



Raintree Villas HOA



Trees, trees and more trees



*Beth Bertke,
HOA President*

We have had several phone calls about trees needing taken care of for things ranging from tree limbs hanging over the sidewalks and driveways to trees potentially having a disease. The excessive rain has made it appear that we all have

weeping willows in our yards. Tree limbs are loaded with moisture so they are hanging lower than normal. Some of the less immediate work has been put out for bid. In other cases the urgency of a situation has caused us to have to make more immediate decisions. We have heard the perception of how we are handling the tree trimming or tree removal process is without consultation with knowledgeable contractors. I can reassure you that is not the case. We have consulted both Reisner and a company Reisner recommended to us,

The Price is Right. The Price is Right is sometimes less expensive because they already have the equipment necessary to handle larger tree projects.

We have seen a few trees in the neighborhood that appear to have a disease. They trees aren't just Ash trees. It is a mix. We reached out to the Department of Conservation to help us determine if the diseased trees needed to be taken down or sprayed. In most cases they advised us that although the trees are diseased they will not spread to other nearby trees. They also said that although some are losing leaves and some are not, there is no need to spray the trees or remove them because in the Spring they will bloom like normal in the Spring.

If you have any questions or concerns about your trees or other services provided by the HOA please feel free to:

Attend monthly HOA Board meeting - 4th Thursday of each month at 6:30pm.



Please contact Sandy (minimum of 3 days prior to meeting) to let us know so we can plan a location appropriate to meet COVID restrictions

Call/Email Sandy at Area Real Estate to submit a work order (arearealestate@hotmail.com or (816) 797-0112)

Call/Email Beth Bertke (816) 918-9699 or ebertke@kcncsc.doe.gov



Raintree Villas Annual Picnic

When: Sunday, September 26, 2021
beginning at 4:00 pm

Where: Duck Pond Activity Center
Indoor and Outdoor seating

What to Bring:

Favorite Side Dish or Dessert

Lawn Chairs if you want to sit outside

Outdoor lawn games - Cornhole, Ring Toss, etc.

More detail will be distributed via flyer delivered to each resident around Labor Day weekend

Lots going on in the Villas!

Elaine McCaddin, Building Maintenance
816-716-8142



Well July is gone, and the heat has come. With the weather getting warmer the painting is well on its way.

Our awesome painting crew is down to only 4 more villa's to complete this years schedule. Those of you that have their villas completed, if you should have any questions as to what was or wasn't done, please don't hesitate to contact one of the painters or myself. Just as a reminder the wrought iron will be painted also but not until all villas on this schedule have been painted. It is planned to paint these by end of August or first of September.

We have been busy trying to schedule and complete projects at or on your villa that your HOA is responsible for. We have

had to repair and or replace a few outside faucets and have not completed these yet. Please make sure to remove water hose during winter months so they don't freeze up damage to faucets will be determined by plumber doing the repair as to cause. Again, if you have a problem don't hesitate to contact Sandy for a workorder we will get you fixed up.

We have also found a handyman that we have used a few times and are pleased with his work so far. This will take care of some of our smaller projects and hopefully saving a few \$\$\$ at the same time.

Gutters have all been cleaned out for the first go around. We have had the company



come back on several occasions to do a bit more work on some, but for the most part we hope all are happy so far. If for some reason you feel you have an issue, please contact Sandy for a workorder and I will come check out the issue with you and see if we can get it resolved. This is a new company we have tried this year so if you have feedback good or bad, I am here for you!

On a side note, several of the board members including myself have received emails, calls, and texts with compliments on projects that have been resolved for them and thanking us for our work on the board. We thank YOU for these!! as we are trying hard to do the task that we have volunteered to handle for you, our neighbors. We are here also for any constructive criticism you may have and always take it into consideration. It takes us all to make a happy community...

Raintree Villa's Homeowners Association Profit & Loss Budget Performance April through June 2021

	Apr - Jun 21	Budget	Jan - Jun 21	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Finance Charges	0.00		15.79		
Interest Income	3.09		8.39		
Legal Fees	0.00		82.00		
Maintenance Fee	45,272.00	42,924.00	88,374.83	85,844.00	171,692.00
Total Income	45,275.09	42,924.00	88,479.01	85,844.00	171,692.00
Gross Profit	45,275.09	42,924.00	88,479.01	85,844.00	171,692.00
Expense					
Administrative	2,228.47	1,940.00	5,350.13	6,180.00	9,690.00
Lawn Maintenance	58,242.23	41,006.78	60,157.23	44,806.76	138,950.00
Repairs & Maintenance	14,825.00	38,575.00	14,780.00	39,550.00	54,000.00
Utilities	4,194.39	3,039.83	7,518.03	6,004.26	16,058.52
Total Expense	77,290.09	84,561.39	87,805.39	96,341.02	218,698.52
Net Ordinary Income	-32,015.00	-41,637.39	-1,326.38	-10,497.02	-47,006.52
Net Income	-32,015.00	-41,637.39	-1,326.38	-10,497.02	-47,006.52

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.

Well, here we are coming into the hot months. I am sure we are all happy to be out and about. With this weather brings with it our painting project. During the first part of June the painters and I did a walkthrough and spoke with most of you about when and what to expect from us. Colors were matched up and the power washing is done. This means that caulking and painting is a GO and will start on te 14th of June. Outside windows will be washed after the home is painted. This will not necessarily be directly after, however, hopefully within the month. If anyone has any concerns, please feel free to speak with one of the painters or call me, we are happy to address them.