

# Raintree Villas HOA

# NEWSLETTER

August 15, 2023

## Town Hall Meeting Scheduled to Discuss Painting

The Ad Hoc Committee being formed to address the "stucco painting" issue is scheduling a Town Hall meeting on 8/24/23 immediately following the monthly board meeting at the Duck Pond Activity Center. The Board meeting will convene at 6:00 p.m. to conduct its necessary business and then a special meeting will begin 7:00 p.m. There will be no Open Forum as we will move immediately to address the critical issue of the future direction the HOA should go regarding the painting of the remaining 54 units that have not had their stucco, wood trim, garage door, shutters and wrought iron painted. We want to garner ideas or solutions on how to best conclude the painting dilemma or the best approach to resolve this "thorny" issue. Right now, we DO NOT have the resources to complete this painting (which would cost approximately \$155,000.00 to finish) so we are looking at solutions that if we complete the painting, how do we pay for it?

All opinions and solutions are welcome. The Ad Hoc committee will be formed to consider the solutions suggested at the meeting. A sign-up sheet will be available then or you can contact Sandy at Area Real Estate by 9/1/23 to sign up. The committee will be limited to 6-8 homeowners with a balance of those who have had their unit painted and those who have not. The purpose of the Town Hall meeting will be to gather ideas--NOT TO ARGUE!! Please bring your suggestions and funding solutions in writing to the meeting.

**Gary Beeman 816-591-1837**



### from the Grounds Chairperson

Kay Woolley

Hello: The grounds have been busy removing trees, trimming trees, and uplifting trees.

I am very aware many of you would like more removal and or trimming but due to budget constraints we are doing the most with the money we have. I had a tree budget of \$12,000 and I am now approximately \$5,000 over budget because of Mother Nature and her wind.

Dan's Lawn Service has one more application to apply later this Fall which is the winter application. We have quite a lot of new homeowners who are not fully aware of the documents at Raintree Villas. Succinctly, flower beds are at the mercy of homeowners which does include the weeding, fertilization, and adding of mulch or rock. Trimming of shrubs in front flower beds only has been completed. I am currently getting a list of individuals who would like to serve on the grounds committee for the 2024 season. I have had 3 people sign up and would like 3 more. If anyone is interested you need to call Sandy at Area and have her put your name on the list.

The first meeting will be at my home on Aug. 29 at 7pm. Thank you for your understanding in regard to all grounds issues. Hoping to see at least 6 of you on the 29th.

**~ Kay Woolley, 816-623-9310**

A note from  
the President  
John Madaris

### Greetings fellow Raintree Villas residents!

First, on a personal note, on July 25 I suffered a fall due to a herniated disk in my back and broke my ankle. I am scheduled for ankle surgery on August 16 and will be limited in my involvement with the HOA Board and meetings probably through September.

Graciously, John McEntee, Board Vice President is capably handling the President duties in my absence.

I greatly appreciate all the help and hard work that he and each of the Board members have undertaken to pick up the slack. I can't say enough about how great everyone has been!

They all have been so diligent about keeping me updated and I was able to hear the August 8 Business Meeting by speaker phone. Thank you everyone!

On to business, many thanks and a warm welcome to Gary Beeman who has joined the Board this month to complete the term of Tracy Robertson until May 2024. We are very glad to have his help and be able to have all Board positions filled.

On another note, very excited to see several residents come forward to serve on the most vital and essential Committees that are being constituted to work on the major HOA undertakings!

The HOA has many substantial challenges and I believe we can find solutions if we have many of our capable residents take an active role in these Committees!

Other Board Officers will address these in detail in their reports that follow, but please if you have interest in some aspect of the HOA or questions or ideas and want to help we still need residents to join these committees!

If you do want to be on a committee please see the contact information for each of the committee Chairmen that follows and come and be a part of the solutions!

Thank you for all your patience and understanding in the face of our many personal and HOA adversities!

**God Bless! John Madris - 816-277-9628**

# Exterior Maintenance

Exterior Maintenance has completed and addressed requested gutter repairs and cleanings. We found several gutters to be in good working order but seem to overflow during heavy rain. Remember: roofs on the units are steep, which is great because the rain runs off. However, the gutter width is too small and cannot catch the heavy flow, water will skip the gutter completely and look like it is overflowing. Sadly, this is a builder oversight.

We are all set for the fall gutter cleaning. Our vendor, Jeremy, will clean gutters and downspouts on every unit (nothing underground). He has been doing an excellent job for us and is looking forward to fall. Just to make everyone aware: Jeremy will walk on the roof to clean the gutters. He has special roofing shoes, years of experience and has not had any problems. However, if you do not want him walking on your roof there will be a \$75 upcharge to use a ladder.

This charge will have to be paid for by each homeowner. If you do not wish for him to walk



**Chairperson - Sandra Cox**  
**816-898-4027**

on your roof, please give your name and address to Area Real Estate no later than October 31st and Jeremy will bill you separately.

The exterior maintenance committee is looking for more volunteers. There are currently 4 spots open. Chairperson – Sandra Cox. Please submit your name to Sandy.

Other committees looking for volunteers:  
Activity Committee: this committee plans and organizes social events for the residents.  
Chair person – TBD



## From the treasurer:

**Nancy Brandell 816-537-9960**

As means of an introduction, I'm Nancy Brandell, treasurer of the HOA. I have lived in the Villas for 18 years and previously served on the HOA Board as treasurer before we had a management company. We are very fortunate to have Sandy with Area Real Estate performing the bulk of the accounting tasks because this year the Finance Committee, which is in the process of being formed, is going to have significant challenges in determining a realistic budget by the December 7 semi-annual homeowners' meeting!

We will be looking at any and all ways to prudently economize because of the pending, very difficult decisions facing our association. Decisions must be made in the near future to determine our path forward with several significant issues, the most pressing and costly being painting expenses; costs for tree maintenance and what we are obligated to spend to fulfill our HOA Covenant-mandated obligations.

Once the painting issue has been decided, the Finance committee will work to determine how to best approach our financial deficit. There are several options available: an increase in our annual dues assessment; an annual CPI increase, a special assessment as allowed for in the Covenants or a combination of options. Any increase in the annual dues will require the approval of 2/3rds of our homeowners as outlined in the Covenants. No increase is proposed for this year and as most of you know, the annual dues have never been increased. However, it is obvious that it is necessary! So it will be the Finance committee's responsibility to determine an "R and R" increase (realistic but reasonable) to meet our financial needs to present at the Annual meeting in May, 2024. Any proposed increase must be presented to the homeowners and voted on then (again, according to our Covenants)!

In the meantime, should you have any questions, comments, suggestions, (all are welcome) or wish to serve on the Finance Committee (there are limited openings), I invite you to contact me via phone (home - 816-537-9960 or cell -816-809-5834) or email (nbrandell@aol.com) and look forward to working together to solve the challenges we face!

## Are you receiving emails?

In an effort to communicate more efficiently the HOA will be transitioning to mass emails versus snail mail. If you are not currently receiving emails from Arearealestate@hotmail.com please email us to be added to the distribution list. If you do not wish to receive emails please call Area at 816-797-0112



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