

# Raintree Lake

PROPERTY OWNERS ASSOCIATION

825 S.W. RAINTREE DRIVE

LEE'S SUMMIT, MISSOURI 64082

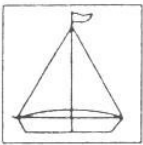
TELEPHONE (816) 537-7576

December 24, 2005



County Commission  
3<sup>rd</sup> Floor Courthouse  
102 E Wall Street  
Harrisonville, MO 64701

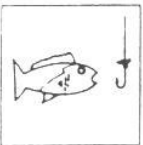
Dear Cass County Commissioners:



The Raintree Lake Property Owners Association (RLPOA) Board of Directors (Board) welcomes the prospect of the Winding Creek Estates single-family development on the northwest corner of Missouri Highway 291 and 163<sup>rd</sup> Street. All development creates questions and concerns from neighboring residents and communities, and the Board would like to take this opportunity to share RLPOA's concerns.



The Board recognizes the potential for 145 homes to be constructed on these 80 acres and believes that Cass County should conduct a traffic study to determine peak and average daily traffic flow. The Board strongly urges the Commission to require the applicant to construct a 163<sup>rd</sup> Street bridge to connect Winding Creek Estates to Missouri Highway 291 prior to allowing occupation of homes. We all know that 163<sup>rd</sup> Street is a narrow road with open culverts on each side and a public safety hazard exists with the additional traffic from this community if the Winding Creek Residents cannot obtain immediate access to Missouri Highway 291. The Board also recognizes that the children from this development will be attending Timber Creek Elementary School in Raymore. In the interest of safety, especially for our children, the Board is interested in the Commission's plans for improving 163<sup>rd</sup> Street westward to Raymore's city limits. Further, the Board is unclear if there is to be an emergency entrance and exit into the Winding Creek Estates community from Raintree Parkway. If this is deemed a requirement, the Board requests that it be involved in the process and that a locked gate be used.



The Board is very concerned about the lack of leash control regulations in Cass County and requests that the Commission address this in the Winding Creek Estates development that borders Raintree Lake on two sides. A known problem already exists within the Mullendyke community of Cass County. As unincorporated areas transition from agricultural to single-family in Cass County, there is a greater potential for dog attacks and the liability associated with these if there remains no regulations and enforcement mechanism to ensure dogs are leashed.



Finally, the Board recognizes that Winding Creek Estates will use Raymore's sewer district and that the development has the potential to adversely affect Lee's Summit, Lake Winnebago, Raymore, and surrounding wetlands if it is not carefully planned. The Board would not oppose annexation from any of these municipalities should the Commission believe it necessary.

Sincerely,

Raintree Lake Property Owners Association  
Board of Directors

cc: Lee's Summit  
Lake Winnebago  
Raymore