live
Benilde Hall

HAPPY HOLIDAYS!

In February, the Board of Directors formed the Long Term Community Investment Committee to find why Raintree seems to always have an annual budget deficit and possible ways to correct this issue long-term.

See inside for a summary of the findings and upcoming action. See page 4

Financial Statement

As of October 2024

Money Market Sweep

Account:
\$996,797.31

Income:
\$210,045.31

Expenses:
\$239,670.98

Net Income/Loss:
(\$29,625.67)

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:	
133 Lots totaling \$19,084.68	348 Lots totaling \$52,843.04
Two Quarters Past Due:	
20 Lots totaling \$6,839.18	26 Lots totaling \$8,543.95
Three Quarters Past Due:	
5 Lots totaling \$ 2,987.88	9 Lots totaling \$5,063.19
Liens:	
13 Lots totaling \$40,164.75	10 Lots totaling \$31,808.50

Board Approvals for November 12, 2024

- ◆ Approved release of funds for dock repairs.
- ◆ Approved new dock contract.
- ◆ Approved pergola and gazebo guidelines.
- ◆ Approved 2025 revenue.

Fall / Winter Office Hours

Monday - Friday **Saturday**
9 am - 4 pm 9 am - 12 pm

825 SW Raintree Dr.
LSMO 64082

office@rlpoa.com

General Manager: Rachele Vandiver
manager@rlpoa.com

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



Unsatisfied Judgments/Liens

LIENS

Lot#	First Name	Last Name	Address
C7C	Harry	Kenley	336 SW Raintree Drive
182	Shirley	Schnell	3917 SW Hidden Cove Circle
636	Micah	Hayes	218 SW Albatross
229	Jason	Medley	4070 SW Lido Drive
SR05	Jennifer McShane		3837 SW Windsong Drive

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 Lane
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



Be aware of your surroundings...

With the holiday season upon us the Lee's Summit Police Department, as a reminder, is encouraging residents and guests to ensure valuable items, such as gifts, personal belongings, etc. are not left in vehicles. The majority of reported thefts from vehicles are normally crimes of opportunity, overwhelmingly reported from unlocked vehicles. Unfortunately, these cases are difficult to solve even with video doorbell networks and home surveillance systems due to masks and clothing (hats, hooded shirts, etc.) which make identifying a suspect difficult. If anyone should have questions please feel free to contact the Lee's Summit Police Department at (816) 969-1708.



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 for 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: 816-537-7576



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.

Lake Life Reimagined

News from the Long-Term Community Investment Committee:

Raintree Lake celebrated its 50th birthday this year, and it's our job as members of the community to keep it going another 50 years into the future. The Long-Term Community Investment Committee was tasked to evaluate the state of Raintree Lake through the lens of its long-term viable fiscal responsibility.

Raintree Lake - Current Financial State:

About 97% of our total revenue goes to serving the daily needs of the community, and around 3% goes to the emergency fund/general account. The Reserve Study, which is a report compiled by 3rd party independent professionals hired to provide directional guidance of community assets, suggested maintenance spend of nearly \$1,350,000 for 2021-2024 for infrastructure type projects. This number doesn't include additional items like maintaining the seawall, siltation dredging of the lake or investment in new amenities. The dredging alone is \$4M+ over the next 5-10 years.

Raintree Lake - Future State:

The goal of the committee is to suggest the necessary steps to protect Raintree Lake's integrity of assets for the benefit of all its members. This means that if we continue investing in repairs or improvements with existing funding levels, our community assets will deteriorate even more over time. We have a community with 427 acres of common ground, a 260-acre lake, a clubhouse and activity center, 6.5 miles of walking trails, an Olympic size pool, multiple playgrounds with parks, and an employee staff to keep it all running. These assets must be maintained and improved upon to keep Raintree Lake a destination community in the Kansas City metropolitan area.

