

RainTree Homeowner's Association Meeting

September 30, 2024

Agenda

- ▶ HOA Association Actions
- ▶ HOA/Agency Coordination Activities
- ▶ Common Areas/Maintenance
- ▶ Route 29 Project and Updates
- ▶ Financial Report
- ▶ Open Forum
- ▶ Floor Nominations, Candidate Statements (3 min ea.),
- ▶ Voting





We have a lot to discuss!
Please hold your comments until
the Open Forum

We need to finish our business
by 8:30pm when the Library Closes

Meeting Attendance & Voting

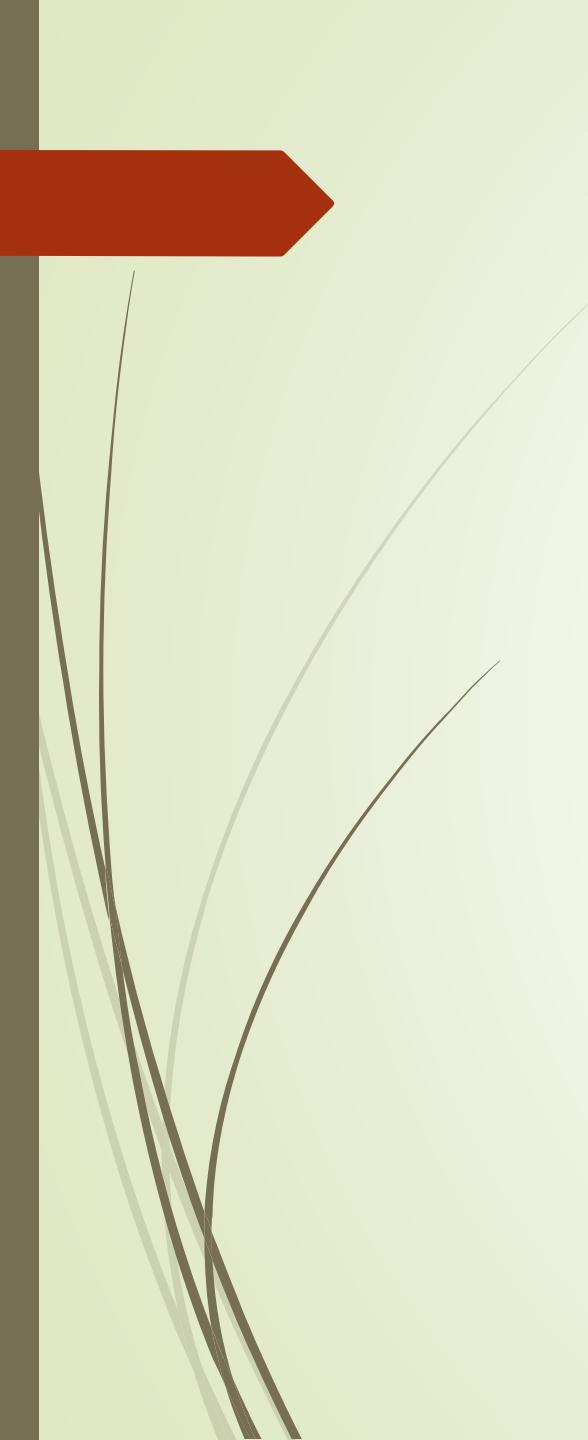
Members are those who own lots or units within the association. This means that only those whose names appear on the unit or property title are invited to attend the annual meeting. Guests may attend but are not allowed to speak or vote without a proxy.

Code of Virginia § 13.1-847. Proxies.

A member or the member's agent or attorney-in-fact may appoint a proxy to vote or otherwise act for the member by signing an appointment form or by an electronic transmission.

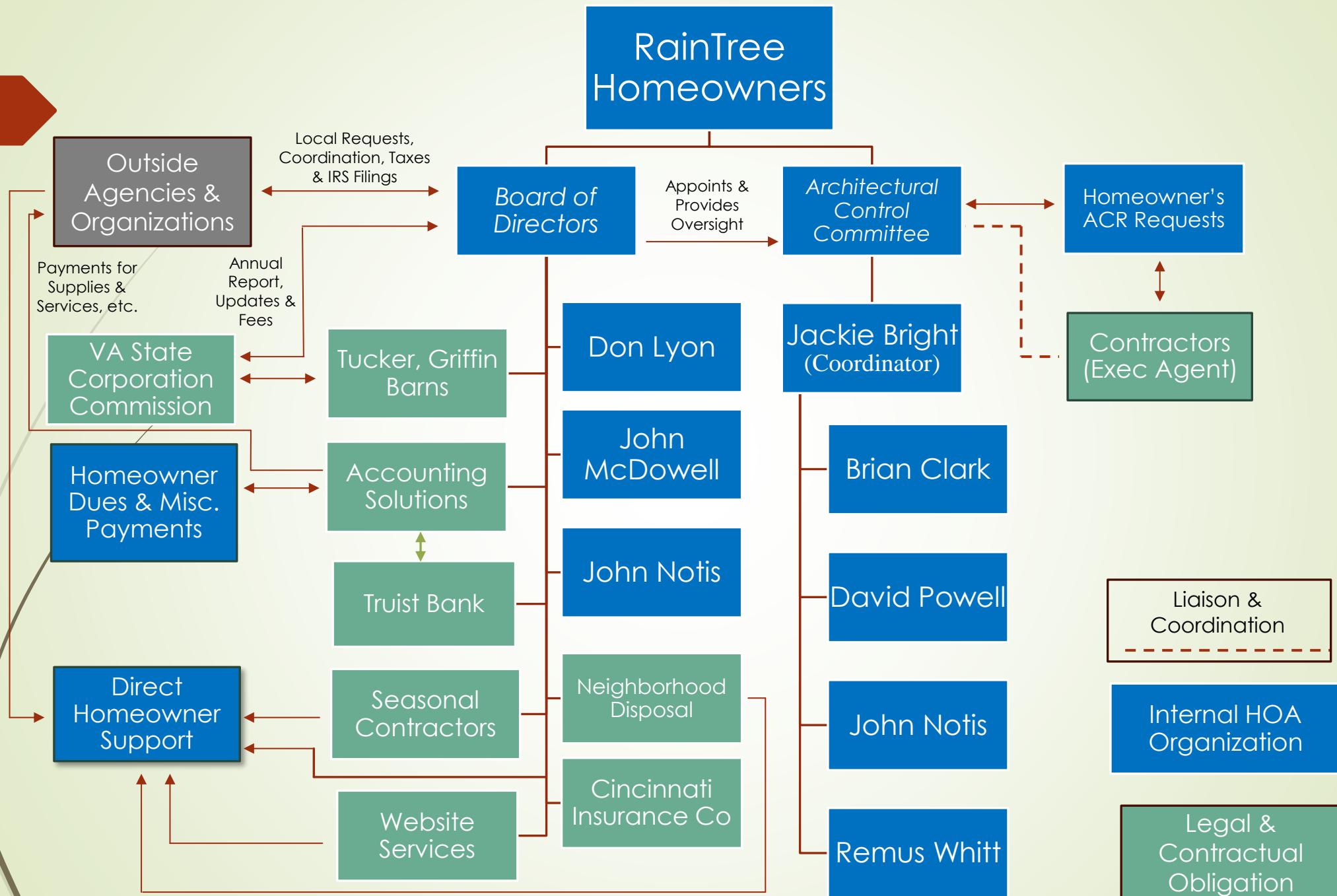
Covenants, Section 3.02. Voting Rights.

