

SHORELINE



HAPPY
St. Patrick's Day!

Raintree Lake Property Owners Association

March 2025

Special points of interest:

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**Remember! Boat Slip Leases are due by
Saturday, 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.

ANNUAL MEETING

This year, terms expire for the following members of the RLPOA Board of Directors: Charlie Cruitt Class A, Gwen Barr-Crawford Class B, and Kyle Haulotte 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 January 2024

Money Market Sweep

Account:
\$994,537.35

Income:
\$195,038.88

Expenses:
\$33,233.85

Net Income/Loss:
\$161,805.03

2024 Roll-Over Funds:
\$13,179.00

Capital Asset Reserve:
\$200,000.00

Future Projects:
Raintree View:
\$13,650.00

Principal Payments Reserved:
\$79,157.00



Delinquency Report Comparison

2025

2024

One Quarter Past Due:

112 Lots totaling	63 Lots totaling
\$16,982.80	\$10,045.72

Two Quarters Past Due:

41 Lots totaling	15 Lots totaling
\$13,044.04	\$5,869.19

Three Quarters Past Due:

10 Lots totaling	4 Lots totaling
\$5,023.92	\$2,020.19

Liens:

19 Lots totaling	11 Lots totaling
\$48,402.89	\$32,281.80

Board Approvals for February 11, 2025

- ◆ Approved reserve asset study budgeted up to \$6,900.
- ◆ Approved new boat motor budgeted up to \$8,500.
- ◆ Approved aerator motors and floats budgeted up to \$13,000.
- ◆ Approved electronic election budgeted up to \$9,995.
- ◆ Approved dock electrical budgeted up to \$50,000.
- ◆ Approved new dock budgeted up to \$135,000.
- ◆ Approved pool chaise loungers budgeted up \$7,914.

Boat Slip Leaseholders:

Did you know you could sublease your boat slip while retaining your lease? Many boat slips remain unused every summer, and many residents are anxious to sublease your slip from you! Every month there are ads in the classified area of this newsletter, from people looking for a slip to sublease.

This is a win-win situation! You remain the leaseholder while earning back your money and another resident has the pleasure of using your slip for the summer. Sublease forms are available at our website at www.rlpoa.com or in the office.

Boat slip lease contracts have been mailed.

Both contract and payment are due in the office by Saturday, March 15th.



Meet the Candidates Night

By popular demand, the Nominating Committee will resume Meet the Candidates Night this year at 7:00 pm March 13, 2025 at the Raintree Clubhouse, giving RLPOA members the opportunity to ask questions of the candidates. Any members who have questions but are unable to attend that night can submit written questions in advance (by March 6) to the Nominating Committee at nominating@rlpoa.com or drop them off, addressed to the Nominating Committee, at the RLPOA office, and the Nominating Committee will pose those questions to the candidates. The meeting will begin with opening remarks by the candidates, followed by questions from the audience and the Nominating Committee and responses by the candidates. Video of this event will then be posted on the RLPOA website. The March 13th meeting will be the single opportunity this year to get to know the candidates and learn their views on issues.

Unsatisfied Judgments/Liens

LIENS

Lot#	First Name	Last Name	Address
55	Marion and Dixie	Courtney	3708 SW Harbor Circle
115	David and Christina	Bonds	740 SW Raintree Drive
168	Ara	McGee	3912 SW Hidden Cove
229	Jason	Medley	4070 SW Lido
C7C	Mary Elizabeth	Kenley	336 SW Raintree Drive
SR05	Jennifer	McShane	3837 SW Windsong
636	Micah and Ebony	Hayes	218 SW Albatross
SR23	Darren	Campbell	745 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 Ln.
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

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!



DID YOU KNOW????

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

www.rlpoa.com

Then click:

Area Information > Rules and Guidelines > 2025 Searchable Directory



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!



Winter Office Hours

Monday - Friday Saturday
9 am - 4 pm 9 am - Noon

825 SW Raintree Dr.
LSMO 64082

office@rlpoa.com
General Manager:
Rachelle Vandiver manag-
er@rlpoa.com



Mrs. Debbie,

How can one adequately express just how pivotal you have been to the success of RLPOA? Your remarkable ability to say no, while maintaining a firm yet compassionate demeanor, has empowered others to confidently uphold their decisions and practices. You have gracefully and proudly established a legacy that will echo in all our future endeavors at RLPOA. Your warm smile, kindness, and gentle nature will be deeply missed. You have been a guiding light, a mentor, a colleague, and, above all, family.

