



Raintree Villas HOA

April 2021

IT'S BACK!

Beth Bertke, HOA President

Yes, we are finally going to get together again for our May annual meeting. With some of the Covid restrictions being relaxed slightly, we are going to resume our annual meetings. Masks will be required to attend.

Annual Meeting

May 6, 2021 at 7:00 pm

Duck Pond Activity Center

Weather permitting we will meet outside. Please bring lawn chairs if the weather is good.

Why should I want to come to this meeting you ask?

- Meet Board members
- Hear committee reports
- Vote on 1 time change to length of term for current Board members
- Q&A (with the Board and a few of our contractors)
- Door Prizes – Yes I said Door Prizes

**Hope to see you May 6
@ 7:00 pm!!**

In the garden... Lynn Schwenn



Last month we talked about great flowers to put out for cool weather. I bought some primrose and they are still doing

beautifully. I hope some of you were able to plant your favorite cold loving flowers as well. Now, it's almost time to get your flowers planted in pots and in the ground.

I don't know about a lot of you, with the warm weather we have had, I was out looking to buy flowers. Unfortunately, I found out most nurseries were not on my time frame. They also told me that if you see what you want you better buy it because the availability of plants will be hard to come by and they may not be able to get them again if they do have them. Shortages in the nursery stock is due to the abundance sold last year when we were all stuck at home and now it will take time to replenish that supply.

Our planting zone is 6, the central part. The favorites that thrive well are: Bee balm,

Coneflowers, Salvia, Daisy, Daylilly, Hosta and more. Shrubs that do well for zone 6 are: Hydrangea, Rose, Rhododendron, Rose of Sharon and Butterfly Bush and more.



One last note. If you notice any problems with your irrigation system when it starts up please call Sandy at Area. She will start a work order and send it to me. If it is after hours and there is an emergency with a leak please contact me, Lynn Schwenn. I will make the appropriate calls to get it taken care of immediately.

Happy planting everyone!

816-728-2835 •
lynnshoa@gmail.com

If you plan on attending the annual meeting on May 6, please call Area Real Estate and RSVP so the area can be set up ahead of time for proper social distancing.

Thank you!

From the treasurer: *Sue Nichols*

Communication! We hear you. I will have a report for you every quarter to keep all residents aware of our financial position. Should you have any questions or would like more detail please feel free to call me in the evenings or on the weekends. I ask, please not during the weekdays as I am at work and would not have the information with me.

816-718-6798 • nicholshoa@gmail.com



Raintree Villa's Homeowners Association

Financial Statement – March 2021

| | March 2021 | YTD Actual | YTD Budget | Annual Budget |
|--------------------------------|------------------|------------------|------------------|-------------------|
| Ordinary Income/Expense | | | | |
| Finance Charges | 0.00 | 15.79 | | |
| Interest Income | 1.05 | 3.30 | | |
| Legal Fees | 0.00 | 82.00 | | |
| Maintenance Fee-Dues | <u>10,851.01</u> | <u>41,102.83</u> | <u>42,923.00</u> | <u>171,692.00</u> |
| Total Income | 10,852.06 | 41,203.92 | 42,923.00 | 171,692.00 |
| Administrative | | | | |
| Administrative | 666.81 | 3,121.66 | 4,240.00 | 9,690.00 |
| Lawn Maintenance | 120.00 | 3,915.00 | 3,600.00 | 138,950.00 |
| Repairs & Maintenance | 155.00 | 155.00 | 975.00 | 54,000.00 |
| Utilities | <u>1,362.85</u> | <u>3,323.64</u> | <u>2,964.63</u> | <u>16,058.52</u> |
| Total Expense | 2,304.66 | 10,515.30 | 11,779.63 | 218,698.52 |
| Net Income less Expense | 8,547.40 | 30,688.62 | 31,143.37 | -47,006.52 |

Building Maintenance: *Elaine McCaddin*



Hey everybody!!

Aren't we all happy to get the winter over? Time to brighten things up with sunshine and color. In January's issue we posted the homes that will be getting fresh paint this season.