“Any Member otherwise entitled to vote may cast his vote either in person or by proxy provided such proxy is duly approved in writing by an instrument subscribed by such Member or his authorized attorney and a copy thereof is delivered to the secretary of the meeting prior to the vote.”



Hierarchy of HOA Governance

- ❖ *Federal, State and Local Law*
 - Virginia Property Owners' Association Act
 - Virginia Nonstock Corporation Act
- ❖ *Covenants, Conditions & Restrictions (CC&R's)*
 - Articles of Incorporation
 - By-Laws
 - Architectural Guidelines
- ❖ All HOA documents are available on our website





What We Do

Incorporated as a nonstock (non-profit)

Board of Directors manages the day-to-day activities of the HOA.

Architectural Control Committee (ACC) reviews architectural requests as a delegated service to the Board.

Association Actions

- Negotiate trash service contract
- Common Area Maintenance, mainly tree removal
- Water runoff problems in two locations are still being addressed by the County and VDOT
- Manage dues collection
- Reviewed 18 Architectural Requests since Sept 2023
- Revised Disclosure packet to comply with new state requirements.
- Compiled an e-mail list of 167 of 170 property lot owners.

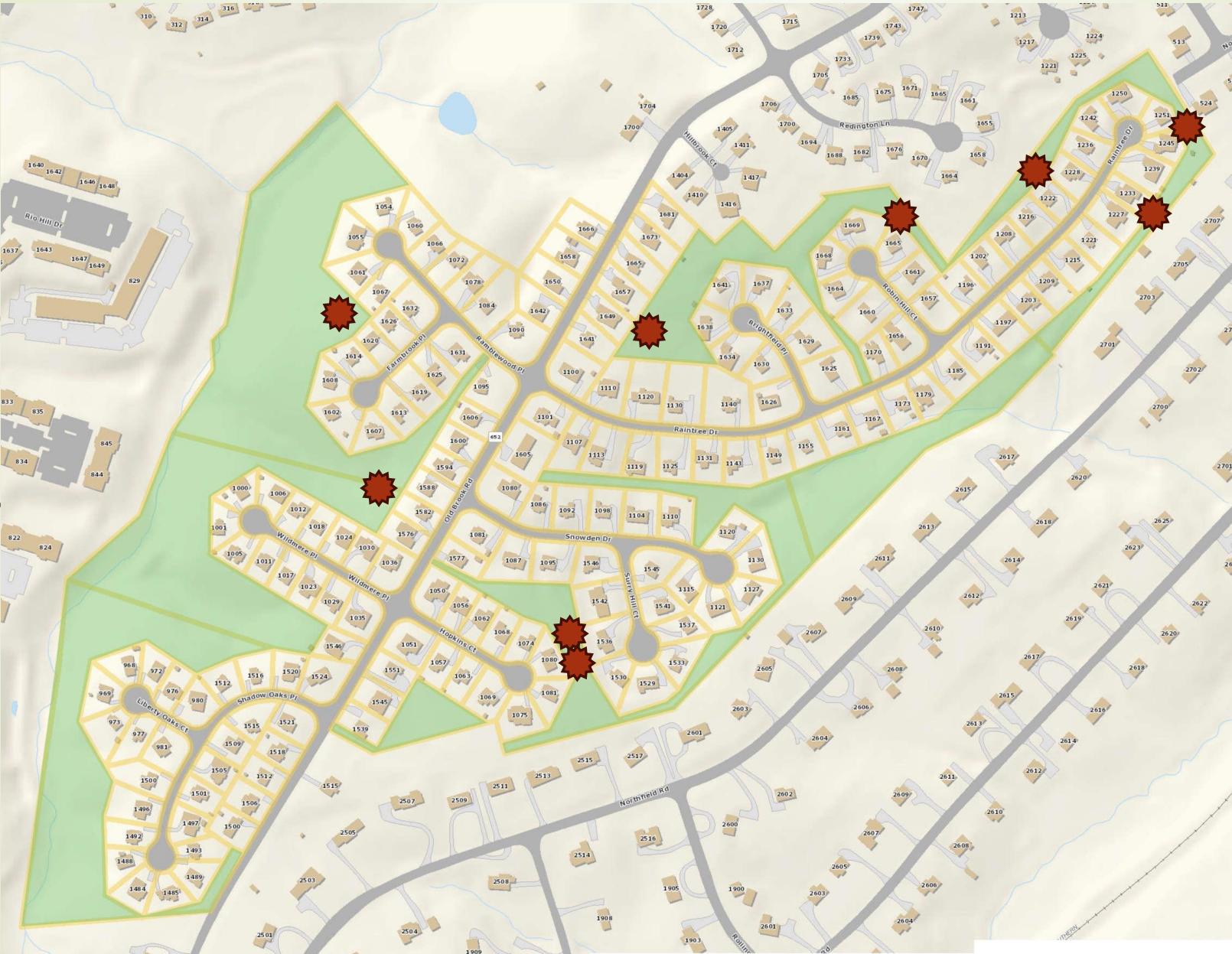


Common Area Maintenance

- ❖ Entrance Area / Sign to the Community
Mowed / maintained 2x / month
- ❖ Tree Removal: Imminent Threat to Life or Property
Eight removal projects undertaken since Sept 2023
One brush clearing / vine removal project