Over the years, watching Debbie train everyone in the office, nurture our summer interns, bake Kahlua cake for birthdays and graduations, or simply bring in monkey bread to keep us energized has been a joy. The wealth of knowledge and companionship she has shared with us is something we will forever treasure, as she has given each of us a piece of her heart. We will continue to embrace our destiny, building upon the strong foundation she has lovingly created for our ongoing success.

Happy Birthday, Mrs. Debbie, and an even more joyous retirement! While your time with us is drawing to a close, we believe you are embarking on exciting new adventures, including world travels, quality time with friends and family, and moments just for yourself. With heartfelt emotions and deep admiration, we wish you the happiest days ahead. Congratulations on your well-deserved retirement!

Lots of love,

RLPOA

**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: grounds@rlpoa.com.



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

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

New Residents

Welcome To The Neighborhood!

Blake & Mindi Limbaugh
3811 SW Ward Road

John & Joan Willcott
4630 SW Olympia Dr.

Anthony & Danielle Conrad
3712 SW Harbor Ct.

Christina Yang
728 SW Raintree

Kyle & Hannah Bidwell
3956 SW Ensign Dr



Raintree Spring Garage Sale April 24- April 26!



Attention Raintree Residents! It's time for our annual spring neighborhood-wide garage sale event. It is your choice if you wish to participate. This event will begin Wednesday, April 24th, and is our evening sale for our residents. Warn the kids to be careful, as there will be more cars in the neighborhood!

Sign Regulations for Garage Sales per the City of Lee's Summit:

- May be placed one day prior to the event.
- Shall be removed the day after the event concludes.
- May be placed on others' private property with their permission.
- Are not allowed to be posted on telephone poles, street signs, traffic signal poles, etc.

PLEASE NOTE: There will not be a collection truck available to receive garage sale leftovers this time.

BOARD CANDIDATE PROFILE



Class A Single-Family

Name: Charles Cruik

Address: 300 SW Green Teal

Employment: Script Pro LLC

Years at Raintree: 1.5

Current or Previous Service: Currently on the Board for half of 2024.

I am a fairly new resident to this community. I was on the city counsel for Lake Tapawingo for 4 years as well as the BZA. I have previously worked with the Country Club at Lake Tapawingo at the firework's tent & helping with the BBQ's. So far regarding the Raintree Covenants, Rules and Regulations and their enforcement I like what I have seen.

BOARD CANDIDATE PROFILE



Class B Single-Family

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

I am interested in applying for the open seat on the current 2025 Board. I have had the opportunity to work closely with many of the current board members. I think most of the Board members and staff are aware of the positive work and discussions I have been a part of over at least the last two years.

Below are just several projects I have played a role in completing over the past two years. This may also help the new Board members better understand some of the background concerning why these projects were established.

1. I have attended most board meetings and work sessions as a board member in the past two years and as a homeowner for approx. five months prior to becoming a board member
2. I have been the lake committee liaison to the board for the past two years and have attended most lake committee meetings as a non-voting member during that time.
3. I was chosen as one of the members of the "Dock Committee" to help lead the board in creating and determining the following:
 - A. Create a minimum dock requirements document that would guide any future Raintree dock builder as to our minimum dock requirements.
 - B. Create a new dock specification document to be sent with the new minimum dock requirements document to describe specific dimensions and locations of needed dock details.
 - C. Work closely with Asst. GM to help determine a root cause analysis concerning past dock failures that may or may not have ended in litigation.
4. I was chosen to be a member of the Board "Human Resource Committee". This committee was created to do the following:
 - A. Help identify staff members that will be leaving Raintree in the future months or years, and with the help of OMNI and the staff, help create a transition plan to best fill the positions that are going to open. Also assist the staff in restructuring responsibilities.
 - B. Help OMNI, Board, and staff to update our Raintree Employee Handbook into a document that meets current standards.
 - C. Assist in the creation of a timeline that defines the entire transition plan and support the staff in meeting that timeline.
 - D. Keep the Board aware of identified training requirements that may require additional funding.