Our Ask of the Members:

We need your help, as a little from each member equals a lot from all. Throughout Raintree's history, annual dues were not always adjusted to account for the annual CPI (consumer price index) as allowed in the by-laws. The greatest period impacting this were the years the developer controlled the association. This period, along with previous Boards' decisions to not adjust dues for CPI, created our current revenue crunch. We are asking members to support a one-time (permanent) dues increase. The new dues amount will be the baseline for future CPI-based increases. The dues increase proposal will offer 3 different amounts for our members to vote for - \$21, \$27, or \$33 per month. This increase would allow our HOA an additional \$500,000 - \$800,000 to invest in existing and new amenities if any increases are approved. We compared monthly HOA dues for other lake communities in the area and our current dues of \$650 annually are about 50% to 70% lower than any other lake community in the area. If any of the three options pass, no matter which one, the annual dues for Raintree will still be the lowest of all lake communities in the comparison.

Stay tuned for further details about a possible vote next year.



Raintree Homes - Holiday Decorating Contest

December 2024

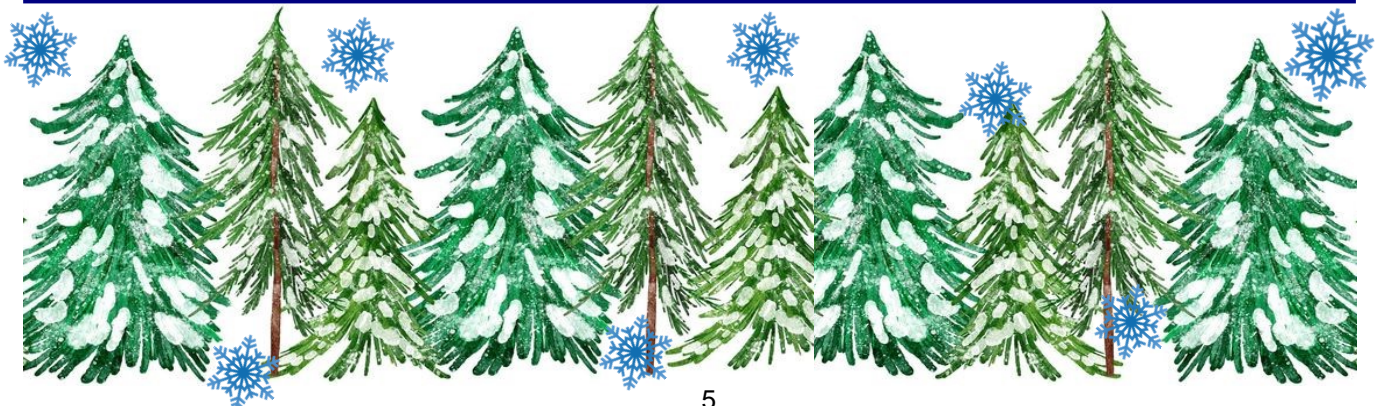
Judging ends December 13

We'll comb the neighborhood looking for the best & brightest, warmest & most charming, and fun...but please help us find (and Share) your decorated house by posting your Address, and some Pictures, on the RL Holiday Decorating Facebook "Event."
Thank you!

We're awarding Gift Card Prizes to the Top Five.

1st, 2nd and 3rd place will have signs for their yard.

Winners will be recognized in the January 2025 Shoreline.



RAINTREE LAKE 2024
VISIT WITH SANTA & MRS. CLAUS



Main Raintree Clubhouse

Saturday Afternoon, December 14th

2:30-5:00 pm

(Santa & Mrs. Claus arrive at 3:00 pm)



Be sure to bring
your CAMERAS!

The Clubhouse doors will open at 2:30 pm. At that time kids are welcome to begin working on a craft project and enjoy some delicious snacks and drinks while waiting for Santa and Mrs. Claus to arrive at 3:00 pm.

Donations of non-perishable food items and gently used winter coats will be collected and donated to Lee's Summit Social Services. Thanks to all that have donated in the past.

Santa and Mrs. Claus could use a few elf helpers. If there are any neighborhood teenagers that need community service hours or any who would like to volunteer their time, we would love to have you join us for a couple of hours assisting Santa and Mrs. Claus with the kiddos.

For more information, please contact Brenda Zeller at 816-617-4466 or via email at bzeller@millerco.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

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



New Residents

Welcome to the Neighborhood!

Robert & Barbara Wilson
5132 SW Surf Scooter

Nicholas & Hannah Lipari
740 SW Windsong.

