
Country Times

Countrylane Woods II

April/May, 2004



PILOT YOUR WAY TO THE ANNUAL CLWII PICNIC IN JUNE!!!

WHEN: Saturday, June 19, 2004
(5:00 to 9:30 p.m.)

WHERE: Pool and Picnic Grounds

DETAILS:

- D.J. on deck
- Moonwalk or Giant Slide
- Games
- Swimming
- Barbecue
- Fun

Meats, side dishes, and beverages will be provided by the subdivision. Please feel free to bring your favorite dish or dessert (or cookies) to share. Picnic Committee chairperson is Ellen Boll. She is looking for more volunteers to help with the preparations. You may phone her at 636-225-0081.

SEE YOU THERE!!!

SEWER PROJECT UPDATE

Sometime around April 15, Metropolitan Sewer District (MSD) began work on an extensive sewer replacement project. This work may have an impact on residents near the creek beds.

CLWII trustees have periodically communicated with MSD officials since 2002. Tentative dates would be scheduled, and then cancelled because funding had not been approved. MSD trustees finally approved a construction contract in excess of one million dollars, with Bates Utility Company, to install about 5,400 feet of sewer lines, ranging from eight to 18 inches in diameter, in the creek areas north of Big Bend Road and east of La Bonne Parkway.

How will this impact CLWII homeowners? If you live near the creek and some wooded areas, you may hear sounds of heavy equipment in operation, and you may also see workers on or near your property.

It will take several weeks to prepare the site for the new sewer pipes. This will include but may not be limited to clearing of trees and vegetation and creation of roads for transport of heavy machinery and other equipment.

This project is expected to be completed by January, 2005, and would ease basement backups and pressure on mains that become filled in heavy rainstorms.

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- INDENTURE RENEWAL INFORMATION
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- CLWII BUDGET

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Clubhouse & Grounds Update

As many of you know, we are in the process of reconstructing our playground area. The original plan was to enlarge the playground area, add more sand and new playground equipment, and replace the softball backstop. We were hoping to have all this work completed by April. Alas, everything that could go wrong has gone wrong! Murphy's Law run amok!

We have received wrong sizes of certain equipment and had to reorder the correct size, causing several delays. The logistics of bringing in tons of sand has created another challenge, and we still do not have the new backstop in place. We apologize for any inconvenience this may have caused you, and can only promise that the finished product will be worth the wait.

Drainage and Grading Problems

You may remember we announced plans underway last fall to regrade the grassy areas between the pool and tennis courts for better drainage. We also told you we planned on replacing some damaged sidewalk and adding new sidewalk all the way to the playground. As in the example above with the playground equipment, we experienced problems along the way with the grading and sidewalks.

The cost of adding and replacing sidewalks became too prohibitive and exceeded our budgeted amount. We have new sidewalk only to the edge of the picnic area. However, the remaining walkway leading to the playground has been regraded and repaved with new stepping stones.

The grassy areas between the pool and tennis courts have been regraded and drainage systems have been installed to prevent water from pooling. However, there is still more work to be done in that area. We are in the process of assessing costs to install a 16' wide drain across the asphalt where the parking lot meets the sidewalk, which will be designed to catch most of the run-off from the parking lot and prevent the new sidewalk from eroding.

Clubhouse Rentals

Residents of CLWII have the privilege of renting the clubhouse for private use. It has come to our attention recently that the person who handles these rentals for us has been slightly inconvenienced by a few who have failed to take his personal time into consideration.

When making arrangements to rent the clubhouse, please keep in mind that we are all volunteers in these jobs and our time is limited. Please respect the time of those who volunteer to help make CLWII a good place to live. If you cannot keep an appointment for a pre-arranged time, you need to call at least a day in advance to reschedule. We hope, with your cooperation, everything will run smoothly in the future.

CLWII Assessments

Living in CLWII comes with many privileges but there is a cost involved. Compared to other subdivisions and condominium developments nationwide, our costs are reasonable at \$250/year.

CLWII annual assessments become due and payable the last day of March each calendar year. For every month an assessment remains unpaid, there is a late fee added. If an assessment remains unpaid at the end of the year, a lien is filed against the property for the unpaid amount plus any interest, late fees, filing fees, legal fees, and/or court costs, and remains in force until paid. The trustees have the right to pursue legal collection proceedings.

A reminder for those few who have failed to pay: All privileges are suspended until the assessment is paid. These privileges include the use of the pool, playground and tennis courts, and the right to rent the clubhouse. For those who have not paid, pool pins will be denied.

If a homeowner with an unpaid assessment attends the pool as another resident's guest, or otherwise gains entrance, they will be asked to leave. In order to avoid any embarrassment this may cause, please make arrangements with City & Village Tax Service to take care of unpaid assessments.

E. Bunny Made It Out of the Bunny Hole!

Congratulations to Chris Mohler for once again risking life and limb and making sure the Easter Bunny attended the CLWII Easter Egg Hunt. Spring Break just happened to coincide with this year's scheduling of the Hunt and our usual 80-plus attendees were cut down to about 61 but all still had a good time.

Our sincere appreciation goes to the Inman, Mohler, Phelps, and Bender families and their assorted assistants for making this event a popular success. As always, the question remains for next year: Will the bunny dude make another appearance?

Fencing and Architectural Control

For approval of home additions, alterations, or new fencing, please submit plans/drawings and a copy of your plat map indicating same with your name, address, and phone number to the attention of Eric Ruegg and place in the mailbox in front of the clubhouse at 851 Country Stone Drive. If you have any questions, you may call the clubhouse @ 636-225-0930.

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.

For pool rental with or without clubhouse, you must contact us no later than 3 weeks before rental date. Additional hourly costs charged by the pool company will be determined by the number of lifeguards required for your party. All pool rentals must end by 11:00 p.m.



CLUBHOUSE AIR-CONDITIONING

Hot, summer days are approaching, and will again bring the same questions some of you have already asked, which is "Why does it get so hot inside the clubhouse? Does the air-conditioner need replacing?"

First, the heat buildup inside the clubhouse is caused by several factors. We have a unique situation with 3 pools so close to the building and humidity levels are much higher than normal. In addition, the downstairs doors remain open to the pool area, thus allowing the hot, humid air inside the building. We have a sign on the door at the bottom of the steps instructing users to keep door closed at all times, but that does not prevent heat buildup, which naturally rises to the uppermost level of the building. Add to that the fact that people are entering and exiting through the front doors often during any normal rental, and the cool air eventually dissipates.

Secondly, the air-conditioning unit is not the original unit installed by the builder. The current unit is much newer and is also the largest (5-1/2 ton) residential-size unit available on the market. It is in excellent condition and is maintained at least once each year. It simply cannot handle the demands our unique environment places upon it.

We are currently exploring alternative measures to help correct the problem but nothing has been decided yet. In the meantime, we can only recommend you open the front doors as little as possible and bring an oscillating fan to help with air circulation.

CLWII ADVERTISEMENTS

JOIN THE CLWII SWIM TEAM!
MAKE FRIENDS AND HAVE FUN!
Practice begins June 1st
For more info, call Monica Brown @ 636-861-3956

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

Need summer day care? Former Montessori teacher
Call Brenda @636-529-9232, or cell phone 314-517-4084.

- IAN'S LAWN SERVICE -

- Mowing and 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
- If you need proof that I am the best in the business, just talk to the trustees. I have done similar jobs for them at the park for about 2-1/2 yrs.
