

# Spring Newsletter

April, 2026



## From The President Sue Nichols



I want to express my heartfelt gratitude to everyone who has reached out to me after the loss of my sister. Your warmth, kindness, and support truly mean so much to me and my family.

I'm writing to share a few important reminders and community updates with you. Please remember that the Raintree Villas Homeowners Association does not allow short-term or long-term rentals at any time, including during the upcoming World Cup.

If you're planning any exterior projects — other than replanting flower beds — please remember to fill out an Architectural Review Board (ARB) form. Submitting your ARB form at least six weeks before starting your project helps us keep our neighborhood looking beautiful and ensures everything meets our community standards. Thank you so much for your cooperation!

Our Association's covenants are currently being carefully reviewed to make sure they're clear and consistent. Once this process is finished, legal counsel will review the documents, and then we'll share them with you for a vote. We appreciate your patience as we work together to keep our community strong.

The City of Lee's Summit is considering a move to a city-contracted trash service to help reduce traffic in our neighborhood. After attending a city meeting, we're happy to share that our Association can continue with our current trash service.

We're also excited to announce that we're looking for qualified candidates to fill three open Board Member positions. Applications will be accepted starting in April. Every household gets one vote, and all members in good standing are encouraged to participate. If you're interested or have questions, please reach out!

Sue Nichols  
[NICHOLSHOA@gmail.com](mailto:NICHOLSHOA@gmail.com)



## From The Treasurer Debbie Gagne

Financial - full reports are posted on the Villas website [www.raintreevillashoa.org](http://www.raintreevillashoa.org)

February 2026 Year to Date Actual Income	\$50,606
Planned Income	\$64,422
February 2026 Year to Date Actual Expense	\$12,455
Planned Expense	\$20,715
February 2026 Year to Date Actual Net	\$38,151
Planned Net	\$43,707

Operating Account Bank Balance \$ 56,529  
CD Investment Account Bank Bal \$ 88,878  
Total Cash Assets end of February \$145,407

### Reminders:

- Fees increased to 12 cents/per unit type square footage for 2026. Several homeowners underpaid 1st quarter dues. Please update your autopay amounts to avoid additional interest penalties for late fees.
- According to our covenants, fees are due on the last day of the 1st month of the quarter. For 1st quarter, that was January 31st and 2nd quarter will be April 30th.
- New for 2026, if a homeowner makes more than 1 payment for the quarterly fees, each payment, after the 1st, will be accessed a \$3 convenience fee. For most homeowners, this should not be a problem, as we only have a few owners that make weekly or monthly payments.
- For the May meeting and Election, all fees must be current as of April 30th to be eligible for a unit's owner to have a vote. To be in good standing, all fees, including any outstanding late fees (formally as finance changes), convenience fees, bank fees, etc must be paid and checks cleared the bank. We will NOT accept payments at the meeting.

Thanks  
Debbie Gagne



Welcome Spring



## In The Garden with Lynn Schwenn Grounds Chairperson

What a difference a couple months make in the weather. I'm grateful and hopeful it's here to stay. It's also getting closer to planting flowers and getting our fronts beautiful.

As a reminder, please take care of all your flowerbeds in the fronts, sides and backs if you have them. That means those pesky weeds. Those of you who live on coners especially. Everyone coming into our area sees your fronts and sides. So please keep it beautiful for everyone to enjoy.

I've had a few phone calls from our vendors telling me our residents have been calling them directly. It's important that you take your questions to Sandy, or I, about what problems you're having. If you don't follow the proper channels by calling Sandy first, and a work order is not generated to fix something we are responsible for, we will not pay for it. You will be billed directly. That way I know about them and can make sure it gets done. If I don't know, I can't help get it done and it could cause you to be billed if I have no work order.

We've started irrigation once a week on Wednesdays. The guys have noted your problems and will take care of most important first, like replacing your main controller on your house, if it doesn't work. I also want to remind you, even though owners pay the water bills, you shouldn't turn your water off randomly because of an added expense. If you look in the covenants it states any damage done to your yard will be your responsibility. Example: cars parked on grass in front of house damaging either the sprinkler system or grass. Also, we don't allow any trucks or vehicles on the grass without putting plywood or something down so not to damage sprinklers or put huge ruts in the grass. Again, if damage is done from anything you or someone else has done you will be charged to fix it. We want our area to be inviting for everyone to come to. You especially realize this if your home is for sale.



We have elections coming up in May. If you would like to run for the board, please let me know! I am in charge of the nomination committee, which I have in place. We have 3 openings available. Brian's (who moved recently) Kay Woolley (moved recently) and Sue, who is our current president. She plans on running again. Two of those positions until 2026 and one until 2027.

I want to remind you that no nominations will be taken at the May meeting. We would love to have you join us.

Trees are a big expense this year. I will be doing the rounds with Dan from Price is Right to take out more trees. I am also going to have him take care of the stumps in the front yards. If you do not want your tree replaced we will take care of getting those areas smoothed out and grass put down so it looks decent. Please let Sandy or I know if you want your tree replaced.

Please know we are doing our best to keep our community looking it's best with the funds we collect from you in our dues. I hope you are all with me, in helping to do your part, to keep our spaces looking well kept. You know it surely takes a village to keep things running.

**"Gardening simply does not allow one to be mentally old, because too many hopes and dreams are yet to be realized."**

Lynn Schwenn VP / Grounds

## From The ARB Carla Lennan

Spring is a time of plans and projects.

Maybe you are thinking of updating your landscaping or removing or planting a tree this time of the year. Effective April 3rd, residents will be required to complete an ARB form for any changes/improvements to your landscaping (front or back) of your villa along with any removal or planting of trees on your property as well as any drainage improvements. An ARB will be required to be completed and received by the board at least two weeks before work begins so that our Villas HOA Board can review (please complete the Miscellaneous Improvement Form and check 'other' - these forms can be found on the Villas Website).

Our current Covenants on the Villas website dated 11/23/2009 under Section 12 Architectural Control can be reviewed (...harmony of external design & location in relation to surrounding structures & topography by the Declarant...)

I have a box conveniently located inside my front gate that is labeled 'HOA' on my front porch at 4025 SW Homestead so you can leave your ARB along with a diagram of your landscape plan.

Lynn, with grounds, will be walking the neighborhood with the arborist from Price is Right Tree Service this spring to determine what trees will come down this year. If a resident wants a tree planted in their front/back yard or landscaping area; please keep in mind that this will be at your expense and the homeowner will be required to maintain the tree as long as you live at your villa per Section 12 of the current Covenants (plantings or trees added by owner's shall be maintained by the owner as long as they live at that villa) Care when digging should be exercised as to not damage sprinkler systems. Please remind your contractors not to park over the curbs onto the grass as this can also damage the sprinkler heads. (Also, guests should not park on the grass)

New roofs/decks, painting of front door/shutters or pavement improvements require an ARB at least 6 weeks before work begins as these ARB's require review from the Raintree Lake ARB committee. If the ARB is not received for any new projects, a 10% fine will be levied against the homeowner. (Section 13 of the Covenants) If in doubt if an ARB is required, please contact Area Real Estate or I can be emailed at [lennancarla@gmail.com](mailto:lennancarla@gmail.com) if you have any questions.

Happy Spring! Carla Lennan