

Raintree Villas HOA June, 2021



*Beth Bertke,
HOA President*

As many of you know, the team is working feverishly to get work orders complete, but we also need your help to be successful. It has come to our attention that some residents are calling our contractors directly to request HOA responsibility work to be done.

Here is a reminder of the process for submitting your work request.

- 1. Contact Sandy Turner (816-797-0112 or by email at arearealestate@hotmail.com)**
- 2. Sandy completes work order**
- 3. Sandy emails work orders to appropriate board member**
- 4. Board member takes work order with them to meet with the resident about the issue**
- 5. Board member follows up with resident when work is complete so work order can be signed by resident**

If a resident chooses to call the contractor directly, the resident will assume responsibility for the cost. The HOA will not be responsible for payment. If you are uncertain who is responsible, follow the process listed above and we will help make the responsibility determination with you.

We also want to let you know, all of our service contracts are being reviewed and SOWs (Statement of Work) are being sent out to all of our current and potential new contractors for new bids for 2022.

We are finding additional contractors to help with our workload, and ensuring we are receiving the best service for the price we pay with our current contractors.

Thanks for your words of encouragement to HOA Board members. They are all working very hard on your behalf and trying to ensure you receive the best service for your HOA dollars.



Sue Nichols-Treasurer
816-718-6798
nicholshoa@gmail.com

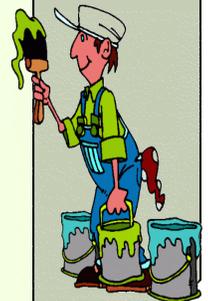
The board is working very hard to respond to everyone and address your concerns and repairs as timely as possible. We have increased our communications, we are adding more contractors, and doing all we can to make living in the Villa's the best place to live.

Your association dues are how we fund the repairs and maintenance for all our residents. As of this newsletter we only have two residents that are behind. Unfortunately, we found we needed to place a lien on one of our resident's property. We hope to get this resolved very soon. For all that are keeping up with your dues, KUDOS to you. The board thanks you and so do all the residents that are getting their houses painted and repairs completed. Thank you!

TIME TO PAINT!

Elaine McCaddin, Building Maintenance
816-716-8142

Well, here we are coming into the hot months. I am sure we are all happy to be out and about. With this weather brings with it our painting project. During the first part of June the painters and I did a walkthrough and spoke with most of you about when and what to expect from us. Colors were matched up and the power washing is done. This means that caulking and painting is a GO and will start on the 14th of June. Outside windows will be washed after the home is painted. This will not necessarily be directly after, however, hopefully within the month. If anyone has any concerns, please feel free to speak with one of the painters or call me, we are happy to address them.





In the garden... Lynn Schwenn

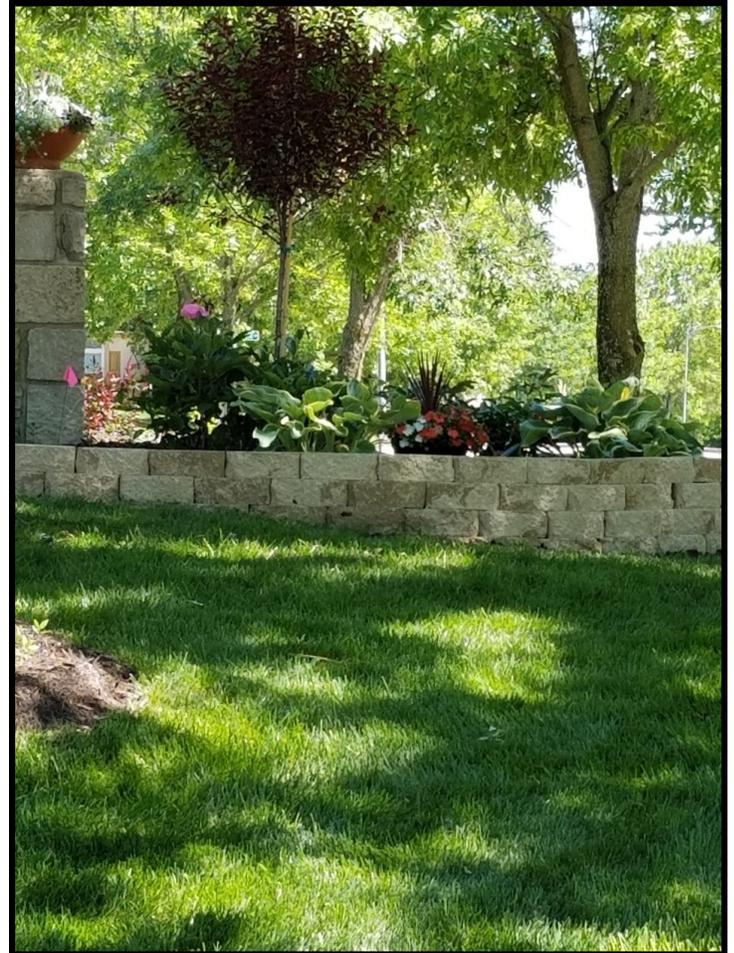
It is a beautiful day in the neighborhood. Whose house is this? Don't forget to either text me, call or email with the address or name of resident.

