

# Country Road Townhomes

585 Country Lane • Brea • California 92621

A Planned Community  
Of Professionally Managed,  
Attached, Single Family Homes



**COUNTRY ROAD**  
"The Pride of Brea"

FALL 1987

## ■ FINAL ELECTION RESULTS YES VOTES ONLY

PROPOSITION	SEPTEMBER 24th	OCTOBER 24th	REQUIRED TO PASS	PASS
'A' Street Lights	86	129	176	No
'B' Staining of wood	110	158	176	No
'C' Landscape repairs	98	137	176	No
'D' Self Maintenance	124	181	176	Yes
'E' Street surfacing	114	163	176	No
'F' C.C. & R amend.	148	210	176	Yes
Alex Horowitz, Candidate	167	232		Yes
Homeowners Voting	265			
Homeowners Not Voting	80			

\* Not applicable with candidates.

## ■ SKYLINE PATROL TERMINATED

The Board has terminated Skyline Patrol's contract for services in mid month for cause (non-performance). Some of the problems that the Association has experienced with the skyline patrol company are these: Although they were to open the pool gates this summer at a scheduled time each day to allow residents to use the facilities, they were often very late or on many occasions they never showed up at all. This caused many residents to become upset and many Board members had to down and unlock gates. If none of the Board members were home, the facilities could not be used that day. In addition, on many occasions, the adult facilities were not locked up promptly at 10 p.m. as scheduled or not at all. This allowed for many late night bashes and upset many of our homeowners.

Also, they were unable to effectively police the parking problem. The Board has been much more efficient in providing parking patrol free of charge. The Board has been concentrating its efforts to stop people from parking in front of their garage. This has been accomplished by the Board's skillful placement of fines.

There are still problems with stored vehicles. This problem is very upsetting to many residents who continually complain that on weekends and most other times, there is no guest parking

available for their guests or family who might visit them. This causes our homeowners embarrassment and anger about all of the stored vehicles.

The Board will now direct its attention on these areas: stored vehicles, non-use of garages and families with four and five vehicles, all of which are parked in guest parking stalls and large commercial vehicles with dual rear wheels and advertisements on the truck bodies. Homeowners are encouraged to "let us know how you feel" about the parking here in your community "before" we pass rules which may affect you. Write, Robert Sackett, c/o Country Road H.O.A., 585 Country Lane, Brea, Ca., 92621. Copies of all information received will be distributed to each Board member and property manager prior to the Board meeting.

A retired, on-site resident has been hired by the Board to fulfill the other responsibilities of Skyline Patrol such as: locking and unlocking the pool facilities each morning and evening, seven days per week. This change, together with the Board enforcing parking, has resulted in a \$500 per month savings in general operating expenses and is providing better, more reliable service to the community.

This person will also make observations of any trespassing or wrongdoing at the pool areas. This will provide the Board

with the identities of the last few remaining members who continue to bring glass bottles to the pool areas, or who allow their dogs or animals to enter the pool areas or allow children under 18 years old to use the adult pool areas or who bring babies into the jacuzzi (outrageous!). These remaining few will be fined and their rights to use the recreational facilities will be suspended for 30 days, in accordance with the Association's C.C. & R's and published rules. The homeowners may appeal these fines to the Board but they should remember to bring more with them to the meeting than a sad tale and a box of tissues. ■



## ■ POOL TRIVIA

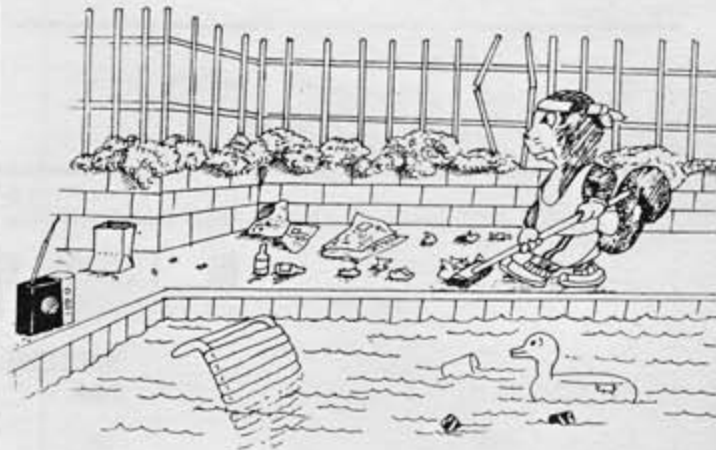
The association has invested in a thermal cover for the jacuzzi at the adult pool area. Our newly hired pool monitor will install and remove the cover each morning and evening as the pool facilities are locked and unlocked. It is estimated that this \$60 thermal cover will result in a \$100-\$150 per month savings in our natural gas consumption during the winter months and \$50-\$100 per month during the summer season.