- ❖ Responsibility for Major Stormwater Facilities (Detention Ponds) has been assumed by the county
- ❖ Other stormwater facilities (ditches and minor inlets) TBD
- ❖ Common Area Liability Insurance



Common Area Maintenance



Common Area
Shown in green

7 parcels
27.88 acres

2023-24 Project
Locations

Current Information Options

- RainTree Website (Official)
<https://www.raintreecville.org/>
- E-Mail to/from HOA (Official)
- Postal Options (Official)
- Facebook Website (Informal)
- Next Door Raintree (Informal)





HOA / Agency Coordination Activities

- Sidewalks replaced on Shadow Oaks and Old Brook by VDOT
- Re-pavement of multiple streets are in the queue (estimated continuation in 2025)
- Water runoff problems in two locations are still being addressed by the County and VDOT
- Saigon Sandwich and CrossLife Church Zoning

HOA / Agency Coordination Activities

- Long Range Planning & Supervisor, Planning Commission & Zoning Meetings
- Project 29
- State/County Interface
- Old Brook Road Roundabout (Rio Corridor Plan)

<https://www.albemarle.org/government/community-development/planning-codes/rio-corridor-plan>



Route 29 Project



Catalyst Projects: 0 to 5 Years

- A** Library Plaza Phase #1
- B** Berkmar Shared-Use Path (SUP)
- C** Woodbrook Natural Area Design
- D** Rio Road Streetscaping
- E** Hillsdale Drive Extension & Realignment
- F** Rio and Route 29 Commuter Bus Stop

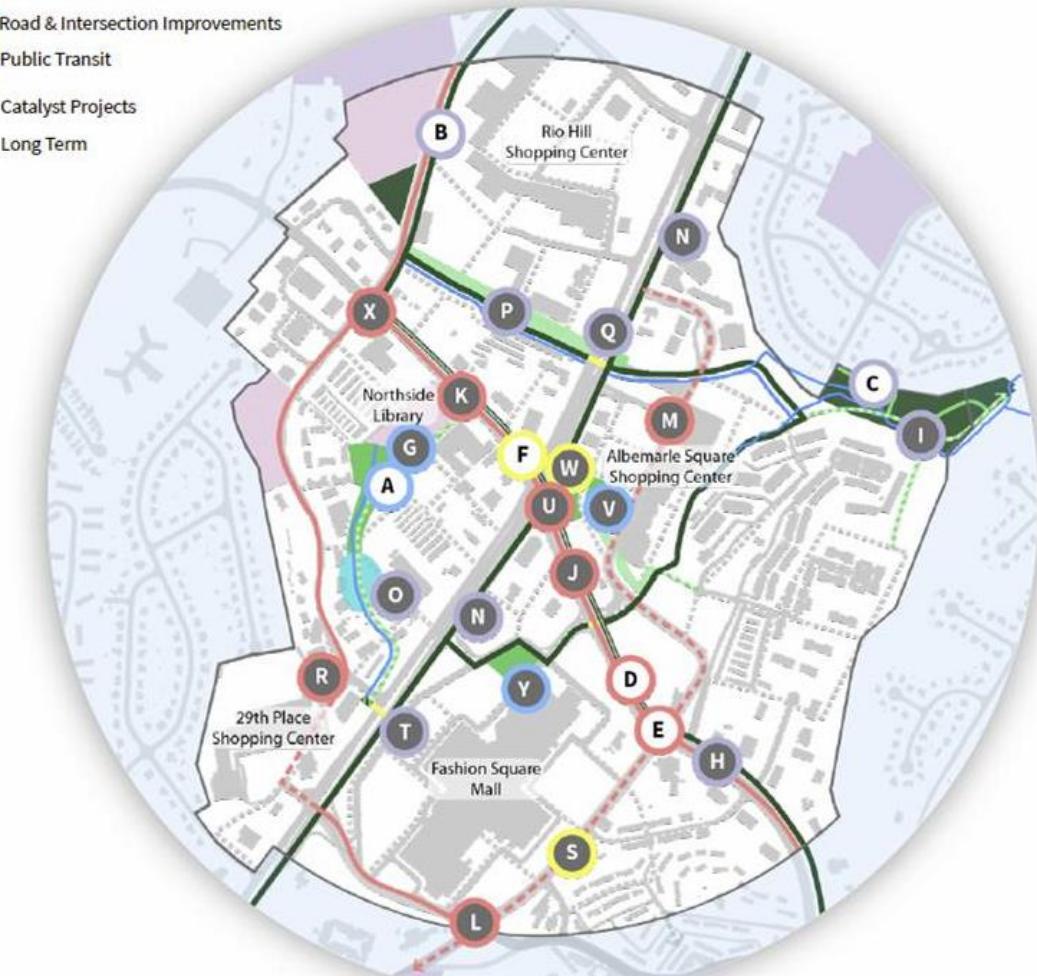
LEGEND

- Civic Spaces
- Trails, Paths, & Parks
- Road & Intersection Improvements
- Public Transit
- Catalyst Projects
- Long Term

