



Raintree Villas HOA

March, 2021

What's changing?

Beth Bertke, HOA President



What do I do if I need help getting something fixed?

1. Contact Sandy Turner (816-797-0112 or by email at arearealestate@hotmail.com) – **NO CHANGE**
2. Sandy completes work order – **New**
3. Sandy emails work orders to appropriate board member – **New**
4. Board member takes work order with them to meet with the resident about the issue – **New**
5. Board member follows up with resident when work is complete so work order can be signed by resident – **New**

In the garden... *Lynn Schwenn*

Spring is in the air! Days are getting warmer and the daylight is getting longer. We've been cooped up and it's time to get our thoughts about how to prepare our outdoor spaces with plants and pots for early spring. Just what our weary souls need right now.

You really don't need to get all new dirt every year I do that about every 2 years. Just add some new potting soil to what is left in your pot to about 2 inches from the top and mix old with the new. You can add Spring early to your outside by planting annuals that can take the cold. Those plants are pansy, violas, primroses.

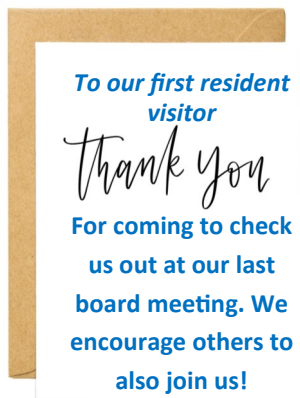
If you are anything like me I get that Spring fever as soon as the weather gets warmer. If you are



into growing from seed now is the time to get that started in the house in little grow pots. I'm trying some this year for the first time. Looking forward to giving you all some ideas for flowers in pots in our next issue.

The board meets the fourth Thursday of each month and all owners are invited to come! Whether you want to learn more about what's happening in Raintree Villas or want to discuss an issue or concern, all are welcome.

Because of the COVID-19 restrictions, please RSVP to Area Real Estate on the Monday before the meetings so the board can be sure to have a large enough meeting space to accommodate social distancing.



Where's our logo?

Do you have artistic abilities? Are your creative juices flowing and need an outlet? We have the job for you!

The HOA Board is asking those of you who are willing to help, to design a logo for The Raintree Villas and, to make it even more fun, it's going to be a contest!

The logo which is chosen to represent Raintree Villas will be awarded with a \$100 gift card. Second and third place logos will also win a prize!

Please send your logo, in a jpeg format, to Area Real Estate by March 31. Email subject line should read: logo contest and send to arearealestate@hotmail.com

The winning logo will be in the April newsletter! Good luck!



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

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.