
Country Times

Countrylane Woods II

July/August, 2005



CLWII WEBSITE COMING SOON!

The trustees are pleased to announce the upcoming launch of a new website for our subdivision.

Homeowner Keith Brown has proposed to create, build and maintain an interactive website which will:

- ÿ Enhance communications
- ÿ Offer easier access to information
- ÿ Provide a method for suggestions
- ÿ Share social activities
- ÿ Allow users to see pix of neighborhood
- ÿ Provide a link to the City of Manchester
- ÿ Provide a link to school districts
- ÿ Assist realtors and home buyers

Construction for this website is now underway. Hopefully, we will be up and running within the next month. You may keep watch by logging onto the following:

www.countrylanewoodsii.com

A heartfelt "Thank You" goes to Keith for offering his expertise for this project.

TERRACE HOMES COMMITTEE

Several months ago, a group of homeowners asked the trustees to authorize a committee to research the possibility of incorporating guidelines into the Indentures to preserve and maintain the rustic quality the builder had originally intended for the cedar terrace homes. The trustees agreed to the formation of this committee.

Topics of discussion have included low-maintenance alternative siding choices, a large number of color choices, and ideas for implementation. The trustees have financed the recent survey of homeowners to determine the interest level of this project. 47% of 497 homeowners responded and a large majority agreed to consider choices and to cast a vote, if requested.

On July 19, the committee hosted presentations by vendors on various siding products. We will continue to provide future newsletter updates on this project.

AD HOC COMMITTEE

On Wednesday, July 13, the trustees met with an ad hoc committee of homeowners who feel there is a need for further clarifications to and possible revisions of the amended Indentures.

The atmosphere of this meeting was congenial and respectful. Committee members presented concerns and questions concerning aspects of the Indentures which they feel are unclear. Trustees provided in-depth explanations of their reasons and actions in amending the Indentures. Trustees agreed to continue to meet with the members of this committee to resolve the issues presented. As we indicated at this meeting, the Indentures are always a "work in progress" as the environment of the subdivision changes.

Further, the trustees will be sending a letter to all homeowners summarizing the details of this meeting. *Please see insert for some Indenture highlights.*

- BUSINESS SUMMARY -

Outdoor Refuse Containers: This summer season has seen a record number of clubhouse rentals, pool rentals, picnics and other outdoor gatherings. Because of this high traffic volume, we have had refuse overflow problems. Efforts are underway to adequately store the trash.

A twice-weekly trash pick-up began several weeks ago. In addition, we have ordered two more waste bins from the company that hauls away our trash.

Two metal trash barrels, which were located on the perimeter of the softball field, have been removed because the bottoms were completely rusted out. Plans are in the works to replace them.

Trespassing: Swimming pool hours of operation are 11:00 a.m. to 8:00 p.m., Tuesday through Sunday. If a holiday occurs on a Monday, the pool will be closed the following Tuesday. Each year during July, the pool is open one hour later on Tuesday and Thursday evenings. An exception to these hours exists on weekdays the first week after the pool is open, and again the final two weeks of the season. The lifeguards are in school and the pool opens at 4:00 p.m. during these periods.

On several occasions, these hours have been inconvenient for some. Persons unknown have climbed the fence and proceeded to swim in the pool during off hours. This act of trespass is not permitted, and if the police are called by neighboring homeowners, or by the trustees, the intruder may be prosecuted by law.

Pool Parties: Safety guidelines mandate a ratio of one lifeguard for every 25 swimmers. Because of this, we ask that you contact a trustee to arrange for more than five pool guests at one time. Any more than 10-12 guests, particularly on a Saturday or Sunday, may require that you rent the pool after hours.

LET THERE BE LIGHTS!!

For those of you who have been frustrated with the on-again, off-again lighting in the lap pool this summer, you will be happy to know the lights are again burning solid.

We apologize for the problems caused by the malfunctioning lights. Lifeguards Unlimited had to follow Health Department safety precautions and prevent swimmers from using the pool when the lights were malfunctioning.

POOL PIN DEADLINE DATE

As you may be aware, pool pin bags are available at the lifeguard's desk for residents who were unable to come to the clubhouse in person to pick up their pins in May. When bags are returned with proper documentation, they are generally filled within 5 - 7 days and ready for pick-up.

If you still need to return a bag, please do so by **Sunday, August 14, 2005.** All bags returned by this date will be filled. Beyond this date, the summer begins to wind down, with many on the lifeguard staff returning to school. As stated earlier, about two weeks prior to Labor Day, the pool may not be open before 4:00 p.m. on weekdays, with normal hours of operation resuming on weekends.

TRUSTEE MEETINGS

Monthly business meetings begin at 7:00 p.m. in the clubhouse on the first Monday of each month. Exceptions for holidays for the remainder of the year:

- **Monday, September 12**

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 w/Pool..... \$100.00

(Pool rentals must end no later than 11:00 p.m.)

