

RVHA  
P.O. Box 99033  
Troy, MI  
48099

# Raintree Village Homeowners Association 2022 Newsletter

Email: [directors@rvha.org](mailto:directors@rvha.org) [www.rvha.org](http://www.rvha.org) 248-988-0180



## Board of Directors

David Eisenbacher,  
president  
John Robertson,  
vice-president  
Bill Jenuwine,  
treasurer  
Carrie Dodoro  
Brian Dodoro  
(4 open 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 COVID-19 pandemic.

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

## Trash Pickup

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 get an idea 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.

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 is placed on the driveway or on the lawn near the mailbox by the carrier. The wind can blow the bag into the street.

Do not leave this newspaper laying on the ground to become litter. Pick it up to read it or place it with your other paper recycling. Leaving these newspapers on the ground gives our neighborhood an unappealing, shabby appearance.

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% + 45¢) 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 personal check 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.

Fireworks and fires are not allowed in the commons areas.

## 2022 Dues are \$31

The Raintree Village dues for 2022 are \$31 for the year. This is a \$1 increase over the 2021 dues. The main cost 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.