

June 17, 2005

Dear «FIRST_NAME» «SPOUSE» «LAST_NAME»:

As you are probably aware through the Shoreline newsletter, RLPOA website (<http://rlpoa.com>), local newspapers, and Board Meetings, Pulte Inc., is planning on rezoning a 320 acre area south of County Line and West of Ward Road to PMIX zoning in order to allow for their Kensington Farms subdivision. Extensive details of this project can be found on our website or at the RLPOA office (just ask for a printout of the website information). The outcome of events in the next few weeks could *substantially* affect your property value and quality of life, more on this later.

The RLPOA Board of Directors and Raintree residents have been active in reducing the impact of this subdivision on the Raintree community. By and large I feel the concessions made by Pulte Inc., due to RLPOA pressure have been substantial. The proposal presented at last night's City Council meeting, June 16, 2005, met the requirements RLPOA and Raintree residents originally laid out for this project.

Ward Road will be expanded in the near future from a two-lane roadway to a divided four-lane roadway similar in design to that of Ward Road north of MO-150. Prior to the June 16th City Council meeting, city staff, Pulte Inc., and RLPOA discussed leaving the current two lane roadway as the northbound lanes of the new Ward Road and constructing a new southbound roadway of two-lanes on the west side of Ward Road. This would minimally impact Raintree residents.

While Pulte Inc., has satisfied RLPOA concerns, several residents on the west side of Ward Road were also present at the June 16th City Council meeting, for the first time, and expressed concerns about the Ward Road expansion and requested that City Council continue public discussion on July 7th. These residents requested that the expansion be shared by properties on both sides of Ward Road. City Council continued public discussion to July 7th based on several unresolved issues. The following are reasons why I believe Ward Road expansion on the east side is not in the best interest of Raintree or Lee's Summit:

- The setbacks for Raintree properties are 60 feet. Properties on the west side of Ward Road are setback approximately 250 feet. There is much more room for expansion on the west side of Ward Road than the east.
- Leaving the current Ward Road as the two northbound lanes and constructing two new southbound lanes is less than half the cost of removing the current Ward Road, realigning Ward Road, and paving four new lanes.
- A water main and easement exist on the east side of Ward Road. Realigning Ward Road would require movement of this main. There are natural gas mains in this area as well. Substantial cost savings can be achieved by paving to the west of the current Ward Road and leaving the utilities intact.

RLPOA will draft a letter to City Council informing them of these and similar concerns. I *strongly* encourage you to do the same. I also *strongly* encourage you to appear before City Council on July 7th, along with myself and other Raintree representatives.

The RLPOA Board will have a regularly scheduled Work Session 7:00pm on Thursday, June 23rd, at the Clubhouse on 825 SW Raintree Drive. If you need more information and would like to strategize on a plan, I suggest you attend.

RLPOA has made substantial progress in seeing its interests represented during this project and I ask that you assist us in this final push. More information can be found below.

Sincerely-

Brian T. Whitley
President, RLPOA

IMPORTANT INFORMATION

What: Raintree Work Session
Where: 825 SW Raintree Drive
When: 7:00pm June 23

What: City Council Meeting
Where: 123 SE Arnold Hall, Lee's Summit
When: 6:15pm July 7th (may be postponed)

City Council Representatives for District 2 (Raintree):

Randall L. Rhoads
rrhoads@mid-west.net
524-8245

Ron Williams
rwilliam@mid-west.net
537-8338

Other City Council Representatives who will be debating and voting on the issue:

James Hallam
jhallam@mid-west.net
517-7790

Joseph Spallo
jspallo@sbcglobal.net
478-6752

Christine Bushyhead
cbushyhead@earthlink.net
554-7545

Ed Cockrell
cockrelled@yahoo.com
350-2523\

James Freeman
jffreeman@att.net
524-1630

Nick Swearngin
Swearngin@gmail.com
835-0345

Mayor, Karen R. Messerli
Karen.Messerli@lees-summit.mo.us
969-7306