



# FALL 2021 COUNTRY TIMES

OCTOBER - DECEMBER 2021



## VOTE FOR BUDGET APPROVAL / 2022 PROJECT REQUESTS

The trustees are preparing the 2022 budget and would like to have your input on project ideas for the clubhouse and common ground areas. Please email [trustees@countrylanewoodsi.com](mailto:trustees@countrylanewoodsi.com) or call 636-225-0930 with your requests to be considered. **Mark your calendars to vote in-person by driving through the clubhouse circle on Monday, 12/13/21, 6 - 7:30PM.** You will receive a reminder postcard in the mail which will also be the ballot for voting (we will have ballots available if needed). For quick and safe voting, drive through the clubhouse circle and drop off your completed ballot. Budget voting must be done in person. **See insert for 2022 budget projections, voting options, and details.**



## UPCOMING EVENTS

10/11/21

Trustee Meeting  
7PM @ CLWII Clubhouse  
[www.countrylanewoodsi.com](http://www.countrylanewoodsi.com)

10/11/21

Free Limb Chipping/Ward 2  
[www.manchestermo.gov/450](http://www.manchestermo.gov/450)

10/16/21

CLWII Garage Sale  
314.578.5140

10/23/21

Honeysuckle  
Volunteer Removal Event  
[www.countrylanewoodsi.com](http://www.countrylanewoodsi.com)

11/8/21

Trustee Meeting  
7PM @ CLWII Clubhouse  
[www.countrylanewoodsi.com](http://www.countrylanewoodsi.com)

11/20/21

Electronic/Metal Recycling  
[www.manchestermo.gov/434](http://www.manchestermo.gov/434)

11/20/21

Pet Portraits Sponsored by The  
Eleanor Lyons Team:  
[elyons@bhhsselectstl.com](mailto:elyons@bhhsselectstl.com)

12/1/21 - 12/19/21

CLWII Holiday Lights Contest

12/13/21

2022 Budget Voting  
6-7:30PM @ CLWII Clubhouse  
[www.countrylanewoodsi.com](http://www.countrylanewoodsi.com)

## TRUSTEES NEEDED - ALL POSITIONS AVAILABLE

All current trustee terms are ending in the next few months. We **NEED** help! If you would like to be a volunteer trustee for your neighborhood, **please email the trustees by 11/1/21**, and feel free to include a short bio. Don't hesitate to contact us with questions.

## PLAYGROUND IMPROVEMENTS

Thank you, Jerry and Joe Bennett, for installing a new gate on the playground during a hot summer day. Unfortunately, the red tube slide had to be removed for safety reasons and no replacements are available.



## NEW TRUSTEE MEETING SCHEDULE

Please note that the trustees have adjusted the monthly meeting schedule to now meet on the second Monday of each month at 7PM. As always, check the subdivision calendar (link can be found on the bottom of each webpage). Homeowners are always welcomed!



## NEIGHBORHOOD GARAGE SALE

The Eleanor Lyons Team/Berkshire Hathaway HomeServices is excited to sponsor the neighborhood garage sale on **Saturday, 10/16/21**. Email [elyons@bhhsselectstl.com](mailto:elyons@bhhsselectstl.com) to request a free sign if you are planning to participate. Be sure to contact the City of Manchester to get your free garage sale permit.

## HONEYSUCKLE REMOVAL



Removal of the invasive honeysuckle plant is necessary to regenerate natural trees and plants in our neighborhood wooded areas. The next honeysuckle removal event is planned for **Saturday, 10/23/21, 9 - 11AM** (rain date is Saturday, 11/13/21). Volunteers should meet at the playground near the clubhouse and bring water and work gloves. Email [narose7190@gmail.com](mailto:narose7190@gmail.com) with questions or to be added to the email list.

[www.countrylanewoodsi.com](http://www.countrylanewoodsi.com) - 636-225-0930 - [trustees@countrylanewoodsi.com](mailto:trustees@countrylanewoodsi.com)

## NEIGHBORHOOD BUSINESS & FRIENDLY REMINDERS

**ARCHITECTURAL CONTROL COMMITTEE (ACC):** Planning on making home improvements or adding an addition? Adding a fence or replacing a deck? Contemplating a Pergola or gazebo? Most exterior home improvements need to be approved by the Architectural Control Committee (ACC). The purpose of this volunteer committee is to ensure projects meet the subdivision guidelines and comply with the indentures before work begins to avoid costly changes. *Visit [www.countrylanewoodsii.com](http://www.countrylanewoodsii.com) and click on 'Architectural Control Committee ACC' for details, forms, and contact information for questions.*

**BLOCK PARTIES:** If you are planning a block party on the street, don't forget to contact the City of Manchester at 636-227-1385 to get a free permit. The City will also provide barricades for street blockage at no charge.

