
Country Times

Countrylane Woods II

January/February, 2005



CALLING ALL CLWII HOMEOWNERS!

*COUNTRYLANE WOODS II NEEDS
NEW TRUSTEES !!!*

PAY RATE: \$ 0

BENEFITS: Flexible hours working with a great group of people in a congenial environment.

DUTIES: Providing assistance in all aspects of management and upkeep of a large subdivision (CLWII).

REQUIREMENTS: A desire to be of service to your community and a chance to socialize with a great group of people one evening per month. Call the clubhouse @ 636-225-0930 and leave your name and phone number by February 15th, 2005.



THANKS TO ALL WHO DONATED

The Boll family hosted their second annual charity drive on December 4, 2004. CLWII residents participated by bringing a total of 50 new toys and 70 non-perishable food items. Money from the sale of baked goods and homemade crafts was used to purchase an additional 35 new toys. All proceeds went to Toys for Tots.

An extra 'thank-you' goes to Susie Hibbett and Sue & Katie Albrecht for their help. And, the editor wishes to compliment Katie for the delicious homemade fudge she donated for the bake sale.

TRUSTEE MEETING SCHEDULE FOR 2005

Monthly business meetings begin at 7:00 pm in the clubhouse on the first Monday of each month. Exceptions for holidays are as follows:

Monday, July 11, 2005
Monday, September 12, 2005

- BUSINESS SUMMARY -

BUDGET MEETING: The annual budget meeting will be held on March 7, 2005 at 7:00 pm in the clubhouse. All residents are welcome to attend this important meeting, where we will discuss two projects planned for 2005. These projects are noted at the bottom of the CLWII Budget Analysis, included in this issue for your review.

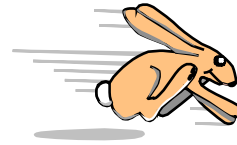
NEW INDENTURES: Documents will soon be mailed to all 497 homes for review. Please be sure to read the cover letter included, as it will answer some of your questions. If you have additional questions, please plan to attend the budget meeting on the date listed above.

CLUBHOUSE FLOOR PLAN: The floor plan drawing, which will be on display by the front door of the clubhouse, has been delayed. We hope to have it completed and posted by early spring. You may also preview the clubhouse on the first Monday of each month at 7:00 pm.

DELAYED TRASH PICK-UP: As you know, our trash is picked up by IESI of Missouri each and every Thursday (unless there is a holiday). IESI collections are limited to 7 trash cans or a combination of bags and cans totaling 7 items. If you have any other unusual items (old furniture, appliances, rugs, etc.) placed curbside for pickup, they likely will remain at curbside until you make other arrangements by calling IESI @ 636-321-2100. Please make pickup arrangements *before* setting any items outside. There have been a number of complaints recently about unsightly refuse left out for 3 weeks or longer. This is a violation of Manchester ordinances and you may be cited by the city.



PICNIC PLANS: It is time to begin planning the annual CLWII picnic. We need volunteers for a picnic committee and a chairperson. Please plan to attend the March meeting to discuss plans for this year. We need to set up a date in order to have plenty of time for bookings.



EASTER EGG HUNT

Easter arrives in March, and along with it comes the annual CLWII Easter Egg Hunt.

WHEN: Saturday, March 19, 2005
10:30 A.M.
(Rain date: Saturday, 3/26/05)

WHERE: Clubhouse grounds

WHO TO CALL: Cheri Inman---Please phone Cheri @ 636-861-2361 to volunteer. Your assistance is greatly needed.

A reliable source has revealed the disappearance of the Easter Bunny. He has not been seen since late summer, and it is rumored that he fled south for the winter. Will he be here in time to make an appearance at our egg hunt?

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### CHRISTMAS LIGHT CONTEST WINNERS

Trustees drove through the streets of CLWII the second week of December, stopping to place signs in front of five award-winning displays. Each of the following winners will receive a cash award:

- 955 Century Oaks
- 924 Chestnut Ridge
- 1600 Country Hill
- 1630 Country Hill
- 1523 Ploma

Congratulations to each winner for their unique design. Hope to see you next year!

**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 w/Pool..... \$100.00**

Renters are required to clean premises after use. Trash bags, paper towels, and vacuum cleaner are provided.

Pool rental arrangements must be made at least 3 weeks prior to rental date. Lifeguards will be required and additional fees are charged by the pool company for this service.

**Clubhouse viewing:** 1st Monday of each month at 7:00 p.m.

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**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 location of project. 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 business meeting on the first Monday of each month. This may be necessary if we need to see a sample of the proposed material.