The painters, window washer and myself will be checking our list and doing a walk through in the next few weeks.

We will contact the homeowners with details.

Watch for us as we are happy to discuss your painting concerns.

See You Soon, Elaine McCaddin 816-716-8142 • elainemhoa@gmail.com



Beth Bertke, President

4113 James Younger Dr

Neighbors, I moved into the neighborhood in March of 2018. I live with my mom at 4113 James Younger Drive.

We have a dog Gracie who you won't see very often as she is extremely protective of us and doesn't like many folks coming to "her house." Don't worry though, we put her in her room when we have visitors, so feel free any time to stop by.

I spend my days working for Honeywell (fortunately remotely most days) where I have been a product instruction writer and project leader for 13 years. I joined the board on an interim basis April 2018 and was officially elected in May 2018 where I have served as Secretary and now newly elected President. I look forward to getting to know more of you in the coming months.

Gene Fleeman, Vice President

4136 Minnesota Dr

I have enjoyed living here in the Villas for almost three years since retiring as the Military Dining Contract Manager at Ft. Leonard Wood, MO for 12 years.

I enjoy working on our landscaping and other updating projects around the house.

If you see me out and about, be sure to say my name and say hello, as I am fairly visually impaired, and might not see you wave. I'm looking forward to getting to know more of my neighbors!

Chris Banta, Secretary

4126 Minnesota Drive

My wife Sondra and I moved into the Villas two years ago upon relocation to the KC area for the third time and truly love the Villa's. I am currently employed as Corporate Director of Grocery, Frozen & Dairy with Cosentino Food Stores 31 locations at their Headquarters Office in Prairie Village, KS. My career of 45 years has been entirely in the Retail & Wholesale Food Industry and has taken us to 6 cities throughout the Midwest! We have two grown children, Heather who is a CPA in Charleston, SC. & Andrew who is a Sr. Master Sgt. USAF with 18 years of service currently stationed in Tokyo, Japan running an Osprey Helicopter Unit! The two current joy's of our life at home are Bailey our 10-year-old Cavachon and our recent addition Gabby, our 14-week-old Cavachon puppy! While I am still working full time, I agreed to participate on the board as my free time allows. I believe my many years in the business world, as well as living in HOA communities in several states, allows me an objective and experienced decision making

process that will always be looking out for the best interest of the residents while also managing our fiscal responsibilities! I look forward to my remaining time on the Raintree Villa's Board and look forward to working with our newest members!

Sue Nichols, Treasurer

4142 Minnesota Drive

Neighbors, I moved into the neighborhood July of 2017 and have never regretted that decision. I love walking the dog and seeing everyone outside. I love sitting in my courtyard having a glass of wine and visiting with others as they walk by. I joined the board May 2019 as the Treasurer.

My background is finance so it is a good fit. Currently I am still working fulltime as the Business/Operations Manager at St. Mark's Catholic Church but hope to retire in a few more years.

I am on the corner of Minnesota and Cole Younger Dr. Feel free to stop by and say hello and maybe share a glass of wine.

Lynn Schwenn

Maintenance/Grounds

4018 Homestead Dr

Hi there neighbors. First off, thank you so much to those who voted for me. I am honored and happy to be your new grounds person.

As I learn my way around all the things that need to be done, I hope you will have patience. It is my hope that things will be taken care of in a timely manner and I will work to make that happen.

I have been a neighbor since 2006 and am looking forward to helping and serving you. You can always find me in the yard working in my flower beds front and back. So please stop and chat.

Elaine McCaddin, Painting

4121 Minnesota Dr

Hi Neighbors

Thank you all for letting me serve on your HOA board. I am retired from Lake City Ammunition plant after 37 years. Having mainly leading teams!

I live on the corner of Minnesota and Robert Younger with my husband Andy and our new Furbaby Meg.

I have only lived here two years but love my home and neighbors. I am big on community and teamwork!

Better weather is coming and Meg and I will be out and about introducing ourselves. If you are out, stop by and say Hi, I would love to meet you.

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Elaine McCaddin

