

# WINTER/SPRING 2024 COUNTRY TIMES

JANUARY - MARCH 2024



## UPCOMING EVENTS

**1/8/2024**

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

**1/8/2024**

@ 7AM Free Christmas  
Tree Pick-up (one day only)  
[www.manchestermo.gov/955](http://www.manchestermo.gov/955)

**1/20/2024**

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

**2/12/2024**

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

**3/7/2024**

HOA Annual  
Corporate Meeting  
[www.countrylanewoodsii.com](http://www.countrylanewoodsii.com)  
(regular 3/11/24 meeting cancelled)

**3/16/2024**

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

**3/30/2024**

Annual Easter Egg Hunt  
[www.countrylanewoodsii.com](http://www.countrylanewoodsii.com)

**4/08/2024**

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

**4/15/2024**

Free Limb Chipping Ward 2  
[www.manchestermo.gov/1206](http://www.manchestermo.gov/1206)

## HOME OWNERS ASSOCIATION ANNUAL CORPORATE MEETING

All CLWII residents are invited to the HOA Annual Corporate Meeting on **Thursday, 3/7/24, 7:00-8:30PM** at the Manchester Police Headquarters (200 Highlands Boulevard Drive, 63011). An elevator is available for accessibility.



## 2024 ASSESSMENT

The assessment for 2024 will be \$350.00 (\$10 increase from 2023). There were 51 votes for \$350.00, 43 votes for \$340.00, for a total of 19% of homeowners voting. Thank you to all who took the time to cast their vote. **Invoices are sent from City & Village by March 1 with payment due by March 31.**

## VOLUNTEER TRUSTEES NEEDED

Join us in shaping the future of your subdivision! As current trustees conclude their terms between Nov. 2024 and Jan. 2025, we have 5 upcoming vacancies and invite you to consider becoming a volunteer trustee for our homeowner association (3 year term). Trustees play a crucial role in representing residents' interests, overseeing maintenance, and contributing to community activities. Your skills can make a significant impact. We offer training for a smooth transition and believe your involvement will not only benefit our community, but also provide a rewarding experience. For more information or to express interest, contact us. We look forward to welcoming new faces to our dedicated team at our next trustee meeting (second Monday of most months at 7PM, check website calendar for exact dates).

## ANNUAL EASTER EGG HUNT

Join the trustees for the annual Easter Egg Hunt scheduled for **Saturday, 03/30/24, 10:00-11:00AM\*** (make-up date Saturday, 4/6/24) at the CLWII Clubhouse grounds. Bring a basket and camera for photo opportunities with the Easter Bunny! Kids will be divided into the following age divisions: 0-2, 3-5, 6-8, 9-11. If you would like to help "hide" the eggs on the day of the event, please email Nikki at [1978NTB2@gmail.com](mailto:1978NTB2@gmail.com).



*\*The date has been pushed back due to scheduling conflicts.*

### NEIGHBORHOOD BUSINESS & FRIENDLY REMINDERS

**COMMON GROUNDS & TREES:** Our mowing and tree contractor is Lawn Enforcement. Homeowners are responsible for trees between the street and their property, within their property lines, including between the street and sidewalk. 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.

**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 that 24 hours) or permanently.

**STREET PARKING:** With winter season here, be sure to follow all City codes on snow routes (see below). 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 and snowplows could have difficulty carrying out their purposes. When possible, try to use your driveways, particularly during bad weather.

**SNOW ROUTES:** As Winter weather approaches, please follow all city codes on snow routes. Homeowners are responsible for removing snow/ice on property that abuts city sidewalk within 24 hours following accumulation. (510.030) It is unlawful to park, stop or stand a motor vehicle on any posted snow route of the City when there has been an accumulation of snow of one (1) inch or more or an accumulation of ice of one-quarter ( $\frac{1}{4}$ ) inch or more, for a period of time, in each instance, of one (1) hour or more. The prohibition under this ordinance shall remain in effect until the streets have been completely cleared of the snow and/or ice by snow removal equipment. (395.020) Snow routes are marked by blue signs (Country Stone Drive, Century Oaks, and Huntington View Drive).

