

COUNTRYLANE WOODS II NEWSLETTER

JULY - SEPTEMBER 2026

UPCOMING EVENTS

All events listed below are open to CLWII residents!

7/3/26

Late Night Swim

8pm-10pm

7/4/26

CLWII Parade

sincjason@gmail.com

7/4/26

Fireworks

www.manchestermo.gov/796

7/13/26

Trustee Meeting

7PM @ CLWII Clubhouse
www.countrylanewoodsii.com

7/17/26

Dive-In Movie

www.countrylanewoodsii.com

7/31/26

Late Night Swim

8pm-10pm

8/4/26

National Night Out

www.countrylanewoodsii.com

8/10/26

Trustee Meeting

7PM @ CLWII Clubhouse
www.countrylanewoodsii.com

8/14/26

Dive-In Movie

www.countrylanewoodsii.com

9/16/26

Trustee Meeting

7PM @ CLWII Clubhouse
www.countrylanewoodsii.com

10/12/26

Trustee Meeting

7PM @ CLWII Clubhouse
www.countrylanewoodsii.com

NATIONAL NIGHT OUT EVENT - AUGUST 4

CLWII's biggest community event of the year is just around the corner—National Night Out will take place on **Tuesday, August 4, 2026, from 5:30 to 9:00 PM** at the clubhouse, field, and pool. All CLWII residents, their guests, and Waves Swim Team families are invited to join in the fun. This is a free event, including pool access, and a great opportunity to connect with neighbors and enjoy a summer evening together. Again this year, we're excited to welcome food trucks to the event! **Come hungry and bring funds to enjoy favorites from Messy Bettie's Smash Burgers, Takozz Real Mexican Food, and Lily's Ice Cream Truck!** Parking will be available on the common ground east of the ball field, weather permitting. Please follow signs and the guidance of event volunteers. To ensure safety and traffic flow, there will be no parking permitted on Country Stone Drive, Country Stone Court, or Country Hill Lane during the event. We hope to see you there for an evening full of community spirit, great food, and summer fun!

SCHEDULE OF EVENTS

5:30-9:00 PM POOL SIDE MUSIC & GAMES - Travelin' Tunes DJ Debbie Quarternik

5:30-7:30 PM FOOD TENT - Messy Bettie's Smash Burgers

5:30-7:30 PM FOOD TRUCK - Takozz Real Mexican Food

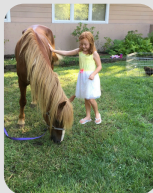
5:30-7:30 PM FOOD TRUCK - Lily's Cafe Ice Cream Truck (+ dinner items too)

6:00-8:00 PM PETTING ZOO - Cowboy Critters

6:00-8:00 PM BALLOON ARTIST - Magic of Leland

6:30-7:00 PM POLICE VEHICLE TOURS - Manchester Police Department

6:30-7:00 PM FIRE TRUCK & AMBULANCE TOURS - West County EMS



COMMUNITY STANDARDS AND SERVICES

POOL MANAGEMENT: Our current pool management company is Unique Pool Management. Download the FREE PoolEntry App to register for your pool pass!

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: 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. 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 neighborhood Aesthetics Council 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.

CLUBHOUSE AND POOL RENTAL: Our clubhouse and pool are available for rent! Visit our website and click on 'amenities' for more information.

Trustee Needed

The Countrylane Woods II Homeowners Association relies on volunteer trustees to run the organization. There is currently one trustee position that needs to be filled. There will be a vote for the new trustee at the next HOA meeting on July 13th 2026 at 7 PM. The vote will be held at the CLWII clubhouse at 851 Country Stone Drive. If you have any questions or would like more information on the position, please contact the CLWII trustees at trustees@countrylanewoodsii.com

Tennis Court Access Update – Coming Soon!

We're excited to announce an upcoming improvement to tennis court access. A new entry handle system will be installed, allowing residents to access the courts using a secure access code rather than a physical key. This change will make access more convenient while maintaining security for our community amenities. More details, including how to obtain and use your access code, will be shared soon. Stay tuned!

Countrylane Woods 2 Survey

Please take a moment to complete this short survey so we can better serve you! Survey link can also be found on the Countrylane Woods 2 website at countrylanewoodsii.com under the Neighborhood Aesthetics Council tab.



4TH OF JULY PARADE

CLWII residents are invited to the annual Huntington View 4th of July Parade & Block Party on 7/4/2026 at 9 AM! Neighbors, friends, fire truck, and food – what could be better? Join the parade! Kids, decorate your bikes, wagons, and strollers. After the parade, enjoy smoked ribs, bubbles and kid's waterplay sponsored by Mr. and Mrs. Wadell. Adults, decorate yourselves and hangout with your neighbors (you do not need kids to attend)! Located at Huntington View & Imperial Point. Thank you to the Sinclair Family for hosting the event (sincjason@gmail.com).



POOL UPDATES

The 2026 pool season has been off to a fantastic start! We've enjoyed several successful late-night swims and movie nights, creating fun opportunities for neighbors to gather and connect. The new PoolEntry app has been a great success, with more than 300 residents already using it for convenient pool access. One of the best parts of the season has been welcoming new residents and strengthening connections throughout our community.

We invite everyone to join us for our remaining Late Night Swims on July 3, July 31, and August 21 from 8:00–10:00 PM., as well as our upcoming Movie Nights on July 17 and August 14 from 8:00–10:30 PM. Thank you to everyone for helping make this pool season such a positive and enjoyable experience for all!

Sustainable Health for Women 50+

No diets. No gimmicks.



Book Now



Explore a different approach → HealthCoachGayle.com

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 trustees@countrylanewoodsii.com to request your ad or to get more information.

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

Vacant
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 Jane Rundahl at 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.