I have tried to be a positive influence and a team player during my time on the Raintree Board. Many of you have enough direct knowledge to make that determination for yourselves. I am looking forward to reviewing the new stamped dock drawings that will be supplied by the chosen "P" dock vendor. I would recommend the Board minimize the down payment for this dock until drawings have been approved by Raintree. I will offer my time and expertise to be part of this review whether I am on the Board or not. I am looking forward to working with the current Raintree Board of Directors for another year if you make that decision.

BOARD CANDIDATE PROFILE



Class A Single-Family

Name: Kyle Haulotte

Address: 341 SW Marsh Wren

Employment: Finance and Accounting Professional

Years at Raintree: 14+

Current or Previous Service: I have worked as a Board Member and a Finance Committee Member of RLPOA since 2022. Prior to joining the board, I attended Board meetings over the years and attended meetings regularly for the six months prior.

I was raised in rural Missouri and, together with my wife Lindy and Sons Kai and Collin, have called Raintree Lake home for 15 years this May. I graduated from Missouri State University with honors in 1997 and a BS in Accounting, passing my Certified Public Accountant examination in the same year and beginning my professional career with one of the world's largest public accounting firms. During my 28 year professional career, I have worked as a finance and accounting leader and executive having responsibility for all financial aspects of the businesses that I have served, including financial reporting, international accounting, process and policy creation, internal control, operational audit, fraud prevention, treasury management, capital fundraising, budgeting & forecasting and risk management. I have served on the Board of Directors of a \$600 million Securities and Exchange Commission Registrant. I believe that a board should actively pursue the best interest of the entity it is serving.

I have served Raintree as a Board Member and Officer over the last three years and prior to joining the board, I attended board meetings and working sessions of the RLPOA Board for six months to ensure I could make the commitment that a board seat requires and to ensure that I could add value to the Raintree community. I believe that I have been a valuable contributor to Raintree with the primary principles guiding my service being preservation and improvement of our property values and our common assets (RLPOA amenities), engagement of our community through active listening and transparency of board actions and ethical behavior. During my tenure, I've scrutinized each expenditure I've seen as well as providing guidance where RLPOA may be exposed to risk, and I've attempted to implement zero-based budgeting principles that the private sector employs. This principle requires that each expenditure should be justified for each year in which it is budgeted.

My family and I are proud members of the Raintree community and as a family who enjoys the activities of Raintree—the events unique to Raintree, the lake, the trails, the pool and the natural beauty Raintree offers its residents—I would very much appreciate your vote to continue to serve you and your neighbors and ensure that we retain our vibrant community so that our children desire to call Raintree home when they join Lee's Summit's home-owning residents.



Procedures For Boat Stickers This Year

Residents with existing 2024 boat stickers, motorized or non-motorized, will follow these guidelines for 2025:

NO DROP-INS WILL BE ALLOWED. You **MUST** call the office to verify with us that you have:

- 1) Taken the safety test and turned it into the office. (Please note if you are an **odd lot number**, it is your year to take the safety test.)
- 2) Provided a copy of your current insurance **declaration page** for non-motorized watercraft or a current insurance **declaration page** showing a **minimum Liability Coverage of \$300,000** for motorized watercraft – in addition, **motorized watercraft** will also need to add - Raintree Lake Property Owners Association, including our mailing address, as an "additional insured".

You can send your test and/or the copy of your insurance by mailing to the office, or emailing to office@rlpoa.com or faxing to 816-537-5621.

- ◆ Stickers are **\$200.00** for motorized boats and **\$50.00** for non-motorized
- ◆ Check or cash **ONLY**
- ◆ New boats (or new to Raintree Lake) please call the office for instructions at 816-537-7576 .

Boaters: Odd lot numbers will be required to take the open-book boat safety test. The safety test can be taken by accessing it on the website at www.rlpoa.com. At this time stickers are not yet available, but 2024 stickers are valid until May 1, 2025.

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 Saturday, February 15, 2025, to appear in the March Shoreline. Although nominations can be accepted up to the close of nominations at the March 27 annual meeting and included on the electronic ballot, candidates declaring earlier 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 March Shoreline is February 15. Please complete the form on page 9 of this edition of this Shoreline and turn it in to the Raintree office by Saturday, February 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 of 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 9 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

Mike Legel 816-282-4815

Mary Lynn Tolle 816-537-6507



RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

2025 ANNUAL MEETING MARCH 27, 2025 7:00pm

1. Determine quorum & call meeting to order
2. Pledge of Allegiance
3. Election Process – Introduction of Candidates – Joan Bruns/David Elliott
4. Intermission for voting
5. Introduce Current Board Members
6. Approve minutes of 2023 Annual Meeting
7. Approve 2024-2025 Nominating Committee
8. Treasurer’s Report
9. State of Raintree Lake – Tony Jose, President
10. Introduction of General Manager & Staff
11. Committee Recognition for 2023

