

RVHA  
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Troy, MI  
48099

# Raintree Village Homeowners Association 2021 Newsletter

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## Board of Directors

David Eisenbacher,  
president  
John Robertson,  
vice-president  
Carrie Dodoro,  
secretary  
Bill Jenuwine,  
treasurer  
Brian Dodoro

## 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).

Due to the Covid-19 Pandemic, we will be using videoconferencing until the Covid-19 Pandemic is over.

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

## Michigan Leash Law

The State of Michigan Leash Law of 1919 requires that you keep your dog on a leash when not on the dog owner's property. This applies to walking your dog in the subdivision or in the Raintree Village Commons Areas.

## Encroachments into Raintree Village Commons Areas

Encroachment is an intrusion onto another's property. 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.

All encroachments onto Commons land are illegal and not permitted by the Raintree Village Homeowners Association.

We ask 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 get an idea where your property lines are, you can check the City of Troy Parcel Information Center at:

<http://apps.troymi.gov/ParcelInformationCenter>

Enter your address and click on "View Map" to see a map of your property including property lines and lot dimensions.

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

## Keep Raintree Village Clean

A weekly advertisement newspaper is delivered to all homes in Raintree Village every Sunday. This paper is inside a plastic bag and placed on the driveway or on the lawn near the mailbox by the carrier.

Please do not pretend you do not see this newspaper. Ignoring it will not make it magically disappear. Either pick it up to read it or place it with your other paper recycling. Leaving these newspapers on your lawn or driveway for days (or weeks or months) gives the impression that Raintree Village is a mess of litter.

If you live in a house that has a storm drain in the street along your property border, please keep it clear of debris. Blocked drains cause streets to flood during rain storms which can pose a hazard to driving. Use a garden rake to move the debris off of the drain and dispose of it in your yard waste container.

Each homeowner is responsible to clean up the leaves in their yard. This includes the leaves in the street gutter in front of the property. And please don't blow leftover grass and leaves into the street.

## Online Payments

You can now make your RVHA dues payment online using a credit card. Just go to the [www.rvha.org](http://www.rvha.org) website and click on the "Dues" menu tab.

Paying online with a credit card incurs a processing fee (3.5%+0.45 ≈ \$1.50) that goes to the credit card processing agent (RVHA only receives the dues amount). If you do not want to pay the credit card processing fee, then pay using a check or money order and mail in your payment.

## Commons Areas

Forest Commons, Village Commons, Abbey Commons 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. Do not litter and clean up after your dog just as you would outside the commons areas. Do not damage any trees or plants inside the commons areas.

## Dues are \$30

The Raintree Village dues for 2021 are \$30 for the year. This is a \$1 increase over the 2020 dues. The main costs facing us is the restoration of the shoreline of the detention pond at Lakeside Commons.

Improvements have been made at the inlet, outlet and west shore but more action is needed to prevent further erosion of the pond banks.

All past and currently planned expenditures by the RVHA board can be seen in the budget on the back page of your invoice.

