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# Country Times

Countrylane Woods II

October, 2004

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## FALL CALENDAR ISSUE

### **2ND ANNUAL TOY/FOOD DRIVE**

**DATE:** Saturday, December 4, 2004

**TIME:** 12:00 p.m. until 4:00 p.m.

**PLACE:** CLWII Clubhouse

Ellen and Rachel Boll will be hosting their second annual toy and food drive (see above for date and time). Please bring new, unwrapped toys and/or canned goods or other non-perishable food items. In addition, hand-made baked goods and homemade crafts will again be available for purchase.

Last year's drive was a great success. CLWII residents brightened the holiday season for many other families. Let's all pull together and see if we can make this year another great success.

All proceeds will be donated to **Toys for Tots**. Any questions may be directed to Ellen Boll @ (636)225-0081.

### **ASSISTANCE NEEDED!**

The CLWII trustees need your help. We have been short one board member since mid-July, when Cathy Bender and her husband sold their home.

We ran an article in the August issue of Country Times asking for interested parties to come forward but received no responses. It is very important we fill this vacancy, since our subdivision indentures specify five board members. The extra assistance would be very greatly appreciated.

If interested, you may phone the clubhouse message center @ (636) 225-9338. You may also submit your name, phone number, and qualifications in writing to 851 Country Stone Dr., Manchester, MO. 63021. To email your intent, send to Carylweb@aol.com. Please reply by November 1, 2004.

**REMINDER:** Trustee meetings are held on the first Monday of each month at 7:00 p.m. in the clubhouse. Meetings are open to all residents.

### **CHRISTMAS LIGHT CONTEST**

The time for ladders and lights is right around the corner. Whether you are "naughty" or "nice," the prize is the same for all winners.

Cupid, Donner and Blitzen, minus Vixen (see above article) will be out and about again, hoping to be "blinded by the lights" when placing the *AWARD WINNER* signs on certain lots. It could be your lot this year, so good luck!

- BUSINESS SUMMARY -

**Clubhouse & Grounds Update**

Listed below is a year-end review of all projects and improvements completed to date:

**Playground** - The playground was enlarged and 134.3 tons of sand were brought in to accommodate the addition of new equipment. A new section of concrete sidewalk was added. The remaining path to the playground was regraded and new stepping stones added.

**Field** - The aging softball backstop was replaced with a new backstop. Additionally, sections of fencing were replaced.

**Grading & Drains** - The grounds between the pool and tennis courts were regraded to help provide better drainage. New drains connected to new underground pipes were installed throughout the area, all the way up to the edge of the parking lot.

**Wall A/C Units** - Two new wall air conditioning units were installed in the main room of the clubhouse. These units will augment the central a/c unit and help prevent heat buildup during the hottest days of summer.

**Plumbing** - The floor drain in the pump room (where the pool equipment is located) has been cleared of blockages and further work will be completed to help prevent similar blockages in the future. A leaky bathroom toilet has also been repaired.

**Other Common Ground Improvements** - Residents of streets adjoining Huntington View may have noticed it is now easier to see westbound traffic when waiting at the stop sign on Huntington View at Big Bend Rd.

Trustees received several complaints from residents about overgrown shrubbery creating a blind spot and posing a traffic hazard. Inspection of the property revealed that a good portion bordering Big Bend was common ground. The trustees then employed Lawn Enforcement to remove the shrubbery, regrade the ground, and plant grass seed.

**New Indentures** - A few small details remain to finalize the new CLWII Indentures. Very soon, copies of this document will be printed and mailed for all homeowners to review and compare with the original set.

There are several advantages to the new documents. In some cases, the language has been simplified and makes for easier reading. In other cases, the language has become more specific and less vague or subjective. The legal description, which details the subdivision boundaries, has been updated to reflect the changes made when Big Bend Road was widened. Last, but certainly not least, the new documents will be printed on letter-size paper (8-1/2" x 11") instead of the bulky legal size paper (8-1/2" x 14") used to draft the originals.

As you know, your review is important before ballots are printed and mailed for your vote. If you need a copy of the original documents, please phone the clubhouse at (636) 225-0930.

**New Clubhouse Preview Procedures**

Over the years, residents interested in renting the clubhouse might ask to physically inspect the property prior to the rental date.

That meant that the person who handles the rentals or one of the trustees would have to make a special trip to the clubhouse to allow access for this inspection. With the number of rentals each year, this process has become too time-consuming for everyone involved. Since we understand why you might wish to preview the premises, new procedures have been instituted in an effort to ease the process.

We will no longer schedule special appointments for a preview. Instead, folks who want to view the layout may do so during the monthly trustee meeting held on the first Monday of each month, when the clubhouse is open at 7:00 p.m. In addition, we will draw a floor plan showing the dimensions of the main floor. This drawing will be posted by the end of this month on the glassed-in bulletin board located immediately to the right of the front door, where you may view it at your convenience.

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**Common Ground Alterations**

“Common ground” is by definition a non-transferable common ownership by all lot owners in the subdivision. The CLWII Indentures grants the board of trustees the right to exercise control over all common ground areas. This includes grassy common ground areas which abut the rear and sides of many privately owned lots. Traditionally, the trustees have encouraged homeowners to mow and trim these small areas for several reasons. These common ground zones provide an attractive buffer between the private yards and the unmanicured wooded areas, and the added green space also benefits the homeowner.

