

RainTree of Albemarle Homeowner Association

2026 Annual Meeting Minutes

Meeting date: October 5, 2026

- Location/format: Northside Library. Called to order: 7:00 PM. Presiding officer: Brian Clark.
- Quorum met: No.

Association structure and communications

- The HOA represents 170 homeowners. Board of Directors: Brian Clark, Tom Paoletti, and John Notis (October 2024–present).
- Architectural Control Committee (ACC): Jackie Bright, Remus Whitt, and David Powell.
- Service providers: Neighborhood Disposal, Accounting Solutions, Sandoval's Tree Service and Landscaping, Charlottesville Tree Service, Tucker Griffin Barnes, and Cincinnati Insurance Cos.
- Official communications channels: www.raintreecville.org, board@raintreecville.org. *The Facebook group is unofficial.* Residents were encouraged to keep email addresses current and opt in to electronic communications; U.S. mail is limited to required communications.

Financial review and budget

- 2025-2026: deposits totaled \$58,643; expenses totaled \$46,457 versus \$51,239 projected. Trash service was \$39,360 (84.7% of expenses), accounting \$4,200, and common area maintenance \$780.
- Reduced budget versus projected due to lower-than-expected common area maintenance costs.
- Increased deposits due, in part, to collection of back-owed dues.
- **2026-2027 projected expenses:** \$51,571, including trash \$39,360, accounting \$4,200, common area maintenance \$5,000, and legal expenses \$1,000. Approximately 88% of projected expenses are fixed costs.
- Estimated reserve for calendar year 2027: \$28,000–\$30,000, close to long-term target of \$30,000.

Dues, payments, and delinquent accounts

- Dues remain \$82 per quarter (\$328 annually), with no increase planned for 2027. Trash service is included; comparable non-HOA service costs \$93 per quarter. Dues do not cover roads, snow removal, or electric service.
- Accounting Solutions issues annual invoices in the first quarter and additional invoices for unpaid balances. We will ask Accounting Solutions to change the annual invoices to include previous balances and show a net payment due.
- Zelle payments are available at board@raintreecville.org. The HOA is not responsible for lost or misdirected payments.
- A popular payment option other than paying in cash in person, sending a personal check, or using Zelle, is to have a check sent by your bank (Bill Pay). This method is more secure than using a personal check and easily done via the bank's website, usually for free.

Common areas, roads, and sewer easement

- Volunteers maintained the entrance and sign area. Tree removal prioritizes threats to people or property; other problematic trees, including aging Virginia pines and tree-of-heaven, are removed as funds permit.
- The county maintains major stormwater facilities, including retention ponds. Improvements to storm water facilities could take several years as funds must be allocated through the budgeting process.
- The HOA maintained common area liability insurance.
- Several side roads received temporary repairs. ACSA is obtaining fire-hydrant easements for water main replacement; recent communication indicated work could take another year or longer. VDOT indicated they will repave after the water main work is completed.
- *The HOA does not maintain roads or provide snow removal.* Road reports: my.vdot.virginia.gov or 800-367-7623; road/weather conditions: 511.vdot.virginia.gov.
- A sewer easement in the common area behind 1221 and 1227 Raintree Drive will connect to an existing line. Access through Raintree properties will not be required for construction; some common area trees will be removed. The sewer easement was approved on several conditions, one being no or minimal cost to Raintree HOA.

Albemarle area projects and planning

- Rio Road/John Warner Parkway: a hybrid multi-lane roundabout will replace the traffic signal, with pedestrian/bicycle improvements, lighting, and a relocated CAT bus stop with shelter and bench. A Green T intersection at Belvedere Boulevard is intended to improve left-turn safety. Construction began March 2026; completion is expected November 2027.
- Home Depot is open at the former Sears site. A Sheetz service station may replace the former Red Lobster; the project was described as by-right development requiring no Board of Supervisors or Planning Commission approval.
- Arden II, across Rio Road from Fashion Square, proposes apartments, some underground parking, and a linear park next to Albemarle Square. No update is available as of Sept 2026.
- AC44 revises the county Comprehensive Plan. Changes to the Places29-Rio Small Area Plan and optional Form-Based Code have passed the Planning Commission and are scheduled for Board of Supervisors review November 18; changes address plan boundaries/sub-areas and simplify development approval options.
- Rio district planning now identifies eight activity centers. Zoning change requests have declined substantially from the prior two years. No developer interest in redeveloping Fashion Square Mall was reported despite active marketing.
- Gander North: **up to 237 units proposed at the Carrsbrook entrance from Route 29 North. The developer estimates a 45% traffic increase, with much expected on Old Brook Road**; concerns include streams, lakes, and the Rivanna watershed. Developer response meeting: October 7, 7:00 p.m., Aldersgate United Methodist Church, 1500 Rio Road East. Information: carrsbrook22901.weebly.com. The developer is requesting a zoning change from commercial to residential. This request aligns the property with the county's development plans. If and when the Planning Commission and BOS approve the zoning change request, the development of the property will be 'by right' and only the architectural review committee will have any input.

Invasive species control

- Tree-of-heaven (*Ailanthus altissima*) was identified as an aggressive invasive plant and preferred spotted lanternfly host. The HOA has begun systematic removal in common areas.
- Residents may hand-pull identified seedlings in common areas, removing the entire root system. Established trees should receive targeted herbicide treatment before cutting to limit root sprouts; treatment is generally in summer and should follow treatment guidance.
- Lanternfly control: use circle traps or protect sticky bands with wildlife barriers.

Voting, nominations, and elections

- Voting requirements presented: members are property owners named on title; guests may vote only with a valid proxy. Written proxies must be delivered before the vote under Covenants § 3.02. Quorum: 85 homeowners (50%), present or represented by proxy.
- The membership elects the Board; the Board appoints the ACC. Residents may also volunteer time or expertise without holding a formal position by contacting board@raintreeville.org.
- No one volunteered to run for BoD, therefore current board continues its duties. There was discussion of the need for future volunteers in the event current board members no longer wish to serve. The possibility of the state appointing a *paid* receiver to serve on the board exists if there is no one else serving.

Advisory votes

- Teleconference annual meetings: proposal for optional switch to a teleconference service for HOA meetings. Advisory vote result: PASSED.
- Credit card dues payments: proposal discussed a moderate HOA cost and potential homeowner fees of 3–4%. Advisory vote result: FAILED (due to ready availability of Zelle and Bill Pay services).

Open forum and closing

- A suggestion was made to post annual meeting announcements on the website.
- Adjournment time: 8:10 PM.