

RVHA  
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# Raintree Village Homeowners Association 2024 Newsletter

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## Board of Directors

David Eisenbacher, *president*  
Craig Chamberlain, *vice-president*  
Bill Jenuwine, *treasurer*  
James McGinty, *secretary*  
John Robertson, *director*

(we need resident volunteers to fill four open board positions)

## Monthly Meetings

The regular monthly Raintree Village Homeowners Association Board Meeting is held at 7PM on the second Monday of the month from September through June (no meetings held July or August). Monthly meetings will be held by video conference for the foreseeable future due to the greater convenience.

Information on attending the video meetings is available on the website at: <http://www.rvha.org/wordpress/meetings/>

## Trash Pickup

Per city ordinance, refuse should be placed at the curb no earlier than 5pm on Tuesday and no later than 7am on Wednesday. Emptied containers should be removed as soon as possible, but no later than 24 hours after pickup.

## Encroachments into Raintree Village Commons Areas

Encroachment is the act of occupying land that you do not own.

Of the 810 homes in Raintree Village, 80 lots share a property line with one of the four commons areas. Of these 80 lots, several have made illegal encroachments into Raintree Village Commons areas, consisting of sheds, benches, underground lighting, potted plants, hammocks, shrubs, gardens and compost bins to name just a few.

Some of these encroachments were established by prior owners. Current owners may not know where their property lines are and are unknowingly continuing the encroachment.

Encroachments into the commons areas are not permitted by the Raintree Village Homeowners Association.

The Board asks that homeowners whose property abuts one of the commons areas check their property surveys and vacate any encroachments they may have made into the commons areas.

To see where your property lines are, you can check the City of Troy Parcel Information Center at:

<http://apps.troy.mi.gov/ParcelInformationCenter>

Enter your address and click on "View Map" to see a map of your property including property lines and lot dimensions. Most lots are 120 feet deep from the sidewalk.

If you realize that you are encroaching on Raintree Village owned commons area property, please take action to vacate the encroachment.

## RVHA Yearly Expenses

Your annual HOA dues are used to pay for:

- \* Commons lawn cutting
- \* Commons weed and feed
- \* Commons tree cutting
- \* Sign repainting and repair
- \* PO Box rental
- \* CPA financial review and RVHA tax return filing
- \* RVHA liability insurance
- \* RVHA website hosting
- \* RVHA phone line
- \* Annual invoice mailing
- \* Lakeside Commons sidewalk snow clearing
- \* Lakeside goose fencing
- \* Parks walking trail upkeep
- \* Parks fixture maintenance

## Sign Up for the RVHA Email Broadcast

See the webpage to join the RVHA Email Broadcast mailing list. Occasionally we will send email to those subscribed to this email list with information on things such as the Garage Sale, Commons areas Cleanup Days, trash pickup day delays and other HOA and Raintree Village subdivision related items. You can always opt out and we do not provide our email address list to any third parties or advertisers.

## FENCE RULES

The Raintree Village Homeowners Association Declaration of Covenants, Conditions, and Restrictions states that:

*No fence of any kind shall be permitted to be erected, maintained or placed upon any lot or lot line between the front property line and the front building setback line (this means no fences in front of the house).*

RVHA rules for fences are stricter than The City of Troy fence ordinance.

## Commons Areas

Forest, Village, Abbey and Lakeside Commons are the four commons areas within Raintree Village subdivision.

Lakeside and Abbey have swing sets and benches and Forest Commons has a walking trail from the Sandburg entrance to the Stonetree entrance. Enjoy using these commons areas, but treat them with respect to preserve them. Clean up after your dog and do not litter. Fireworks and fires are not allowed in the commons areas. **DO NOT DAMAGE, TRIM OR CUT DOWN ANY TREES OR PLANTS INSIDE THE COMMONS AREAS!** Contact RVHA if you discover a commons maintenance issue.

## 2024 Dues are \$33

The Raintree Village dues for 2024 are \$33 for the year. This is a \$1 increase over the 2023 dues. The main cost facing us is the restoration of the shoreline of the detention pond at Lakeside Commons.

Your dues payments can be paid by check, money order or using a credit card. See the website DUES tab for more information.