June has been really hot so far so the sprinklers started at 3 days a week right off the bat. It rained for an entire week, the grass grew like crazy and now it's hot and dry and grass growth will certainly slow down. The rain made it hard to keep up with the mowing schedule, and as you all know, we had a few problems. Please know your voices were heard.

We have several trees throughout the neighborhood that are dying. We have several on the schedule to be removed along with the stumps. This won't be done for about a month. This is the soonest we could get on the schedule. The Price is Right Tree Company will be doing the work. They are the best price we have found for this project. We won't be planting replacements until the fall. It's just too hot now to plant and we want them to have their best chance for survival. I will put ideas for tree replacements in the next newsletter.

Soon the horrid Japanese Beetles may be at our doorstep. I'm praying like all of you that they are in small numbers this year. I have found that neem oil works very well on these varmints. So if you see them spray your entire plant or you can drown them by picking off and putting in a bucket of water. I find this option disgusting because I don't want to touch them. So neighbors, pick your poison on how you want to handle them if they arrive.

Don't forget to contact me with your guess on the beautiful yard pictured. *Until next time:*



Featured landscaping of the month. The first person to contact Lynn with this address will be in the running for a grand prize. 816-728-2835, lynnshoa@gmail.com

Never underestimate the healing power of a quiet moment in the garden.

Please call or email Area Real Estate with all concerns, issues, work orders, ARB forms for exterior changes, irrigation issues, lawn, etc. Area will then alert the Chairperson for either Maintenance/Landscape, Painting or Irrigation and they will contact the homeowner with an approximate response time as to when to expect the issue to be resolved.

President: Beth Bertke • 816-918-9699 • ebertke@kcp.com

Vice-President, ARB: Gene Fleeman • 573-855-9667 • gfleeman55@gmail.com

Secretary: Chris Banta • 816-621-9060 • jayhusker@aol.com

Treasurer: Sue Nichols • 816-718-6798 • nicholshoa@gmail.com

Maintenance/Grounds: Lynn Schwenn • 816-728-2835 • lynnshoa@gmail.com

Painting: Elaine McCadden • 816-716-8142 • elainemhoa@gmail.com

Area Real Estate • 816-650-6718 • arearealestate@hotmail.com



Annual meeting minutes continued

Raintree Villa's Annual Homeowners HOA Meeting – May 6, 2021 Minutes

Attendance: All Board Members were present as well as Sandy from HOA Management group.

Meeting Notes from Chris B. (Board Secretary) and Sandy (HOA Services)

Meeting was called to order by Beth (Board President) at 7:15 P.M. First duty was to establish if a quorum of 30 residents was present and a quick count established over 50 were present so the quorum was determined and motioned and seconded. A raising of hands by each street was asked for and the gathering seemed to enjoy that activity. Raffle tickets were distributed to any residents that had not received one during signup.

The review of 2019 May Annual Meeting

Minutes were done with copies distributed as a part of the homeowner packet that was given to each resident as they signed in. All were asked to review, and a motion was made to approve them by Dave Minshall and seconded by Dick Bredesen, and all were in favor by voice vote.

Sue (Board Treasurer) reviewed the Financial Statement as of April 2021. Resident asked about late dues recap... discussion was only one homeowner over \$2,000 behind and a couple outstanding with a month left to pay. Homeowner asked about the possibility of direct deposit on dues and it was explained that was very expensive and not feasible at this time.

Lynn (Board Grounds Chair) reviewed several things including the work order process and that residents needed to reach out to Sandy first to originate the

work orders. Sandy would relay ground's work orders to Lynn. Lynn introduced Dan (lawn applications) and Eric (mowing and grounds) providers to the homeowners. Eric commented they appreciated the many years that have served the Villa's. A question was asked about the weeds and overgrown Villa's entrance and Eric took responsibility and said his crew would take care of it soon. Irrigation was also discussed and sprinkler heads directions that need to be looked at once the system is running need to be addressed to Sandy with HOA. One gentleman homeowner did offer a complement to the lawn service that he felt his lawn looked wonderful and there was quite a bit of applause from the homeowners.

Eric Reisner stated they were in their sixth week of mowing and they had checked the backflows and filed that with the City as required. He also commented the

Gutter cleaning has begun!



**From Elaine McCaddin,
Building Maintenance**

If you hear some racket on your roof it's not squirrels. We are well on our way with gutter cleaning. If you are home, step out and say

hello and let them know if you have any concerns.

It is crazy the things they are finding growing in the downspouts. The biggest issue so far is finding the popups. Over time, several have been grown over with grass, this will in turn keep the popup from opening and letting water out. With downspouts cleaned out, many are finding that

their underground drains are stopped up, as with mine, when we pulled out grass roots!

If your underground drain is stopped up, please call Sandy so she can get it on a work order. Please keep in mind that this is just the initial cleaning, any repairs, and or sealing, will be on separate work orders. We are aware that we will now find different issues, and we will address them. Thank you for your patience. The cleaning project should be completed within the next week, weather permitting.

It has also been brought to our attention that several homeowners have asked about Grossbusters power washing decks, patios and such. Certainly, give them a call if you would



like their service. Of course, this is not an area of HOA coverage but we can sure get you their phone number if you don't have their business card.