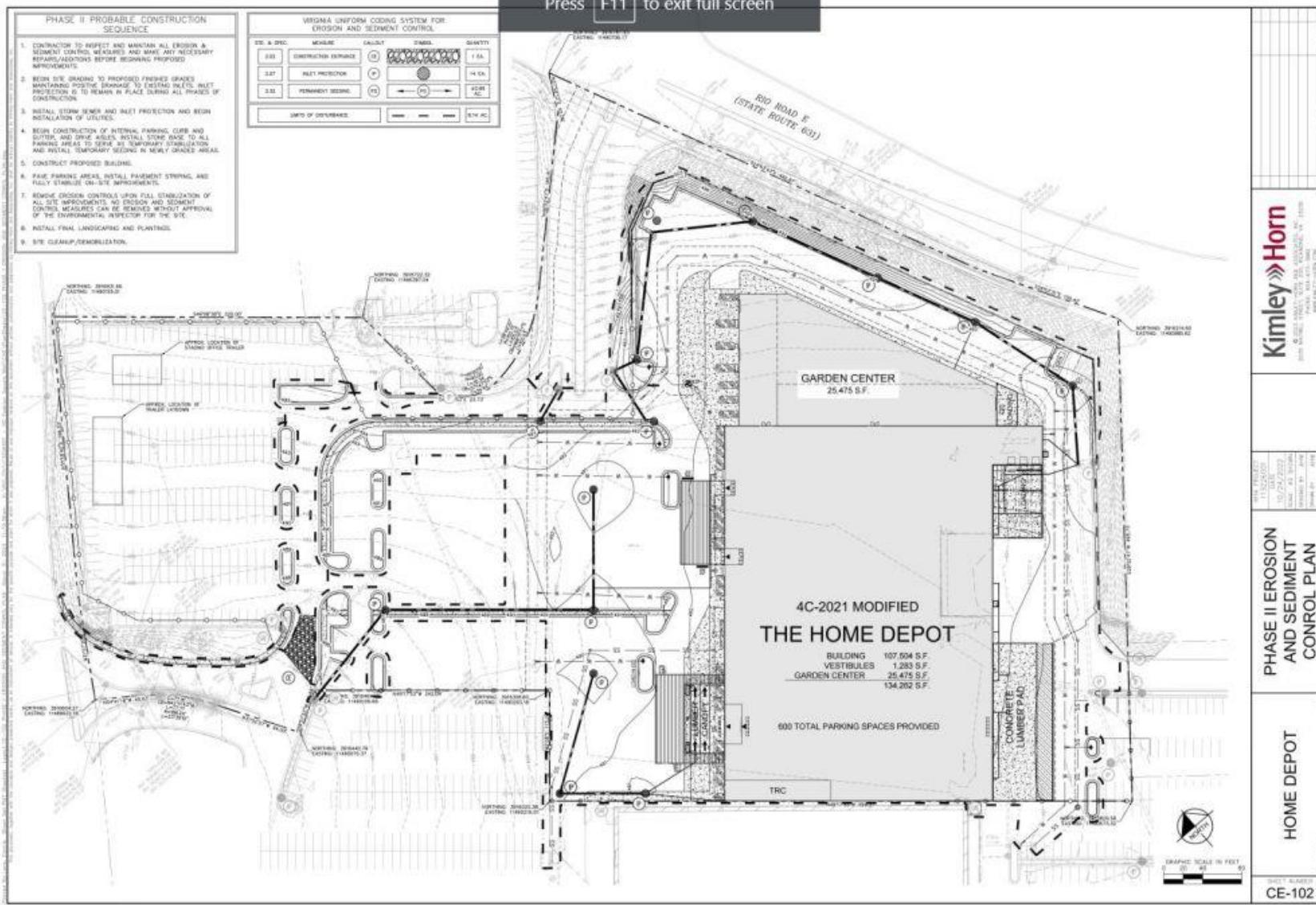
Future Projects: 5+ Years

(Dependent on Buildout)

- G** Library Plaza Phase #2
- H** Rio Shared-Use Path/Bicycle Lane
- I** Woodbrook Natural Area Construction
- J** Rio Rd. Streetscaping Improvements Phase #2
- K** Rio Rd. Streetscaping Improvements Phase #3
- L** Hillsdale Dr. Extension & Realignment Phase #2
- M** Hillsdale Dr. Extension & Realignment Phase #3
- N** Route 29 Shared-Use Path
- O** Floodable Park & Greenway
- P** Linear Park & Stream Daylighting
- Q** Route 29 Pedestrian Underpass
- R** Berkmar Realignment
- S** Circulator Bus
- T** Bike/Ped Bridge at Berkmar
- U** Dogbone Roundabout at Rio
- V** Transit Plaza
- W** Rio29 Transit Station
- X** Berkmar/Rio Roundabout
- Y** Fashion Square Plaza



