

Raintree Villas HOA May, 2021

WELCOME BACK!

It sure was great to see so many residents join us at our May annual meeting. We had over 50 in attendance. For those that weren't able to attend we did miss you and hope you can join us at the December annual budget meeting and at a few new, fun activities we



Beth Bertke,
HOA President

have planned between now and then. Stay tuned to the newsletter to hear more about those.

For those that weren't able to attend, we have included the minutes from the meeting for your records and so you stay in the know also. We will also, over the next week or so, deliver folders to you, the same folders that were distributed at the meeting.

Unresolved Questions/Comments from Meeting

1. Trash Cans – I spoke with the Raintree Office and they are going to pass on to the “watch dogs” that it is okay for the Villas to put their trash cans out the night before trash collection before dusk. They ask that we try to not put them out before 5:00pm the night before. They also ask the trash cans not be stored outside on porches or patios. If you receive any letters please let me know.

2. Shutter Painting – For residents whose units are being painted, if you have shutters, you may choose from a list of approved colors. We ask that you supply the paint (a Sherwin Williams number and contractor discount will be provided) and the HOA will reimburse you for the paint.

Some committees are getting started and looking for new members if you would like to get a little more involved.

Social Committee – Sandra Cox

(816) 537-3188

Budget Committee – Sue Nichols

(816) 718-6798

Grounds Committee – Lynn Schwenn

(816) 728-2835

Building Maintenance – Elaine McCadden

(816) 716-8142

Welcome back and we hope to see more of you as the weather gets better and we are out and about walking the neighborhood.

In the garden... Lynn Schwenn

May is just about over and it's been rainy and cold. The good news is we haven't needed to water all our pretties in our yards. Nothing like warmer weather on the horizon to have everything grow and flourish. I think this year is the best my yard and garden have looked.

As I have walked around I have noticed my yard isn't the only one that looks it's best in awhile. So, this brought me to a great idea!!! Every month when our newsletter comes out I will be featuring pictures of someone's yard. We



Featured landscaping of the month. The first person to contact Lynn with this address will be in the running for a grand prize. 816-728-2835 lynnshoa@gmail.com

will have our own yard of the month every month when Spring has sprung. The first person who calls me, texts me or messages me with the correct address of the house featured will be in the running, along with the resident whose yard is featured for a grand prize at the end of the season. I'm hoping you all join in the fun of taking a tour of our beautiful homes and guess who it is.

As I was walking I noticed that our Maple trees had black spots on the leaves. I did not know what it was so I called Eric to see if he knew. According to him no need to worry our trees will be fine. Some of the leaves may fall off but tree will not die. As my neighbor got to googling she found out that it looks like black tar fungus, which is ugly, but will do no harm. Eric said it was due to frost we had and will do no harm. Either way, your trees will live. Good news!!

I am working hard on getting our contractors out here to get all the things done that I have work orders for. Bushes to come out, trees that need taken out and stumps removed, both to be replanted, sprinkler heads, tree roots, etc... The list is long. Please know I am working to address ALL these problems and trying to get answers on WHEN it will be addressed. Just know, as soon as I know, you will too. Remember if you have problems, that the HOA takes care of, call Sandy and she will get a work order to me to get it taken care of.

SPRING WILL COME AND SO WILL HAPPINESS. HOLD ON. LIFE WILL GET WARMER.

Membership annual meeting a huge success!



Raintree Villa's Annual Homeowners HOA Meeting – May 6, 2021 Minutes

Attendance: All Board Members were present as well as Sandy from HOA Management group.

Meeting Notes from Chris B. (Board Secretary) and Sandy (HOA Services)

Meeting was called to order by Beth (Board President) at 7:15 P.M. First duty was to establish if a quorum of 30 residents was present and a quick count established over 50 were present so the quorum was determined and motioned and seconded. A raising of hands by each street was asked for and the gathering seemed to enjoy that activity. Raffle tickets were distributed to any residents that had not received one during signup.

The review of 2019 May Annual Meeting Minutes were done with copies distributed as a part of the homeowner packet that was given to each resident as they signed in. All were asked to review, and a motion was made to approve them by Dave Minshall and seconded by Dick Bredesen, and all were in favor by voice vote.

Sue (Board Treasurer) reviewed the Financial Statement as of April 2021. Resident asked about late dues recap... discussion was only one homeowner over \$2,000 behind and a couple outstanding with a month left to pay. Homeowner asked about the possibility of direct deposit on dues and it was explained that was very expensive and not feasible at this time.

Lynn (Board Grounds Chair) reviewed several things including the work order process and that residents needed to reach out to Sandy first to originate the

work orders. Sandy would relay ground's work orders to Lynn. Lynn introduced Dan (lawn applications) and Eric (mowing and grounds) providers to the homeowners. Eric commented they appreciated the many years that have served the Villa's. A question was asked about the weeds and overgrown Villa's entrance and Eric took responsibility and said his crew would take care of it soon. Irrigation was also discussed and sprinkler heads directions that need to be looked at once the system is running need to be addressed to Sandy with HOA. One gentleman homeowner did offer a complement to the lawn service that he felt his lawn looked wonderful and there was quite a bit of applause from the homeowners.

