

Raintree Lake

PROPERTY OWNERS ASSOCIATION

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



City Council
207 SW Market St.
Lee's Summit, Missouri 64063

May 13, 2005

Dear Mayor Karen Messerli and City Council:



This letter is a follow-up to our September 20, 2004, letter in regards to the Pulte Homes, Inc. Kensington Farms project located on the southwest corner of County Line Road and Ward Road and immediately adjacent to the Raintree Lake subdivision.



Many of the Raintree Lake Property Owners (RLPOA) Board of Directors (Board) concerns have been addressed with the current application, but a few still remain. The RLPOA Board requests Lee's Summit ensure that Ward Road is improved to handle the increased traffic prior to the occupation of homes in the Kensington Farm development. The RLPOA Board would like to be reassured by City Council that the storm water from Kensington Farm is controlled in a similar fashion as with ArborWalk, Lee's Summit codes enforcers will maintain strict vigilance over the development, and that trash receptacles will be required to reduce blowing trash. Further, the RLPOA Board requests that Lee's Summit call for Pulte Homes, Inc. to either provide substantially more screening of the 10 or so lots in Tract B that abut Ward Road or request that the lot sizes be comparable to that of the Raintree Fountains project. The RLPOA Board realizes that acceptance of the Unified Development Ordinance (UDO) precludes adjacent compatibility studies.



The RLPOA Board maintains its opposition to sanitary sewer basins in or around the development in its presented form. A representative from the RLPOA Board may wish to meet with city staff to see if an alternate resolution to the problem of decreasing sewage capacity can be found.



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