

RAINTREE VILLAS HOA NEWSLETTER

OCTOBER 2025

FROM THE PRESIDENT
SUE NICHOLS

FROM THE TREASURER
DEBRA GAGNE

Commitment to Communication and Fairness

Dear Villas HOA Members,

As your Board President, I want to take a moment to share my main goals and priorities for our community. First and foremost, I am committed to maintaining open and transparent communication with every member of the Villas HOA. I believe that good communication is the foundation of a strong and connected community. It is important to me that you always feel informed and have the opportunity to share your thoughts, concerns, and suggestions.

Another guiding principle for me is ensuring that every member is treated equally and fairly. Whether it's addressing questions, resolving issues, or making decisions, I promise to approach each matter with impartiality and respect for everyone involved.

To keep everyone updated and involved, I plan to have Sandy at Area Real Estate send out a weekly email with news, updates, reminders, and anything else that may be helpful. My hope is that these regular updates will help us stay connected and informed as a community.

Thank you for trusting me with this responsibility. If you have any questions or concerns, please don't hesitate to reach out to Sandy, at Area arearealestate@hotmail.com or 816-797-0112. Sandy should always be your first person of contact, and she will contact the board member responsible to address your concern. I look forward to working with all of you to make the Villas a great place to live.

Watch for our first of many emails very soon. If you have changed your email address or are not receiving our email please contact Sandy right away.

Warm regards,
Sue Nichols
President, Villas HOA Board

Reminder that maintenance fees will be going up to 12 cents/square foot beginning January 1, 2026. If you have automatic payments set up, put a reminder on your calendar to update before the end of the year.

January to August totals:

Income	\$169,959
Expense	\$144,360
Net Income	\$25,598

Operating account \$ 25,019

Investment accounts \$ 89,784

Outstanding fees \$ 17,205

RAINTREE VILLAS HOA BOARD

Sue Nichols - President

Lynn Schwenn - Vice President, Grounds

Carla Lennan, Secretary,
Exterior Maintenance, ARB

Deb Gagne - Treasurer

Visit Raintree Villas HOA Website
www.raintreevillashoa.org
to view meeting minutes, review
financials, covenants and
download ARB forms

Happy Thanksgiving

EXTERIOR MAINTENANCE

Carla Lennan



The wet beginning to the summer and extreme heat prevented the start of painting this year; the wood trim painting has been completed for 2025. Thank you for your patience! I also want to thank Sue Nichols who previously served on Exterior Maintenance for keeping the painting under budget.

Gutter cleaning will start the end of October/first part of November once most of the leaves have fallen. With the rains we have had, now is a good time to see if your gutter corners need to be sealed. If you have water pooling around the bottom part of the gutter corner, you most likely need to have that corner sealed. Please send an email to Sandy at Area Real Estate with your address and location of the corner. This will help our new company - Seamless Gutters who will be cleaning the gutters, downspouts and sealing the corners of the gutters. (Seamless Gutters will also be checking for leaks) Reminder: the HOA does not cover the cost of cleaning underground drains so this will be an expense for the homeowner collected by Seamless Gutters at the time those drains are cleaned. An email notice will be sent out to residents with the dates of the gutter cleaning. (Or phone calls to residents who do not have email)

ARB - Residents who are thinking of some fall projects before winter are now required to turn in their ARB's by the 5th of each month. This gives our Villa's HOA Board time to review; the forms also require my signature before they can be turned into the Raintree Office. The Raintree ARB Board meets on the 1st and 3rd Mondays of the month. Please plan ahead when hiring/scheduling a contractor for your project. ARB's are required for roof replacement, new decks, additions to an existing deck or patio (also to cover or enclose an existing patio/deck) concrete, painting (trim, door, shutters and garage door and will need a paint sample even if the color is not changing) If you are not sure if an ARB is required, please contact Area Real Estate. Forms can be found on our website www.raintreevillashoa.org under the forms tab. They can also be dropped off at my address: 4025 SW Homestead (a box marked HOA is located inside my front gate or you can email the ARB form to Area Real Estate.

I work full-time for Honeywell FM&T and will address Exterior Maintenance/ARB concerns/questions that you may have at the end of my work day. Please email Sandy at Area Real Estate with your concerns and she will contact me.

With Veterans Day approaching in November, I want to THANK all of the veterans in the Villas Community who have served our country!

IN THE GARDEN

Lynn Schwenn

Hopefully the hot days are behind us and we can start getting the lawns ready for fall and winter. I will be walking our area with Eric Reisner (lawn contractor) to see where most of the damage was done due to the army worms. We will be fixing the worst by vericutting and seed.

There is one fertilizer left and Dan (Lawn application contractor) and I will be coordinating when the best time to do it is. With leaves starting to fall I would hate that to go down over the top of the leaves. Talking about leaves.. we have two mowings we didn't use which will be going towards leaf pickup. Since our trees are so big we have lots more leaves to take care of.

I mentioned at the meeting about not turning your sprinkler systems to the off position. If something happens to your yard, because you turned them off, you will be responsible for the repair to the yard. Please call if there is an issue with the yard. I will see to it as quickly as I can.

I'm so happy to be back on grounds and will be doing my best to do the things that need to be done to keep our little villas looking great. If you are in need of any Mums our Garden Club in Raintree will be selling them. They bought extra for those who didn't do pre-orders but they never last too long.

Please note: Christmas Party for the Villas will happen this year. The date is Dec 12th. As we get things planned, we let you know more details.



"Planting a garden of any sort symbolizes hope. Hope in tomorrow. Hope that something beautiful is about to happen."