Activities Committee – Margaret Legel

Appeals Committee – Roland Thibault

Architectural Review Board – Tom Atkins

Common Ground Committee – TBD

Conservation Committee – San LaPoint

Duck Pond Activity Center Committee – Marilyn Burasco

Facilities Committee – TBD

Finance Committee – Kyle Haulotte

Lake Committee – Dan Stacks & Scott Chambers

Nominating Committee – David Elliott & Joan Bruns

Pond Committee – Roger Sense

Pool Committee – TBD

Raintree View – Brenda Miller & San LaPoint

Security Committee – David Mitchell

Siltation Committee – Brian Ratigan

Welcoming Committee – TBD

Boat Parking Sub-Committee – Molly Hipfl

12. Announcements

Proposal 1 - Newly Elected Board Members

Proposal 2 - To waive the “Boats in driveway” enforcement

Proposal 3 - To amend the By-Laws and Articles

Results from the **ANNUAL MEETING**
will be posted on the
website at www.rlpoa.com

13. Open Forum (Time Limit: 15 minutes total)

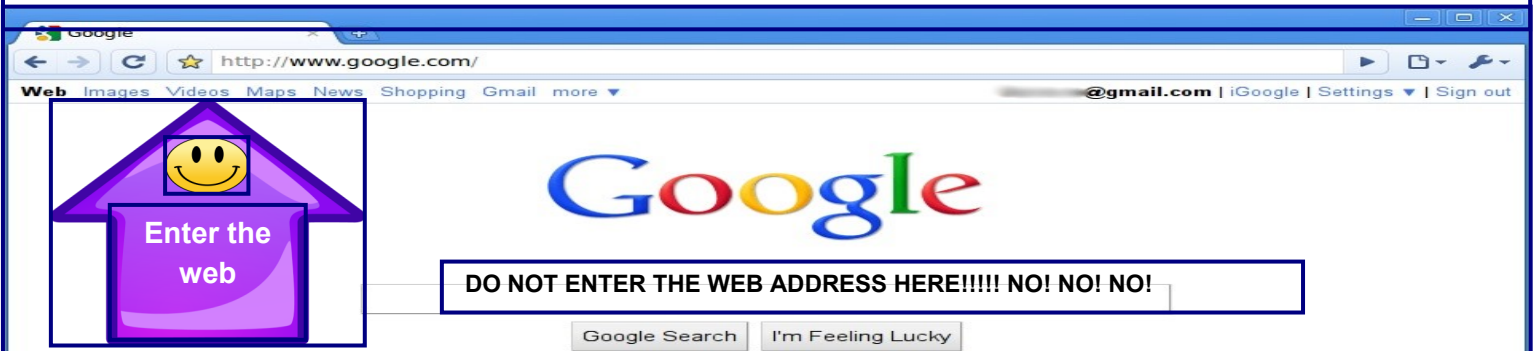
14. Adjournment



Annual Meeting - Electronic Voting Tip



Soon you will be receiving a ballot in the mail for Raintree Lake. Should you choose to vote electronically, please note this tip to avoid confusion: You will be provided a **web address** to input that will take you directly to an electronic ballot. This web address should be input into the address bar - See the arrow below. DO NOT enter the address into the Search Bar - see the note in the Search Bar below. The example provided is for the Google page, but no matter which search engine you prefer, the area you type the web address will be in the same approximate place on the page.