Any other common ground alterations, such as removal of trees, construction of a fence, or any other significant changes made to the landscape, however desirable, are not permitted without the prior approval of the trustees. It is a violation of the indentures and may be prosecuted to the fullest extent allowed.

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**MSD Sewer Project**

The massive MSD sewer pipe replacement and creek restoration project, ongoing since late spring, appears to be nearing completion.

An added bonus to CLWII homeowners is the clearing of massive amounts of downed trees and other debris in wooded areas bordering the creek bed. Of significant interest is the clearing of the well-traveled path, which begins on the back side of Chestnut Ridge Road and leads to the playground and pool. In an effort to keep this path more hospitable to travelers, we are looking into the feasibility and cost of keeping the weeds and debris cleared out on a regular basis.

**Hurricane Relief and a Poignant Farewell**

(Info on this article was submitted by Lynn Lee)

The annual Award Drive/Country Stone Court common ground picnic, held on September 11, 2004, was the backdrop for a heartfelt farewell to long-time neighbors, Carol & Jack Walters, who relocated to Florida. The theme was “All Things St. Louis” and

included toasted ravioli, Pasta House salad, pork steaks, and Ted Drewes frozen confections. A Red Cross donation can prompt many contributions and a total of \$51.00 was donated in the Walters' honor.

**NOTE:** To make a donation to benefit Florida's hurricane victims, contact the local chapter of the Red Cross.

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**CLUBHOUSE RENTAL INFORMATION**

**Deposit.....\$ 100.00**  
Deposit is refundable but may be held to pay for any damages to premises. Deposit check is necessary to reserve your rental date and must be provided within 5 days of booking, or date may remain open.

**Winter Rental Rate.....\$ 75.00**  
(Sept. thru May - excluding Memorial & Labor Days)

**Summer Rental Rate.....\$ 100.00**  
(Memorial Day Weekend thru Labor Day Weekend)

**Pool Rental Only.....\$ 100.00**

**Clubhouse with Pool.....\$ 100.00**

Renters are required to clean premises after use. Trash bags, paper towels, and vacuum cleaner are provided.

Pool rental arrangements must be made at least 3 weeks prior to rental date. Lifeguards will be required and additional fees are charged by the pool company for this service.

**Clubhouse viewing:** 1st Monday of each month at 7:00 p.m.

**Time-Saving Tips**

Before calling the trustees, read the following:

**Selling your home?** The title company will ask for your assessment information. Our assessment accounting is handled by City & Village Tax Service, #3 Hollenberg Ct., Bridgeton, MO. 63044. The phone number is (314) 739-4800.

**Need a copy of your plat map?** Trustees cannot provide a copy of a plat map for your property. To find out how to get a copy of an individual plat map, you must phone the St. Louis County Recorder of Deeds office at (314) 615-2500.

**Shopping for new cedar siding?** Beyer's Lumber Company, located at 8634 Olive Blvd. (S.E. corner of Olive & I-170) sells both sizes of the T-111 cedar siding used on the terrace homes. The phone is (314) 993-2445.

**\$\$ A Money-Saving Tip \$\$**

Are you planning a home improvement project that would require some digging on your property? Before going any further, it would be wise to call for assistance at **1-800-DIG-RITE (344-7483)**.

Why? This firm will locate your utility lines and spray paint the location in your yard. Careful hand-digging is recommended for two feet on either side of the spray paint lines. They also

recommend the work be done within ten days of the painting. After that time, you may have to redo the process.

Is this important? Yes...extremely! The Charter Communications cable lines are not laid very deeply and if you inadvertently cut into the cable line while working, the cable company will charge you a fee for coming out to reconnect. They claim it is because these lines are now used for high-speed internet and phone service connections. Because of this, it is considered an emergency repair call.

In order to determine the depth of the various other utility lines, you must contact the individual utility companies to obtain that information.

**Fencing and Architectural Control**

For approval of home additions, alterations, or new fencing, please submit plans or drawings, along with a copy of your plat map, indicating location of project. Be sure to include your name, address and phone number.

Place paperwork in an envelope addressed to Eric Ruegg, and place in the mailbox in front of the clubhouse at 851 Country Stone Drive. Or, you may come in person to our business meeting on the first Monday of each month. This may be necessary if we need to see a sample of the proposed material.

**CLWII ADVERTISEMENTS**

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Election workers needed!!  
6,000 to 7,000 workers needed to work at the polls on Election Day, Nov. 2. Earn \$85/day. Hours: 5am - 8pm. - Democrats or Republicans - Additional \$25 earned for 2-hour training class, sometime prior to Election Day. Call Phyllis Altman @ (314) 615-1862

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- IAN'S LAWN SERVICE -  
- Mowing & trimming, \$20-\$30, depending on size  
- I will do almost any yard job you have for \$8/hr.  
- Call 636-225-0081 and ask for Ian

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**R & J ENTERPRISES**  
General repairs, remodeling,  
plumbing, electrical, painting,  
garbage disposers, water heaters  
314-420-0173

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Tutoring - Experienced tutor and teacher of 17 years.  
K - college, all areas. Call 636-225-0522

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Housecleaning at reasonable rates  
Call Lori @ 636-861-8490

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