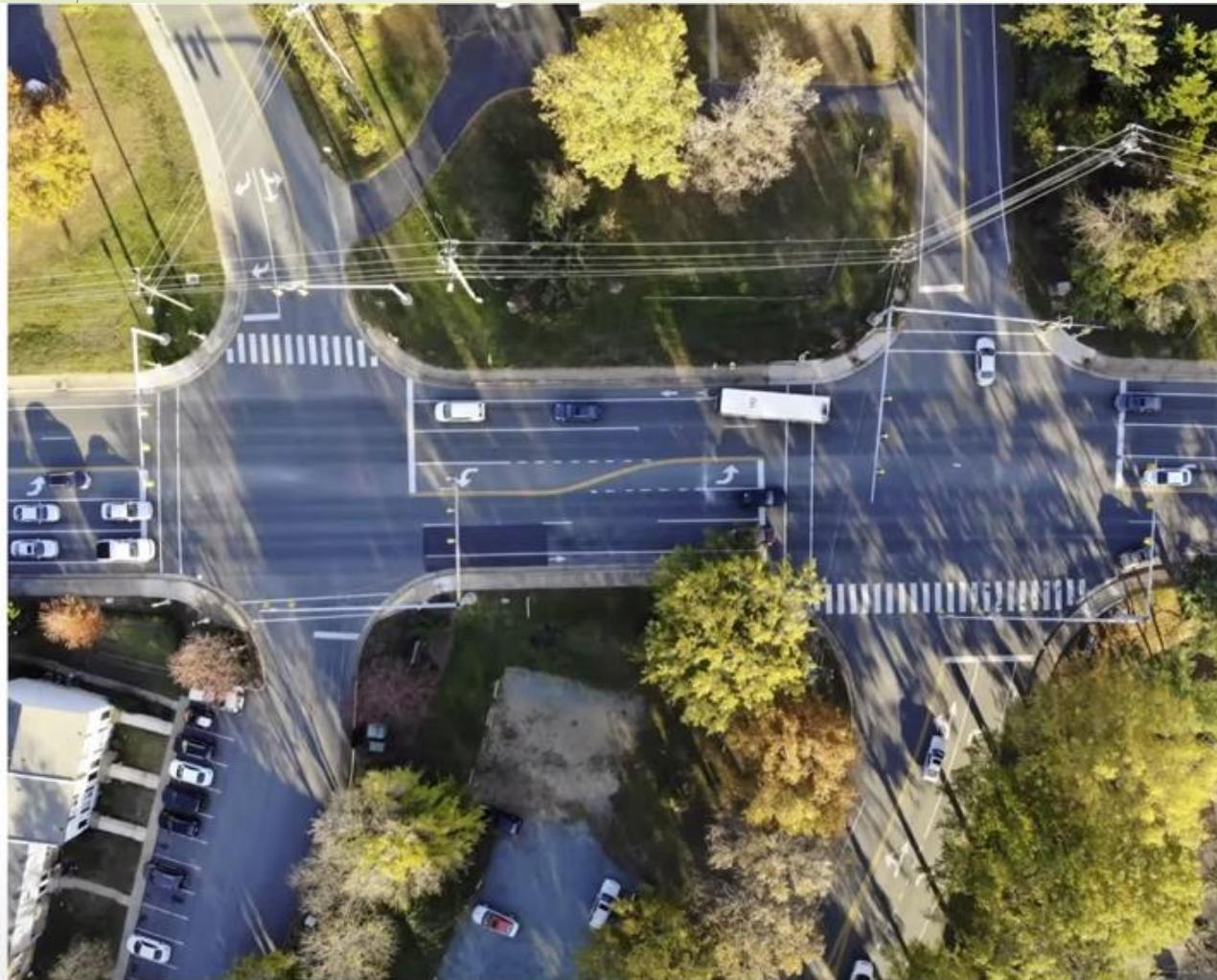
Fashion Square Mall Redevelopment



Fashion Square Mall

- ✓ Home Depot will open the store in 2025. The rest of Fashion Square Mall owned by Home Depot will remain intact as new leases have continued to be signed for retail spaces.
- ✓ Albemarle County owns a section of that site for a fleet maintenance facility and operations center for public safety vehicles.

Rio/Old Brook Road Intersection



Options for Intersection

THE HILLSDALE DRIVE, OLD BROOK ROAD, NORTHFIELD ROAD and Rio Road intersections experience more vehicular crashes than any other intersection along the corridor. Their proximity (220 feet apart) substantially deviates from any professional guidance for intersection spacing – and thus the condition will continue to be unsafe until a new strategy can be implemented.

These intersections are also the topographic high-point of the corridor, making the area a logical point of a gateway experience to include the visual cues that the roadway context is shifting from the Rio29 Small Area Plan to a less intense land use – particularly residential density.

For the purposes of this Corridor Study, three (3) alternatives have been explored which could rectify the safety and geometric challenges at this intersection.

1. Combine the intersections into a singular intersection;
2. Encourage some vehicles to choose a different route of travel;
3. Combine or reroute crossing roads to create two 3-way intersections.

In consideration of these alternatives, it is also suggested that County determine the viability of the Hillsdale Drive realignment suggested in the Rio29 Small Area Plan. This long-range planning concept should be held in tension with the alternatives considered here.

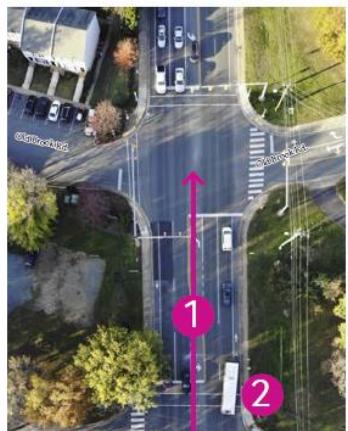
Given the long-range nature of the Hillsdale Drive realignment, this study will explore the three (3) alternatives listed above.

1 The proximity of these intersections effectively makes one large and congested intersection.

VDOT standards suggest these intersections be at least 1,050 feet apart. Currently they are 220 feet apart.

Inadequate spacing inherently means inadequate storage lengths for vehicles, as well as insufficient time to merge into the desired lane.

