
Country Times

Countrylane Woods II

October, 2005



NOVEMBER/DECEMBER BUDGET MEETINGS & VOTING

The CLWII operating budget (actual costs) for 2005, along with a projected budget for 2006, was presented at the October 3 business meeting. A copy of the budget is inserted in the center of this newsletter for your review. You will note that there are two options for the 2006 proposal.

Option One lists all normal operating expenses plus one large project: the repair and resurfacing of our tennis court. During this repair process, the basketball court will be removed from its current location inside the tennis court. This combination has proven to be a detriment to the efficient upkeep of the tennis court. This option keeps the annual assessment at its current level of \$250.00 for 2006.

Option Two lists all normal operating expenses, the repair and resurfacing of the tennis court, and the construction of a new half-moon basketball court, which would be located where the volleyball net now stands. This option increases the annual assessment to \$275.00 for 2006.

The November 7th meeting will be primarily devoted to an explanation of the proposed budget, and to answer any questions you may have.

December 5th is voting night, where homeowners vote on their choice of budget for 2006. Voting hours are from 6 - 9 pm. No formal meeting will be held in order to facilitate parking. Volunteers may assist in counting votes.

REPORT ON THE MEETING OF OCTOBER 6, 2005

A meeting was held on October 6, 2005, at 7:00 pm, at the request of homeowners John Osthus and Miles Whitener, pursuant to a Missouri non-profit corporate statute. The statute states that a special member meeting of a non-profit corporation can be called for a specific purpose with the signed requests of a minimum of five percent of the members/lot owners. According to Missouri statutes, the members requesting the meeting set the agenda.

The meeting agenda addressed their issues regarding our corporation status and possible errors, how Missouri statutes may apply to the subdivision, the validity of the vote on the indenture amendments, the possible future revisions of the indentures and votes to set aside the indentures, and removal of legal counsel and trustees.

The trustees answered all questions that were posed to them, but there are some very basic differences as to how this group views how the subdivision should be governed and how the trustees believe it is to be done. The main difference is the appropriate governing documents.

The trustees have agreed to ask our attorney for a written interpretation as to whether Missouri statutes or our indentures/bylaws shall take precedence in the governing of the subdivision. We also have requested an opinion on the amendment process and all future voting issues and other definitions. Once we receive clarification on these matters, the answers/opinions will be posted on the website and in the next edition of the newsletter.

It is our hope that once all these questions are answered, we can return to the business of making this subdivision the best possible place to live.

- BUSINESS SUMMARY -



CHRISTMAS LIGHT CONTEST

Only 65 days till Christmas? CLWII homeowners will soon be dragging out the toolbox and ladder to hang holiday lights. The trustees will be right around the corner to view the creations and place an AWARD WINNER sign in the front yard. Prizes will be awarded to all winners. Good luck!

DEVELOPMENT OPINION

Recently, the trustees were contacted by the Manchester Ward II aldermen. An opinion was sought in regards to potential development of the parcel of land located at the end of Country Stone Drive, where it meets Big Bend Rd. That land belongs to the city of Valley Park. However, Manchester controls and maintains Country Stone Drive. Any development of that property with ingress and egress onto Country Stone Drive would require the city of Manchester to pay for street improvements.

The plot of land in question is the site of the annual Valley Days event. While commercial development might provide desirable services to residents of CLWII, what would be the consequences of ingress and egress onto Country Stone Drive?

Trustees responded that any access to Country Stone Drive would almost certainly increase the amount of traffic, thereby posing hazardous conditions to children and private property along both sides of the roadway. If you wish to voice your opinion, you may email the aldermen as shown below:

mclement@mozaicltd.com (Mike Clement)
jottenad@swbell.net (Marilyn Ottenad)

Clubhouse: Light bulbs have been replaced in the three outdoor light fixtures above the front doors of the clubhouse. The light directly above the door stays on at all times to provide security. The carriage lights on either side of the front doors provide additional lighting when the clubhouse is in use.

Tennis Court: A planned project for 2006 is to refurbish the tennis court and remove the basketball court. The basketball court location has been historically problematic. Serious tennis players have been distracted by interruptions from basketball players. Would-be basketball players have often pried up the bottom of the chain link fence to gain entry to the court. While inside, they may lean on the tennis nets or the posts that support the nets, which in turn causes misalignment of both. As a result, tennis court maintenance is required more often.

CLWII Website: Our subdivision website has been up and running for several months. The webmaster, Keith Brown, is to be commended for his creativity in the user-friendly design. Continued development of the website will result in more information being available to homeowners at a click of the mouse. Newsletters, monthly meeting agendas and minutes, budgets, important announcements, photos, and other useful information can now be accessed.

Plans are underway to add the clubhouse rental calendar. Ideally, homeowners interested in renting the clubhouse will be able check the availability before calling to make rental arrangements. Updates on enhancements and new features will be posted in future newsletters, and on the website, of course.

The address is: www.countrylanewoodsii.com.

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

(Pool rentals must end no later than 11:00 p.m.)

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: First Monday of each month at 6:30 p.m.

FENCING/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 the attention of Eric Ruegg, and place in the mailbox in front of the clubhouse at 851 Country Stone Drive. Or, you may come in person to the trustee/homeowner meeting on the first Monday of each month. This may be necessary if we need to see a sample of the proposed material.

