



The Pride of Brea

The Country Road Homeowner's Association, Inc.
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News At A Glance

Visit us on the Worldwide Web: www.prideofbrea.org

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Distributed to Owners and Residents

January 2010

In Focus For 2010

Riding high on a list of Board goals for this year will be the following: townhome *building* power washing, prepping, and then the staining of *exposed* exterior wood. We originally intended to have already begun this work by now but weather conditions have kept us cautiously at bay. It appears we've entered another year of El Nino conditions for the foreseeable future. Unlike roofing operations and other similar large tasks that can usually be begun with little planning and merely a one-day notice to residents, the building refurbishing requires advance written notice of one week or more to each of the residents of the buildings affected. This is necessary because we need their cooperation and they must learn in advance that all windows must be closed before the scheduled work begins (power washing), and because many will also have to rid their balconies and patio areas of potted plants and other personal belongings. The planning in advance of this type project with uncertain prevailing and short-term weather conditions that include winds will delay this project. That concern is due to the use of airless paint sprayers and we must concern ourselves with the drifting of atomized stain that could fall on vehicles and elsewhere due to even the mildest of winds. As is typically the case, refurbishing will begin in Phase One near Lambert and Country Lane - the buildings that have gone the longest without refurbishing - and will proceed northward through to Phase three and beyond.

This is a different program than the past two separate efforts in this regard, each of which were accomplished during the past two decades. Most notably, we shall wash all the stucco and exterior wood on the subject buildings, but we will mostly focus our efforts on staining *exposed* wood as compared with all wood surfaces as we did during the prior two projects. For the most part, stucco will not be painted during this period. Since we will be using the same stain color, only the *exposed* exterior wood surfaces will be stained, since all wood that was long protected under the eaves and in other similar locations are not in need stain now except in a few isolated locations. This *trial* program will keep the cost of materials lower, will require less manpower and should result in the completion of more buildings in a shorter period of time. However, the Board will be anxious to receive reports concerning the success of this trial program and whether it is achieving the desired results, or whether we discover problems that were not easily perceived in advance. We shall endeavor to keep you apprised of the schedule in as timely a fashion as the rapidly changing weather conditions permit.

The other goals the Board desires us to continue pursuing are: the sloped and flat roof replacement program, and to direct as much *available* manpower as possible to continue *special project* work for homeowners to replace/refurbish their patio beams, patio fencing, balconies, and decks. While this improves the appearance of the individual properties and saves those owners money, it also goes a long way to enhance the appearance of the whole community, and enhances the related pride of ownership, curb appeal, and property values. Finally, the money earned from such individual projects goes into the general fund and saves all the other homeowners money via lower dues increases!

In addition to the above, and in the absence of emergencies and as available resources permit, the Board desires us to keep after all the concrete repair/replacement work (sidewalks and decks) that has begun to appear with more frequency this past few years mostly due to the passing of time and maturing of trees.

We also have several common area electrical power station enclosures that require replacement and or refurbishing. Just as a reference, one newly purchased power station enclosure on a pedestal can cost between 3 and 4 thousand dollars not including labor - thus the Board remains hopeful that we can use our plasma metal cutting, Tig and Mig welding and fabricating skills to salvage and restore the original enclosures, as we were able to successfully accomplish with the numerous steel dividers in the rest rooms at the Park Lane pool facility last year.

COMMUNITY WEB SITE ADDITIONS

The following additional information is now available on your community's web site: The Association's Maintenance Policy, Historic Newsletters, Model Floor Plans (All basic models and printable) with historic original pricing, Board Minute Summaries, Historic Newsletters, Operational Updates, Incident Logs, and more. Fax us your comments and or suggestions please.

Visit your community web site at: www.prideofbrea.org

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SOME HISTORIC PERSPECTIVE



ABOVE LEFT and MIDDLE: Original Lambert Road front entrance sign as conceived and installed by the developer. ABOVE RIGHT: Completion of first phase of construction of the Manager's vision for the front entry sign. **We all know what it appears like today!**



LEFT: Large Greenbelt across from clubhouse as designed and installed by developer. Note old brown wood stain color. Circa 1989. RIGHT: Same location, slightly different angle. Following on-site management and maintenance, the Manager's vision for this area. Circa 2008.



The above photo is not interesting but it is very important. It helps to remind our Board and the homeowners of but one of the many major benefits we enjoy from the newer lawns. The photo shows that the original Bermuda grass was mowed three consecutive times to scalp it low to the ground. Then, we purchased hundreds of dollars in annual rye grass seed, and we would then have thousands of dollars of topper mulch delivered, and we would have to perform this **every year** at a combined yearly cost of \$5-6K, **not counting labor**. None of that work is required with the new lawns!



ABOVE: Parklane Pool **before**: new wrought iron fence, and cobblestone appliqué over both walls (background/foreground).



Design, layout, photos, and text by: Robert Sackett

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