

Raintree Village

Homeowners Association

2018 Annual Newsletter

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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. The common area includes four private parks totaling 15 acres (Lakeside Commons, Abbey Commons, Village Commons and Forest Commons) and a 5-acre storm water detention pond.

Annual Assessment

The association's recurring expenses have minimal increases in 2018. However, the association incurred new expenses for legal consultation related to the new Raintree Village on the Park subdivision, and established a reserve fund to address detention pond bank erosion. The RVHA board voted 2 to 1 to increase the assessment by \$1.00, less than a 5% increase. An increase greater than 5% would require a vote of all 810 homeowners. The last assessment increase was in 2007, from \$25.00 to \$26.00.

The assessment for 2018 is \$27.00 and covers January 1 to December 31, 2018. The annual 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 due date is May 31, 2018.

Important Dates

- May 5 – Spring Cleanup Day
- May 18 and 19 – Subdivision Garage Sale
- May 31 – Annual Assessment Due
- December 10 – 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 108, starting at 7:00pm. All Raintree Village homeowners are encouraged to attend. Remaining meeting dates for 2018 are May 14, June 11, September 10, October 8, November 12 and December 10. Minutes of past meetings are available at www.rvha.org.

Spring Cleanup Day – Saturday May 5

The priorities for this year's Spring cleanup are garlic mustard removal 9:00am – 12:00pm at Forest Commons and 1:00pm – 4:00pm at Village Commons. Forest Commons is accessed from the west side of Sandburg south of Tennyson. Village Commons is accessed from the north side of Stonetree between Wakefield and Carmel.

Subdivision Garage Sale – Friday May 18 and Saturday May 19

Homeowners are welcome to hold a yard or garage sale at any time, but can benefit from participating in the annual subdivision-wide garage sale which is traditionally held the Friday and Saturday before Memorial Day weekend. RVHA advertises the sale by placing signs at subdivision entrances. To avoid confiscation, the signs are positioned so they are not on City property.

Review Report and Financial Statements

In recent years, RVHA has engaged a CPA to prepare a review report and financial statements, and has included a summary of the financial statements on the back of the assessment statement page. The CPA preparing the statements for 2017 advised RVHA of a delay due to personal health reasons. Therefore, the actual amounts for 2017 shown on the back of the 2018 assessment are listed as "Pre-Review." The final review report and financial statements will be posted on the RVHA website when available.

Change in Invoicing Date

The annual assessment covers the period January 1 to December 31. In the past, the invoice date of the assessment was chosen to match the mailing date of the statement and newsletter, but this has caused confusion. Starting in 2018, the invoice date of the annual assessment will be January 1. The due date will continue to be based on the date the statements are actually mailed.

Change in Mailing Date

Waiting for the completion of the CPA review report and financial statements unnecessarily delays the mailing of the annual statement and newsletter. RVHA intends to move the mailing date to January, starting in 2019, and will post the CPA review report and financial statements on its website later in the year when they are available.

Vendor Updates

RVHA pays for the grass mowing, fertilizing, and weed control for the four private parks and the two entrance and six cul-de-sac islands. For more than twenty 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.

RVHA renewed its contract with TruGreen for fertilizer and weed control in 2018. TruGreen uses fertilizers with no phosphorus.

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.

New Subdivision – Raintree Village on the Park

In 2017, the Troy School District sold 18 undeveloped acres adjacent to the Raintree Village subdivision to Mondrian Properties (www.mondrianproperties.com). Mondrian Properties is developing a new subdivision, named Raintree Village on the Park, that will include 59 homes and will have its own homeowners association.

The City of Troy and the Oakland County Water Resources Commissioner authorized Mondrian Properties to discharge storm water into the Shanahan Drain, which flows to the detention pond maintained by RVHA. Representatives from Mondrian Properties, the City of Troy, the Oakland County Water Resources Commissioner and RVHA met and discussed the responsibilities and expenses of detention pond maintenance, and agreed to the following:

- Mondrian Properties will restore the banks at the pond headwall and outlet for a total contribution up to \$40,000. The balance of \$40,000 not spent on bank restoration will be given to RVHA to be used for pond maintenance.
- The recorded Bylaws of Raintree Village on the Park commit its homeowners association to annually contribute to RVHA for detention pond maintenance a sum that is equal to the amount RVHA assesses each of its homeowners for the year, times the number of units in Raintree Village on the Park, starting in 2019.
- The City of Troy accepts responsibility for inspection and maintenance of the pond inlets and outlet, as any failure would have a negative impact upstream and downstream of the pond.
- RVHA remains responsible for bank erosion remediation, sedimentation remediation, and park grounds maintenance.

Pond Headwall and Outlet Repairs

Some restoration of the pond bank near the inlet headwall has been completed by Mondrian Properties. Restoration of the pond bank near the outlet has not yet started. RVHA has expressed to Mondrian Properties its concerns regarding restoration of turf that has been damaged, and its concerns about further turf damage as equipment is moved to work on the pond bank near the outlet.

Lakeside Commons Pond Bank Erosion

An engineering report prepared by the engineering firm PEA on the condition of RVHA's detention pond in Lakeside Commons found that the banks have receded about 6 feet over the past 40 years, and estimates that correcting and stabilizing the banks would cost between \$50,000 and \$130,000 depending on the method used. RVHA has started to reserve funds in preparation for these expenses.

Goose Roundup

The Canada Geese at Lakeside Commons have been an ongoing nuisance. RVHA is in the process of applying for permits from the DNR for Canada Goose nest destruction and Canada Goose roundup.

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.

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.

Thank You

RVHA thanks the homeowners who plant and water flowers and trim the bushes at the entrance signs, who clean storm sewer catch basin grates, and who clean up trash that blows into the neighborhood.

Check RVHA's Website for Updates

This newsletter was published in April 2018. Please check RVHA's website (www.rvha.org) periodically for updates.