COMMON GROUND

Many homes in the subdivision are bordered by common ground. These areas provide us with a great deal of beauty and privacy, while increasing everyone's property value. Please remember that common ground is not to be altered in any way without the approval of the trustees. It is to remain in its natural state. This means no cutting of trees or clearing of any vegetation, no building of bike trails or structure, and no waste dumping on common areas.

TIME-SAVING TIP

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

CLWII ADVERTISEMENTS

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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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YOUR AD COULD HAVE BEEN HERE

CATEGORY	2005 BUDGET	2005 FULL YEAR	2006 BUDGET
		PROJECTED INC & EXP	PROPOSED
INCOME			
05-Interest Assessment		\$208.42	\$200.00
12-Collections - Assessment	\$124,250.00	\$122,750.00	\$124,250.00
27-Lien Recording - Assessment		\$275.00	\$200.00
Club House Rental	\$2,400.00	\$2,950.00	\$2,800.00
Interest Income	\$1,200.00	\$1,779.93	\$1,800.00
Other Income		\$446.00	
TOTAL INCOME	\$127,850.00	\$128,409.35	\$129,250.00
2 EXPENSES			
EXPENSES			
Service Expenses			
22-Comissions - Assessment	\$4,700.00	\$4,613.27	\$4,650.00
23-Charges - Assessment	\$400.00	\$626.86	\$600.00
Bank Service Charge	\$200.00	\$136.15	\$140.00
TOTAL Service Expenses	\$5,300.00	\$5,376.28	\$5,390.00
Clubhouse Expenses			
Club House Utilities			
Electric	\$3,600.00	\$3,648.34	\$3,950.00
Natural Gas	\$850.00	\$972.79	\$1,125.00
Sewer	\$250.00	\$153.64	\$150.00
Telephone - Office	\$800.00	\$818.82	\$775.00
Telephone - Public	\$300.00	\$376.63	\$350.00
Trash Pickup	\$1,100.00	\$1,061.98	\$1,260.00
Water	\$900.00	\$623.29	\$650.00
TOTAL Club House Utilities	\$7,800.00	\$7,655.49	\$8,260.00
Club House Maintenance	\$3,000.00	\$1,640.16	\$1,700.00
Clubhouse Repair	\$2,000.00	\$2,090.97	\$1,000.00
TOTAL Clubhouse Expenses	\$12,800.00	\$11,386.62	\$10,960.00
Common Ground Expenses			
Common Ground Reconstruction			
Common Ground Maintenance	\$10,000.00	\$4,590.21	\$4,600.00
Common Ground Mowing	\$18,000.00	\$17,961.00	\$17,000.00
Common Ground Tree Removal	\$10,000.00	\$8,670.00	\$9,000.00
TOTAL Common Ground Expenses	\$38,000.00	\$31,221.21	\$30,600.00

CATEGORY	2005 BUDGET	2005 FULL YEAR	2006 BUDGET
		PROJECTED INC & EXP	PROPOSED
Erosion Control Expenses			
Erosion Control Planning Expenses			
Erosion Control Repair	\$1,000.00	\$0.00	\$0.00
TOTAL Erosion Control Expenses	\$1,000.00	\$0.00	\$0.00
Pool Expenses			
Pool Improvements			
Pool Maintenance	\$2,000.00	\$963.52	\$1,200.00
Pool Operation	\$40,000.00	\$38,742.00	\$38,470.00
Pool Repair	\$3,000.00	\$1,929.08	\$2,200.00
TOTAL Pool Expenses	\$45,000.00	\$41,634.60	\$41,870.00
Administrative Expenses			
Insurance Expenses			
Liability Ins	\$10,600.00	\$11,017.00	\$12,500.00
Workmans Comp	\$600.00	\$998.00	\$1,000.00
TOTAL Insurance Expenses	\$11,200.00	\$12,015.00	\$13,500.00
Legal Expenses			
Cedar Home Survey Expenses		\$605.10	
Indenture Dispute Expenses		\$6,152.56	
Legal Expenses & Indenture Amendment	\$3,000.00	\$4,539.92	\$4,500.00
TOTAL Legal Expenses & Amendment	\$3,000.00	\$11,297.58	\$4,500.00
Office Expenses			
Mailing & Postage	\$3,000.00	\$1,409.14	\$1,500.00
Misc. Office Expenses & Picnic	\$4,500.00	\$2,449.06	\$2,200.00
Printing Expense	\$3,000.00	\$883.21	\$900.00
TOTAL Office Expenses	\$10,500.00	\$4,741.41	\$4,600.00
TOTAL Administrative Expenses	\$24,700.00	\$28,053.99	\$22,600.00
TOTAL OPERATING EXPENSES	\$126,800.00	\$117,672.70	\$111,420.00
2006 BUDGET OPTIONS ON WHICH TO VOTE			
PROPOSED 2006 BUDGET EXPENSES			
OPERATING EXPENSES			\$111,420.00
COMMON GROUND MAINTENANCE - REPAIR & RESURFACE TENNIS COURTS			\$16,960.00
TOTAL EXPENSES			\$128,380.00
PROPOSED 2006 RESIDENT ASSESSMENT			\$250.00
OR			
PROPOSED 2006 BUDGET EXPENSES			
OPERATING EXPENSES			\$111,420.00
COMMON GROUND MAINTENANCE - REPAIR & RESURFACE TENNIS COURTS			\$16,960.00
COMMON GROUND IMPROVEMENT BASKETBALL HALF COURT			\$12,609.80
TOTAL EXPENSES			\$140,989.80
PROPOSED 2006 RESIDENT ASSESSMENT			\$275.00