

# COUNTRYLANE WOODS II NEWSLETTER

JANUARY - MARCH 2026

## UPCOMING EVENTS

All events listed below are open to CLWII residents!

**1/5/2026**

@ 7AM Christmas Tree  
Free Pick-up (one day only)  
[www.manchestermo.gov/955](http://www.manchestermo.gov/955)

**1/12/2026**

Trustee Meeting  
7PM @ CLWII Clubhouse  
[www.countrylanewoodsii.com](http://www.countrylanewoodsii.com)

**1/17/2026**

Electronic/Metal Recycling  
[www.manchestermo.gov/434](http://www.manchestermo.gov/434)

**2/09/2026**

Trustee Meeting  
7PM @ CLWII Clubhouse  
[www.countrylanewoodsii.com](http://www.countrylanewoodsii.com)

**3/5/2026**

HOA Annual  
Corporate Meeting  
[www.countrylanewoodsii.com](http://www.countrylanewoodsii.com)  
(regular 3/09/26 meeting cancelled)

**3/21/2026**

Electronic/Metal Recycling  
[www.manchestermo.gov/434](http://www.manchestermo.gov/434)

**3/28/2026**

Annual Easter Egg Hunt  
[www.countrylanewoodsii.com](http://www.countrylanewoodsii.com)

**4/13/2026**

Trustee Meeting  
7PM @ CLWII Clubhouse  
[www.countrylanewoodsii.com](http://www.countrylanewoodsii.com)

**Early April 2026**

Free Limb Chipping Ward 2  
[www.manchestermo.gov/1206](http://www.manchestermo.gov/1206)  
(check website for Ward 2 date)

## 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](mailto:BurmeisterB0303@gmail.com) to request your ad or to get more information.

## HOME OWNERS ASSOCIATION ANNUAL CORPORATE MEETING

All CLWII residents are invited to the HOA Annual Corporate Meeting on Thursday, 3/5/26, 7:00-8:30PM at the Manchester Police Headquarters (200 Highlands Boulevard Drive, 63011). An elevator is available for accessibility.

## 2026 ASSESSMENT

The assessment for 2026 will be \$390.00 (\$20 increase from 2025). There were 41 votes for \$390.00, 23 votes for \$385.00, for a total of 13% of homeowners voting. Thank you to all who took the time to cast their vote. Invoices are sent from City & Village by March 1 with payment due by March 31.

## ANNUAL EASTER EGG HUNT

Join the trustees for the annual Easter Egg Hunt scheduled for Saturday, 3/28/2026, 10:00-11:00AM (make-up date Saturday, 4/4/26) at the CLWII Clubhouse grounds.

Bring a basket and camera for photo opportunities with the Easter Bunny! Kids will be divided into the following age divisions: 0-2, 3-5, 6-8, 9-11. If you would like to help "hide" the eggs on the day of the event, please email Nikki at [1978NTB2@gmail.com](mailto:1978NTB2@gmail.com).



## 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.



## COMMUNITY STANDARDS AND SERVICES

**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.

**YARD WASTE:** During fall and winter seasons, fallen leaves and other yard waste gets blown into the streets and neighbor's yards which can end up in the storm drain system. Do not dump fallen leaves and other yard waste into storm drains, streets, common grounds or near creek banks. This causes erosion and other damage to natural waterways. Use a mulching mower to shred leaves and leave them on the lawn as fertilizer or take advantage of the free, weekly Republic Services yard waste pick-up provided by the City of Manchester.

**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:** With winter season here, be sure to follow all City codes on snow routes (see below). 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 and snowplows could have difficulty carrying out their purposes. When possible, try to use your driveways, particularly during bad weather.

**SNOW ROUTES:** As Winter weather approaches, please follow all city codes on snow routes. Homeowners are responsible for removing snow/ice on property that abuts city sidewalk within 24 hours following accumulation. (510.030) It is unlawful to park, stop or stand a motor vehicle on any posted snow route of the City when there has been an accumulation of snow of one (1) inch or more or an accumulation of ice of one-quarter ( $\frac{1}{4}$ ) inch or more, for a period of time, in each instance, of one (1) hour or more. The prohibition under this ordinance shall remain in effect until the streets have been completely cleared of the snow and/or ice by snow removal equipment. (395.020) Snow routes are marked by blue signs (Country Stone Drive, Century Oaks, and Huntington View Drive).