**COMMON GROUNDS & TREES:** Our mowing company is Lawn Enforcement and our tree management service is Kyle's Reliable Tree Service. Homeowners are responsible for trees between the street and their property, within their property lines. 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.

**YARD WASTE:** During fall and winter seasons, fallen leaves and other yard waste gets blown into the streets and neighbor's yards which can end up in the storm drain system. Do not dump fallen leaves and other yard waste into storm drains, streets, common grounds or near creek banks. This causes erosion and other damage to natural waterways. Use a mulching mower to shred leaves and leave them on the lawn as fertilizer or take advantage of the free, weekly Republic Services yard waste pick-up provided by the City of Manchester. *Fall is a great time to prune and trim your trees/shrubs. We had a wet summer so the trees and shrubs grew more than normal. Rake or mulch leaves often so they don't get matted down and damage your grass for next season.*

**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 & SNOW ROUTES:** 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. Snow routes are marked throughout the subdivision.

**DEER CARCASS REMOVAL:** The City of Manchester provides deer carcass removal service for residential properties. Please visit [www.manchestermo.gov/458](http://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](http://www.manchestermo.gov/434) for details.

**LIMB CHIPPING:** The City of Manchester offers free limb chipping service twice a year. The next pick up is scheduled for 10/11/21. Visit [www.manchestermo.gov/450](http://www.manchestermo.gov/450) for details.

**TENNIS & PICKLEBALL COURTS** - The courts are open. Court keys can be requested and obtained via the procedures outlined on our website under 'amenities'.

**WELCOME PACKETS** - The Trustees have created a welcome packet for new homeowners that are dropped off monthly to new residents. The packet includes copies of the Architectural Control Committee forms for exterior home improvements, our Indentures and our subdivision newsletter. An electronic version can be found on our website under 'resources' or you can email [1978NTB2@gmail.com](mailto:1978NTB2@gmail.com) for a copy.

**LYNN LEE RETIRES AFTER  
12 YEARS OF SERVICE AS YOUR TRUSTEE**



Lynn Lee started as a volunteer trustee in 2009 and is retiring at the end of her term this November after 12 years! We are grateful for her service and time as secretary and rental manager of our clubhouse and the many other duties that have kept our HOA running smoothly. Thank you!

**LINDSAY WIGGINS  
TRUSTEE UPDATE**



Lindsay Wiggins became a trustee in December 2020 and has been an amazing addition to our volunteer team. Unfortunately for us, she will be moving to Grand Rapids, MI to begin a new career. Congratulations, Lindsay, and thank you for your service!

**MANAGED DEER HUNT ON COMMON GROUND**

We are participating in a managed deer hunting program as we did last year, 9/15 to 11/12 and 11/24 to 1/15, one-half hour before sunrise to one-half hour after sunset, with Suburban Bowhunters. We hope to reduce the deer population to comply with the Missouri Department of Conservation's deer density guidelines. All hunting will be done from tree stands with bow and arrow by professional hunters. They must be approved by Manchester, have proper insurance, and follow all hunting regulations established by MDC. They access the common areas through common ground openings which limits the areas where they can hunt. If you would like to give them permission to access common areas behind your home, email trustees@countrylanewoodsii.com.

**HOLIDAY LIGHTS  
DECORATION CONTEST**

We will continue the tradition of an informal holiday lights decoration contest between 12/1 - 12/19. Trustees will determine winners and highlight them on the website.



**FREE ANNUAL  
PET PORTRAITS**

The Eleanor Lyons Team is excited to sponsor the annual pet portrait event on **Saturday, 11/20/21** at the CLWII Clubhouse. Bring family and pets for a FREE professional photo! Please email elyons@bhhsselectstl.com to RSVP for your time slot.

**FACEBOOK UPDATE**

In order to simplify duties of the volunteer trustees, we will no longer maintain a Facebook account. As always, you can find information on our recently updated website, or in our quarterly newsletter. Questions can be directed to the trustees via email, phone, or mail.