**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 4/15/24. Visit [www.manchestermo.gov/1206](http://www.manchestermo.gov/1206) for details.

**CHRISTMAS TREE PICK-UP:** Christmas trees will be collected at no additional charge on 1/8/24 beginning at 7AM. The tree must be free of all decorations including tinsel, garland, ornaments and lights. Visit [www.manchestermo.gov/955](http://www.manchestermo.gov/955) for details.

**WELCOME PACKET:** The Trustees have created a welcome packet for new homeowners. The packet includes copies of the Architectural Control Committee forms for exterior home improvements, our Indentures, and our subdivision newsletter. If you are a new resident and would like a welcome packet, please send a request along with your address to [1978ntb2@gmail.com](mailto:1978ntb2@gmail.com) or visit [www.countrylanewoodsii.com](http://www.countrylanewoodsii.com) and click on 'resources' for the current packet.

### COUNTRYLANE WOODS II ADVERTISEMENTS

for advertisement questions, contact 1978ntb2@gmail.com

#### DONATED BIKES NEEDED

Looking for donated bikes (almost any condition) for non-profit church organization. Call 636-225-8151 for drop off location. Tax receipt letter will be mailed to you.



Make peace with food + your body. Say **NO** to diets, injections, surgeries.

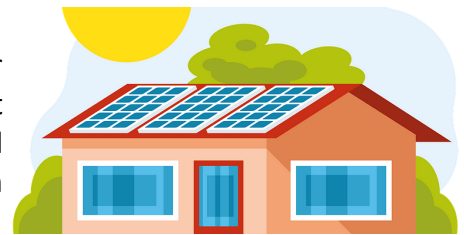
Struggle less and achieve more with your certified neighborhood health coach, Gayle Rose. WhyPoweredCoaching.com

### ARCHITECTURAL CONTROL COMMITTEE (ACC)

Planning on painting, replacing doors or windows, installing solar panels, adding or replacing a fence or deck, or making other changes? 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 mistakes at the homeowner's expense. Please be aware that while the volunteer committee usually completes project reviews within 7-10 days, in some cases, the process might extend up to 4 weeks. To ensure the smooth progression of work timelines, we kindly request that you submit your applications as early as possible. This proactive approach will help prevent any potential delays in your project's advancement. Visit [www.countrylanewoodsii.com](http://www.countrylanewoodsii.com) and click on 'Architectural Control Committee' for details, forms, and contact information for questions.

### SOLAR PANELS

Due to solar panels' increased affordability, they've become a popular home energy choice. Installing flat-mounted panels is a significant project requiring formal approval from the Architectural Control Committee to prevent costly changes and ensure a smooth installation.



### 2023 HOLIDAY LIGHTS DECORATION CONTEST WINNERS



1637 Country Hill Lane

Congratulations to the five Holiday Lights Decoration Contest winners! Thank you to all who make the holiday season brighter!



988 Huntington View Drive



977 Huntington View Drive



1492 Sandpointe Court



912 Totem Woods Court

**Countrylane Woods II  
HOA, Inc.**

851 Country Stone Drive  
Manchester, MO 63021-7062

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

**MAIL TO:**

**CURRENT  
TRUSTEES**

**Eric Ruegg**  
rueggeric@sbcglobal.net

**Murray Hoyt**  
murrayhoyt@gmail.com

**Nikki Buechler**  
1978ntb2@gmail.com

**Cindy Lyons**  
cindy.lyons@wtwco.com

**Will Armon**  
willarmon@gmail.com

**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. Wi-Fi 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 available dates at [www.countrylanewoodsii.com](http://www.countrylanewoodsii.com) and click 'amenities'. Please contact Will at [willarmon@gmail.com](mailto:willarmon@gmail.com) or 314-737-8070 to rent the clubhouse. Premises may be viewed at 6:30p, the second Monday of each month. Maximum capacity is 50. \*Rental/deposit checks are required within 5 days of booking to secure rental date.