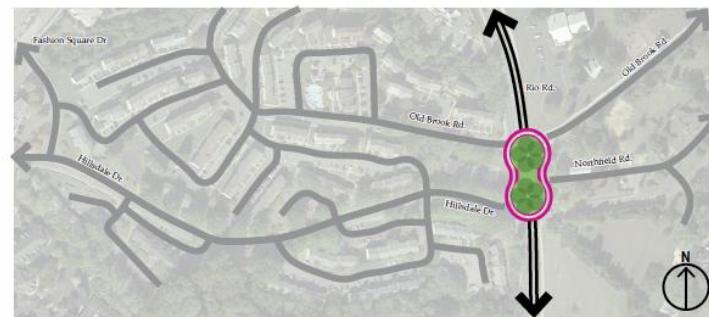
2 There is a high bus volume in this area, though lane widths are only 10 ft. Turning vehicles and buses often cross into the bicycle lane.



x 11.00 in

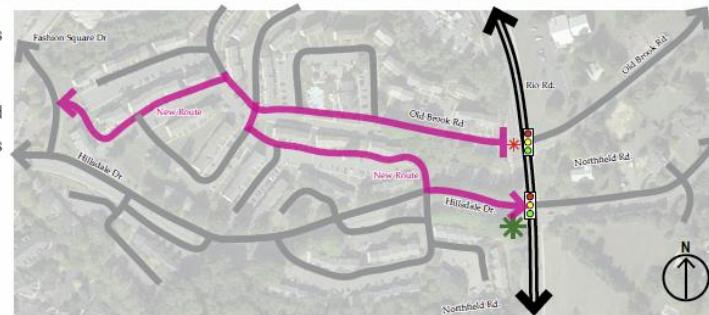
ALTERNATIVE 1: COMBINE THE INTERSECTIONS INTO A SINGULAR INTERSECTION

- All intersection movements remain full access
- All intersection movements are yield controlled
- Vehicle speeds are reduced and safety is increased
- Two intersections become a single intersection



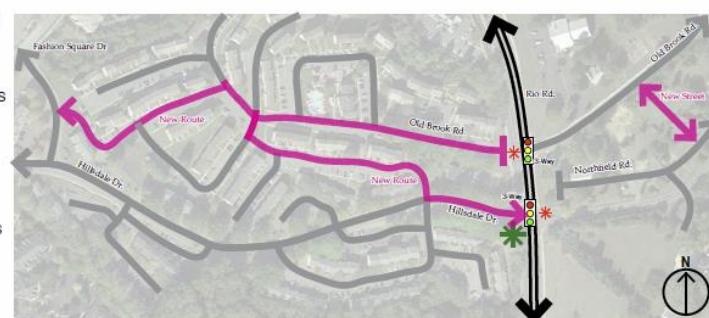
ALTERNATIVE 2: ENCOURAGE SOME VEHICLES TO CHOOSE A DIFFERENT ROUTE OF TRAVEL

- Full access for some intersection movements is reduced
- Vehicular volumes in intersection are reduced
- Pedestrians and cyclists are not specifically benefited by this improvement



ALTERNATIVE 3: COMBINE + REROUTE CROSSING ROADS TO CREATE TWO 3-WAY INTERSECTIONS

- One full intersection leg is removed from each intersection
- Two 3-way intersections are created
- A new street will be required to enable this solution
- Pedestrians and cyclists are not specifically benefited by this improvement