MARCH

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3 ARB - 7 pm at Clubhouse -Kitchen Lake Committee 7 pm Clubhouse	4 Ladies Bridge 9:15 am & Men's Club 1:30pm both at DPAC Villa's Executive Board Mtg. 7p at DPAC Appeals Committee 7 pm at DPAC	5 Cards 1 pm at DPAC	6 Mahjong 1pm DPAC Villas Board Meeting 7 pm at DPAC	7	8
9  Spring Forward DAYLIGHT SAVING TIME	10	11 RLPOA Board Meeting Ladies Bridge 9:15 am & Men's Club 1:30pm both at DPAC	12 Ladies Bunco 10 am at DPAC Canasta 1-4 pm at DPAC	13 ARB Deadline Book Club 10am DPAC Mahjong 1pm DPAC Activities Committee Meeting 7pm at DPAC Bourbon Club 7p at the Strother Room Meet the Candidate Night—7 pm @ CBHS	14	15 Shoreline Deadline
Election ballots should be out this week						
16	17 ARB - 7 pm at Clubhouse -Kitchen  HAPPY ST. PATRICK'S DAY	18 Ladies Bridge 9:15 am & Men's Club 1:30pm both at DPAC	19 Fountain's Activities 1:00 pm at DPAC Garden Club Mtg. 7pm at DPAC	20 Mahjong 1p at DPAC Silver Singles Group 4:30 pm @ DPAC Villas Board Meeting 7 p at DPAC  Happy First Day of Spring!	21	22
23 <hr/> 30	24 Fountain's Bunco 1-3 pm at DPAC Cadet Girl Scouts 6:00—8:00pm at DPAC <hr/> 31	25 Ladies Bridge 9:15 am & Men's Club 1:30pm both at DPAC	26 Canasta 1-4 pm at DPAC Wine Club 7pm at DPAC	27 ARB Deadline Mahjong 1pm DPAC 2025 Annual Mtg. 7 pm CBHS	28	29
Sign up for the Raintree e-News at www.rlpoa.com to get the latest information!						

NEWS FROM THE GARDEN CLUB

First off, I would like to make a correction from the February edition Shoreline RL Garden Club page. The yearly dues for the Garden Club is \$30.00 not \$35.00.

This money helps with Community and Service projects throughout the year as well as the enjoyable Christmas lights at the Duck Pond area. Some of the events that will be coming up are:

March 19th: Getting to Know our Members and Seedling planting and exchange

April 16th: Our annual planting party at Creekside Nursery. (We take a favorite pot and fill it with beautiful flowers or plants)

May 21st: New Member Drive - Social Tea Party

June 18th: Raymore Railroad Garden Tour and/or Unity Rose Garden

July: NO MEETING

August 20th: Lemon Lane Flower Gardens in Raymore Field Trip (We will be cutting flowers from the ground and making our own arrangements)

September 17th: To Be Determined

October 15th: To Be Determined



November: NO MEETING

December 10th: Christmas Party for the Garden Club Members

The Raintree Lake Garden Club cordially invites you to join us for evenings of Food,

Fun and lots of gardening topics as well as socializing with your neighbors. We are a group of all ages.

For more information contact: Tracy Robertson - trobertson55@aol.com

Happy St. Patrick's Day

St. Patrick's Day is always March 17th. did you know:

- Green is associated with St. Patrick's Day, because it is the color of spring, of Ireland and the Shamrock.
- There are 10,000 three-leaf clovers for every 4-leaf clover.
- There are more Americans of Irish origin than there are Irish of Ireland.
- Over 100 American cities hold a parade every year; and the first St. Patrick's Day parade was not in Ireland, but in Boston in 1737. President Truman was the first president to attend a St. Patrick's Day parade in 1948.
- In Ireland, St. Patrick's Day is a religious holiday similar to Christmas and Easter.



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

**2025 PROPOSED BY-LAW AMENDMENT -
JUST THE CHANGES, OMITTING UNCHANGED PROVISIONS**

**BY LAWS OF RAINTREE LAKE PROPERTY OWNERS ASSOCIATION, INC.,
AMENDED AND RESTATED IN THEIR ENTIRETY ON ~~MARCH 26, 2015, REVISED ON~~
~~MARCH 30, 2017 AND MARCH 28, 2019~~ MARCH 27, 2025**

ARTICLE I: NAME AND LOCATION
ARTICLE II: DEFINITIONS
ARTICLE III: MEMBERSHIP
[no changes]

ARTICLE IV: PROPERTY RIGHTS: RIGHTS OF ENJOYMENT
[no changes except to add a title to Section 3]

Section 3. **No Commercial Activity.** *[title added]* No commercial activity ...

ARTICLE V: BOARD OF DIRECTORS: SELECTION: TERM OF OFFICE

Section 1. Number. The affairs of this Association shall be managed by a Board of nine (9) Directors, who need not be Members of the Association; however, no Member of the Association who is not in good standing may serve, or continue to serve, as a Director, including any individual Director who serves as the representative or designee of a corporation, trust or other legal entity, which is a Member of the Association not in good standing, or a tenant of a Member not in good standing, a tenant whose tenancy ends or a contract purchaser whose contract is in default or whose residence on the property is otherwise terminated.

