

FALL 2024 COUNTRY TIMES

OCTOBER - DECEMBER 2024

VOTE FOR BUDGET APPROVAL / 2025 PROJECT REQUESTS

Trustees are preparing the 2025 budget and welcome your project ideas for the clubhouse and common ground areas. Share your suggestions via email at trustees@countrylanewoodsii.com or at 636-225-0930. Don't forget to mark your calendar for **in-person voting on Monday, 12/9/24, 6:00PM-7:30PM**, at the clubhouse circle. Your reminder postcard in the mail will also serve as your ballot (extras available at voting event if needed). Please note that budget voting must be done in person per indentures. Refer to the insert for 2025 budget details and voting options. Your input is crucial to our community's future.



UPCOMING EVENTS

*all calendar events are free
and open to residents*

10/4/24

Park Hangout

www.countrylanewoodsii.com

10/12/24

CLWII Garage Sale

elyons@bhhsselectstl.com

10/14/24

Trustee Meeting

7PM @ CLWII Clubhouse
www.countrylanewoodsii.com

10/14/24

Free Limb Chipping/Ward 2

www.manchestermo.gov/1206

11/1/24

Park Hangout

www.countrylanewoodsii.com

11/11/24

Trustee Meeting

7PM @ CLWII Clubhouse
www.countrylanewoodsii.com

11/16/24

Electronic/Metal Recycling

www.manchestermo.gov/434

11/22/24

Trustee Mail-In Ballots Due

www.countrylanewoodsii.com

12/7/24

Santa Drive-By on Fire Truck!

see Facebook page for route and timing
www.facebook.com/westcountyfire

12/9/24

2024 Budget Voting

(no regular meeting)
6:00-7:30PM @ CLWII Clubhouse
www.countrylanewoodsii.com

NOVEMBER TRUSTEE ELECTION - WE STILL NEED YOU!

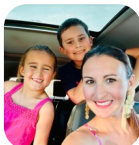
Please review the three new volunteer trustee candidates up for election in November. To continue maintaining our wonderful neighborhood and enjoying its full range of services, we still need two more volunteers to step forward and serve on the HOA board. Your involvement is crucial in keeping our community thriving—if you're interested in volunteering, please reach out to us. You will receive a postage-paid ballot with detailed voting instructions in the mail. **Please mail-in your ballots by 11/22/24.**



Ken Harris - Ken, his wife Annie, and their children have been part of the CLWII community since 2017. You may know them from walking their dog, jogging through the neighborhood, attending swim team events, or enjoying fireside gatherings with neighbors. Ken values spending time with his family, coaching, and supporting his kids' activities. Professionally, he works as an innovation and process improvement consultant and co-manages the family's rental properties with Annie. He is also a retired Army Reservist with 23 years of service as both an enlisted soldier and officer.



Tina Griesman - Tina, a resident since 2022, brings 25 years of accounting experience and has previously served on HOA committees at her former residence. She and her husband, John, are deeply invested in the community and have three children, two of whom are on the swim team. Tina looks forward to meeting and connecting with more neighbors!



Maggie Beckman - Maggie is beyond thrilled to potentially join the CLWII Trustees. She has lived in the neighborhood since 2013 and loves the community. She has two small children, Ryan and Harper, and is an Instructional Coach in the Parkway School District. Maggie loves collaborating with others to ensure success at all levels. She looks forward to meeting new neighbors, hearing all voices, and continuing to advance the wonderful neighborhood.

NEIGHBORHOOD GARAGE SALE

The Eleanor Lyons Team/Berkshire Hathaway HomeServices is excited to sponsor the neighborhood garage sale on **Saturday, 10/12/24**. Email 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.



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

NEIGHBORHOOD BUSINESS & FRIENDLY REMINDERS

ARCHITECTURAL CONTROL COMMITTEE (ACC): For painting, replacing doors or windows, installing solar panels, adding or replacing a fence or deck, or any other exterior home improvements, approval from the Architectural Control Committee (ACC) is required. This volunteer committee ensures all projects comply with subdivision guidelines and indentures to help homeowners avoid costly mistakes. **This year, we have had to issue fines and place liens on properties with non-compliant projects. Please make sure to get approval before starting any work.** Color options are now on the website to help with selections (approval process still required). While most reviews take 7-10 days, some may extend to 4 weeks. To avoid delays, please submit your applications early. Visit www.countrylanewoodsii.com and click on 'Architectural Control Committee' for details, forms, and contact information.

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 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.

PET WASTE: Please ensure that you pick up all pet waste from your animals and dispose of it in the designated trash cans.

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.

Allow at least 2 feet between carts and 5 feet between carts and other objects.

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 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 for details.

LIMB CHIPPING: The City of Manchester offers free limb chipping service twice a year. The next pick up is scheduled for 10/14/24. Visit www.manchestermo.gov/1206 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 for a printed copy.

MANAGED DEER HUNT ON COMMON GROUND

We are participating in a managed deer hunting program as we did last year, 9/15 to 11/15 and 11/27 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.

NEW CLWII CLUBHOUSE SIGN - REQUEST FOR PROPOSALS



(logo)

The HOA trustees invite community members to submit designs for a new clubhouse sign (see below on the right). We welcome your creative ideas! Please note that while all submissions will be reviewed, the trustees have the final decision and may choose to use only parts of the proposals or none at all. This is a volunteer opportunity, and no compensation will be provided for design submissions. Below, you'll find the current sign to be replaced, its dimensions, and our logo for branding reference. The sign will be made from commercial aluminum.



2025 POOL IMPROVEMENTS COMING!

We are excited to share the extensive work planned for our community pools during the off-season! Recently, the Trustees met with Unique Pool Management to explore repair options and gather additional bids for upcoming projects. Key initiatives include replacing the lap pool main drain, re-plastering both the lap and kiddie pools, installing new handrails, and repairing the coping stones and LED lights. We will also update electrical work in the pump room. A new gate for the exterior fence is a mandatory improvement. In addition, we are considering a new fence to enhance safety by isolating a pool during staff shortages. The Trustees recognize the importance of completing this work to ensure the pool is in excellent condition for homeowners and the incoming Trustee Board. We plan to use reserve funds (approx. \$50,000) to execute these vital upgrades effectively. We look forward to an improved pool area that everyone can enjoy safely!

DECORATION CONTEST UPDATE

We regret to inform you that we have decided to cancel our HOA holiday lights competition due to a lack of interest and the same homeowners winning each year. We encourage everyone to participate in the City of Manchester's annual light competition instead, so we can all enjoy a festive spirit without duplicating efforts. Visit www.manchestermo.gov/639 for more info.

2024 SUMMER POOL ATTENDANCE STATS

Day of Week	2023 # Attending	2024 # Attending	2024 %	2024 Rank
Sunday	782	834	24.76%	1
Saturday	920	723	21.46%	2
Friday	698	609	18.07%	3
Thursday	417	442	13.12%	4
Wednesday	336	317	9.41%	5
Tuesday	570	270	8.01%	6
Monday/Holidays	193	174	5.17%	7
Totals	3,916	3,369	100.0%	-547 from 2023

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. A tax receipt letter will be mailed to you.



**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. 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

Visit www.countrylanewoodsii.com (click 'amenities') for rental calendar, available dates, and rental forms. Please contact Terry at tmrtailor@gmail.com or 508-330-1176 to rent the clubhouse. Premises may be viewed at 6:30p, the second Monday of each month. Maximum capacity is 50. ***Please remember to write separate checks for the security deposit and rental fees. Rental and deposit checks are required within 5 days of booking to confirm rental date.**