The pay phones have been installed at both the adult pool and the family pool. We will publish the phone numbers for you next month. We have installed these phones for you, the homeowners that use the pools. Please help us protect these phones FOR YOU. Do not allow vandalism. If you see something happen and don't want to be directly involved then: try to get names, get license number of cars, write down description of persons, if they walk home see where they live. Turn over the information to the Board and/or Sue Cook immediately and trust me, we will deal with it! We really want to keep these phones for you.

When you use the pool, we would like you to be able to call home for a beer or cold drink or be able to reach your children at the pool area, or, if the worst happened, be able to dial 911 quickly instead of running out of the pool area and all the way home to place that call. Get the picture!? Help please!

A new security light was installed over the jacuzzi area to provide adequate night lighting. The previous spotlight was constantly being unscrewed or removed by jacuzzi users because of the harsh, bright lighting it produced. The new fluorescent globe which was mounted to the roof near the side of the jacuzzi puts out more light at one third the electrical energy costs of the previous spot light and the lighting is soft and diffused and non-offensive.

Several homeowners have commented to various Board members about how nice it was at the family pool this year. Homeowners whose grandchildren visited them this summer were delighted about the condition of the family pool area. They noticed that things were generally cleaner and there were no large crowds this year like all previous years. They realized how many outsiders were previously using the pool! ■



*"That's what the pools used to look like."*

## ■ HOMEOWNERS COMPLAIN TO BOARD ABOUT CHILDREN AND BARKING DOGS

The Board has recently received many complaints from homeowners who are upset by the apparent disregard for their privacy and their right to peace and quiet. Many of the homeowners enjoy playing and talking with the children in our community, but when the children get out of control, it causes a great deal of problems for homeowners and damage to the Association's property. The following is a reproduction of a letter from a homeowner, a sample of the kind of complaints being received by the Board.

*"My letter to the community is prompted by the apparent lack of common courtesy and I feel it is being displayed by some members of our community.*

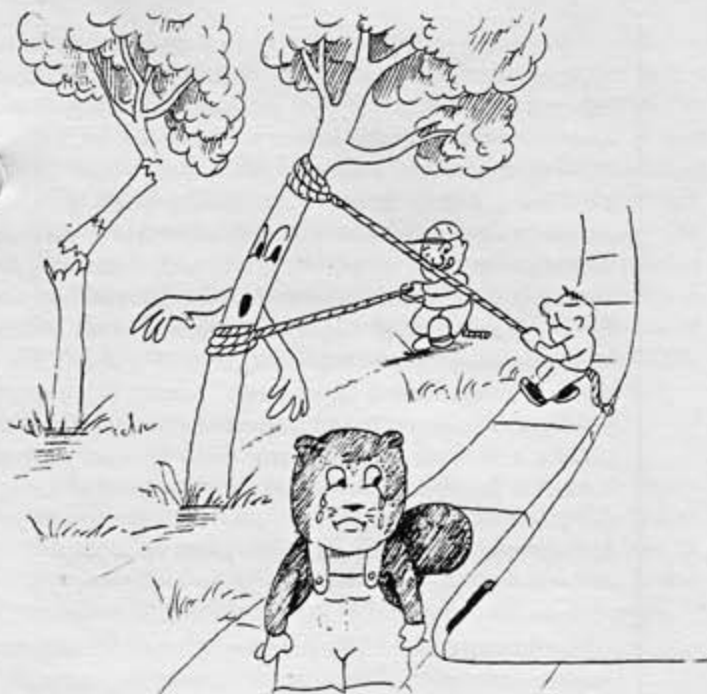
*It's Sunday morning and I wake up to a dog, on Butte Court, that has been barking for 23 minutes (honestly, I'm timing it) non-stop, and kids yelling. All this before 9:00 a.m.!*

*There have been many changes in our community over the past year, most of which are for the better.*

*However, the onslaught of uncontrolled, unsupervised children is unacceptable.*

*Bear in mind we are a community of Townhomes; we are our neighbors' keepers — so to speak. A little courtesy would go a long way*

*Each time a child rides his/her bike, tryke, big-wheel, etc., over the lawn and breaks a sprinkler or ruts the lawn we will pay for it. The greenbelt is not your child's private*



back yard — it's my back yard also!