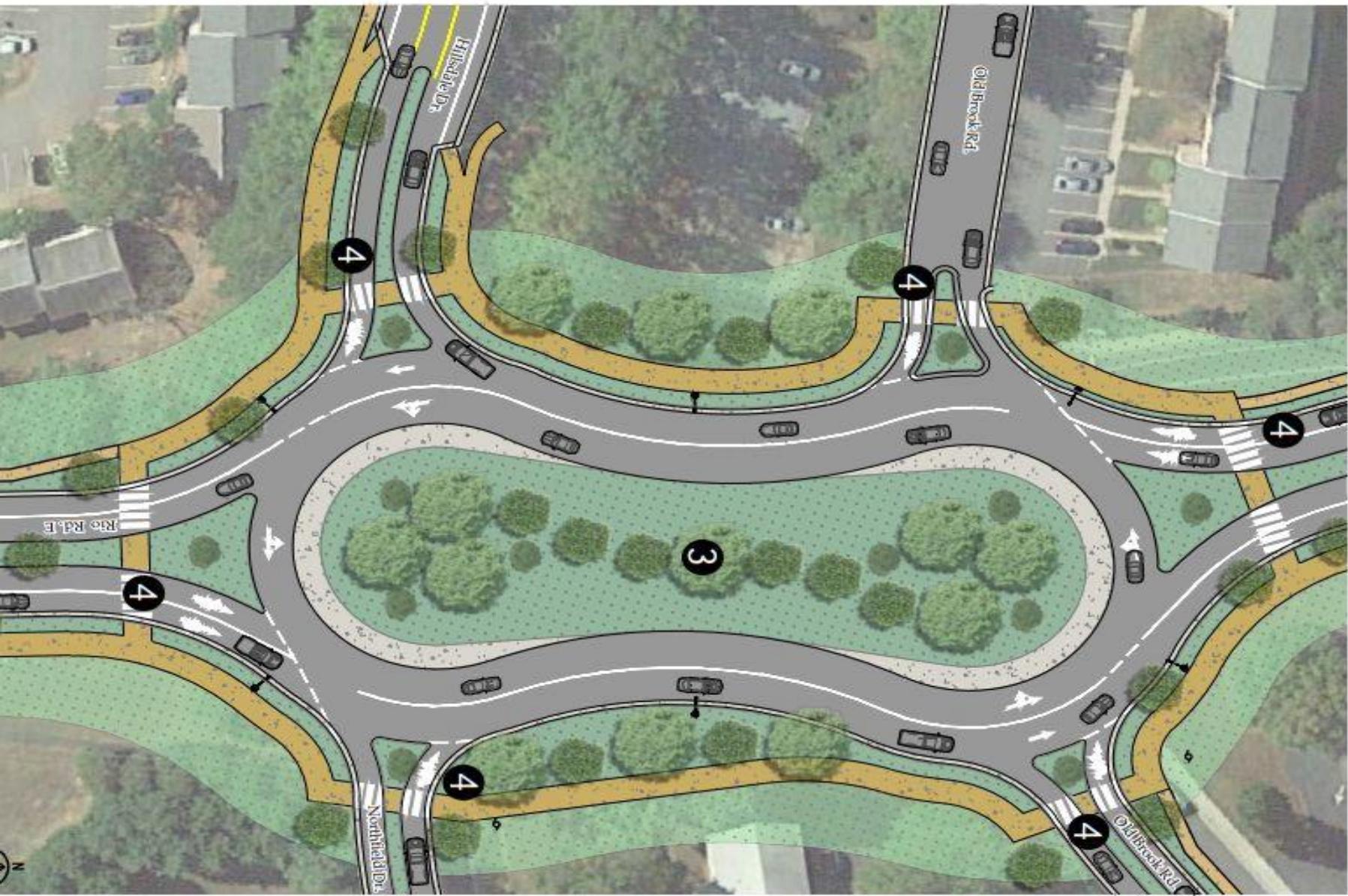
OPPORTUNITIES

- Promote context change

GENERAL FEEDBACK

- Positive response from VDOT

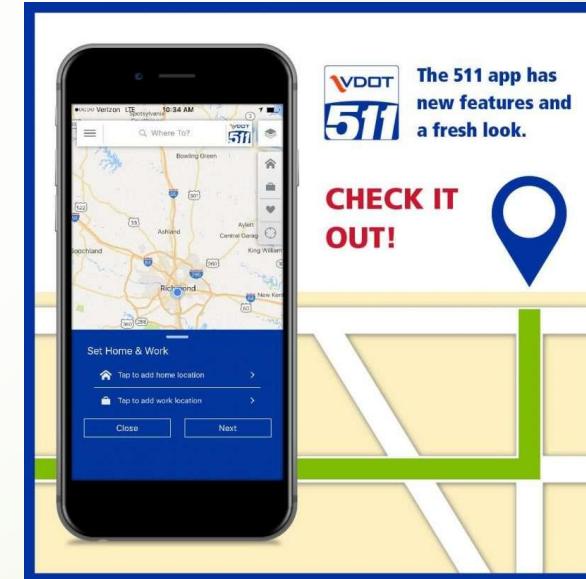
Rio/Old Brook Road Intersection, 2030?



VDOT Application

Check on weather/road conditions
and report street Issues

- ✓ App Store
- ✓ Enter VDOT in Search
- ✓ Select and install
 - ✓ VDOT 511 Traffic
- ✓ 1-800-357-7624
- ✓ <https://www.virginiadot.org/>



Continuing Coordination

- VDOT Expedited Snow Removal and road repair
- Superior Relations with County Government Agencies



Property Transfers

- Disclosure Request Form
- Disclosure Packet
- Past Dues Payments Resolution
- Release from Title Company
- New owner Information Sheet

