

Raintree Village

Homeowners Association

MINUTES for the January 12, 2026, 7:00pm meeting (online meeting using Microsoft Teams).

Purpose and Mission

The Raintree Village Homeowners Association (RVHA) in Troy, Michigan is a Michigan Domestic Nonprofit Corporation. The specific purposes for which the Corporation is formed are to provide for maintenance, preservation and control of the residence Lots and Common Area within [Raintree Village Subdivisions numbers 1, 2 and 3] and to promote the health, safety, and welfare of the residents... (From the RVHA Articles of Incorporation, Article II, amended March 27, 1975)

1. **Call to Order:** 7:00pm
2. **Roll Call:** Present: Craig Chamberlain, David Eisenbacher, William Jenuwine. Not present: James McGinty, John Robertson. Guests: Grant Spencer.
RVHA needs 4 more directors (total of 9 directors) and more volunteers.
3. **Minutes from the December 8, 2025 regular meeting:**
Resolution 2026-01-001: RESOLVED that the Minutes of the 7:00pm Meeting of December 8th, 2025, be approved as submitted and posted on the RVHA website.
Moved by: David Eisenbacher, Seconded by: William Jenuwine, Vote Yeas: 3 Nays: 0 Abstain: 0. Motion passed.
4. **Treasurer's Report**
The bank statements, reconciliation reports, and profit and loss reports were distributed to board members prior to the meeting.
Resolution 2026-01-002: RESOLVED that the RVHA Board received copies of and files the December 2025 financial reports.
Moved by: David Eisenbacher, Seconded by: Craig Chamberlain, Vote Yeas: 3 Nays: 0 Abstain: 0. Motion passed.
5. **Annual Assessment Collection Status Update**
Final 2025 update for December 31, 2025 dues collection progress: 804 paid of 810 homes. 99% paid.
6. **Insurance Renewal**
Discuss and approve renewal of liability insurance.
Resolution 2026-01-003: RESOLVED that the RVHA board cancels the December meeting resolution number 2025-12-004 for approval of the renewal of the commercial general liability insurance policy with Auto-Owners Insurance Company for the period January 1, 2026 to January 1, 2027 for a total premium of \$7,277 and instead approves a new insurance policy for January 1, 2026 to January 1, 2027 with Farm Bureau Insurance for a total of \$3,208 including the Paid In Full Discount. Furthermore, the Raintree Village Board of Directors authorizes the treasurer to pay the insurance premium and sign the contract.
Moved by: David Eisenbacher, Seconded by: William Jenuwine, Vote Yeas: 3 Nays: 0 Abstain: 0. Motion passed.
7. **Approval of the 2026 RVHA Dues Statements and Annual Newsletter**
Discuss and approve 2026 Newsletter.
Resolution 2026-01-004: RESOLVED that the RVHA board approves the Newsletter proposal for 2026.
Moved by: Craig Chamberlain, Seconded by: David Eisenbacher, Vote Yeas: 3, Nays: 0, Abstain: 0. Motion passed.
8. **Renewal of the RVHA.org Domain Registration**
The annual renewal of the domain registration for RVHA.org is due on 5th February 2026.
Resolution 2026-01-005: RESOLVED that RVHA will reimburse William Jenuwine up to \$20 for the renewal of the RVHA.org domain name registration upon presentation of the receipt for domain registration renewal.
Moved by: David Eisenbacher, Seconded by: Craig Chamberlain, Vote Yeas: 3, Nays: 0, Abstain: 0. Motion passed.

9. **Renewal of the RVHA Post Office Box**

The annual renewal of the Post Office Box for RVHA is due on 31st January 2026.

Resolution 2026-1-006: RESOLVED that RVHA authorizes an increased payment of \$188.00 to the United States Postal Service for renewal of box 99033 for 2026.

Moved by: David Eisenbacher, Seconded by: Craig Chamberlain, Vote Yeas: 3, Nays: 0, Abstain: 0. Motion passed.

10. **Recurring Expenses Authorization**

Resolution 2026-01-007: RESOLVED that all of the 2026 Raintree Village Homeowners Association bills for budgeted items including and limited to lawn cutting, fertilizer and weed control, geese control, snow removal, and voicemail are approved for payment by the treasurer.

Moved by: David Eisenbacher, Seconded by: Craig Chamberlain, Vote Yeas: 3, Nays: 0, Abstain: 0. Motion passed.

11. **Mail:** Review any postal mail.

12. **Email Report:** Review any email.

13. **Voicemail Report:** Review any calls.

14. **Website Discussion:** Review anything to modify on the website.

15. **Social Media (Next Door):** Review any postings.