Current

Section 2. Election. The nine (9) Directors shall be elected by class A and B Members according to the classes of voting membership in the Association provided in Article IV of the Articles of the Incorporation and Article IV of the Declaration of Covenants, Conditions and Restrictions. At the membership meeting held on March 25, 1993, seven (7) Directors shall be elected by the Class A Members voting at the annual meeting with four (4) Directors to serve a two (2) year term and three (3) Directors to serve for a one (1) year term. Further at said meeting, two (2) Directors shall be elected by the Class B Members, one (1) of whom shall serve for a two (2) year term and one (1) shall serve for a one (1) year term. Thereafter, at each successive annual meeting of the membership until 2016, vacancies on the Board of Directors shall be filled by annual election for two (2) year term.

Proposed

Section 2. Election. Effective March 26, 2026, the separate election of seven (7) Directors by Class A Members and two (2) Directors by Class B Members, according to the classes of voting membership in the Association provided in Article VI of the Articles of the Incorporation and Article IV of the Declaration of Covenants, Conditions and Restrictions, shall terminate. Beginning with the membership meeting held on March 26, 2026, three directors shall be elected jointly every year by Classes A and B Members voting at the annual meeting without regard to class. All Directors shall be elected for a term of three (3) years and shall serve until their successors shall have been elected.

Section 3. Transition to Three-Year Terms: 2016. *[deleted; Sections 4 through 7 renumbered].*

Section 3. Term Limits. *[no changes]*

Section 4. Removal. Any Director may be removed from the Board, with or without cause, by a majority vote of a quorum of ~~the class of Members which he or she represents~~ at an annual meeting or a special meeting

CONTINUED ON NEXT PAGE

called, in whole or in part, for that purpose. In the event of death, resignation or removal of a Director, his or her successor shall be selected by the remaining members of the Board and shall serve for the unexpired term of his or her predecessor. No Director removed for an Ethics Violation as provided in Article VI, Section 7(d) of these By-Laws, or who shall resign for any stated reason after the Board has directed that his or her removal be submitted to the class Members for a vote, shall be eligible to serve on the Board by election or appointment for a period of two years from the end of the term for which he or she was serving at the time of his or her removal or resignation. **[2017 Amendment]**

Sections 5 and 6 [no changes]

**ARTICLE VI: MEETINGS OF DIRECTORS
ARTICLE IX: COMMITTEES
[no changes]**

ARTICLE X: MEETINGS OF MEMBERS

Sections 1 through 3 [no changes]

Current

Section 4. Quorum. Unless otherwise provided in the Declaration, Articles of Incorporation or these By-Laws, the presence at the meeting of the Members entitled to cast, or of proxies entitled to cast, one-tenth (1/10) of the votes of each class of membership shall constitute a quorum for any action. If, however, such quorum shall not be present or represented at any meeting, the Members entitled to vote thereat shall have power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or be represented.

Proposed

Section 4. Quorum. Unless otherwise provided in the Declaration, Articles of Incorporation or these By-Laws, the presence at a meeting of the Members entitled to cast, or of proxies entitled to cast, one-tenth (1/10) of the total votes of the Association, without regard to class (except when class voting is required under Section 355.601, Missouri Revised Statutes) shall constitute a quorum for any action. If, however, such quorum shall not be present or represented at any meeting, the Members entitled to vote thereat shall have power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or be represented.

Section 5. Proxies. [no changes]

**ARTICLE XI: OFFICERS AND THEIR DUTIES
[no changes]**

ARTICLE XII: ASSESSMENTS

[Sections 1-4 and 6-11 are word-for word the same as Sections 1-10 of the Declaration of Covenants; Section 5, Method of Computation When Using The Consumer Price Index is unique to the By-Laws]

Section 1. Creation of The Lien and Personal Obligation of Assessments. By the Declaration each Member is deemed to covenant and agree, beginning January 1, 1975, to pay to the Association: (1) annual assessments or charges, and (2) special assessments for maintenance and capital improvements, such assessments to be fixed, established, and collected from time to time as hereinafter provided, and (3) annual or special Parcel assessments or charges which shall be established and collected as provided herein and in Supplementary Declarations recorded pursuant hereto. The annual, special and Parcel assessments, together with such interest thereon and costs ~~of~~ **[word deleted]** thereof as hereinafter provided, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. Each such assessment together with

CONTINUED ON NEXT PAGE

such interest, cost, and reasonable attorney's fees, shall also be the personal obligation of the person who was the Owner of such property at the time when the assessment fell due. The personal obligation shall not pass to his, her or its successors in title unless expressly assumed by them.