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**CLWII ADVERTISEMENTS**

**R & J ENTERPRISES**  
General repairs, remodeling,  
plumbing, electrical, painting,  
garbage disposers, water heaters  
314-420-0173

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Babysitting in my home - Former Montessori teacher  
Call Brenda @636-529-9232, or cell phone 314-517-4084

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**TIME-SAVING TIP**

Selling your home? The title company will ask for your assessment information. Our assessment accounting is handled by City & Village Tax Service, #3 Hollenberg Ct., Bridgeton, MO. 63044. The phone number is (314) 739-4800.

## COUNTRYLANE WOODS II BUDGET ANALYSIS

|                                          | 2004<br>BUDGET      | 2004<br>ACTUAL      | 2004<br>VARIANCE   | 2005<br>BUDGET      |
|------------------------------------------|---------------------|---------------------|--------------------|---------------------|
| <b>1 INCOME</b>                          |                     |                     |                    |                     |
| 05-Interest Assessment                   |                     | \$340.32            | \$340.32           |                     |
| 12-Collections - Assessment              | \$124,250.00        | \$127,419.15        | \$3,169.15         | \$124,250.00        |
| 27-Lien Recording - Assessment           |                     | \$220.00            | \$220.00           |                     |
| Club House Rental                        | \$3,600.00          | \$2,400.00          | -\$1,200.00        | \$2,400.00          |
| Interest Income                          | \$2,200.00          | \$2,262.21          | \$62.21            | \$1,200.00          |
| Other Income                             |                     | \$1,671.47          | \$1,671.47         |                     |
| Refunds                                  |                     |                     |                    |                     |
| Erosion Agreement                        |                     |                     |                    |                     |
| <b>TOTAL INCOME</b>                      | <b>\$130,050.00</b> | <b>\$134,313.15</b> | <b>\$4,263.15</b>  | <b>\$127,850.00</b> |
| <b>2 EXPENSES</b>                        |                     |                     |                    |                     |
| <b>Service Expenses</b>                  |                     |                     |                    |                     |
| 22-Comissions - Assessment               | \$4,700.00          | \$4,710.95          | \$10.95            | \$4,700.00          |
| 23-Charges - Assessment                  | \$370.00            | \$696.89            | \$326.89           | \$400.00            |
| Bank Service Charge                      | \$200.00            | \$183.58            | -\$16.42           | \$200.00            |
| <b>TOTAL Service Expenses</b>            | <b>\$5,270.00</b>   | <b>\$5,591.42</b>   | <b>\$321.42</b>    | <b>\$5,300.00</b>   |
| <b>Clubhouse Expenses</b>                |                     |                     |                    |                     |
| <b>Club House Utilities</b>              |                     |                     |                    |                     |
| Electric                                 | \$3,600.00          | \$3,239.57          | -\$360.43          | \$3,600.00          |
| Natural Gas                              | \$775.00            | \$829.06            | \$54.06            | \$850.00            |
| Sewer                                    | \$300.00            | \$222.23            | -\$77.77           | \$250.00            |
| Telephone - Office                       | \$800.00            | \$758.10            | -\$41.90           | \$800.00            |
| Telephone - Public                       | \$300.00            | \$294.59            | -\$5.41            | \$300.00            |
| Trash Pickup                             | \$1,100.00          | \$1,032.07          | -\$67.93           | \$1,100.00          |
| Water                                    | \$900.00            | \$649.02            | -\$250.98          | \$900.00            |
| <b>TOTAL Club House Utilities</b>        | <b>\$7,775.00</b>   | <b>\$7,024.64</b>   | <b>-\$750.36</b>   | <b>\$7,800.00</b>   |
| Club House Maintenance                   | \$1,000.00          | \$2,682.48          | \$1,682.48         | \$3,000.00          |
| Clubhouse Repair                         |                     | \$4,716.48          | \$4,716.48         | \$2,000.00          |
| <b>TOTAL Clubhouse Expenses</b>          | <b>\$8,775.00</b>   | <b>\$14,423.60</b>  | <b>\$5,648.60</b>  | <b>\$12,800.00</b>  |
| <b>Common Ground Expenses</b>            |                     |                     |                    |                     |
| Common Ground                            | \$18,000.00         | \$25,773.78         | \$7,773.78         |                     |
| <b>Reconstruction</b>                    |                     |                     |                    |                     |
| Common Ground Maintenance                | \$8,500.00          | \$9,722.42          | \$1,222.42         | \$10,000.00         |
| Common Ground Mowing                     | \$17,000.00         | \$16,766.00         | -\$234.00          | \$18,000.00         |
| Common Ground Tree                       | \$9,000.00          | \$8,362.00          | -\$638.00          | \$10,000.00         |
| <b>Removal</b>                           |                     |                     |                    |                     |
| <b>TOTAL Common Ground Expenses</b>      | <b>\$52,500.00</b>  | <b>\$60,624.20</b>  | <b>\$8,124.20</b>  | <b>\$38,000.00</b>  |
| <b>Erosion Control Expenses</b>          |                     |                     |                    |                     |
| <b>Erosion Control Planning Expenses</b> |                     |                     |                    |                     |
| Erosion Control Improvements             | \$1,000.00          | \$65,906.50         | \$64,906.50        | \$1,000.00          |
| <b>TOTAL Erosion Control Expenses</b>    | <b>\$1,000.00</b>   | <b>\$65,906.50</b>  | <b>\$64,906.50</b> | <b>\$1,000.00</b>   |