Kelli Kyle, Joseph Kyle & Sharon Kyle
804 SW Lake Pines

Sarah Arends
4078 SW Royale Court

David Onwiler & Caitlin Miller
4136 SW Minnesota Drive

Jennifer & Jason Smith
5016 SW Raintree Cr.

Mathew Vetter
4137 SW Leeward Dr.



Come Join The Fun...

If you are single, consider yourself to be a senior citizen, live in the Raintree area, and want to have fun, you are welcome to join us. We usually meet on the third Thursday of each month at the Duck Pond Activity Center at 4:30 pm. Note there are some alternative dates and meeting places in our fall schedule.



Saturday, December 14

Celebrate the holiday season by attending the Lee's Summit Symphony holiday concert at 3:00 pm at John Knox Village Pavilion. "Silver Screen Holiday" program will require a ticket which can be purchased at any HyVee or Price Chopper location in Lee's Summit. Tickets will be needed so plan ahead to get yours in advance.

Sunday, December 15

Join us to attend the outstanding program at Church of the Resurrection in Leawood. This must-see musical presentation features more than 300 actors, singers, dancers, and instrumentalists (including our own member, Gloria Helmer). The story celebrates Christmas and the depiction of the traditional Christmas story. We will go to the 1:30 pm matinee to see and hear "Illumination - Remembering the Light of Christmas", Tickets are required.



There will be more details to come about future events such as bowling, dining out and more. For questions, please contact Barbara Thompson at 816-769-8859; Mardy Brown at 828-964-0477; or Pam Ranger at 816-769-8340.

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



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!**



2025 Shoreline Ad Rates

- Business Card - \$47.25
- 1/4 Page - \$94.50
- 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



Stay Warm & Be Safe!

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: _____



City of Lee's
Summit Public
Works state:

"The required height of limbs on the street side of the tree is fourteen feet and the required height of the limbs on the sidewalk side of the tree is eight feet."

If an inspection is required that indicates that there are tree limbs which are causing sight issues for stop signs, speed limit signs and other types of traffic signs or are hitting school buses, refuse trucks, snow plow trucks or street sweepers or causing obstructions for pedestrians, you could be liable to the City for all costs and damages.

(Code 1988, 26-2; Ord. No. 5339, 1, 6-20-02)

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

Keep Dues Up-to-Date!



Fourth quarter billing for 2024 was mailed out in October and will be due by December 31st.

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

- ◆ **Drop it off...** Pay in the office with cash or check (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)
- ◆ **Online...**through your homeowners portal

Holiday safety tips

This Holiday season, don't let the spirit of giving lull you into giving burglars, muggers, and pickpockets a better chance to do their dirty work. Thieves love the holidays as much as everyone else, especially because it's an opportune time for crime. Homes jam-packed with gifts. Stores, malls and downtown streets teeming with unsuspecting shoppers. People rushing around, stressed out and careless, looking for last minute gifts, trying to get everything done. It's enough to make any thief giddy with holiday joy. Here are some tips to keep your Holiday season safe.



Porch Pirates

- **Have your packages delivered to a secure location:** Many retailers allow you to opt for in-store pickup when you order online. You can also have packages sent to a UPS store (or other similar style store), U.S. postal service office, or to an Amazon locker facility. Be sure to ask if there will be any fees to send packages to another location.
- **Sign up for delivery alerts:** You can make sure you're there to receive the package or you can ask a neighbor to pick up your package for you.
- **Place a lockbox at your doorstep:** These large containers can be bolted to your property.

If You Are Shopping:

- Stay alert and be aware of what's going on around you.
- Park in a well-lighted space, and be sure to lock the car, close the windows, and hide bags and gifts in the trunk.
- Wear an over-the-shoulder purse and keep it zipped up. Keep your wallet in your front pocket. Thieves like to work in pairs. Be cautious of someone asking for the time or starting conversations with you. They are trying to distract you as their partner is stealing your purse, money, wallet or bags.
- If shopping with little kids, teach them to go to a store clerk or security guard if you get separated.
- Keep your keys in your hand as you leave a store with your arms full of bags. Don't wait to reach your car before starting to look for keys in a purse or pockets.