Eric Reisner stated they were in their sixth week of mowing and they had checked the backflows and filed that with the City as required. He also commented the sprinkler system has been opened, but had not been turned on yet. Comment was made about checking the meter then backflow and Lynn cited a resident's issue around Easter that was handled. One other comment about the once per year shrub trimming that would be done in June. There is a no trim list and owners can reach out to Sandy to be placed on that list. Trees out front were discussed and that any beetle treatment would be at the cost of the residents that chose to treat them. A resident asked about his garage location of the sprinkler system and would like it moved out of the garage. This would be at the homeowners' expense. Another homeowner asked about doing their own shrub trimming and how they could dispose of the trimmings. The answer was their trimmings could be placed out as yard waste with their trash service.

Dan (lawn applications) spoke to the meeting about fertilizer applications of 2-3 total. The first is a granular and the doubling up of applications 2 and 3 saves a lot of labor cost. Double pre-emergent and liquid fertilizer in 2 and 3. The

advantage of granular vs. liquids was questioned and Dan stated liquids take 2 days and crystals 1 day. The liquids dry more quickly when temps are above 75 degrees and are safe for pets once dry. Liquid is also more economical. Also commented about grub control and an animal traffic caution, once grub control is applied.

Gene (Board Vice President) spoke about ARB forms and the need to submit if making changes to the outside of your home. Forms can be found on www.raintreevillashoa.org, or if needed, Sandy can help supply a form if you do not have internet access. The ARB form first goes to Big Raintree and then would come to the Villas from there. The form must be filled out in detail and drawings are always helpful of your planned changes. Any exterior changes will require an ARB approval. If any sprinkler heads need to be moved, based on an ARB request, those must be moved by Reisner and will be charged to the owner.

Elaine (Board Painting Chair) spoke about this year's painting schedule and explained about the overspending in 2019, was dictates the slowed painting schedule, to allow for budget catchup. Homes must remain the same color, or a charge of \$1,495 would be incurred by the homeowner to change their color. This relates to paint costs, as well as extra coats of paint and labor which are required if color is changed. The HOA will cover painting of stucco and shutters, but colors must be from the approved list of colors. A light power wash is also done and gutters and downspouts are also covered. The painter plans to start in late May or early June depending on weather. Irrigation was discussed and a comment made that curb replacement which created some grass bare spots would not be corrected until seed could be placed down in the fall of this year.

Beth (Board President) discussed looking at the Roles and Responsibilities list and working on better consistency. The Board

MORE ON NEXT PAGE!

Annual meeting minutes continued

meetings are open to attend, with prior approval, on the fourth Thursday of each month and the Board has also been meeting on the second Thursday, in special working sessions. Beth also mentioned trying to revive the Social Committee and that Sondra Banta and Sandra were eager to have others join them. Another topic was our new door hangers that the Board has developed and issued to our contractors. When work has been completed, the company doing the work should leave a door hanger, stating they have addressed the issue on the front door.

Elaine also discussed a new gutter company that we have contracted with - Gross Busters. They will be handling the gutter work orders. In addition, on any wood rot, please submit a work order to Sandy.

Beth (Board President) discussed By-Laws

and Covenants being worked on for better consistency.

New Business – No May Board Member elections this year as the Proxy vote was done last fall and the new board members, Lynn and Elaine were just elected and started in January of 2021. Beth asked the homeowners to grant a one-time 1-year extension to current board members and the next election of new board members would not take place until May of 2022. The motion to approve was made by Nancy Brandell and seconded by Mary Lynn Tolle. A voice vote was taken and the request was approved. Two of the homeowners also made mention of card games (bridge for women and cards for men) has started up again on Tuesday afternoons at the Duck Pond Activity Center

Questions were solicited from the homeowners and the following were

asked:

1. Trash cans should be taken out to the curb before dusk the evening before pick up on the next day. Due to the aging population of the Raintree Villa's, it was asked that this could be addressed with Big Raintree watchdogs. It was noted that Beth Bertke would reach out to Rochelle at Big Raintree and discuss.
2. Sprinklers that need to be fixed have blue flags and should be repaired in the near future, if not already done.
3. How long is our current lawn contract with Reisner Lawn Care. Answered: It runs through January of 2022 and the board will begin a bid process in the fall.

One last call for any additional questions from Beth and when none was heard the 2021 May Annual Homeowners Meeting

Gutter cleaning has begun!



**From Elaine McCaddin,
Building Maintenance**

If you hear some racket on your roof it's not squirrels. We are well on our way with gutter cleaning. If you are home, step out and say hello and let them know if you have any concerns.

It is crazy the things they are finding growing in the downspouts. The biggest issue so far is finding the popups. Over time, several have been grown over with grass, this will in turn keep the popup from opening and letting water out. With downspouts cleaned out, many are finding that

their underground drains are stopped up, as with mine, when we pulled out grass roots!

If your underground drain is stopped up, please call Sandy so she can get it on a work order. Please keep in mind that this is just the initial cleaning, any repairs, and or sealing, will be on separate work orders. We are aware that we will now find different issues, and we will address them. Thank you for your patience. The cleaning project should be completed within the next week, weather permitting.

It has also been brought to our attention that several homeowners have asked about Grossbusters power washing decks, patios and such. Certainly, give them a call if you would



like their service. Of course, this is not an area of HOA coverage but we can sure get you their phone number if you don't have their business card.

