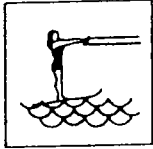


Raintree Lake

PROPERTY OWNERS ASSOCIATION

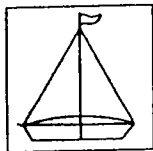
825 S.W. RAINTREE DRIVE
LEE'S SUMMIT, MISSOURI 64082
TELEPHONE (816) 537-7576



City Hall
P.O. Box 1600
Lee's Summit, MO 64063

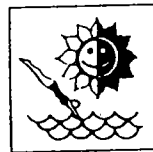
September 20, 2004

Dear Mayor Karen Messerli and City Council:

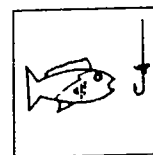


This letter is in regards to the Pulte Homes, Inc. project Kensington Farms located on the southwest corner of County Line Road and Ward Road and immediately adjacent to the Raintree Lake subdivision.

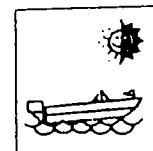
On July 22, 2004, the Lee's Summit City Council heard the Kensington Farm Conceptual Review as presented by Pulte Homes, Inc. representatives that included, among other items, annexation into the city of Lee's Summit. As you are aware, Raintree Lake in partnership with Lee's Summit saw the Cass County Commission deny approval of the Kensington Farm project in January 2004 for several reasons such as density, traffic, schooling, and infrastructure.



The Raintree Lake Property Owners (RLPOA) Board of Directors (Board) wishes to offer preliminary concerns regarding the conceptual development in order to seek an outcome with which its residents can feel comfortable.



The RLPOA Board recognizes that if this project were to go forward, it would be in the best interest of both Raintree Lake and Lee's Summit to ensure that annexation of the property occurs and Kensington Farm is incorporated into Lee's Summit. The RLPOA Board requests Lee's Summit ensure that Ward Road is improved to handle the increased traffic volume; storm water from Kensington Farm is controlled similar to ArborWalk; Lee's Summit codes enforcers maintain strict vigilance over the development, especially regarding silt fencing and control; and Lee's Summit request Pulte Homes, Inc. to move the green space from the west side of the development to the east side. Further, the RLPOA Board would appreciate a request by Lee's Summit to Pulte Homes, Inc. to lower the density with lot size similar to that of the Fountains of Raintree (65' lots). The RLPOA Board opposes any open sewer basins in or around the development.



The RLPOA Board appreciates the time and effort of the members of City Council and their careful consideration on all matters that affect Lee's Summit residents.

Sincerely,

RLPOA Board of Directors