

Raintree of Albemarle

Homeowner Association

Annual Meeting

October 5, 2026



Agenda

01 HOA structure and
communications

02 2025 meeting review

03 Financial review and budget

04 HOA dues and payments

05 Common area maintenance

06 Road repairs and VDOT

07 Sewer easement and sidewalks

08 Albemarle area projects

09 Invasive species

10 Elections and open forum

RainTree HOA structure

170

homeowners

Board of Directors

Brian Clark, Tom Paoletti
and John Notis
October 2024–present

Architectural Control Committee

Jackie Bright, Remus Whitt,
and David Powell

Service providers

Service	Provider
Trash	Neighborhood Disposal
Accounting	Accounting Solutions
Tree removal	Sandoval’s Tree Service and Landscaping Charlottesville Tree Service
Legal	Tucker Griffin Barnes (registered agent)
Landscaping	No contractor
Insurance	Cincinnati Insurance Cos.

HOA information and communications

Email is the best way to reach the board

board@raintreecville.org

Official channels

- [Website: www.raintreecville.org](http://www.raintreecville.org)
- Board email and U.S. mail

Community discussion

- The active Facebook group is unofficial.

Please keep your email address current so you receive HOA communications.

September 2025 meeting review

Board and committee

No changes to the Board of Directors or Architectural Control Committee.

Dues

Increased to \$82 per quarter in 2025 following an advisory vote.

Invasive trees

Discussed a plan to control ailanthus, also called tree-of-heaven.

Reserve fund

Discussed establishing a reserve of at least \$30,000.

2025–2026 financial review

Category	Amount	Share
Trash service	\$39,360	84.7%
Accounting	\$4,200	9.0%
Common area maintenance*	\$780	1.7%
Insurance	\$893	1.9%
Official mailings	\$419	<1%
Legal	\$250	<1%
Taxes	\$0.89	<1%
Website / P.O. box / email	\$536	1.2%
Service charges	\$17.87	<1%

* Volunteers maintained the entrance area.

Total expenses

\$46,457

Projected: \$51,239

Total deposits

\$58,643

2026–2027 budget projections

Category	Type	Amount
Trash service	Fixed	\$39,360
Accounting	Fixed	\$4,200
Common area maintenance	Variable	\$5,000
Insurance	Fixed	\$900
Official USPS mailings	Fixed	\$560
Legal	Variable	\$1,000
Taxes	Fixed	\$1
Website / P.O. box / email	Fixed	\$550
Reserve contribution	Variable	N/A

Projected expenses

\$51,571

Estimated reserve for
calendar year 2027

\$28,000–\$30,000

Long-term reserve target:
\$30,000

About 88% of projected expenses are fixed.

HOA dues

\$82

per quarter

\$328 per year

Trash service is included

The same service costs non-HOA residents \$93 per quarter.

2027 outlook

No dues increase is planned.

Dues do not cover road maintenance, snow removal, or electric service.

Dues payments and unpaid balances

Annual invoices

Accounting Solutions sends invoices in the first quarter.

Homeowners receive additional invoices for unpaid balances.

Late payments

A 2% monthly delinquency fee applies after 60 days.

The HOA may suspend trash service for severely delinquent accounts unless a payment plan is in place.

Zelle payments are now available!

Send payments to board@raintreecville.org

The HOA is not responsible for lost payments or payments sent to the wrong account or address.

Common area maintenance

Entrance and sign

Volunteers again mowed and maintained the entrance area this year.

Trees

Priority goes to trees that threaten people or property. Other problematic trees, including aging Virginia pines and ailanthus, will be removed as the budget allows.

Stormwater facilities

The county maintains major stormwater facilities, including retention ponds.

Insurance

The HOA maintained common area liability insurance.

Road repairs and water lines

Repaving will follow water main replacement

Temporary repairs

Several side roads received temporary repairs.

Water main replacement

The Albemarle County Service Authority (ACSA) is obtaining easements for fire hydrants. Recent communication indicated that work could take another year or longer.

Repaving

VDOT will wait for the water main work to finish to avoid tearing up new pavement.

VDOT contacts and road conditions

Road and weather conditions

Use Virginia 511 online or in the app.