Where are you (parents) when your children are on my patio, pulling leaves from my plants? Where are you when your children are overrunning the green belt and being so loud that I am disturbed in my own home (one child especially likes to mimic a fire engine, nice, isn't it!).

If, perchance, I were to be disrespectful on your property, privacy and comfort I would most like be subject to a fine — and be deserving of one.

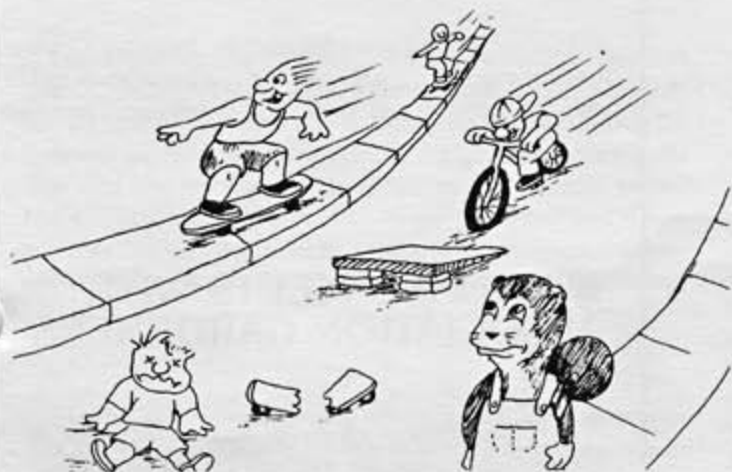
You, not I, are responsible for your children, so supervise them, please! There is a park and it is within walking distance.

I wish to use my home in a manner that affords me privacy and comfort (which I pay for). I do not disturb you, nor do I cause you discomfort, and I do not appreciate your lack of cooperative concern for me — your neighbor.

In conclusion, please consider how you, as a neighbor, affect the quality of your neighbor's life.

P.S. The dog is still barking. It may be a rhetorical question, but is the owner deaf?

26 September 1987  
V.J. Tastad"



Acting on this and other complaints, the Board authorized warning letters to be sent to a half-dozen homeowners warning the damage to the common areas in the form of broken and/or missing sprinklers, ruts in the lawns, and complete takeover of the walkways by children on scooters, bikes and trykes, etc. If the problems continue, the first \$50 fines will be imposed on the lots of the children causing the damage followed by the \$100 and \$150 fines. ■

## ■ LOCAL BUSINESSES

Dear fellow neighbors, the Board would like to take this opportunity to introduce you to some of your friends, neighbors and fellow homeowners who own and operate businesses nearby to our community. We have presented this information for your kind consideration.

Mary Jacobson, ARTISTIC HAIR DESIGN, open eves. Corner of Central and Puente, open 6 days (213) 691-3736

Alex Horowitz, BREA MOBIL SCREEN, screens, screen doors, mirrored wardrobe doors, shower enclosures (714) 671-0705

Eddie Gallegos, ERA Realty, home (714) 990-9394 Wk. (714) 529-2212

Robert Sackett, General and Specialty Contractor, Specialty in Skylights, Atrium Enclosures, Solariums (714) 990-3539

Gene Francis, Artist, Illustrator (714) 990-1042

Barry Ferrerira, LIBATIONS BY BARRY, private parties, mixers, receptions, etc. (714) 990-4824

Gary MacBeth, MACBETHS STAINED GLASS, glass, tools, supplies and classes. Open 7 days, call for estimate. (714) 529-1426

John Wahlgren, SWEDE'S CUSTOM BODY AND PAINT, cars, trucks and boats. (714) 538-3101

Ken Anthony, ANTHONY'S GLASS, glass of all types, replacement & installation. Also, door locks (714) 529-6194

George Martinez with A.L. Williams, LIFE INSURANCE (714) 529-8215

Mike Leach, ORANGE MUFFLER SERVICE, stock & hi-performance exhaust, headers & hitches (714) 997-9110

If you are a homeowner and wish to have a FREE listing in the newsletter, please mail your business card to Robert Sackett, c/o Country Road H.O.A., 585 Country Lane, Brea, Ca. 92621. If you gave us information for this and we did not place it, please forgive us and re-mail your card. Thank you. ■

## ■ WHAT TYPE OF INSURANCE IS THE RIGHT INSURANCE FOR YOU AND YOUR TOWNHOME?

We recommend that you consult an expert to help solve your individual insurance needs with respect to your property here at Country Road. However, here is some information which may be helpful when deciding which type of insurance you will need for your Country Road "Luxury" Townhome.

