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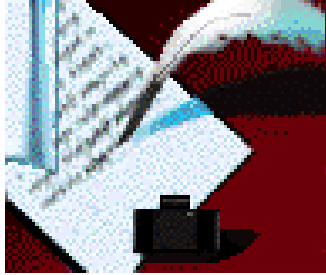
# Country Times

Countrylane Woods II

August, 2004

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## NEW DOCUMENTS PENDING

Revisions on the new CLWII Indentures will be final soon. When finalized, these new documents will be forwarded to each and every homeowner for their review.

If you recall, the trustees posted a notice in the previous issue of Country Times regarding the expiration of the current CLWII Indentures of Restriction. The original document was valid for a period of 30 years and is scheduled to expire this year. If we do not approve a new document, the previous document self-renews for another 10 years.

We have asked for input from all homeowners and some of you have responded already. If you would like to voice your input in person, please attend the next trustee meeting.

You will soon be asked to compare the original document against the revised document, and also asked to cast a vote prior to a predetermined date. Please be watching your mailbox for additional notices.

## SEEKING NEW TRUSTEE

Recently, we bade farewell to a very valuable member of the CLWII Board of Trustees. Cathy Bender and her family sold their home and have relocated. We wish them the very best in their future endeavors.

We are seeking candidates to run for election and fill the existing vacancy on the board. Interested homeowners may submit their names to the trustees by *September 1, 2004*. This will allow sufficient time to print and mail election ballots, with results to be announced at the October 5th business meeting.

Candidates may submit their name and qualifications in writing, by phone, or by email. Please refer to the back of this newsletter for addresses and phone numbers.

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## *TRUSTEE MEETINGS*

CLWII Trustee meetings are always held the first Monday of each month. If the first Monday is a holiday, the meeting will be held on the following Monday. Meetings are held in the clubhouse at 7:00 p.m. and are open to all homeowners. Following is the holiday schedule for the remainder of 2004:

- September meeting: 9/13/04

## - BUSINESS SUMMARY -

### **Clubhouse & Grounds Update**

Heat buildup inside the clubhouse has been remedied. Final stages of construction are under way for the installation of 2 wall air conditioning units in the main room.

The 5-1/2 ton central air conditioning unit could not keep up with the demands placed on it during the hot days of summer. Three pools so close to the building cause higher-than-normal humidity levels. The downstairs doors remain open to the pool area and clubhouse renters are opening the front doors frequently. These combined factors allowed more hot, humid air into the building and the result was a torrid zone in the main room.

The central a/c thermostat will still be used, preferably set between 70 and 75 degrees. As an adjunct, the two wall a/c units can be turned on to help boost the amount of cold air upstairs.

If you are renting the clubhouse during August and September, please let us know how this new system works for you.

### **Drainage Systems**

Sloped areas between the pool, tennis courts and parking lot have been regraded, and drainage systems were installed to prevent water run-off from pooling and creating mud holes. Additional work had to be undertaken to make these systems operate more efficiently.

Underground drain pipes were added to and lengthened. A new drain was installed between the parking lot and the sidewalk leading to the pool. This seems to be effectively catching the bulk of water run-off from the parking lot.

### **Playground Update**

In the previous issue of this newsletter, we alluded to some of the delays we experienced during the playground expansion project. We are now pleased to

to report that the project is nearing completion with the refurbishing of some of the older pieces.

The playground area was enlarged to add new equipment. Repositioning the softball backstop was necessary to allow for the extra space requirements. In surveying the backstop, we realized it, too, had to be replaced.

The overall finishing touch was provided by the addition of 134.3 tons of sand.

### **Picnic A Success**

A backdrop of sun, blue skies, mild breezes, and temperatures in the high 70's greeted everyone who attended the picnic June 19.

Our heartfelt thanks go to Ellen Boll, Mike Ritchie, Cris Finnegan, Cathy Bender, Ian Boll, and countless others who, along with their families, helped make another annual picnic a great success.

### **July Swim Fest**

During the month of July, the pool was open one hour later every Tuesday and Thursday night. We apologize for omitting this announcement in the last issue of the newsletter, but space was limited.

This policy has been in place for the past three years, at the request of those who prefer to gather at a later hour to cool down at the end of a hot, summer day.

### **- Trees -**

Trustees are responsible for arranging for the removal of dead trees on common ground areas.

Typically, dead trees in the middle of a wooded area are allowed to fall and decompose naturally. However, if a dead tree poses a danger to your property or dwelling, please notify us immediately.

Recently, a few homeowners have been surprised by a dead tree falling on their property after heavy storms hit the area. Then, there was a long delay in scheduling the tree removal because our tree service

was inundated with many other emergencies created by the storms.

Please contact us at 636-225-0930. We will arrange to come to the property and verify that the tree is on common ground before we contact our tree service.

Live tree trimming is the responsibility of the homeowner.

**Fencing and 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 placement of addition or alteration or fence. Be sure to include your name, address, and phone number.

Place paperwork in an envelope addressed to 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 monthly business meeting on the first Monday of each month. This may be necessary in the event we need a sample of the proposed material.

**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 **any** pool rental, 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.

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CLWII ADVERTISEMENTS