



The Pride of Brea

The Country Road Homeowner's Association, Inc.
585 Country Lane, Brea, CA 92821

News At A Glance

Visit us on the Worldwide Web: www.prideofbrea.org
On-site office 714.529.5019 Fax 714.529.3538

Distributed to Owners and Residents

28 December 2009

2009 IN REVIEW

Special Programs That Generate Supplemental Income				
PROGRAM	GROSS INCOME	ADJUSTED GROSS INCOME	SAVINGS PER OWNER PER MONTH	SAVINGS PER OWNER PER YEAR
Special Projects (POMS)	\$54,862	\$26,161	\$6.32	\$75.84
On S. Financials	\$13,548	\$10,322	\$2.49	\$29.88
Off S. Financials	\$14,929	\$10,874	\$2.63	\$31.56
Advertising	\$605	\$605	.15	\$1.80
TOTAL	\$83,944	\$47,962	\$11.59	\$139.08
Total Savings Per Owner, Per Month = \$11.59				
Total Savings Per Owner, Per Year = \$139.08				

Roof Replacements and Repairs			
Roof Type	Quantity	Roof Squares	Square Feet
Cedar Roofs	63	177.8	17,780
Flat Roofs	5	14.2	1,420
Roof Repairs	10	N/A	N/A
Total Roof Replacements = 68			
Total Square Feet = 19,200			

NOTE: The books are not officially closed yet; Income totals may vary slightly.

Contained within last year's 2008 Annual Report the Board stated that the goals they would be considering and monitoring in 2009 were as follows:

- Continue with research into possible financial solutions for street replacements/repairs within the second half of our community.
- Complete refurbishing of both adult pool rest room facilities.
- Analyze the potentially costly financial impact of new federal swimming pool compliance laws that affect association pools, and make repairs/replacements as required.
- Continue with our sloped and flat roof replacement program.
- Perform other special project work for homeowners as time and resources permit.
- Consider options for repair or replacement of three sides of dilapidated fencing around adult pool area.

All of the above projects were completed prior to year end.

CHRISTMAS TREE DISPOSAL

On trash day, between Dec. 28 through Jan. 1, place your tree out with your trash can in the following manner: Trees taller than 6' must be cut in half.

OTHER ACHIEVEMENTS 2009

- Installed over 30,000 Sq. Ft. of sod to complete lawn project within first half of community.
- Refurbished lower half of Country Lane pool ramp.
- Authorized and arranged fumigation of 4 buildings.
- Assisted contractors with securing street closures/openings during street replacements to insure no problems.
- Contracted large areas of asphalt street repairs valuing \$26k on Scenic, Mountain and Panorama Courts.
- On-going maintenance of cleaning flat and wood roofs, drains on flat roofs, and roof gutters. Also cleaned common area ground drains.
- Added concrete culvert for Live Oak parking lot drainage.
- Concrete grinding: 42 possible trip and fall areas.
- Cement replacements at Live Oak pool deck, 2 areas on Mountain, plus areas on Wagonwheel, Dale and Rustic.
- Replaced concrete sidewalk separator drains on north Scenic and Rustic.
- Held 2 Manager's Forum meetings.
- Planted five Cypress trees on Surry/Shady greenbelt. Re-planted large planter areas on Shady, Mountain, Scenic and Panorama Ct.
- Removed diseased Ash tree from north Scenic Way.
- Repaired 2 broken water mains: 1 on Meadow and 1 on Mountain Ct.
- On-going replacement of numerous (hundreds) broken sprinklers and burned out light bulbs.
- Replaced 7 dilapidated wood pole lights with new heavy gauge metal pole lights.
- Repaired quadrants of light outages on 7 occasions on Panorama, Vista, Prairie, Sage, Cactus and Mountain Cts.

COMMUNITY WEB SITE ADDITIONS

New selections on the menu page are as follows: Association/ Owner maintenance responsibility matrix; Operational logs; Newsletters; Map to clubhouse for use by visitors of those renting the clubhouse; Community plot map; and photos of recent special projects work. www.prideofbrea.org

LOST AND FOUND Our Association continues to hold some personal property that either our men found while working in the common areas, or which was turned in by residents: Girl's expensive jacket, Man's Adidas jacket, Electronic notebook, Child's swimming vest. Please call our office to describe, identify, and claim.



Design, layout, graphics, photos,
and text by Robert Sackett.



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