

COUNTRYLANE WOODS II NEWSLETTER

OCTOBER - DECEMBER 2025

UPCOMING EVENTS

All events listed below are open to CLWII residents!

10/13/25

Trustee Meeting
7PM @ CLWII Clubhouse
www.countrylanewoodsii.com

10/13/25

Free Limb Chipping/Ward 2
www.manchestermo.gov/1206

10/24/25

Manchester Halloween Festival at
Schroeder Park.
5:30 - 7:30 PM
Pre-registration required.
<https://www.manchestermo.gov/931/Halloween-Festival>

11/10/25

Trustee Meeting
7PM @ CLWII Clubhouse
www.countrylanewoodsii.com

11/14/25

Community Campfire Night
5:30 PM @ CLWII Clubhouse

11/15/25

Electronic/Metal Recycling
www.manchestermo.gov/434

12/6/25

Santa Drive-By on Fire Truck!
See the Facebook page for route and timing.
www.facebook.com/westcountyfire

12/8/25

2024 Budget Voting
(no regular meeting)
7 PM - 8PM @ CLWII Clubhouse
www.countrylanewoodsii.com

VOTE FOR BUDGET APPROVAL & 2026 PROJECT REQUESTS

Trustees are preparing the 2026 budget and welcome your project ideas for the clubhouse and common ground areas. Share your suggestions via email at trustees@countrylanewoodsii.com or at 636-225-0930. Don't forget to mark your calendar for in-person voting on Monday, 12/8/25, 7PM - 8PM, at the clubhouse circle. Your reminder postcard in the mail will also serve as your ballot (extras available at voting event if needed). Please note that budget voting must be done in person per indentures. Refer to the insert for 2026 budget details and voting options. Your input is crucial to our community's future.

BUDGET UPDATE AND VOTING LETTER

It's time for our annual CLWII budget discussions, decisions, and voting. Please follow the QR code below to view the 2025 budget and the proposed 2026 budget options.



This information is also available on the CLWII website.

Neighborhood Aesthetics Council

The Architectural Control Committee (ACC) is now the Neighborhood Aesthetics Council (NAC). Please continue to fill out forms on the website and submit them to the NAC email at NAC Email: clw2nac@gmail.com

Thank you, Joel, for your years of dedication and service to the neighborhood!

COMMUNITY STANDARDS AND SERVICES

POOL MANAGEMENT: Our current pool management company is Unique Pool Management. Pool pins for access to the pool can be requested and obtained via the procedures outlined on our website under 'amenities'.

BLOCK PARTIES: If you are planning a block party on the street, don't forget to contact the City of Manchester at 636-227-1385 to get a free permit. The City will also provide barricades for street blockage at no charge.

COMMON GROUNDS & TREES: Our mowing company is Lawn Enforcement. Homeowners are responsible for trees between the street and their property, within their property lines, including between the street and sidewalk. If a live common ground tree overhangs your property and you would like to trim it, please contact the trustees for permission. If you see a dead common ground tree that poses peril to any nearby homes, please contact the trustees to review for possible removal. Motorized vehicles (including cars, motorcycles and dirt bikes) are not allowed on any common ground.

TRASH RECEPTACLES: All trash receptacles should be stored out of sight from the street. They may be placed curbside as early as the evening of the day before pick-up and should be put away by the end of trash pick-up day.

BULK TRASH PICK-UP: Bulk trash item collection is provided at the curb on the resident's normal collection day. A collection has a two item limit and must be arranged by the resident calling the Republic Services Customer Service Center at 636-947-5959. While many items qualify to be collected for free, some items may incur a fee or may not be collected.

TRAILERS: No trailer may be placed, stored, or parked in front of, beside or behind any house or on any lot, either temporarily (more than 24 hours) or permanently.

STREET PARKING & SNOW ROUTES: Our streets are narrow. On-street parking can be hazardous to our neighbors, particularly during bad weather or when cars are parked directly across from each other. Emergency vehicles, delivery trucks, trash trucks, and snowplows could have difficulty carrying out their purposes. When possible, try to use your driveways, particularly during bad weather.

DEER CARCASS REMOVAL: The City of Manchester provides deer carcass removal service for residential properties. Please visit www.manchestermo.gov/458 for details.

ELECTRONIC WASTE RECYCLING: The City of Manchester offers Electronics/Metal Recycling events held the third Saturday of each odd numbered month, 8 – 11 A.M. Visit www.manchestermo.gov/434 for details.

LIMB CHIPPING: The City of Manchester offers free limb chipping service twice a year. The next pick up is scheduled for 10/13/25. Visit www.manchestermo.gov/1206 for details.

WELCOME PACKETS: The Trustees have created a welcome packet for new homeowners. The packet includes copies of the Architectural Control Committee forms for exterior home improvements, our Indentures and our subdivision newsletter. If you are a new resident and would like a welcome packet, please send a request along with your address to trustees@countrylanewoodsii.com or go to our website under 'resources.'

