

Neighborhood Meeting Notes: Raintree Lake & Fountains HOA | June 17, 2025

Attendees:

- The Fountains at Raintree Lake Association Board of Directors
- Representatives from Raintree Lake Property Owners Association (RLPOA)
- Representatives from The Fountains 55+ Community
- Petra Development (Ty Brandon, Tyler Burks)
- David Bundrick
- Kent Eaton
- Joe and Katherine Becker
- Barb & Mike Byrne
- Sandy Turner
- Zona Mitchell
- Louis Travalent
- Sharon Neuer
- Josh Cresswell GM of Operations for RLPOA
- Scott Shreve
- Tony Jose President of RLPOA
- Stoney Jackson

Summary:

On June 17, 2025, we met with members of the Raintree Lake and Fountains HOAs to review the latest on the Pathways at Kensington Farms project. The focus was on water (silt and debris) runoff into The Fountains' ponds and into Raintree Lake, amenity planning, site safety, and housing diversity.

Discussion Points:

Stormwater & Detention Ponds:

We discussed the current situation where the Kensington Farms HOA owns the existing detention pond draining into the Fountains' pond. While we cannot directly control maintenance of that pond, our new development is designed to maximize green space and natural water absorption to minimize runoff.

Attendees raised the city's new pond inspection requirements and asked about the process for coordinating among different HOAs. We agreed to continue working together for compliance and improvement.

Townhome Architecture:

Positive feedback was received about the design of the mansion and regular townhomes, especially the street-facing facades. There was support for the strategy of placing parking on interior courts and using fencing and landscaping (including wetlands buffers) to maintain a natural aesthetic. One of the attendees asked about driveway design, specifically in the townhome area—whether driveways would stop at the garage door or extend to the edge of the unit. We clarified that driveways will go to the edge of the unit, and this received positive feedback. Attendees agreed that this approach helps with parking, as three cars could be fit diagonally on the driveway, particularly for the mansion home and townhome areas.

Environmental Concerns:

Residents requested that trash enclosures/dumpsters be placed away from stormwater features and possibly elevated topographically to reduce point source pollution. They also asked if hydrodynamic separators would be used in stormwater infrastructure before water reaches wetlands. We confirmed that our civil engineers are actively considering and designing for these best practices.

Stormwater, Traffic, and Green Space:

We directed attendees to the city website for access to stormwater and traffic studies. Notably, the traffic study showed only 38 additional cars during peak morning hours—well below the threshold that would trigger further traffic infrastructure improvements.

Concerns about the County Line Road/Ward intersection were noted, as was the redesign of the Prairie Lane/South Pryor connection for improved safety.

Rental vs. For-Sale Housing:

Current plans are for townhomes to be rental, but if economic conditions change (lower interest rates, higher demand for ownership), we are open to offering for-sale units in the future.

On-Street Parking (Waterloo Drive):

We discussed the planned on-street parking along Waterloo Drive, which is intentionally designed to slow down traffic for greater pedestrian safety. Residents acknowledged the importance of this safety measure.

Amenity Planning by Phase:

Each phase of the development will have its own pool and dedicated amenity space:

- **Phase 1 (Single Family):** Pool and amenity for single-family homeowners.
- **Phase 2 (Townhomes):** Separate pool and amenity for townhome residents.
- **Phase 3 (Mansion Homes):** Dedicated amenity space for mansion home residents.

This approach ensures that each community within the development has access to appropriate, well-maintained amenities.

Intersection Safety (County Line & Ward):

The main concern raised by attendees was the safety of the County Line and Ward intersection, which is heavily used by the community. We acknowledged these concerns and noted their importance for ongoing planning.

Prairie Lane at Pryor Connection:

The improved connection at Prairie Lane and South Pryor was well received, with residents recognizing it as a safer and more effective design than the previous layout.

Rental Housing & Tenant Profile:

We discussed the types of renters who will be living in the new townhomes and mansion homes. Rents will start at \$2,500 per month, with some units at \$3,000+ per month. All tenants will be required to pass background checks and meet a minimum income standard of three times the rent, ensuring that renters have similar financial profiles to homeowners.

We emphasized that renters are not a separate or lesser group—they are often professionals, families, or individuals in various life phases who contribute meaningfully to Lee's Summit's economy. Our approach aligns with the city's request for attainable housing and supports a diverse, thriving community.

Conclusion:

Attendees were generally supportive of the revitalization, especially with added green space and modern amenities, and appreciated the open dialogue and transparent approach to addressing concerns.