511.vdot.virginia.gov

Road problems and maintenance requests

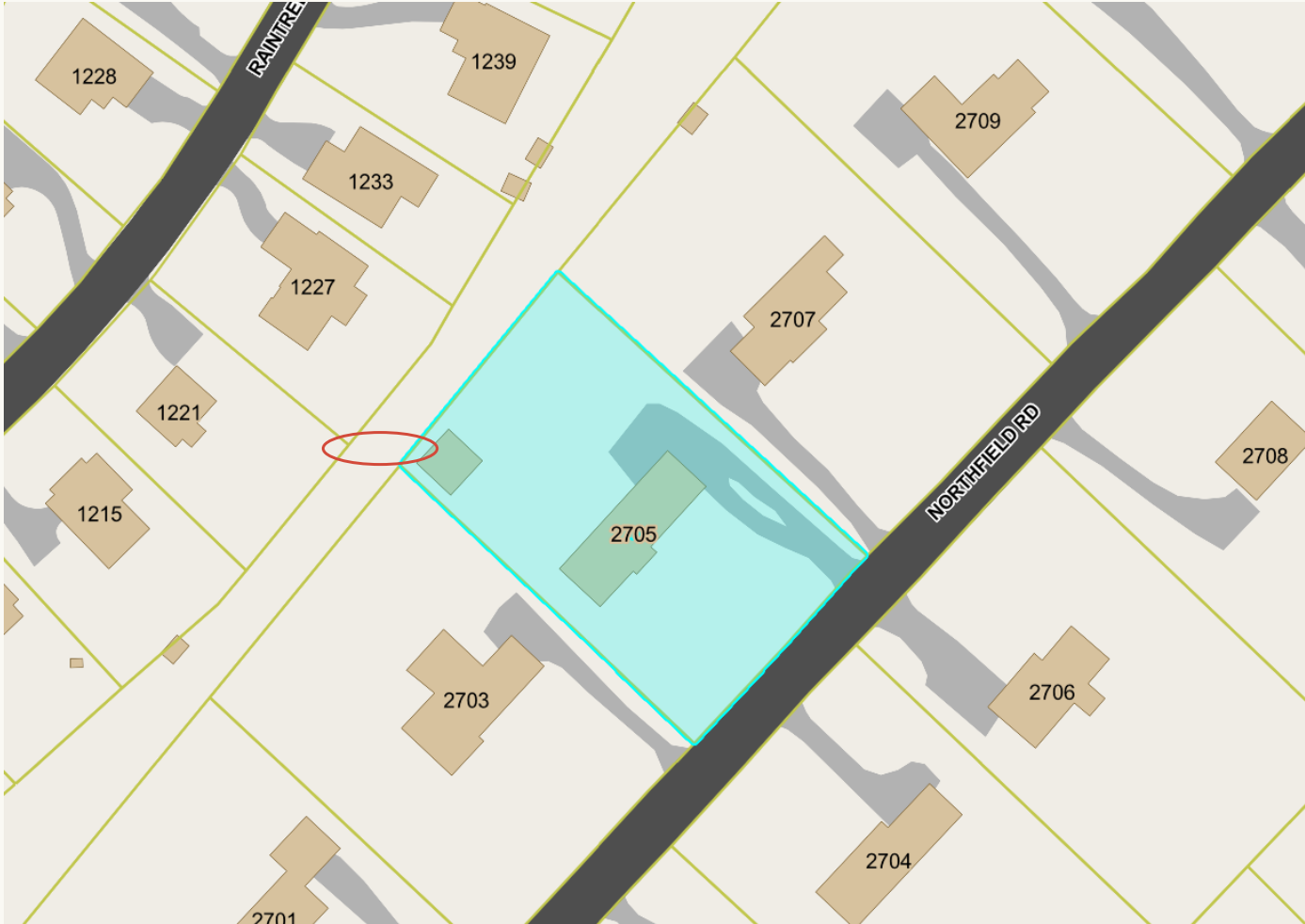
Report an issue online or call VDOT.

my.vdot.virginia.gov

800-367-7623

The HOA does not maintain Raintree's roads or provide snow removal.

Sewer easement



Location

Common area behind
1221 and 1227 Raintree Drive

Connection

The easement will connect
to the existing sewer line.

Access through Raintree
properties will not be required.

Two to three trees will be
removed in the common area.

