



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
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Distributed to Owners and Residents

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FIRE EVENT



On Thursday, February 25, a fire erupted within a Super "A" model along the 300 block of Mountain Ct. within the 2nd story smaller bedroom above the kitchen. Our Ops. Mgr. was already at the office and arrived on scene with the first police vehicle at 4:45 A.M., followed closely within five minutes or less by the Brea Fire Department who arrived in overwhelming force.

It is safe to conclude that the smoke alarm that correctly activated in a timely fashion likely saved the life of the resident who was asleep at the time in the master bedroom. No one was injured, and the Ops. Mgr. was there to direct the fireman, at their request, to the location of the electric power main and the power was turned off to safely apply water to the fire source. The fire was confined to the floor and walls of the bedroom and neither the roof or attic were affected, but water damage extended into kitchen ceiling, walls and smoke damage was prevalent. More action photos, interior photos and information were posted on our community web site: www.prideofbrea.org

COMMUNITY WEB SITE ADDITIONS

First, we are pleased to inform you that our community web site has become the first choice or hit on the Google™ Search Engine when using either of two search phrases: Country Road Assn., or Country Road HOA. Unless you are familiar with such things you may likely not realize that this is an amazing circumstance because there are 24 million possible hits for these phrases, including many other associations with Country Road in their name style, and most companies pay large sums of money seeking to be one of the first ten hits on Google™; we paid nothing.

New additions to our web site include the following: We have begun posting exterior and interior photos of our various models. The first such posting concerns the popular Super "B" model. Go to Floor Plans, select Super "B", and there is a link to the photos. Excellent pictures that will help to maintain or increase our property values. We also added direct links to the City of Brea Senior Center information and event page. We added more newsletters, incident logs, roofing information, and an Operations Log- Recent Updates link.

ROOFING UPDATES

To say this rain season is one of the *worst* or *best* in many recent years is an understatement. On at least two occasions we received 3" of rain during a single storm event. We did have a few reports of new roof leaks though thankfully not near the quantity we first feared, but no personal property damage was reported and we promptly covered the roofs for protection. From January 1 this year to present date we have removed and replaced 11 sloped roof decks. Roof replacement work continues as we diligently attempt to work around the numerous rainy day periods, which has impeded our roof replacement progress.

SPECIAL ASSESSMENTS

In keeping with the information we published last year to all owners on May 19, concerning the street replacements, we are moving into the second and third year of our commitment to repay the borrowed funds for that work. At the March 8, 2010 regularly scheduled Board meeting, the Board made the following determinations: Two \$167 special assessments were legally declared and one will be due and payable on August 1 of 2010, and one will be due and payable on August 1 of 2011. Those two assessments in conjunction with other reserve funds will provide the funds to pay both of the loans in full for all of the *private* street replacement work performed and completed last year.

Mentoring
Experience Is Gold.
Sharing Experience Creates Treasures.



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