➤ Accounting Solutions PLLC Handles Requests

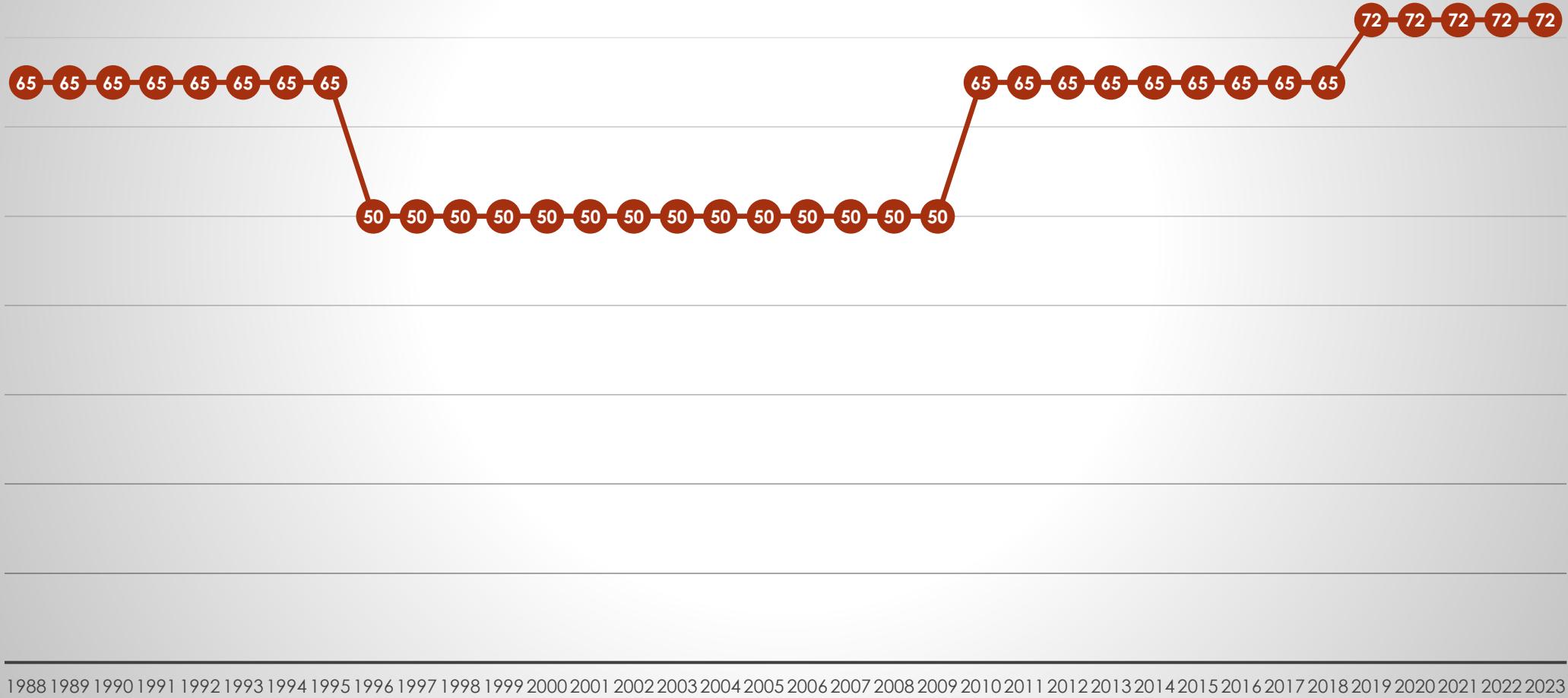




Homeowners' Dues

- Most dues are for trash collection.
- In 2025, homeowners will receive a progressive annual bill with quarterly payments identified.
- Severely delinquent accounts will have trash service suspended unless on a payment plan
- 2% per month delinquent fee if over 60 days late
- Title restrictions on transfers of properties if there is outstanding funds owed to the HOA
- 164 of 170 households are current (or ahead)
- Two households are more than 180 days behind, but are on payment plans to catch up

Association Dues (Quarterly Rate)



2024 Expenditures

Category	Expected	Actual
Income	48,960	50,426
Taxes	25	25
Common Area Maint	3,000	5,790 
Insurance	850	834
Postage & Supplies	1,010	936
Legal/Accounting Fees	5,050	8,265 
Trash	38,760	38,760
Total Expense	48,170	54,610
Profit/Loss	790	-4,184

Information We Cannot Share

Virginia Property Owners Act § 55.1-1815

- ❖ Personnel matters relating to specific, identified persons or a person's medical records
 - Contracts, leases, and other commercial transactions to purchase or provide goods or services, currently in or under negotiation.
- ❖ Pending or probable litigation
- ❖ Matters involving administrative or other formal proceedings before a government tribunal for enforcement
- ❖ Communications with legal counsel
 - Disclosure of information in violation of law
 - Meeting minutes or other confidential records of an executive session of the board of directors
 - Documentation, compiled for consideration by the board in executive session
- ❖ Individual lot owner or member files

Contract Service Providers

✓ Trash Removal

Neighborhood Disposal (Optional Recycling)

✓ Grounds / Common Area Maintenance

Rivera Landscaping & Lawncare

Sandoval's Tree Service

✓ Accounting Services

Accounting Solutions PLLC

✓ Legal Services

Tucker Griffin Barnes, P.C.

Insurance Coverage



RAINOFA-01

MALCORN

DATE (MM/DD/YYYY)
5/23/2023

CERTIFICATE OF LIABILITY INSURANCE

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERNS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER		CONTACT Mary Alcorn	
Cincinnati Insurance Company Cincinnati Customer Care Center P.O. Box 145496 Cincinnati, OH 45250-5496		PHONE (A/C No, Ext): (877) 687-1291	FAX (A/C No): (513) 881-8114
		EMAIL ADDRESS: CincinnatiCerts@cinfinc.com	
		INSURER(S) AFFORDING COVERAGE	NAIC #
		INSURER A: Cincinnati Insurance Company	10677
INSURED		INSURER B:	
		INSURER C:	
		INSURER D:	
		INSURER E:	
		INSURER F:	

COVERAGEs CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	COMMERCIAL GENERAL LIABILITY CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR			ENP 0063324	3/19/2023	3/19/2026	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ex-occurrences)	\$ 500,000
							MED EXP (Any one person)	\$ 10,000
							PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 2,000,000
							PRODUCTS - COMPIOP AGG	\$ 2,000,000
								\$
	GENL AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJ <input checked="" type="checkbox"/> LOC OTHER:							
A	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			ENP 0063324	3/19/2023	3/19/2026	COMBINED SINGLE LIMIT (Ex-accident)	\$ 1,000,000
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
	UMBRELLA LIAB EXCESS LIAB		OCCUR CLAIMS-MADE				EACH OCCURRENCE	\$
	DED	RETENTION \$					AGGREGATE	\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						PER STATUTE	OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory In NH)	<input type="checkbox"/>	N / A				E.L. EACH ACCIDENT	\$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$

This Concludes Our Formal
Presentation



Open Forum / Discussion

Please identify yourself and where you live

Nominations & Volunteers

Roles within the HOA

- ✓ Board of Directors (elected)
- ✓ Architectural Control Committee
- ✓ Special Projects – Do you have expertise to help the community but don't want a formal role?
- ✓ Please sign up at the table





► Proposed Amendments to our Bylaws

- ~~Amendment A: No person who is not a physical resident of RainTree or who is not titled as an owner, such as a renter, may be a member of the Board of Directors.~~
Intent: Prevent corporate or other external ownership from exercising control over our community
- Amendment B: The Board of Directors will not contract and delegate outside management of its functions without a vote of 51 % of the membership.
Intent: Make sure we are not rushed into the cost and potential over-management of contracted HOA management companies.

RainTree Ballot (Select up to 3 persons)

For The Board of Directors

- Brian Clark
- John Notis
- Tom Paoletti

Write IN

- _____
- _____
- _____

Check in with the “Secretary” to get a ballot. Initial next to your name and address in the vote column of the attendance/voter registration directory.

ARE THERE ANY OTHER PERSONS WHO WISH TO FILE FOR ELECTION TO THE
BOARD?



Thank You
for
Coming