Sections 2 through 10 [no changes]

Section 11. Exempt Property. The following property subject to the Declaration shall be exempt from the assessments created herein: *[semicolon changed to colon]* (a) all properties dedicated to and accepted by a local public authority; (b) the Common Area; and (c) all properties owned by a charitable or non-profit organization exempt from taxation by the laws of the State of Missouri. However, no land or improvements devoted in whole or part to dwelling, multi-family residences or commercial use shall be exempt from said assessments.

**ARTICLE XIII: BOOKS AND RECORDS
ARTICLE XIV: CORPORATE SEAL
ARTICLE XV: AMENDMENTS
ARTICLE XVI: MISCELLANEOUS
*[no changes]***

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

Current

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

Proposed

I hereby certify that the foregoing By-Laws were amended in their entirety and restated at an annual meeting of the membership of the Association, at which a quorum was present, held on March 27, 2025, by a vote of two-thirds of the votes cast or a majority of the voting power, whichever is less, with written notice of said meeting given at the direction of the secretary by mailing a copy of such notice, specifying the place, day and hour of the meeting and the purpose of the meeting, first class postage prepaid or requested digitally, at least 15 days before said meeting to each Member entitled to vote thereat, addressed to the Member's address last appearing on the books of the Association, or supplied by such Member to the Association for the purpose of notice.

Pool Employees Needed

Aquaticare Pool Management Company will be accepting applications for lifeguards, gate attendants and concession employees for the 2025 season.

Lifeguard applicants must be 15 years of age by June 1, 2025, concessions and gate at least 14 years of age.

Aquaticare will be teaching lifeguard training this spring. We use the American Red Cross Safety and Lifeguarding method. There will be two training sessions, in early spring, (dates, place and time to be announced at your interview) so if you need certification please send your application soon.

We will be scheduling video interviews once we receive and review your application.

Please visit our website at aquaticarekc.com and scroll down to "Jobs" and fill out an application. The office will respond to you once it is received.

Looking forward to a great 2025 swim season!



Registration OPEN for all swimmers (comp&rec)
who live in the TRE Attendance Area: Raintree,
Saddlebrook, Brooks Farm, Belmont, Cheddington,
Windamere, Echelon, Summit Ridge, etc...



**Raintree
RAYS**
Summer Swim Team

Eligibility:

- 1 Ages 6-18
- 2 Independent Swimmers
- 3 Residents of:
 - Raintree Lake or Grandchildren
 - Anyone residing in the Trailridge Attendance Area

Registration:

- Registration Opens:
 - Raintree & Returning March 20th
 - Entire Residency Area April 1st
 - Cost \$120 (siblings \$100)
 - Includes: 30+ practices, 6 meets, Champs, shirt, picture, cap, medals, ribbons, & banquet!
- 👉 RaintreeRAYS.SwimTopia.com

Practices:

May 27 - July 11

(Tbd with school schedule changes)

Monday - Friday

7am, 8am, 9am

(Your specific hour will be assigned once all Registrations are in)

All are encouraged, but not required.

Meets:

Wednesday Evenings

June 4, 11, 18, 25

July 2, 9

Champs: **July 12**

All are encouraged, but not required.

Questions: RachelLeeCourtney@hotmail.com

RAYS Website: RaintreeRAYS.SwimTopia.com

The Return of the Food Trucks

June
July
August



Enjoy dinner with your friends,
neighbors and community!

2nd and 4th Mondays

4:30 – 7:00 PM

June 9 July 28

June 23 August 11

July 14 August 25

Attention Raintree Business Owners,
Partners & Entrepreneurs!



As we have done with recent Food Truck nights, we will be hosting a **Vendor Corner** area, in the grass, where you can bring tables or tents, to set up your wares for sale to the **Food Truck** customers on the **2nd and 4th Mondays in June, July and August**.

All family-friendly products are welcome, except no on-site food & beverage options, to avoid competing with our **Food Trucks**. *(Yes, produce (even zucchini) is ok...)*

Please contact Lisa to secure your spot(s) at Lisa.Beckerle@gmail.com

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



Silver Singles: Let's Have 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 Winter/Spring schedule.



