

# NEWSLETTER

JULY - SEPTEMBER 2025

## UPCOMING EVENTS

All events listed below are open to CLWII residents!

**7/4/25**

**CLWII Parade**

[sincjason@gmail.com](mailto:sincjason@gmail.com)

**7/4/25**

**Fireworks**

[www.manchestermo.gov/796](http://www.manchestermo.gov/796)

**7/16/25**

**Trustee Meeting**

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

**7/18/25**

**Dive-In Movie**

[www.countrylanewoodsii.com](http://www.countrylanewoodsii.com)

**7/19/25**

**Electronics Recycling**

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

**8/5/25**

**National Night Out**

[www.countrylanewoodsii.com](http://www.countrylanewoodsii.com)

**8/11/25**

**Trustee Meeting**

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

**8/15/25**

**Dive-In Movie**

[www.countrylanewoodsii.com](http://www.countrylanewoodsii.com)

**9/8/25**

**Trustee Meeting**

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

**9/20/25**

**Electronics Recycling**

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

**10/4/25**

**Free Shredding Event**

[www.manchestermo.gov/691](http://www.manchestermo.gov/691)

**10/13/25**

**Trustee Meeting**

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

**10/13/25**

**Free Limb Chipping**

[www.manchestermo.gov/1206](http://www.manchestermo.gov/1206)

## NATIONAL NIGHT OUT EVENT - AUGUST 5

CLWII's biggest community event of the year is just around the corner—National Night Out will take place on **Tuesday, August 5, 2025, from 5:30 to 9:00 PM** at the clubhouse, field, and pool. All CLWII residents, their guests, and Waves Swim Team families are invited to join in the fun. This is a free event, including pool access, and a great opportunity to connect with neighbors and enjoy a summer evening together. New this year, we're excited to welcome food trucks to the event! **Come hungry and bring funds to enjoy favorites from Messy Bettie's Smash Burgers, Hacienda, and Lily's Ice Cream Trucks!** Parking will be available on the common ground east of the ball field, weather permitting. Please follow signs and the guidance of event volunteers. To ensure safety and traffic flow, there will be no parking permitted on Country Stone Drive, Country Stone Court, or Country Hill Lane during the event. We hope to see you there for an evening full of community spirit, great food, and summer fun!

### SCHEDULE OF EVENTS

- 5:30-9:00PM POOL SIDE MUSIC & GAMES - Travelin' Tunes DJ Debbie Quarternik
- 5:30-7:30PM MEXICAN FOOD TRUCK - Hacienda Mexican Food
- 5:30-7:30PM BURGER FOOD TRUCK - Messy Bettie's Smash Burgers
- 6:00-8:00PM PETTING ZOO - Cowboy Critters
- 6:00-8:00PM BALLOON ARTIST - Magic of Leland
- 6:00-8:00PM BUBBLE MAKER - Enjoy dancing and playing in bubbles!
- 6:30-7:00PM POLICE VEHICLE TOURS - Manchester Police Department
- 6:30-7:00PM FIRE TRUCK & AMBULANCE TOURS - West County EMS
- 6:45-7:45PM DESSERT FOOD TRUCK - Lily's Cafe Ice Cream Truck



## COMMUNITY STANDARDS AND SERVICES

**VOLUNTEERS NEEDED!** Our HOA runs on volunteer power, and we're always looking for extra hands. We currently have two open positions on the Architectural Control Committee, and there are plenty of opportunities to help with odd jobs and special events throughout the year. If you'd like to get involved and help keep our neighborhood awesome, please reach out to the trustees!

**POOL MANAGEMENT:** Our current pool management company is Unique Pool Management. Pool pins for access to the pool can be requested and obtained via the procedures outlined on our website under 'amenities'.

**COMMON GROUNDS & TREES:** Our mowing company 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.

**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:** 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.

**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 10/13/25. Visit [www.manchestermo.gov/1206](http://www.manchestermo.gov/1206) for details.

**WELCOME PACKETS:** 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 [trustees@countrylanewoodsii.com](mailto:trustees@countrylanewoodsii.com) or go to our website under 'resources.'

**ARCHITECTURAL CONTROL COMMITTEE:** 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 projects align with subdivision guidelines and indentures to prevent costly mistakes for homeowners. Color options are now on the website to help with selections (approval process still required). **The drop box location for samples and application submittals has been moved to the clubhouse.** 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](http://www.countrylanewoodsii.com) and click on 'Architectural Control Committee' for details, forms, and contact information.

**TRUSTEE MEETINGS:** Join us at the Clubhouse on the second Monday of each month at 7 PM (excluding March and December). We'll discuss community events, common area updates, maintenance projects, and ACC matters. All homeowners are encouraged to attend and bring any questions or concerns. Please refer to the website calendar or page one of this newsletter for confirmed meeting dates, as occasional scheduling conflicts may occur.

## PARKWAY SOUTH SERVES

Huge thanks to the amazing Parkway South High School students and their two teachers who volunteered on April 11, 2025! They cleaned the playground and spread two full truckloads of mulch, making the area cleaner, safer, and more inviting for all. This project was made possible by the Parkway South Serves program and the help of our dedicated residents—Jerry, Nikki, and Eric—who helped coordinate and joined in the hard work. We're so grateful to everyone who helped improve and beautify our neighborhood!

