

RVHA
P.O. Box 99033
Troy, MI 48099

Raintree Village Homeowners Association 2025 Newsletter

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Board of Directors

David Eisenbacher, *president*
John Robertson, *vice-president*
Bill Jenuwine, *treasurer*
Craig Chamberlain, *secretary*
James McGinty, *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. Meetings are conducted using Microsoft Teams which is more convenient than in-person meetings.

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

Sub Garage Sale May 16-17, 2025

Trash Pickup

Per city ordinance, trash 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.

New Troy City Ordinances

Snow Emergency

The City of Troy will declare a snow emergency when snowfall exceeds four inches, necessitating the plowing of subdivision streets. All vehicles must be removed from the roads until either the snow emergency is over or the road is completely cleared.

This ensures that plow trucks can operate efficiently and clear the entire roadway. Parking on the street during a snow emergency is prohibited and fineable by up to \$75.

Bows & Arrows

No person shall discharge any firearm or **bow and arrow** in the City of Troy. A person who violates this section is guilty of a misdemeanor punishable by imprisonment in the county jail for not more than 90 days or by a fine of not more than \$500. Exceptions apply to persons lawfully acting in the defense of persons or property or the enforcement of law or at an established range that has been approved by the Troy City Council.

Commons Encroachments

Encroachments into the commons areas are not permitted by the Raintree Village Homeowners Association. Examples include removing trees or brush, or placing sheds, fire pits, benches, underground and overhead lighting, potted plants, hammocks, shrubs, gardens and compost bins on commons property.

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

RVHA Yearly Expenses

Your annual HOA dues are used to pay for:

- * Commons lawn cutting
- * Commons weed and feed
- * Commons tree services
- * 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 RVHA emails subscribers regarding the annual Garage Sale dates, Commons areas Cleanup Days, trash pickup day delays, safety alerts and other HOA and Raintree Village subdivision related items. You can always opt out and RVHA does 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. Lakeside and Abbey Commons have swing sets and benches and Forest and Village Commons have walking trails. 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 area maintenance issue.

2025 Dues are \$34

The Raintree Village dues for 2025 are \$34 for the year and are deed mandated. This is a \$1 increase over the 2024 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.