**2021 SUMMER POOL ATTENDANCE STATS**

Day of Week	2019 # Attending	2021 # Attending	2021 %	2021 Rank
Saturday	954	987	25.4%	1
Sunday	796	961	24.8%	2
Friday	461	653	16.8%	3
Thursday	576	533	13.7%	4
Wednesday	581	359	9.2%	5
Tuesday	582	307	7.9%	6
Monday	223	82	2.1%	7
<b>Totals</b>	<b>4,173</b>	<b>3,882</b>	<b>100.0%</b>	<b>-291 over 2019</b>

**NEWSLETTER AD RATES**

Market your babysitting, lawn care, dog walking, tutoring services etc. to nearly 500 homes!  
 Personal Ads (1-2 lines).....FREE  
 Commercial (Resident).....\$15.00  
 Commercial (Non-Resident)..\$25.00  
 For other sizes, contact 1978ntb2@gmail.com

**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 2022 BUDGET PROJECTIONS

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Countrylane Woods II Homeowners Assoc., Inc.

851 Country Stone Dr.  
Manchester, MO 63021-7062  
Phone: 636-225-0930  
E-mail: [trustees@countrylanewoodsii.com](mailto:trustees@countrylanewoodsii.com)  
Web Site: [www.countrylanewoodsii.com](http://www.countrylanewoodsii.com)

Fellow Residents:

Once again, it's that time of the year for CLWII budget discussions, decisions, and voting.

Each year we review our projected expenses and income to determine our budget. Our goal is to match income and expenses as closely as possible. Page 2 of this letter provides the details for the 2022 Budget, as well as, the projected expenses and income for 2021. The 2022 budget reflects the trustees' best estimate of income and expenses.

Expenses for 2021 are projected to be \$159,025 versus a projected income of \$155,523. Expenses are the costs for the subdivision to operate, administer and maintain the clubhouse, common grounds, and pool for the year. These expenses are listed in detail on Page 2. Income is generated from assessments, rental of the clubhouse, and interest income.

For 2021 it should be noted, \$16,837 was spent to replace the fence around the pool. Additionally, the water line into the clubhouse was leaking and had to be replaced for a cost of \$7,930. Both of these expenses are reflected in the 2021 numbers on the next page.

**For 2022 we are proposing two budget options: "A" or "B".**

**Option "A" is an Assessment of \$320.00, which is a \$10 increase from the 2021 assessment,** for normal and expected expenditures necessary for maintenance of the clubhouse, common grounds, and pools. **In addition, this option will provide \$5,000 for the Playground Reserve Fund.** These funds will go to increase the Playground Reserve Fund which we hope to fully fund over the next several years. This fund will enable us to make substantial improvements to the playground area in a few years. **We encourage you to approve this option.**

**Option "B" is an Assessment of \$310.00, which represents no increase from the 2021 assessment,** for normal and expected expenditures necessary for maintenance of the clubhouse, common grounds, and pools.

**Voting will take place at the clubhouse from 6:00 to 7:30 P.M. on Monday, December 13<sup>th</sup>.** **You must vote in person.** If you have special voting requirement needs, please contact us at the above phone number or email address prior to December 1, 2021.

The Trustees of Countrylane Woods II appreciate the support and confidence you have provided over the years.