## POOL UPDATES

Thank you for your patience as we worked to get the pool ready for the season—we truly appreciate your understanding! It's been wonderful to see so many neighbors enjoying the space these past few weeks. We're excited to share some of the updates, including replastering the lap and baby pools, new tile in the lap pool, repaired main drain, updated steps and handrails, new LED low voltage lighting, and 10 brand-new loungers. Be sure to mark your calendars for our Dive-In Movie Nights (see below).

## FRESHLY PAINTED PICNIC TABLES

Thanks to resident volunteer Terry for cleaning and painting our picnic tables. They look great and make the space much more inviting!

## POOLSIDE DIVE-IN MOVIE NIGHTS

Mark your calendars for a summer favorite—Poolside Dive-In Movie Nights at the CLWII Pool! Join us on June 27, July 18, and August 15 from 8:00–10:30 p.m. for a fun evening of swimming under the stars and catching a family-friendly movie from the water or poolside. It's a great chance to meet your new CLWII trustees and spend time with neighbors in a relaxed, summer setting. Bring your floats, towels, and favorite pool snacks—see you there!

## 4TH OF JULY PARADE

CLWII residents are invited to the annual Huntington View 4th of July Parade & Block Party on 7/4/2024 at 9AM! Neighbors, friends, fire truck, and food – what could be better? Join the parade! Kids, decorate your bikes, wagons, and strollers. After the parade, enjoy smoked ribs, bubbles and kid's waterplay sponsored by Mr. and Mrs. Wadell. Adults, decorate yourselves and hangout with your neighbors (you do not need kids to attend)! Located at Huntington View & Imperial Point. Thank you to the Sinclair Family for hosting the event (sincjason@gmail.com).



## NEW BASKETBALL HOOP AND FENCE REPAIR UPDATE

We're excited to add a basketball hoop to the street-side end of the tennis courts! Once installed, residents can enjoy tennis, pickleball, and basketball. The hoop isn't ready just yet, but it will be soon. Please note: fence repairs are delayed due to weather, with work expected to finish by mid-August. To help preserve the courts, do not dunk or sit on the tennis nets—this damages the posts. The area is under surveillance, and damage may result in repair charges. Thanks for your patience—we hope this new addition brings even more fun to the neighborhood!

## OUR FACEBOOK PAGE IS BACK!



Join our neighborhood Facebook page, Countrylane Woods 2 HOA, to stay up to date with news and community events!

**Greenscapes Lawn & Landscaping**  
*A Lawn For All Seasons*

Benjamin Oliver  
 636-579-8098  
 greenscapes-llc@att.net



814 Wayfarer Drive  
 Manchester, MO 63021

## CLWII ADVERTISEMENTS

Reach nearly 500 homes with your babysitting, lawn care, dog walking, tutoring, or other services. Personal ads (1–2 lines) are FREE! Resident business ads: \$15. Non-resident: \$25. Email [BurmeisterB0303@gmail.com](mailto:BurmeisterB0303@gmail.com) to request your ad or to get more information.

## 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 HOA, INC.**

851 Country Stone Drive  
Manchester, MO 63021-7062

www.countrylanewoodsii.com  
trustees@countrylanewoodsii.com  
636.225.0930

**CURRENT TRUSTEES**

**Ken Harris**  
President

**Maggie Beckman**  
1<sup>st</sup> Vice President

**Brian Burmeister**  
2<sup>nd</sup> Vice President

**Tina Griesman**  
Treasurer

**Matt Unverferth**  
Secretary

**MAIL TO:**

**RENT OUR CLUBHOUSE FOR YOUR NEXT EVENT**

Are you searching for the perfect venue for your next birthday party, baby shower, special dinner, or business meeting? Look no further! Our kitchen, great room, and banquet room offer an ideal setting for any event, complete with ample folding tables and chairs to accommodate your guests. You'll also enjoy the convenience of two 50" flat-panel TVs, high-speed Wi-Fi access, and U-verse TV service with a wide selection of sports and entertainment channels. Additionally, we provide easy connections for USB, DVD, and CD players. Please note that pets are not allowed inside the clubhouse, and smoking is permitted only in designated outdoor areas. A refundable security deposit of \$250.00 is required, contingent upon the cleanliness of the premises, removal of trash bags to outdoor receptacles, and absence of damages. We provide trash bags, cleaning supplies, paper towels, a steam mop, and a vacuum cleaner—all we ask is that you clean up after your gathering.

**RENTAL RATES**

Security Deposit.....\$250.00

Clubhouse Only Rental Cost.....\$125.00

Clubhouse + Pool Rental Cost.....varies\*

*\*Additional guest fee and potential lifeguard fees may apply.  
Visit [www.countrylanewoodsii.com](http://www.countrylanewoodsii.com) and click on 'amenities'.*



**POOL RENTALS**

Pool rentals must be requested several weeks in advance, as lifeguards are required. To schedule and arrange payment, contact Cindy at [cindy.lyons@wtwco.com](mailto:cindy.lyons@wtwco.com) or 314.348.5953.

**AVAILABILITY**

To check availability and access rental forms, visit [www.countrylanewoodsii.com](http://www.countrylanewoodsii.com) and click on "Amenities." To reserve the clubhouse, please contact Terry at [tmrtailor@gmail.com](mailto:tmrtailor@gmail.com) or 508.330.1176. You're welcome to view the clubhouse at 6:30 PM on the second Monday of each month. The maximum capacity is 50 guests. **Important: To secure your reservation, the signed contract, security deposit check, and rental fee check must all be received. Please write separate checks for the security deposit and rental fee. Clubhouse rentals and pool access are available only to residents with HOA fees paid in full.**