



Newsletter

www.raintreevillashoa.org

From the President

Greetings fellow RV residents. It was good to see over 50 of you at the Sept. 01 Townhall meeting! If you weren't there, you missed a lot! I could go into detail, but instead, you can go to the Raintree Villas website:

www.raintreevillas.org to watch the video of the meeting.



Gene Fleeman
HOA President

The HOA Board would like to congratulate PJ Tully as well as Wayne Scott and his sister Jan for being awarded Yard of the Month this summer. You all deserved the recognition!



However, I do want to let everyone know that the HOA Board elected me as President after Beth Bertke resigned in July due to health reasons. Thank you Beth, for your time of leadership & service on the HOA Board!

We all wish you the best in your journey going forward and be sure to let us know if there is anything you need assistance with.

Also, the HOA Board would like to welcome Allan Kjenaas as the newest member to the Board. He will be serving the last year of Beth Bertke's term.

The HOA Board would like to welcome the newest residents to our neighborhood this year:

William and Marilyn Odell
4124 SW Homestead Drive

Austin & Kathy Lyle
4107 SW Homestead

Debra Gagne
4021 SW Homestead Drive

Billy and Diana McCully
4024 Homestead Drive

Daniel and Karen Owen
4113 SW Homestead Drive

Richard and Randi Schultz
4121 SW Minnesota Drive

Frank Lawrence and Linda Bolbecker
4007 SW Homestead Drive

Michael and Michelle Hollingsworth
4118 SW Minnesota Drive

Current Officers are:

- President – Gene Fleeman
- Vice Pres. – Chris Banta
- Treasurer – Sue Nichols
- Secretary – Chris Banta
- Grounds Maintenance – Lynn Schwenn
- Architectural Review – Kenny Cox



In the garden with Lynn

Hi folks it's been awhile. I saw all your summer flowers and plants and some of you went above and beyond beautiful.

Now it's the beginning of Fall and I don't know about you all but I'm tired of watering those flowers. They are looking pretty bad. I'm ready for pumpkins and mums.

Many of you have asked me about seeding and Verti cutting, aerating and fertilizer. We only verticut a few homes this year and seeded them. It isn't something we do on all homes due to expense. The yards will all be aerated in November and if you want you can throw seed out then. One of our neighbors swears by heat wave fescue. This can be bought at Grass Pad. We went and bought some today. It's less than \$200. The last fertilizer to be put down is the winterizer fertilizer. That will be done in November as well.

Trees. I know many of you are waiting for trees to be trimmed and new ones put in that were taken down. This will have to wait until Spring. I had an estimate of cost for the trimming that needs to be done and the cost will be over \$5,0000. So, until more money is available, we just can't do it right now. I am sorry. We thought it wouldn't cost an arm and a leg and well.... it was all that. Things WILL get back on track.



Until next time....

I always see gardening as an escape, as peace really. If you are angry or troubled, nothing provides the same solace as nurturing the soil.

Building maintenance - Ken Cox



Hello Everyone,

The house painting for the year 2022 is complete, I will be sending out the paint list for 2023 and getting with the homeowners to discuss color choices.

There will be changes to the paint list going forward, houses will be painted in order by their build date. There will be the option of power washing your home instead of painting if you choose (normal trim painting will still be done on power washed houses), attached unit residents must agree on whether to paint or power wash.

I would also like to remind everyone with colder weather coming, it is best to disconnect your garden hoses before temperatures fall below freezing.

*Your Neighbor
Ken Cox*



From the Treasurer - Sue Nichols

The year is flying by. The board is working hard for all our residents. And I will say the residents are helping us in so many ways. You are attending meetings, letting your voice be heard and

helping the Board to update our Covenants to be better aligned in 2023. We did something we hope to never do again. We assessed a special assessment. Never in the history of the Villa's has this needed to be done. We hope and pray we never need to again. But, I will say you are coming through for the Villa's. As of August 31 we have collected \$18,984.00 of the \$28,632.00 expected. Thank you to all who have paid in full. For those that have not, I really encourage you to make that payment as soon as possible.

I would like to address a few items on the report as of August 2022 Profit & Loss Report to the side, as you can see, we are working in the red now. Income is right where it should be. We lost several trees that we had to remove.

The irrigation system continues to be an issue. I am expecting a rather high bill for irrigation repairs to come in September that we were not expecting. Mulch came in higher than we planned even with the number of homes not requiring mulch. Then of course, there is the painting that we are obligated to continue.

Thank you, Sue

Raintree Villa's HOA August 2022 Profit & Loss

		Jan-Aug YTD
Income		
2022 Special Assessment		\$18,984.00
Misc.		\$385.47
Annual Assessment		\$117,886.04
Total Income		\$137,255.51
Expenses		
Administrative		\$6,347.98
Lawn Maintenance	Fertilization	\$6,960.00
	Irrigation	\$13,229.40
	Leaf Cleanup	\$1,968.00
	Mowing	\$29,880.00
	Mulch	\$4,750.00
	Shrub Trimming	\$4,935.00
Repairs/Maintenance	Snow Removal	\$7,175.00
	Tree Removal	\$4,295.00
	Bldg/Gutters	\$13,710.63
Utilities	Painting	\$45,361.00
	Trash	\$11,556.00
	Water	\$2,404.17
Total Expenses		\$152,572.18
Net Profit/Loss		-\$15,316.67