# Raintree Village Homeowners Association 2021 Budget

Assets	Jan - Dec 2017	Jan - Dec 2018	Jan - Dec 2019	Jan - Dec 2020	Jan - Dec 2020	Jan - Dec 2021
	Actual	Actual	Actual	Budget	Actual	Budget
<b>Current Assets</b>						
Cash	39,101	40,138	36,389		44,273	
Accounts Receivable	2,357	1,547	598		490	
Prepaid Expenses	16	10,076	0		0	
<b>Total Assets</b>	<u>41,474</u>	<u>51,761</u>	<u>36,987</u>		<u>44,763</u>	
<b>Liabilities and Members' Equity</b>						
<b>Current Liabilities</b>						
Accounts Payable	2,847	0	0		0	
Prepaid Assessments	680	1,088	727		529	
<b>Total Liabilities</b>	<u>3,527</u>	<u>1,088</u>	<u>727</u>		<u>529</u>	
<b>Members' Equity</b>						
<b>Total Members' Equity</b>	<u>37,947</u>	<u>50,673</u>	<u>36,260</u>		<u>44,234</u>	
<b>Total Liabilities and Members' Equity</b>	<u>41,474</u>	<u>51,761</u>	<u>36,987</u>		<u>44,763</u>	
<b>Revenues</b>						
Annual Assessments	21,060	21,870	22,680	23,490	23,490	24,300
Raintree Village on the Park		9,610	1,652	1,711	1,711	1,770
Eagle Scout Project Excess Funds	0	0	625	0	0	0
Register of Deeds Reimbursements	0	30	60	0	30	0
Returned Check Reimbursements	0	0	20	0	0	0
Court Fee Reimbursements	428	246	0	0	0	0
<b>Total Revenues</b>	<u>21,488</u>	<u>31,756</u>	<u>25,037</u>	<u>25,201</u>	<u>25,231</u>	<u>26,070</u>
<b>Expenditures</b>						
<b>Administrative</b>						
Bank Charges (Returned Checks)	20	0	20	0	0	0
Bad Debts	34	0	2	0	23	0
Small Claims Court Fees	408	246	0	0	0	400
Oakland County Register of Deeds	5	45	60	70	30	120
CPA Services	1,600	750	750	850	750	850
Legal Services	7,906	510	0	0	0	0
Licenses and Permits	20	45	20	20	20	20
Office Supplies	0	9	39	100	0	100
PO Box Annual Fee	0	0	70	75	80	92
Postage and Delivery	502	485	504	500	339	500
Printing and Reproduction	625	608	600	700	500	700
Meeting Room Rental	120	240	120	220	140	220
Voicemail	190	190	190	200	190	200
Website Domain Name and Hosting	76	76	152	123	122	123
Events (Halloween Warming Houses)	146	180	67	150	0	150
Meals (for Park Cleanup Volunteers)	80	16	0	0	0	0
<b>Total Administrative</b>	<u>11,732</u>	<u>3,400</u>	<u>2,594</u>	<u>3,008</u>	<u>2,194</u>	<u>3,475</u>
<b>Maintenance and Repairs</b>						
Bishop & Millay Traffic Island	144	127	0	0	0	0
Bishop Entrance Sign Allowance	26	27	28	29	29	30
Lawn Cutting	8,084	8,084	8,300	8,085	8,085	8,085
Pond Bank Restoration	49	0	20,010	1,000	0	1,000
Snow Removal	195	480	360	500	150	500
Tree Service	1,465	1,005	1,050	2,500	390	2,500
Tree Replacement	0	0	0	500	0	500
Fertilizer and Weed Control	1,439	1,470	1,514	1,600	1,590	1,600
Parks and Grounds - Other	1,865	298	1,690	2,000	142	2,000
Animal Control	0	0	0	300	656	300
Subdivision Entrance Signs	0	0	0	10,000	0	10,000
Clinton River Watershed Council	0	100	100	100	100	100
<b>Total Maintenance and Repairs</b>	<u>13,267</u>	<u>11,591</u>	<u>33,052</u>	<u>26,614</u>	<u>11,142</u>	<u>26,615</u>
<b>Insurance</b>						
Insurance	4,113	4,039	3,804	3,921	3,921	4,220
<b>Total Insurance</b>	<u>4,113</u>	<u>4,039</u>	<u>3,804</u>	<u>3,921</u>	<u>3,921</u>	<u>4,220</u>
<b>Total Expenditures</b>	<u>29,112</u>	<u>19,030</u>	<u>39,450</u>	<u>33,543</u>	<u>17,257</u>	<u>34,310</u>
<b>Excess of Revenue Over Expenses</b>	(7,624)	12,726	(14,413)	(8,342)	7,974	(8,240)
<b>Members' Equity - Beginning of Year</b>	45,571	37,947	50,673	36,260	36,260	44,234
<b>Members' Equity - End of Year</b>	<u>37,947</u>	<u>50,673</u>	<u>36,260</u>	<u>27,918</u>	<u>44,234</u>	<u>35,994</u>

See [www.rvha.org](http://www.rvha.org) for complete financial statements and review reports prepared by a CPA for years 2013-19.