Sidewalk clearance

Proposed addition to the Architectural Guidelines

Overhead clearance

Maintain at least eight feet of clearance below overhanging vegetation.

Walking surface

Keep the full paved width clear. Trim shrubs and hedges before they narrow the walk.

Rio Road and John Warner Parkway

Places29-Rio Community Advisory Committee update

Hybrid multi-lane roundabout

Replaces the signalized intersection and adds pedestrian and bicycle improvements, including paths, crossings and accessible ramps.

Transit and lighting

The CAT bus stop will move and receive a shelter and bench. Roadway lighting will also be improved.

“Green T” intersection at Belvedere Boulevard

The project includes a Green T at East Rio Road, designed to make left turns from Belvedere Boulevard safer.

PROJECT SCHEDULE

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- A vertical timeline with two points. The first point is a dark green dot at the top, followed by the date 'March 2026' in bold, and then the text 'Construction began'. The second point is a dark green dot further down, followed by the date 'November 2027' in bold, and then the text 'Expected completion'.
- March 2026**
Construction began
 - November 2027**
Expected completion

Development around Rio Road

Home Depot / Fashion Square

Home Depot is open at the former Sears site.

Former Red Lobster site

The former restaurant will be replaced by a Sheetz service station.

This is a “by-right” development and does not require Board of Supervisors or Planning Commission approval.

Arden II proposal

Between Piedmont Power and Albemarle Square, across Rio Road from Fashion Square Mall.

The proposal includes several apartment buildings, some underground parking and a linear park next to Albemarle Square.

No updates on this proposal.

Comprehensive Plan (AC44): planning and updates

AC44 revises the county's Comprehensive Plan, which guides growth.

Places29-Rio Small Area Plan

Changes include the area covered, along with the designation and size of the three sub-area types.

Optional Form-Based Code (FBC)

Changes simplify the code, provide more flexibility and give developers options for quicker approval by county staff.

November 18

Board of Supervisors review

Both changes have passed the Planning Commission.

Rio district planning and development

8

activity centers

Reduced to eight locations designed to meet the social and other needs of nearby residents.

Fewer zoning change requests

The number of zoning change requests in the Rio district has fallen substantially compared with the previous two years.

Fashion Square Mall

No developer interest in redeveloping the area has been reported, despite active marketing by Home Depot.

Gander North

High-density development proposed at the Carrsbrook entrance from Route 29 North

Up to 237 units

Traffic

The developer estimates a 45% increase in traffic volume. Much of this traffic is expected to use Old Brook Road.

Environmental concerns

Potential long-term effects on streams, lakes, and the Rivanna watershed.



carrsbrook22901.weebly.com

**Developer response
to earlier concerns**

Wednesday, October 7 • 7:00 PM

Aldersgate United Methodist Church • 1500 Rio Road East

Tree-of-heaven



Ailanthus altissima



This invasive tree grows aggressively and displaces native plants.

It releases chemicals that inhibit nearby vegetation and is a preferred lanternfly host.

Invasive species control

HOA work

The board has begun systematic tree-of-heaven removal in common areas.

Small seedlings

Residents may hand-pull identified tree-of-heaven seedlings in common areas.

Remove the entire root system.

Established trees

Treat established trees with targeted herbicide before removal. Cutting a live tree can trigger more root sprouts. Treatment is generally performed in summer; follow treatment guidance before removing the tree.

Lanternfly traps

Use a circle trap or protect sticky bands with a wildlife barrier.

Meeting attendance and voting

Members and guests

Members are property owners named on the title. Guests may attend, but may vote only if they hold a valid proxy.

Voting by proxy

Members may vote in person or by proxy. Deliver the written proxy before the vote, as required by Covenants § 3.02.

50%

Quorum

85 homeowners, present or represented by proxy

Nominations and volunteers

Board of Directors

Elected by the membership

Architectural Control Committee

Appointed by the board

You can help without taking a formal role.

Please email the board to contribute your time or expertise.

board@raintreecville.org

Advisory Votes

Teleconference Meetings

We would like to switch annual meetings to a teleconference service.

Credit Card Dues Payments

Adding credit card payments imposes a moderate cost on the HOA and potentially 3-4% fees to the homeowner.

Open forum

Questions and discussion

Please introduce yourself and tell us where you live.