If a stranger comes to your door:

- Criminals sometimes pose as a delivery person or a utility worker to get into your home to see what you have around the tree.
- Other criminals go door-to-door asking for donations for a charity that does not exist.
- Always ask for identification. If you still feel uncomfortable, call the police or the utility company.

Other Tips:

- Again, recognize when you are being rushed, distracted or stressed out. Always stay alert to what is going on around you.
- Avoid carrying large amounts of cash or a large number of credit cards.
- Keep a record of all your credit card numbers and contact information in a safe place at home.
- Shop with a friend or two. It is much safer to shop with others.



After You've Opened the Gifts:

Burglars know that many households have new and oftentimes expensive items in their homes following Holidays. Many residents make it easy for burglars by putting boxes that identify their new gifts in plain view with their other garbage. Avoid being an easy target by breaking down the boxes and putting the pieces in a trash bag or your recycle can.

HOME IMPROVEMENTS

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's of each month. Applications to be considered need to be turned into the office the Thursday prior to the meeting. **Please plan to get your applications in early so you'll be able to start your project when the contractor is available. You only have 6 months from the date of approval to complete your project or you will have to**



resubmit. 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 you do not have one available and we can check to see if we have one on file.

ALL APPLICATIONS HAVE TO BE TURNED INTO THE RAIN TREE 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. See the ARB guidelines on our website at www.rlpoa.com for additional information.

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



DECEMBER

It's the most wonderful of the year
T X M E



Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2 ARB - 7 pm at Clubhouse -Kitchen Lake Committee 7 pm CBHS Fountains Ladies Holiday Party 7-9 pm @DPAC	3 Ladies Bridge 9:15 am & Men's Cards 1:30 pm both at DPAC Appeals Committee 7 pm at DPAC	4 Cards 1 pm at DPAC	5 Mahjong 1 pm @ DPAC Villas Semi Annual Board Meeting 7 pm @ DPAC	6	7
8	9	10 RLPOA Board Meeting Ladies Bridge 9:15 am & Men's Cards 1:30 pm both at DPAC	11 Ladies Bunco 10 am at DPAC Canasta 1-4 pm at DPAC Garden Club Mtg. 7 pm @ DPAC	12 ARB DEADLINE Book Club 10 am @DPAC Mahjong 1 pm DPAC Activities Committee Mtg 7 pm DPAC Bourbon Club 7 pm at CBHS	13	14 SANTA & MRS. CLAUS AT CLUBHOUSE 2:30 pm
15 Shoreline Deadline	16 ARB - 7 pm at Clubhouse -Kitchen	17 Ladies Bridge 9:15 am & Men's Cards 1:30 pm both at DPAC	18 Fountains Activities Committee 1 pm at DPAC	19 Mahjong 1 pm DPAC Silver Singles Group 4:30 pm @ DPAC	20	21
22	23 Fountain's Bunco 1-3 pm at DPAC	24 Office Closed 	25  Office Closed 	26 Mahjong 1 pm at DPAC	27	28
29	30	31 Office Closed	Raintree Office Closed for New Year December 31st - January 1st			



2024 Activities



**HOLIDAY DECORATING
CONTEST THRU
DECEMBER 13**

**MEET WITH SANTA
DECEMBER 14**

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 troberson55@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.

The 2024 Holiday Craft & Vendor Fair was a great success in October.



CRAFT FAIR



Thanks for filling the show & shopping with friends & family. We counted almost 500 shoppers through the doors!

