

Raintree Villas HOA

May, 2022



With **Beth Bertke**
Board President

**Town Hall Meetings 7:00 PM
Duck Pond Activity Center**

Dates:
May 31 - Dues
June 16 - HOA Roles and Responsibilities
June 30 - Special Assessments

I would also like to introduce you to the newest member to the HOA board, Kenny Cox. Kenny is taking the 2-year term vacancy. Please welcome him when you see him out walking his dog.

This years' officers are:

Beth Bertke - President

Gene Fleeman - Vice-president

Building maintenance

Chris Banta - Secretary

Sue Nichols - Treasurer

Lynn Schwenn - Grounds maintenance

Kenny Cox - Building maintenance

Thanks to everyone who joined us at the annual residents meeting in May. We had Corey Henry from Chinnery, Evans and Nail Law Firm join us as legal council for our HOA to start discussions about our financial situation. During the meeting several questions were raised

and different ideas exchanged, so we are setting up 3 separate Town Hall meetings to discuss the best options. Please join us at the meetings listed above. Each meeting will cover a different topic with some minimal overlap, so join us for any or all three meetings.

Treasurers Report **Sue Nichols-Treasurer 816-718-6798 nicholshoa@gmail.com**

Raintree Villa's HOA	YTD Actual	YTD Budget	Annual Budget
January to April 2022			
Income			
Maintenance Fee's	\$61,614.80	\$57,236.00	\$171,692.00
Misc.	\$217.26		
Total Income	\$61,832.06	\$57,236.00	\$171,692.00
Expenses			
Administrative	\$3,411.21	\$5,681.00	\$10,696.00
Lawn Maintenance	\$11,463.00	\$16,240.55	\$145,500.00
Repair & Maintenance	\$12,330.63	\$4,032.00	\$57,103.00
Utilities	\$5,873.08	\$5,893.57	\$20,472.00
Total Expenses	\$33,077.92	\$31,847.12	\$233,771.00
Total Net	\$28,754.14	\$25,388.88	-\$62,079.00

As you can see we are doing pretty well, but remember, we are entering our most expensive time of year. Please review the report and let me know if you have any questions:

- "YTD Actual" is what we have received or paid out as of April 30.

- "YTD Budget" is the Annual Budget spread evenly over 4 months.

I would like to say **THANK YOU** to all who pay their fees on time. I will also ask those that are behind to please catch up.



In the garden with Lynn Schwenn

Hi everyone.. Spring has sprung and it looks like it in our neighborhood. We can see all those wonderful perennials from last year coming to life, trees leafing out and our flower pots planted. Now it's time to sit back and enjoy the fruits of your labor.

If we don't get enough rain we will be turning on the irrigation system around the first of June. I have been told that they will be coming out to make sure all our sprinkler heads are working and facing in the right direction. If there are buried heads, or heads not

working, they are supposed to flag them and come back out and fix those problems before the system goes live. So, if you see them out there, that's what is going on.

Those of you who need trees replaced, we are hoping to replace soon.

Remember if you have any problems, call Sandy first, and she will send me a work order. We will try to do things as promptly as possible.

Flowers always make people better, happier, and more helpful; they are sunshine, food, and medicine for the soul."

Painting List for 2022

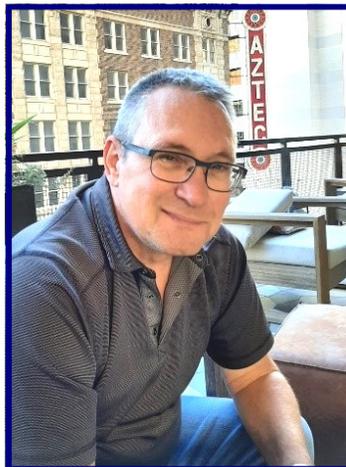
- 4133 - 4135 James Younger Dr
- 4101 - 4103 Homestead Dr
- 4100 - Homestead Dr
- 4104 - Homestead Dr
- 4108 - Homestead Dr
- 4109 - 4111 Homestead Dr
- 4113 - 4115 Homestead Dr
- 4121 - 4123 Homestead Dr
- 4124 - 4126 Minnesota Dr
- 4125 - Minnesota Dr



Meet your newest board member

Hello Everyone,

I would like to introduce myself; my name is Ken Cox, and I was voted in as a board member at the last HOA meeting. My wife Sandra and I live on SW Minnesota Dr, we moved into the Villas in 2016. A lot of you might know us because of our dog Baxter the tri-colored Corgi who likes to visit with everyone. I am looking forward to serving the villas community in the role of building maintenance. Hope to see you around the neighborhood.



*Your Neighbor,
Ken Cox*

Before starting any project on the exterior of your property, please be sure to fill out an ARB form. A form can be found on the Raintree Villas HOA website:
www.raintreevillashoa.org
 or contact Gene Fleeman
 816-639-1288
gfleeman55@gmail.com

Annual meeting minutes continued

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

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.