Your Trustees,

Eric Ruegg, Lynn Lee, Murray Hoyt, Nikki Buechler, and Lindsay Wiggins

## COUNTRYLANE WOODS II 2022 BUDGET PROJECTIONS

LINE	INCOME	2021 BUDGET	2021 ACTUAL	2021	2021 INC & EXP	2022 BUDGET	2022 BUDGET
		INC & EXP @ \$310	INC & EXP YTD	OCT to DEC EST	ESTIMATE OF TOTAL YEAR	@ \$20	@ \$310
		I	as of 9/30/2020			A	B
01	05-Interest Assessment	\$400.00	\$318.12	\$50.00	\$368.12	\$400.00	\$400.00
02	12-Collections - Assessment	\$151,910.00	\$151,247.50	\$800.00	\$152,047.50	\$156,610.00	\$151,910.00
03	27-Lien Recording - Assessment	\$275.00	\$55.00	\$50.00	\$105.00	\$275.00	\$275.00
04	Club House Rental	\$1,500.00	\$1,544.00		\$1,544.00	\$1,500.00	\$1,500.00
05	Interest Income	\$1,000.00	\$1,209.00	\$250.00	\$1,459.00	\$1,000.00	\$1,000.00
06	Other Income	\$500.00			\$500.00	\$500.00	\$500.00
07	<b>TOTAL INCOME</b>	<b>\$155,585.00</b>	<b>\$154,373.62</b>	<b>\$1,150.00</b>	<b>\$155,523.62</b>	<b>\$160,285.00</b>	<b>\$155,585.00</b>
<b>EXPENSES</b>							
<b>Service Expenses</b>							
08	22-Comissions - Assessment	\$5,900.00	\$5,686.18	\$300.00	\$5,986.18	\$5,900.00	\$5,900.00
09	23-Charges - Assessment		\$324.60	\$30.00	\$354.60		
10	Bank Service Charge						
11	<b>TOTAL Service Expenses</b>	<b>\$5,900.00</b>	<b>\$6,010.78</b>	<b>\$330.00</b>	<b>\$6,340.78</b>	<b>\$5,900.00</b>	<b>\$5,900.00</b>
<b>Clubhouse Expenses</b>							
12	Club House Utilities						
13	Electric	\$6,000.00	\$4,154.23	\$1,100.00	\$5,254.23	\$6,000.00	\$6,000.00
14	Natural Gas	\$1,000.00	\$610.35	\$200.00	\$810.35	\$1,000.00	\$1,000.00
15	Sewer	\$500.00	\$647.48	\$200.00	\$847.48	\$1,000.00	\$1,000.00
16	Telephone - Office	\$3,000.00	\$2,158.71	\$600.00	\$2,758.71	\$3,000.00	\$3,000.00
17	Trash Pickup	\$2,100.00	\$2,722.32	\$550.00	\$3,272.32	\$3,300.00	\$3,300.00
18	Water	\$2,400.00	\$2,214.54	\$500.00	\$2,714.54	\$2,800.00	\$2,800.00
19	<b>TOTAL Club House Utilities</b>	<b>\$15,000.00</b>	<b>\$12,507.63</b>	<b>\$3,150.00</b>	<b>\$15,657.63</b>	<b>\$17,100.00</b>	<b>\$17,100.00</b>
20	Club House Maintenance	\$6,000.00	\$9,567.70		\$9,567.70	\$6,000.00	\$6,000.00
21	Clubhouse Repair						
22	<b>TOTAL Clubhouse Expenses</b>	<b>\$21,000.00</b>	<b>\$22,075.33</b>	<b>\$3,150.00</b>	<b>\$25,225.33</b>	<b>\$23,100.00</b>	<b>\$23,100.00</b>
<b>Common Ground Expenses</b>							
23	Common Ground Repair						
24	Common Ground Maintenance	\$10,000.00	\$9,732.03	\$2,500.00	\$12,232.03	\$12,500.00	\$12,500.00
25	Common Ground Mowing	\$15,000.00	\$10,645.00	\$2,500.00	\$13,145.00	\$15,000.00	\$15,000.00
26	Common Ground Tree Removal	\$12,000.00	\$1,440.00	\$7,000.00	\$8,440.00	\$10,000.00	\$10,000.00
27	<b>TOTAL Common Ground Expenses</b>	<b>\$37,000.00</b>	<b>\$21,817.03</b>	<b>\$12,000.00</b>	<b>\$33,817.03</b>	<b>\$37,500.00</b>	<b>\$37,500.00</b>
<b>Pool Expenses</b>							
28	Pool Improvements						
29	Pool Maintenance	\$5,000.00	\$18,513.90	\$2,500.00	\$21,013.90	\$5,000.00	\$5,000.00
30	Pool Operation	\$45,000.00	\$48,200.00	\$2,000.00	\$50,200.00	\$50,000.00	\$50,000.00
31	Pool Repair & Projects	\$3,000.00				\$3,000.00	\$3,000.00
32	<b>TOTAL Pool Expenses</b>	<b>\$53,000.00</b>	<b>\$66,713.90</b>	<b>\$4,500.00</b>	<b>\$71,213.90</b>	<b>\$58,000.00</b>	<b>\$58,000.00</b>
<b>Administrative Expenses</b>							
<b>Insurance Expenses</b>							
33	Insurance Expenses						
34	Liability Ins & Trustee Bonding	\$14,500.00	\$13,626.00		\$13,626.00	\$14,500.00	\$14,500.00
35	Workmans Comp	\$2,000.00	\$1,776.00		\$1,776.00	\$2,000.00	\$2,000.00
36	<b>TOTAL Insurance Expenses</b>	<b>\$16,500.00</b>	<b>\$15,402.00</b>		<b>\$15,402.00</b>	<b>\$16,500.00</b>	<b>\$16,500.00</b>
37	Legal Expenses	\$2,500.00	\$680.00	\$500.00	\$1,180.00	\$2,500.00	\$2,500.00
38	<b>TOTAL Legal Expenses</b>	<b>\$2,500.00</b>	<b>\$680.00</b>	<b>\$500.00</b>	<b>\$1,180.00</b>	<b>\$2,500.00</b>	<b>\$2,500.00</b>
<b>Office Expenses</b>							
39	Office Expenses						
40	Mailing & Postage	\$2,500.00	\$54.75	\$100.00	\$154.75	\$2,500.00	\$2,500.00
41	Misc. Office Expenses & Events	\$5,000.00	\$2,670.38	\$300.00	\$2,970.38	\$5,000.00	\$5,000.00
42	Printing Expense	\$3,000.00	\$1,721.26	\$1,000.00	\$2,721.26	\$3,000.00	\$3,000.00
43	<b>TOTAL Office Expenses</b>	<b>\$10,500.00</b>	<b>\$4,446.39</b>	<b>\$1,400.00</b>	<b>\$5,846.39</b>	<b>\$10,500.00</b>	<b>\$10,500.00</b>
44	<b>TOTAL Administrative Expenses</b>	<b>\$29,500.00</b>	<b>\$20,528.39</b>	<b>\$1,900.00</b>	<b>\$22,428.39</b>	<b>\$29,500.00</b>	<b>\$29,500.00</b>
45	<b>TOTAL EXPENSES</b>	<b>\$146,400.00</b>	<b>\$137,145.43</b>	<b>\$21,880.00</b>	<b>\$159,025.43</b>	<b>\$154,000.00</b>	<b>\$154,000.00</b>
46	<b>TOTAL INCOME (-) TOTAL EXPENSES</b>	<b>\$9,185.00</b>			<b>-\$3,501.81</b>	<b>\$6,285.00</b>	<b>\$1,585.00</b>
	Playground Reserve Fund					\$5,000.00	