**DEER CARCASS REMOVAL:** The City of Manchester provides deer carcass removal service for residential properties. Please visit [www.manchestermo.gov/458](http://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](http://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 early April. Visit [www.manchestermo.gov/1206](http://www.manchestermo.gov/1206) for ward 2 date and details.

**CHRISTMAS TREE PICK-UP:** Christmas trees will be collected at no additional charge on 1/5/26 beginning at 7AM. The tree must be free of all decorations including tinsel, garland, ornaments and lights. Visit [www.manchestermo.gov/955](http://www.manchestermo.gov/955) for details.

**WELCOME PACKET:** The Trustees have created a welcome packet for new homeowners. The packet includes copies of the Neighborhood Aesthetics Council (NAC) 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](mailto:trustees@countrylanewoodsii.com) or visit [www.countrylanewoodsii.com](http://www.countrylanewoodsii.com) and click on 'resources' for the current packet.

**THANK YOU:** Special thank you to Jerry for all of the amazing work he does around the clubhouse and playground. You are appreciated!



# NOTES FROM THE NAC

## FAQ AND HELPFUL HINTS FOR A BEAUTIFUL SUBDIVISION

### THANK YOU

We have enjoyed our first few months leading the Neighborhood Aesthetics Council, but that is mostly because of the warm responses we have received from so many homeowners. Thanks for your support, and thanks for submitting your projects for approval.

### RECENTLY...

Since July, we have approved more than 20 projects: painting, fences, decks, exterior siding, and windows. Our average response time is less than a week. We are delighted to answer questions, assist in color choices, or come by to discuss a project.

Email us at [clw2nac@gmail.com](mailto:clw2nac@gmail.com)

### OUR MISSION AND VISION

**The Neighborhood Aesthetics Council** makes decisions based on the following principles:

- 1) Objective understanding of the neighborhood indentures and Manchester codes;
- 2) Maintenance of the unique aesthetic of the Cedar Terrace Homes with options that are **affordable, sustainable, and reasonable**;
- 3) Help homeowners match their design preferences with our principles.

### INDENTURES QUICK REFERENCE:

Approval forms can be submitted online as a Google Form or as a PDF via email.

#### Cedar Terrace

Exterior painting, modifications, siding replacement, fences, additions, added windows, doors, or permanent outside structures need approval.

**Siding options:** James Hardie Sierra 8 Panel (Fiber Cement), Allura Traditional 8" Groove Panel (Fiber Cement), LP Smartside (Engineered Wood). NO VINYL OR BOARD & BATTEN PRODUCTS APPROVED.

Options for fences and deck railings: black aluminum or wood (no vinyl). Fascia, soffits, corner boards, and horizontal trim must be the same color as the house.

Window/door trim can be a harmonious color but not white or black. Garage doors and entry doors may be white, but a harmonious color with the home or the same color is preferred.

#### Traditional

Fences, additions, added windows, doors, or permanent outside structures need approval. Chain-link fences not allowed.

## COUNTRYLANE WOODS II HOA, INC.

851 Country Stone Drive  
Manchester, MO 63021-7062

[www.countrylanewoodsii.com](http://www.countrylanewoodsii.com)  
trustees@countrylanewoodsii.com  
636.225.0930

### CURRENT TRUSTEES

**Ken Harris**  
President

**Maggie Beckman**  
1<sup>st</sup> Vice President

**Brian Burmeister**  
2<sup>nd</sup> 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.countrylanewoodsii.com](http://www.countrylanewoodsii.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](mailto:mbeckman8216@gmail.com) or 314-568-5503.

### AVAILABILITY

To check availability and access rental forms, visit [www.countrylanewoodsii.com](http://www.countrylanewoodsii.com) and click on "Amenities." To reserve the clubhouse, please contact Jane Rundahl at [janerundahl@gmail.com](mailto:janerundahl@gmail.com) or 314-440-8174. 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.**