

Newsletter



Presidents' Report - John Madaris

*“Gloom Despair and Agony on me
Deep Dark Depression Excessive Misery
If it weren't for Bad Luck
I'd have No Luck at All”*

Personal update, I have been dealing with several physical challenges including leg surgery and fourteen days in the hospital in August. Given all that, I thought I'd start with a bit of “Hee Haw” humor to celebrate continued progress and healing and finally, the change of seasons as we move into the Fall!

Great progress has been made in a number of areas in service of the Raintree Villas HOA, which others will talk about later in this newsletter.

I want to address what I believe is our community's biggest challenge and greatest need.

- Peace and Good Will among our neighbors!
- Where a critical spirit at times dominates there is not peace.
- Where there is recurring strife and neighbors are pitted against neighbors there is not peace.
- Where there is at times not peace and good will, there is less involvement in the business of our community.
- I am asking, I am pleading for a return to a basic attitude of being a good neighbor in all things and at all times. Being polite, courteous and kind - the “Golden Rule”.

- Demonstrating patience and charity to our neighbors even when we disagree or are seeking redress of grievances.

I am speaking especially when in support of the HOA's business through the Board of Directors and the Board meetings and committees.



Please neighbors, we do have a few serious issues facing our community and we need everyone's help. If we come together, we can and will overcome all of these challenges! We need everyone's support and help!

There are positive signs of progress. We have had several residents sign up for or participate on the Painting Committee - Grounds Committee - Budget Committee. Our profuse gratitude and sincere thanks! We look forward to reporting the results of these efforts in the near future!

We are asking all who are able to please come out to our Board Meetings and support these and future initiatives!

My wife and I are new to this community, just two years in October, yet we truly love the Villas! We wish everyone a happy and beautiful fall!

Sincerely, John Madaris - God Bless!

Activity Committee - Save the Date !!
The Villas' Winter Party will be Saturday, December 9th, 2023 at the Duckpond. More details are to come.
If you would like to help with setting up or be part of the committee, please contact Sandy.



www.raintreevillashoa.org

Raintree Villas Homeowners Association

Raintree Villas was founded by Kingston Development, LLC in 2001 by Ron Sharp and Jon Platt. The units consists of four different floor plans: The Alpacas, The Kingstons, The Dorados and The Barbados.

This website was developed to provide information for the owners of Raintree Villas.

The HOA is a voice for all owners and is dedicated to overseeing the business of Raintree Villas.

Website

Treasurer -

Nancy Brandell

It has come to the attention of the Board that there are some homeowners that are questioning the wisdom and necessity for a professional "Financial Review," of the Villas financial records.

When the current Board decided it would comply with the Covenants and Bylaws, as judiciously as possible, one area that had been overlooked was the requirement that every year a review of the Villas' financial records was to be done, either by a professional (CPA) or a committee of qualified homeowners and a report submitted to the Board and Homeowners at a meeting (generally assumed to be the May Annual meeting) stating the condition of the Villas' financial records.

There has been NO professional audit since 2008. While there are homeowners who remember "reviews" being conducted by a committee of homeowners after that time, there are no records to verify when and by whom any reviews were last performed, other than the report from 2008.

Because of the expense to have a CPA conduct an audit annually, as was required by the original Bylaws, the Board in 2010 amended the Bylaws to require an "annual review of all books, records, checks, voucher and accounts of the corporation by an experienced person or a group of experienced people." That amendment was made on 12-16-2010 and is currently posted on the Raintree Villas HOA website.

Since it has been 15 years since the HOA's records have been reviewed or audited, the Board felt it was past due and a professional review was warranted. Consequently, in checking with Raintree Lakes, we learned the identity of the CPA firm they use and contacted Mr. Philip DeRocher with Marr & Company to inquire about utilizing their services. Mr. DeRocher advised that a full audit would cost 6,000.00 to \$6,500.00 but due to the size of our entity, he felt a "Financial Review" at a cost of \$4,500.00 would serve the purpose of complying with our Bylaws and provide a comprehensive review of our financial records and procedures.

The Board felt it necessary to comply with the Bylaws and enlisted Mr. DeRocher's services for a Financial Review. We are currently awaiting his report, which he is hoping to finalize shortly, and it will then be submitted for record at our next special meeting.

While \$4,500.00 is a significant sum to be spending, I'm not sure why any homeowner would object to monies being spent to be certain that sound financial practices are being followed. Having an audit or review is standard business practice whenever money is involved and in no way is meant to cast aspersions or criticisms on anyone.

Our financial reports are posted on the web site, however, if any homeowner has any questions regarding our financial situation including income, expenditures, etc., I invite you to contact me at any time! My phone number is (816)-809-5834 (I also text) and my email address is: nbrandell@aol.com

Exterior Maintenance -

Sandra Cox



- The residents who signed up for the exterior maintenance committee met early September and are finalizing the HOA Rules and Responsibilities list for the Board to review.
- The Ad Hoc committee met on 9/15. Their findings and recommendations about how to continue and resolve the painting issue will be presented to the Board. Results will be shared on 9/28.
- Gutter cleaning will take place starting November 1st. Just a reminder, if you do not wish for Jeremy (our gutter cleaner) to be on your roof, for a \$75 up-charge, at the homeowner's expense, he will use a ladder. Please contact Sandy at 816-797-0112 or email arearealestate@hotmail.com by 10/27/2023. Jeremy will bill you separately.
- If you would like to contact Jeremy about repairs or services you would like to address at your own cost, he can be reached at: 816-456-6676

Grounds Report -

Kay Woolley

The last application of fertilizer has been applied to the Villas. We have no more applications for the year. We are on the list of Price Is Right to have the dead pine removed and the crabapple across from the club house with broken branches removed. Both of these trees are on common ground so, therefore; will not be replaced this year.



I have a meeting with Eric Reisner today and we will determine when trees will be planted this Fall for those trees in personal yards that have been removed by the Association.

The grounds committee has been very active. We have a one page document that lists what the association does and what the homeowner is responsible for. It will be presented to the Board at the next meeting. I would like to thank the 7 homeowners who volunteered for the Committee and have been a pleasure to work with. I feel they presented a good cross section of homeowners so the information should be pleasing to all. Thank you Committee.

Thank you, Kay Woolley