

Raintree Village

Homeowners Association

2017 Annual Newsletter

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RVHA, PO Box 99033, Troy MI 48099

Raintree Village Homeowners Association (RVHA) is a Michigan non-profit corporation (ID 742016) empowered by deed restrictions to collect assessments for the operation, maintenance, management and improvement of the common area (Lakeside Commons, Abbey Commons, Village Commons and Forest Commons – four private parks totaling 15 acres).

Annual Assessment

The assessment for 2017 is \$26.00 and covers January 1 to December 31, 2017. The assessment is mandatory for all Raintree Village homeowners as recorded in the “Declaration of Covenants, Conditions and Restrictions,” Liber 6445, pages 310-320, Oakland County Register of Deeds. The unpaid volunteers serving as RVHA directors work hard to keep RVHA costs down. Please support this effort by paying your assessment promptly. The due date is May 31, 2017.

Check RVHA’s Website for Updates

This newsletter was published in April 2017. Please check RVHA’s website (www.rvha.org) periodically for updates.

Important Dates

- April 22, April 29, May 6 – Spring Cleanup Days
- May 19 and 20 – Subdivision Garage Sale
- May 31 – Annual assessment due
- December 11 – Annual meeting with election of officers

Monthly Meetings

A monthly meeting is held the second Monday of every month, except July and August, at Baker Middle School, room 109, starting at 7:00pm. All Raintree Village homeowners are welcome to attend. Remaining meeting dates for 2017 are April 10, May 8, June 12, September 11, October 9, November 13 and December 11. Minutes of past meetings are available at www.rvha.org.

Thank You

RVHA thanks the homeowners who plant and water flowers at the entrance signs and who clean storm sewer catch basin grates.

Spring Cleanup Days – Saturdays April 22, April 29, and May 6

On cleanup days, volunteers help maintain the common areas by removing trash, removing and chipping fallen trees and invasive buckthorn trees from the forested areas, spreading woodchips on walking paths, and removing invasive garlic mustard. Last Fall volunteers cut, pulled, and treated approximately 500 buckthorn trees in Forest Commons.

The priorities for this year’s Spring cleanup are buckthorn removal at Village Commons, and garlic mustard removal at Village Commons and Forest Commons on May 6 if the garlic mustard has sufficiently sprouted. See RVHA’s website for a map showing park locations.

Subdivision Garage Sale – Friday May 19 and Saturday May 20

RVHA purchased new signs for placement at subdivision entrances to promote its annual subdivision-wide garage sale. Please do not relocate the signs to City property, or the City may remove them.

Vendor Updates

RVHA pays for the grass mowing, fertilizing, and weed control for the four private parks and the two entrance and seven cul-de-sac islands. For more than ten years, the lawn cutting has been done by Bobcat Lawn Maintenance LLC. They are available for vacation cuts and individual home services for the season – call Jim McCauley at 248 765 3837.

For 2017, RVHA selected TruGreen for fertilizer and weed control. TruGreen uses fertilizers with no phosphor content.

If you have any concerns about the lawn cutting or fertilizing and weed control for the areas maintained by RVHA, please contact RVHA directly, not the vendor.

Be sure to read the other side for news about the new subdivision.

City of Troy Code Enforcement

The City of Troy Code limits turf grass and weeds to a height of eight inches. The City Code also has restrictions on fences, the parking and storage of house trailers and boats, and more. For matters regarding City of Troy Code Enforcement, please contact Paul Evans, City of Troy Zoning & Compliance Specialist, at 248 524 3359.

Original Developer Documents

If you have plans or other documents from the original builder of your Raintree Village home, RVHA would appreciate a copy for historical purposes.

Selling Your House

When it's time to sell your house, be sure to inform the realtor that the homeowners association exists and has a mandatory annual assessment. Before closing, the title company should request a dues status letter by sending an email to status@rvha.org.

New Subdivision

Mondrian Properties (www.mondrianproperties.com) purchased the land located south of Raintree Park from the Troy School District for \$4.3 million dollars. Mondrian Properties has built many communities in Troy, including Chatwal Park (on the north side of Wattles just west of Rochester Rd), and is currently building Pinery Woods (on the north side of Wattles between John R and Dequindre) and the Estates of Willowbrook (on the east side of John R south of Wattles). The name for the new subdivision has not yet been finalized.

The property is 18 acres and is heavily wooded. Mondrian Properties plans to build 59 single family homes on 12 of the acres, preserving 6 acres, all wooded, on the southeast corner of the site, including 1 acre of regulated wetlands which will not be disturbed. In the 12 acres to be developed, the goal is to keep as many of the trees as possible, so they will be doing selective cutting rather than clear cutting. Mondrian Properties plans to have a common area green buffer, planted with trees, on the perimeter of the new subdivision. The buffer will be approximately 28 feet deep behind the homes on Woodgate and approximately 39 feet deep behind the homes on Kings Point.

Mondrian Properties will present its plans to the City of Troy Planning Commission for approval. The earliest opportunity would be the April 11th Planning Commission meeting. The City will mail a notice to owners of property within 300 feet of the new subdivision property prior to the meeting. The agenda will be available for review on the Planning Commission page on the City website (www.troymi.gov) the Friday before the meeting. Final approval will be by the City Council at a later date.

Construction is expected to begin in the Fall. Construction hours, regulated by the City of Troy, are from 7:00am to 8:00pm Monday through Saturday, with no construction on Sundays unless exceptions are granted by the City. Construction work or noise outside of those hours should be reported to the Troy Police non-emergency number at 248 524 3477.

The new subdivision will be accessed from North Lake Dr off of John R. Mondrian Properties will document the condition of North Lake Dr and make any repairs if they specifically cause damage. They will also schedule street sweepers about once a week, and twice a week during busy periods, for cleaning any mud or dirt from North Lake Dr. It is in Mondrian Properties' interest to keep North Lake Dr clean for prospective home owners. The model homes will initially be at the Estates of Willowbrook site.

Homeowners on Kings Point and Woodgate whose backyards are adjacent to the new subdivision have reported problems with drainage in the Spring. The Oakland County Water Resources Office requires that no storm water run off the new subdivision property, and will review the development plans. It is possible that the problems with standing water will be lessened when the new development is completed. Keeping backyard storm drain openings free of leaves and other debris will also help.

Some homeowners have raised concerns about capacity at Barnard Elementary School. Classroom sizes are contractually limited. Please contact the Troy School District regarding concerns about classroom sizes.

Questions for Mondrian Properties should be directed to Sue Schewee at [SSchewee@mondrianproperties.com](mailto:sschewee@mondrianproperties.com) or 586 726 7340.

Possible Special Vote

Mondrian Properties has offered to share a portion of the new subdivision's homeowners association assessments with RVHA in exchange for access to RVHA's private parks and use of the wet detention basin (the pond) at Lakeside Commons. RVHA's board of directors will work with an attorney to review any such agreement and to determine whether a special vote by the RVHA membership will be needed to accept the agreement.