



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

Mailed to All Owners and Residents

May 2010

BUILDING A BETTER COMMUNITY ONE DAY AT A TIME

Approximate One Year Recap — Just Some Repairs/Replacements To The Common Areas and Equipment

State Mandated Compliance Work on two swimming pools, one wader and one spa:	\$56,000
Refurbishing Two Rest Rooms at the Park Lane Pool facility:	\$7,000
Street Repairs within second half of community:	\$26,000
Street Replacements within second half of community:	\$230,000
Roof Replacements and Maintenance (gutters, drains, clearing debris) on Townhomes:	\$250,000
Replacement of Street Light and Common Area Fixtures:	\$10,000
Replacement of Damaged Concrete and Installation of Concrete Swales:	\$20,000
Grinding of Raised Concrete: Pool Decks, Sidewalks and Slabs:	\$7,500
Replacement of Ornamental Plant Material Common Areas (Not flowers):	\$12,500
Tree Removals, Trimming and Spray:	\$45,000
Irrigation Piping and Equipment Repairs:	\$15,000
Replacement of Worn/Damaged Pool Furniture (To be Completed by June):	\$6,000
Slurry Coat all Private Streets (To be Completed by June):	\$25,000
Power Washing Buildings and Painting Exterior Wood, Phase I (To be completed by E.O.Y.):	\$30,000
Replacement of Mini Maintenance Vehicle:	\$13,000

TOTAL: \$753,000.00

IMPORTANT REMINDERS

- All Private Streets will be closed for maintenance in June on the dates indicated by the map recently mailed out to all residents and off-site property owners. A copy of that map and related information is available for viewing and printing on our community web site, or contact the on-site office.
- The pool boilers will not be activated until nighttime temperatures increase, and the periodic unseasonable cool weather and precipitation events subside. The spa continues to be heated all year.
- The exterior wood on the Townhomes in Phase I will be painted and the buildings will be power washed before fall arrives. Stucco will not be painted during this particular project. Building owners will be notified in writing one week or more in advance. However, you may desire to give some advance thought to, and conjure plans for, addressing the preparatory tasks you will be required to perform to facilitate this upcoming project: Trim or cut your patio trees, shrubs and foliage back 18" or more from the inside of your patio fence and balconies. Completely remove all vines or other plant material originating from your patio and balconies that are growing along any surface of the stucco or wood siding. Make plans to remove Barbecues, planter boxes and other personal items from patios and balconies to enable floor boards to be painted.
- A \$167 per owner special assessment will become due and payable on 1 August 2010, as indicated in a prior legal notice mailed to all property owners. **Those with automatic payment plans should inform their banks or property managers to avoid late payment charges.**
- Some observant property owners noticed that the floor plans provided on our web site vary somewhat from their particular model, specifically the Super "B" model. That is true, because the original developer made changes to the position of some rooms such as bathrooms and bedrooms *as some models within various Phases of our community evolved*. Anyone who still possesses the builder's original published marketing materials for their Phase are encouraged to allow us to photo copy them to enable us to indicate those changes on the web site. Nonetheless, *all individual models including the Super "B" models have identical footprints (total square footage)*. The floor plans available on our web site can be printed and then enlarged if need be, and a scale can then be easily determined. This would assist greatly for such things as interior remodeling, and when calculating material needs for new carpeting and flooring, just to name a few projects. If you require assistance, please contact our on-site office for guidance and assistance.

Thought To Ponder
*I don't know what apathy is
and I don't care either.*



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



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