Meetings/Activities

March 15 Lee's Summit Symphony
March 20 Movie Matinee, TBA

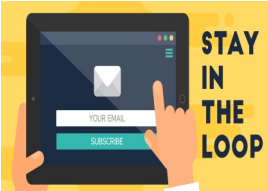
April 17 Activate Your Artistic Talent, 4:30 pm, DPAC

May 15 L-R-C Game Night, 4:30 pm, DPAC

June 19 Lee's Summit Symphony
June 21 TBA, 4:30 pm, DPAC



Contact: **Barbara Thompson** at 816-769-8859
Mardy Brown at 828-964-0477
Pam Ranger at 816-769-8340.



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Sign up for
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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

Keep Dues Up-to-Date!



First quarter billing for 2025 was 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 the 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 Activity Center.

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.

Teens for Hire

Name	Age	Services	Telephone
Jocilyn	15	Babysitting (Knows CPR & Heimlich)	(913) 205-7652
Mackenzie	17	Dog sitting and Dog walking, Babysitting	(816) 210-4136
Kolby	17	Pet walking, Pet sitting, House sitting, Plant watering	(562) 676-3816
Makayla	15	Dog sitting and Dog walking. Babysitting	(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

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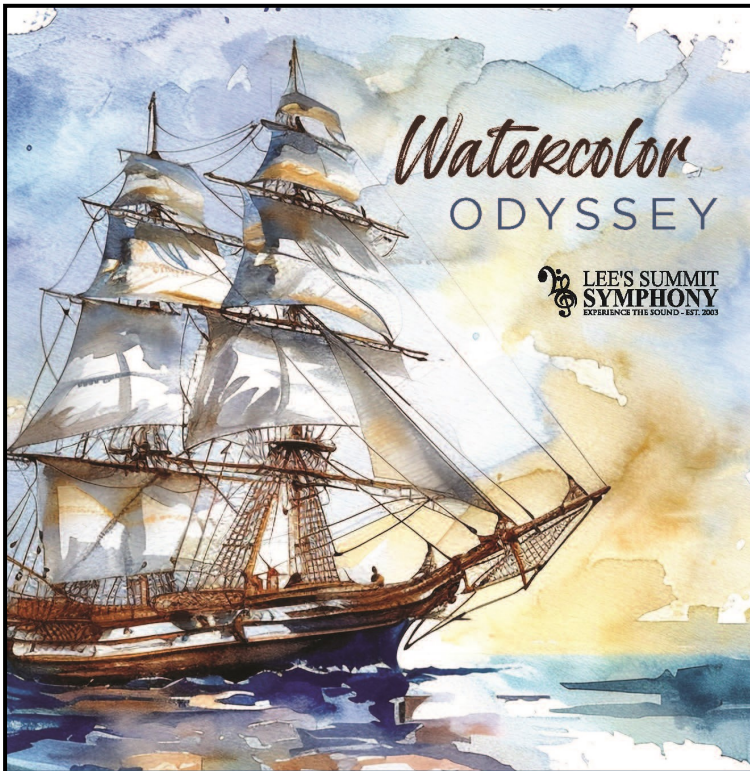


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For Sale: Troy Built Lawn Tractor Pony; 2 Husqvarna Push Mowers; 3 Weed Wackers & 1 Edger; Brand New Epson WF-4830 Series Fax-Copier-Printer-Scanner; Call Brenda 816-516-2492.

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.

For Sale: 25 foot Bennington float boat with 200 hp honda motor. Please call 702-768-6751.

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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Nathan Wolfe - Owner
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Cell: (816) 564-1713



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20% Discount for Raintree residents



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

Assistant General Manager: Administration

Melissa 816-537-7576

manager@rlpoa.com

Grounds Manager:

Alonzo Lujan 816-537-7576

Water Patrol:

816-520-3893

Codes Compliance Officer:

Donna 816-537-7576

Office Manager: Jen

office@rlpoa.com

Administrative Assistants:

Debbie, Kelli, Margie

admin@rlpoa.com

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: TBD

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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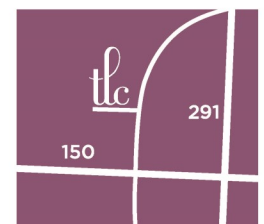
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