16. **Important Dates in 2026:**

January – newsletter printing and assembly

January – annual newsletter and assessment mailing

January – submit financial records to CPA for review

January 31 – USPS PO Box 99033 renewal payment due

January 31 – IRS Forms 1096 and 1099-MISC filing deadline

Feb 5 – website domain and hosting renewal payment due

March & April – Pre-projects in parks to get ready for start of mowing and April 25 chipping project in Forest Commons

April 15 – IRS Form 1120-H filing deadline

April 25 – Spring Forest Commons area cleanup/work day (pull Garlic Mustard and Buckthorn, chip dead wood)

March/April/May – Canadian Goose fence repairs and nest searching (distribute flyers to lakeside homes)

Summer – Arborist tour and walk of the forests to inspect for tree health, invasive species, general upkeep of the two forests, Lakeside trees, and Abbey trees.

May 10 – Place signs for subdivision garage sale

May 15-16 – Subdivision garage sale, collect signs at end of day on Sat. May 18

July – Phragmites patrol at the pond

Sept – Contract review with Bobcat Lawn Service

October 1 – State of Michigan Nonprofit Corporation Information Update filing deadline

November 9 – Draft budget

November 9 – Snow removal contract

November 21 – Fall cleanup/work day at Village Commons and/or Forest Commons

December 14 – annual meeting with election of officers, approval of 2027 budget, newsletter preparation

17. **Commons Areas**

Lakeside Commons to do list:

- Graffiti from a fat marker on the trash can.
- Two drains and a small ditch were added to the property closest to John R Road. This is an unlawful dumping of rainwater onto an adjacent property. RVHA board of directors drafted and sent a letter to the homeowners. Two houses are trespassing with pipes installed on RVHA property. One house cut a small ditch on RVHA property. Shrubs were cut on RVHA property.
- Review the letter that William Jenuwine drafted. Decide on actions regarding encroachments by homeowners around park. Send letters to all adjacent homeowners. Document any intrusions with aerial photos from City of Troy GIS and items encroaching.

- Watch for phragmites (invasive plant species) growth. They were established at the southeastern corner of the pond but were removed. (Last removal was September 4, 2022. No further growth during 2023, 2024, or 2025.)
- Repair and maintain the goose fence. An intact goose fence discourages geese from nesting and residing for the season. Goose fence work completed on 29-April-2023 with many holes fixed, one 50' section replaced, and 9 fence posts fixed.
- Quote next section of bank stabilization. Cleanpond.com contact for a consultation at Lakeside Commons.
- Restoring the soil and turf that was damaged by the contractor that performed pond bank restoration on the west end. (After additional pond bank restoration is completed.)
- Fill holes left by the construction equipment parallel to the benches.
- Removing buckthorn and trash around the pond again.

Village Commons to do list:

- There is a dead pine tree in Village Commons near north-west corner that needs to be cut down.
- Dead pine tree in the north-east corner.
- There is an almost dead pine tree at entrance to Village Commons.
- 2 Mulberry trees leaning over the shed behind 1373 Stonetree should be removed.
- Split trees with high branches need to be cut.
- Decide on action regarding encroachments by homeowners around the park. Document intrusions & send letters.
- Remove buckthorn, garlic mustard, Vinca minor (creeping myrtle) and other invasive and undesirable species – Ongoing project. (Last Garlic Mustard removal was on 1-June-2025) (Buckthorn removal continued for several weekends in May-2025).

Abbey Commons to do list:

- Abby Commons entrance sign re-painting.
- Trees in the park have many dead branches and a lot of dead fall. Time to have the trees trimmed? Spring 2026.

Forest Commons to do list:

- The Copper Beech tree in the south-east corner has 3 big dead branches. Trim to continue health of the tree.
- The Elm tree behind 3701 Sandburg needs to be trimmed in the winter.
- Split trees?
- Will need to rent a chipper for disposal of the smaller branches. ~~Also chip the piles of branches.~~
- Decide on action regarding encroachments by homeowners around the park. Document intrusions & send letters.
- Cover the diagonal path with wood chips. Path was last covered in April 2024 and half covered in Nov. 2025.
- Remove buckthorn, garlic mustard, Vinca minor (creeping myrtle) and other invasive and undesirable species – Ongoing project. (Last Garlic Mustard removal was on 1-June-2025.) Very limited Buckthorn growth was noticed and removed in May and June 2025, only four Buckthorn found in Nov. 2025.
- Forest Commons Stonetree Dr entrance sign re-painting.

Entrance medians and cul-de-sac islands

- Half dead tree to be trimmed at the North Lake entrance.
- Paint the Bishop Drive entrance sign. The paint is cracking and falling off.
- Burning Bush plantings in Twain Court. Dead branches were removed. Further reviews and trimming of the bushes will be needed. City of Troy was alerted to the problem. City of Troy advised that the problem is a mite that can be removed with a garden hose. Springtime spraying is planned.
- Border for the planters surrounding the signs. This will hopefully keep the signposts from being weed wacked and keep grass out of plantings

18. **New Business:** Items not on the agenda. Any RVHA member or guest may speak.

19. Next Meeting

The next regularly scheduled monthly meeting is Monday February 9th, 2026, at 7:00pm. There is an open invitation for all Raintree Village homeowners to attend. The meeting will be online with Microsoft Teams. Arrangements will be made for people without a computer or internet access.

20. **Adjournment:** 7:39pm