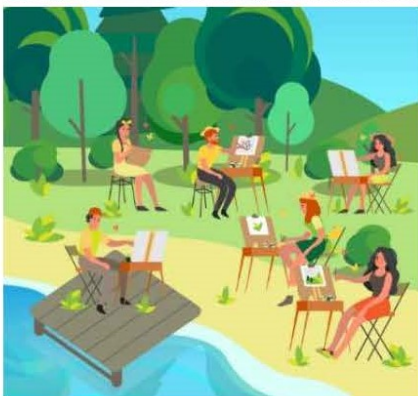
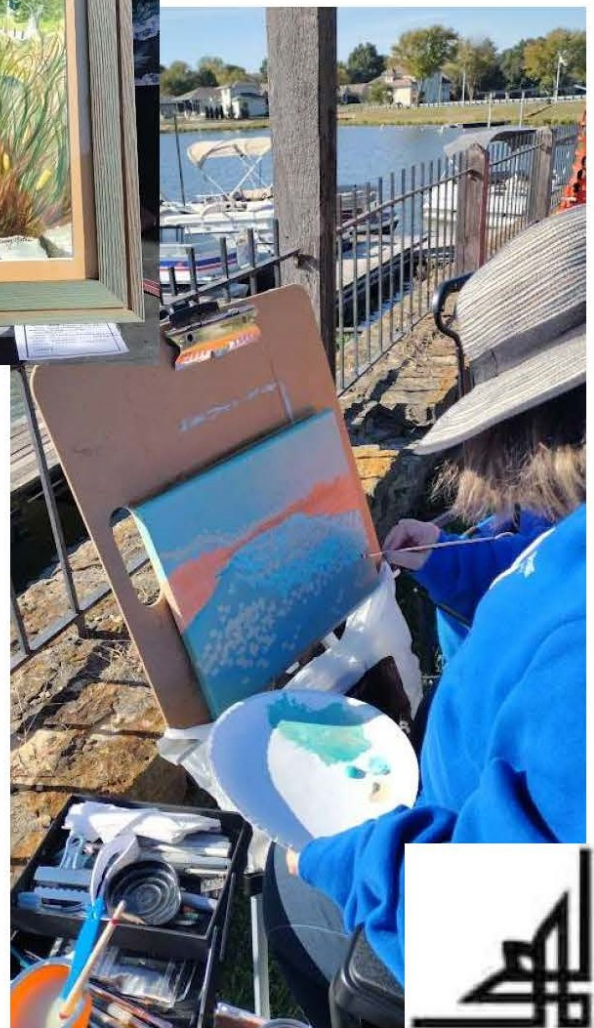
Save the date for next year: Oct 17-18, 2025.





Summit Art "Paint Out at Raintree Lake"

We hope you enjoyed the "Paint Out" Event on Saturday, October 19th, held in conjunction with the Craft Show. Thank you to the artists who participated.



Proceeds from this event benefit Summit Art, a local nonprofit that supports local artists.



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NEWS FROM THE GARDEN CLUB from our October meeting 2024



Garden Club does not meet in November because of the Holiday but our last meeting was in October. The hostesses were Donna Stanfield, Mary Dawson and Pat Shephard. (See attached picture) The speaker was from the Master Gardeners of Greater Kansas City on the CARE OF POINSETTIA. The speaker was Michelle Livergood. She had a lot of information on the history as well as care.

We do not have a meeting in December either because of the Holidays but we do have a Member Christmas Party.



THE CARE OF POINSETTIA

Displaying during the holidays should be in bright indirect lighting. Find a place with the maximum indoor sunlight. Keep it away from drafts or rapid temperature fluctuations. The bright colored leaves are called Bracts. The optimal temps for Bracts to retain their color would be about 72 degrees during the day and about 60 at night.

Watering: Do not overwater as the plant does not like wet soil. Empty water from the saucer after it drains. If the plant is wrapped, make sure there is a hole in the foil so water can drain. Normal watering would be every 5 to 7 days. You will know if it needs watered if the pot feels light or the soil feels dry. Do not fertilize as the need for nutrients is minimal.

Saving a poinsettia to rebloom the following year is labor intensive. They are NOT native in the Missouri zone. Most people throw them away or use as compost.



Hostesses:

Donna Stanfield, Mary Dawson & Pat Shephard



Schedule your project and outdoor living space needs today to secure an install for 2024/2025!!!

RAINTREE LAKE PROJECTS & MORE



**Design & Build • Patios • Decks • Covered Roof Patios
Outdoor Kitchens • Fire Pits & Fireplaces • Stone Veneer • Landscaping**



Call Today: 816-985-9855 FREE ESTIMATES RESIDENT OWNER



Opening February 1, 2025

Reserve your Independent Living or Assisted Living apartment today



Independent Living • Assisted Living
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

YEAR ROUND YARDWASTE PICKUP!