Account balance information can be found on our website in the monthly homeowner/trustee meeting minutes.

**Countrylane Woods II  
HOA, Inc.**

851 Country Stone Drive  
Manchester, MO 63021-7062

www.countrylanewoodsii.com  
trustees@countrylanewoodsii.com  
636-225-0930

**CURRENT  
TRUSTEES**

Eric Ruegg  
rueggeric@sbcglobal.net

Murray Hoyt  
murrayhoyt@gmail.com

Nikki Buechler  
1978ntb2@gmail.com

Lynn Lee  
lleclwii@sbcglobal.net

Vacant Position

**MAIL TO:**

**RENT OUR CLUBHOUSE FOR YOUR NEXT EVENT**

Looking for a space for your next birthday party? Baby Shower? Special Dinner? Business Meeting? Then we have the perfect place! The kitchen, great room & banquet room provide the perfect setting for any event. You will also find plenty of folding tables and chairs to accommodate your guests. Two, 50" flat panel, wall-mounted TVs are provided. WiFi access (18MB) is also available. U-verse TV service is provided with access to many sports & entertainment channels. Convenient connections for your USB/DVD/CD players are provided. Pets are not allowed inside the clubhouse and smoking is permitted only in designated outdoor areas. We require a security deposit of \$250.00, which is refundable if premises are clean, trash bags removed to outdoor trash receptacles, and no damages have been incurred. We provide trash bags, cleaning supplies, paper towels, steam mop and vacuum cleaner. All that is required of you is to clean up after your gathering is over. Security deposit and rental checks must be written separately.

**CLUBHOUSE RENTAL RATES\***

- Deposit.....\$250.00
- Winter Rental Rate.....\$75.00  
(Between Labor & Memorial Day)
- Summer Rental Rate.....\$100.00  
(Between Memorial & Labor Day)
- Pool w/Clubhouse, add.....\$100.00
- Pool Rental Only.....\$100.00
- WEEKNIGHT RENTALS SAVE \$25!



**POOL RENTALS**

Pool rentals must be made several weeks in advance as lifeguards will be required. Scheduling and payment arrangements must be made with pool management company. Pool rentals can start no earlier than 8PM & must end by 11PM.

**AVAILABILITY**

View the rental calendar and availability dates at [www.countrylanewoodsii.com](http://www.countrylanewoodsii.com) and click 'amenities'. Please call 314-494-5966 to rent the clubhouse. Premises may be viewed at 6:30p, the first Monday of each month. **Maximum capacity may vary due to COVID-19 occupancy limits.** \*Rental/deposit checks are required within 5 days of booking to insure rental date.