## COUNTRYLANE WOODS II BUDGET ANALYSIS

|                                      | 2004<br>BUDGET      | 2004<br>ACTUAL      | 2004<br>VARIANCE    | 2005<br>BUDGET      |
|--------------------------------------|---------------------|---------------------|---------------------|---------------------|
| <b>Pool Expenses</b>                 |                     |                     |                     |                     |
| Pool Improvements                    |                     |                     |                     |                     |
| Pool Maintenance                     | \$1,000.00          | \$1,654.67          | \$654.67            | \$2,000.00          |
| Pool Operation                       | \$37,500.00         | \$38,130.00         | \$630.00            | \$40,000.00         |
| Pool Repair                          | \$1,000.00          | \$1,019.78          | \$19.78             | \$3,000.00          |
| <b>TOTAL Pool Expenses</b>           | <b>\$39,500.00</b>  | <b>\$40,804.45</b>  | <b>\$1,304.45</b>   | <b>\$45,000.00</b>  |
| <b>Administrative Expenses</b>       |                     |                     |                     |                     |
| Insurance Expenses                   |                     |                     |                     |                     |
| Liability Ins                        | \$10,000.00         | \$10,555.00         | \$555.00            | \$10,600.00         |
| Workmans Comp                        | \$850.00            | \$581.00            | -\$269.00           | \$600.00            |
| <b>TOTAL Insurance Expenses</b>      | <b>\$10,850.00</b>  | <b>\$11,136.00</b>  | <b>\$286.00</b>     | <b>\$11,200.00</b>  |
| Legal Expenses                       |                     |                     |                     |                     |
| Legal Expenses                       | \$4,000.00          | \$2,450.87          | -\$1,549.13         | \$3,000.00          |
| <b>TOTAL Legal Expenses</b>          | <b>\$4,000.00</b>   | <b>\$2,450.87</b>   | <b>-\$1,549.13</b>  | <b>\$3,000.00</b>   |
| Office Expenses                      |                     |                     |                     |                     |
| Mailing & Postage                    | \$1,800.00          | \$1,425.27          | -\$374.73           | \$3,000.00          |
| Misc. Office Expenses & Picnic       | \$5,000.00          | \$3,879.44          | -\$1,120.56         | \$4,500.00          |
| Printing Expense                     | \$900.00            | \$860.85            | -\$39.15            | \$3,000.00          |
| <b>TOTAL Office Expenses</b>         | <b>\$7,700.00</b>   | <b>\$6,165.56</b>   | <b>-\$1,534.44</b>  | <b>\$10,500.00</b>  |
| <b>TOTAL Administrative Expenses</b> | <b>\$22,550.00</b>  | <b>\$19,752.43</b>  | <b>-\$2,797.57</b>  | <b>\$24,700.00</b>  |
| <b>Tax Expenses</b>                  |                     |                     |                     |                     |
| Federal Taxes                        |                     |                     |                     |                     |
| State Taxes                          |                     |                     |                     |                     |
| Tax Refund                           |                     |                     |                     |                     |
| <b>TOTAL Tax Expenses</b>            |                     |                     |                     |                     |
| <b>TOTAL EXPENSES</b>                | <b>\$129,595.00</b> | <b>\$207,102.60</b> | <b>\$77,507.60</b>  | <b>\$126,800.00</b> |
| <b>3 GROSS INCOME - EXPENSES</b>     |                     |                     |                     |                     |
| <b>INCOME MINUS EXPENSES</b>         | <b>\$455.00</b>     | <b>-\$72,789.45</b> | <b>-\$73,244.45</b> | <b>\$1,050.00</b>   |

| YEAR        | INCOME       | EXPENSE      | VARIANCE     |
|-------------|--------------|--------------|--------------|
| 2000 ACTUAL | \$136,129.50 | \$160,857.63 | -\$24,728.13 |
| 2001 ACTUAL | \$140,298.34 | \$160,082.26 | -\$19,783.92 |
| 2002 ACTUAL | \$133,282.37 | \$133,518.14 | -\$235.77    |
| 2003 ACTUAL | \$132,444.01 | \$141,045.43 | -\$8,601.42  |
| 2004 ACTUAL | \$134,313.15 | \$207,102.60 | -\$72,789.45 |

The 2005 budget includes costs for two projects over and above the money needed to cover operating expenses for 2005. These projects are:

1. Estimated costs to repair the pool filters on the original pool
2. Estimated costs to amend the current Subdivision Indentures