Sign up

By calling



816.204.1192

Constablesanitation.com

Macadoodles®

YOUR COMMUNITY LIQUOR STORE

MON-THU 10AM-9PM
FRI-SAT 10AM-10PM
SUN 10AM-8PM

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 High 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.

Don't move. Instead, improve.

Remodel, rebuild and renew with Four Sons Construction. We specialize in kitchen, basement and bathroom renovation.



We're a third-generation family business with deep roots in the Lee's Summit area. Our reputation lives in your home, so we don't cut corners. We're committed to superior construction, even if it takes a little more time.

816.537.3210

www.foursonscontractors.com



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4494 Bowsprit SOLD! \$750,000



216 SW 163rd Street. 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

Happy Holidays from the Renee Amey Team! We are ramping up for a spectacular new year selling in our #1 selling community of Raintree Lake. We have eager Buyers looking for home options at Raintree Lake! It's not too early to set an appointment with us to discuss your home listing and be ready to go for putting your home on the market in the new year. 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

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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



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!

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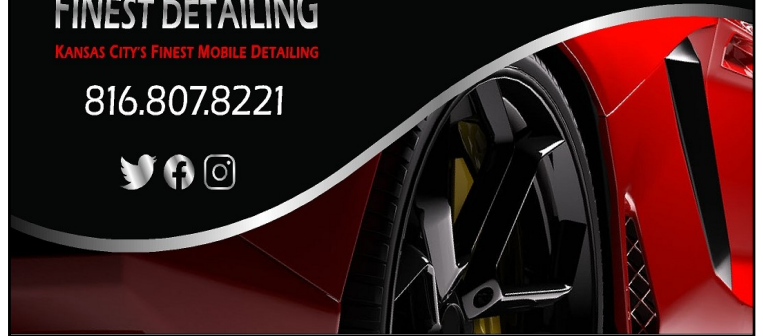
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Secretary: Jeff Wilson

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!

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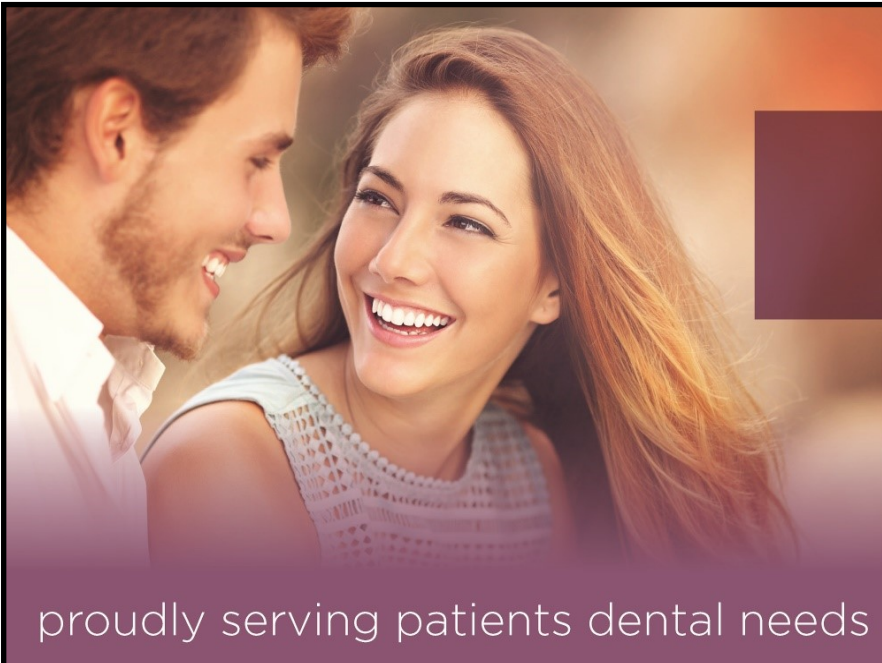
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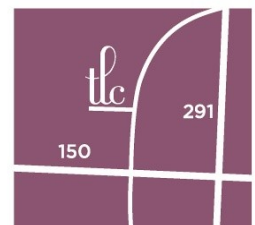
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