NEIGHBORHOOD AESTHETICS COUNCIL: For painting, replacing doors or windows, installing solar panels, adding or replacing a fence or deck, or any other exterior home improvements, approval from the Neighborhood Aesthetics Council is required. This volunteer committee ensures projects align with subdivision guidelines and indentures to prevent costly mistakes for homeowners. Color options are now on the website to help with selections (approval process still required). **The drop box location for samples and application submittals has been moved to the clubhouse.** While most reviews take 7-10 days, some may extend to 4 weeks. To avoid delays, please submit your applications early. Visit www.countrylanewoodsii.com and click on 'Neighborhood Aesthetics Council (NAC)' for details, and forms. Email questions to clw2nac@gmail.com

TRUSTEE MEETINGS: Join us at the Clubhouse on the second Monday of each month at 7 PM (excluding March and December). We'll discuss community events, common area updates, maintenance projects, and NAC matters. All homeowners are encouraged to attend and bring any questions or concerns. Please refer to the website calendar or page one of this newsletter for confirmed meeting dates, as occasional scheduling conflicts may occur.

MANAGED DEER HUNT ON COMMON GROUND

We are participating in a managed deer hunting program as we did last year, 9/15/25 to 11/14/25 and 11/26/25 to 1/15/26, one-half hour before sunrise to one-half hour after sunset, with Suburban Bowhunters. We hope to reduce the deer population to comply with the Missouri Department of Conservation's deer density guidelines. All hunting will be done from tree stands with bow and arrow by professional hunters. They must be approved by Manchester, have proper insurance, and follow all hunting regulations established by MDC. They access the common areas through common ground openings which limits the areas where they can hunt. If you would like to give them permission to access common areas behind your home, email trustees@countrylanewoodsii.com.

OUR FACEBOOK PAGE IS BACK!

Join our neighborhood Facebook page, Countrylane Woods 2 HOA, to stay up to date with news and community events!



CLWII ADVERTISEMENTS

Reach nearly 500 homes with your babysitting, lawn care, dog walking, tutoring, or other services.

Personal ads (1–2 lines) are FREE! Resident business ads: \$15. Non-resident: \$25.

Email BurmeisterB0303@gmail.com to request your ad or to get more information.

CLUBHOUSE VOLUNTEER WANTED

VOLUNTEERS NEEDED! The trustees are looking for a volunteer to help coordinate clubhouse rentals with members of the neighborhood. If you are interested in helping, please email trustees@countrylanewoodsii.com, call 636-225-0930 or attend a trustee meeting.

Thank you, Terry, for your service!

NEW EVENT: COMMUNITY CAMPFIRE NIGHT



Join us outside the clubhouse on Friday, November 14th, starting at 5:30 pm. Campfire classics including hotdogs, apple cider, and s'mores will be provided! There will also be a build-your-own scarecrow station. We'll provide the structure and hay, you bring the clothes to dress your new friend in style! More details to come on our Facebook page and website.

POOL MOVIE NIGHTS

We would love to give a big thank you to everyone who helped make our pool movie nights such a splash this summer and to all who came out to enjoy them with us! It was especially wonderful to see neighbors connecting and new friendships forming along the way. We had so much fun that we're already planning to make them even more frequent next year. Get ready for more floats, films, and fun nights by the pool!

DONATED BIKES NEEDED

Looking for donated bikes (almost any condition) for non-profit church organization. Call 636-225-8151 for delivery directions. Tax receipt letter will be mailed to you.



COUNTRYLANE WOODS II HOA, INC.

851 Country Stone Drive
Manchester, MO 63021-7062

www.countrylanewoodsi.com
trustees@countrylanewoodsi.com
636.225.0930

CURRENT TRUSTEES

Ken Harris
President

Maggie Beckman
1st Vice President

Brian Burmeister
2nd Vice President

Tina Griesman
Treasurer

Matt Unverferth
Secretary

MAIL TO:

RENT OUR CLUBHOUSE FOR YOUR NEXT EVENT

Are you searching for the perfect venue for your next birthday party, baby shower, special dinner, or business meeting? Look no further! Our kitchen, great room, and banquet room offer an ideal setting for any event, complete with ample folding tables and chairs to accommodate your guests. You'll also enjoy the convenience of two 50" flat-panel TVs, high-speed Wi-Fi access, and U-verse TV service with a wide selection of sports and entertainment channels. Additionally, we provide easy connections for USB, DVD, and CD players. Please note that pets are not allowed inside the clubhouse, and smoking is permitted only in designated outdoor areas. A refundable security deposit of \$250.00 is required, contingent upon the cleanliness of the premises, removal of trash bags to outdoor receptacles, and absence of damages. We provide trash bags, cleaning supplies, paper towels, a steam mop, and a vacuum cleaner—all we ask is that you clean up after your gathering.

RENTAL RATES

Security Deposit.....\$250.00

Clubhouse Only Rental Cost.....\$125.00

Clubhouse + Pool Rental Cost.....varies*

**Additional guest fee and potential lifeguard fees may apply.
Visit www.countrylanewoodsi.com and click on 'amenities'.*



POOL RENTALS

Pool rentals must be requested several weeks in advance, as lifeguards are required. To schedule and arrange payment, contact Maggie at mbeckman8216@gmail.com or 314-568-5503

AVAILABILITY

To check availability and access rental forms, visit www.countrylanewoodsi.com and click on "Amenities." To reserve the clubhouse, please contact the trustees at trustees@countrylanewoodsi.com or 636-225-0930. You're welcome to view the clubhouse at 6:30 PM on the second Monday of each month. The maximum capacity is 50 guests. **Important: To secure your reservation, the signed contract, security deposit check, and rental fee check must all be received. Please write separate checks for the security deposit and rental fee. Clubhouse rentals and pool access are available only to residents with HOA fees paid in full.**