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: First Monday of each month at 7:00 p.m.

FENCING/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 the attention of 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.

COMMON GROUND

Many homes in the subdivision are bordered by common ground. These areas provide us with a great deal of beauty and privacy, while increasing everyone's property value. Please remember that common ground is not to be altered in any way without the approval of the trustees. It is to remain in its natural state. This means no cutting of trees or clearing of any vegetation, no building of bike trails or structure, and no waste dumping on common areas.

TIME-SAVING TIP

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

CLWII ADVERTISEMENTS

Blues hockey tickets: all home games, Sec. 106, Row T, Seats 10 & 11, \$30 each seat and/or 1/2 of home games, Sec. 106, Row A, Seats 3 & 4 (Front Row), \$110 each seat.

Call Keith @ 636-225-8151. All face value prices. First come, first served.

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CLWII INDENTURE AMENDMENT HIGHLIGHTS

Trustees have received numerous questions from homeowners as to how the current and amended indenture processes work. What follows is a one page summarization of the amendment process and changes to the Indentures:

AMENDMENTS & MODIFICATIONS: The original Indentures specify that they may be amended or modified by a 1/3 vote of the home owners of record based upon written approval of the homeowners, (167 is the required 1/3 amount). Homeowner input as to content of amendments to the Indentures was solicited through numerous subdivision newsletters and regularly scheduled subdivision meetings in the 14 months prior to the voting.

We sent ballots to all homeowners in March, 2005, asking for their vote on the proposed changes to the indentures. As of March 20, we received 189 ballots, making the vote 100 Yes and 89 No. We stated in a newsletter, dated April of 2004, that if we did not receive, via mail, the required votes 1/3 of either "Yes" or "No", we would go door to door asking residents to cast their vote, "Yes" or "No" until the necessary number of votes for a decision could be reached. This was done and the final vote was 176 "Yes" to 98 "No", for a total of 274 votes. The amended Indentures, along with a copy of each written approval or disapproval, have subsequently been filed with the St. Louis County Recorder of Deeds.

FISCAL RESPONSIBILITY: Starting in 2001, the trustees instituted a practice whereby payment of any invoice or receipt requires one trustee to make out the check and obtain the signature of two other trustees. The trustee who writes the checks does not have the power to sign a check. Starting in 2001 the trustees also instituted a practice of each fiscal year presenting a budget to all home owners and soliciting comments or concerns as to how the money collected through assessments should be spent. Neither of the above mentioned practices are required in the original, 1974, or amended, 1986, indentures

ANNUAL REGULAR ASSESSMENT: The new assessment process contained in the amended indentures requires a mailed notice of the annual budget meeting to be sent each year to each home owner of record. A meeting must be held to discuss the details of the proposed budget. A copy of the agreed upon proposed budget from this meeting will be sent to each home owner of record and the date for voting on the approval of this proposed budget will be set. A simple majority vote of home owners attending this meeting will approve or disapprove the proposed budget. The budget includes the costs of the clubhouse, erosion control, swimming pools, tennis courts, common area maintenance, tree removal, insurance, legal fees, publishing costs, and many other expenses. The current assessment has been the same since 1986 and costs continue to rise each year. The amended Indentures provide for the possibility of an increase in the yearly assessment, **with the restriction that the maximum increase in any one year may not be higher than \$25. and that any increase must be based on the approval of the budget at the budget meeting.** It is important to note that the assessment could decrease if our projected costs were to decrease. Our goal is to keep our expenses in line with our income.

SPECIAL ASSESSMENT: A special assessment requires a mailed notice to each lot owner of record. This notice must include a specific plan for a specific project, along with the estimated amount required to complete the project. A special assessment can either be approved at a meeting of the lot owners called for this purpose by a 2/3 majority of those present, **or** 1/2 of the lot owner's written approval. No special assessment may exceed \$200 in any one year. In the history of the subdivision, we have never had a special assessment, nor do we see any immediate future need. **Implementation of a special assessment is reserved strictly** for a catastrophic problem, such as a pool collapse or other unforeseen expense. It is worth mentioning that in the early years of CLWII the "Z" pool was financed with a bank loan. Monthly installments to repay this loan were made from the annual operating budget, which remains an option in the event of a catastrophe.

EROSION CONTROL PROJECT: Every home in CLWII contributes to the area watershed. For many years, we have discussed how to best solve the most severe problems. The city of Manchester and MSD have primary responsibility in this area; however, they have told us that it will be at least eight years before any work could even be contemplated. Some of the erosion problems could not wait that long. This past year, MSD had a sewer improvement project in our most severe area. We worked with the contractor to clean up the creek area, and solve a great deal of erosion problems at a cost of about 25% of what it would have cost if they had not already been working in the area. All of the work that was paid for by CLWII was done on common ground.

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