The Association pays for the following types of insurance coverage for its members out of part of the monthly dues collected from each member.

- Structural fire insurance: the association provides structural fire insurance for your individual structure and those of all of your neighbors. The clubhouse, restroom, shower areas and other commonly owned property are also insured for fire.
- Liability insurance: the association provides a \$3 million blanket liability policy for the commonly owned areas; like: the private streets, the clubhouse, green belts, etc.
- Fidelity bond: the association provides a \$150,000 fidelity insurance bond which covers the association funds in case of dishonesty by Board members or association employees.
- Fidelity Bond Rider: the association also provides a rider insurance policy which protects the association's funds should the management company be dishonest. The management company also provides a fidelity bond. A rider bond which has a \$5,000 deductible, would take effect if the management company's bond was not sufficient to cover our losses.
- Director's and Officer's (errors and omission) insurance: the association provides a \$3 million D. & O. policy which covers the association from harm caused by the wrongful acts of the Board of Directors.
- Workmens Compensation: the association provides a workmens compensation insurance policy which covers the Board and its employees should they be injured on any of the properties while working for the association.

### IMPORTANT INSURANCE FACTS

- The Association does not provide earthquake insurance for any structure.
- The Association fixes and repairs roof leaks but is not responsible for inside water damage to your structure or the deductible portion of the homeowner's policy which should cover water damage, however, the Association's insurance would apply in the event of a disaster, i.e., during a severe storm where the roof is blown off and water damage occurs.

If you do not wish to purchase an earthquake insurance policy for your individual structure, you should purchase a contents-only policy which covers your personal belongings in case of a loss but does not cover your structure for fire. Or, if you wish to carry earthquake insurance, then you would choose to purchase a regular homeowner's policy which includes fire insurance on your structure. You would then have a dual fire insurance coverage on your structure and, depending on the company, you would be able to acquire earthquake insurance. Some Country Road residents have said that: "often the homeowner's policy is the same price or cheaper than the contents 'condominium' type policies." Additionally, a great deal will depend on the limits and deductible amounts of the various policies and whether or not you need or want earthquake insurance. In any case, make sure your insurance person knows that you need insurance to cover your contents, including water damage from roof leaks and your personal liability.

Should you require additional information on the association's insurance coverage, please contact our property manager: Ms. Sue Cook, at (714) 978-1158. ■

## ■ OCTOBER BOARD MEETING NO OFFICERS SELECTED

The selection of officers for the '88 term of the Board of Directors was tabled to a unspecified future Board meeting.

At the October meeting, the majority of time was spent reviewing proposed budget figures and discussing the reserve analysis. Both of these documents must be mailed to each member within a few weeks.

The fact that the special assessment ballot voting results were not complete or known at the time of the budget meetings greatly complicated the formation of the proposed budget and reserve allocations for '88.

Another meeting was scheduled for Thursday, October 15th, to resume work on the budget and reserve analysis and to meet with the owner of our landscape maintenance company. ■

## ■ BOARD MEETS WITH ASSOCIATION GARDENERS

Mr. Mike Hogan, of Ayres and Hogan, our landscape maintenance contractor, met with the Board and Sue Cook at

the clubhouse on the night of the 15th. The purpose of the meeting was for Board members and Sue to appraise Mike of the dissatisfaction with the landscape maintenance of our common areas. Each Board member and Sue Cook advised Mike of some of the problems such as: side yards and back yards not being maintained as nicely as the yards along the main roads, and some not being maintained at all. The Board also pointed out that the scrub and small tree pruning was not up to par and the green belt litter was not being picked up. The over use of water thru the entire complex was also thoroughly discussed.

Mr. Hogan has promised the Association that these problems would be resolved quickly. He also has ordered more men in the complex and has added Thursday, a fourth day, free of charge to the Association. Mike also ordered two men in the complex for four Saturdays to help catch up on the work.

The Board and Mr. Hogan agreed to meet every third Board meeting to continuously monitor the progress of the companies effort. ■

## FINANCIAL

### ■ BOARD HAMMERS OUT '88 OPERATING BUDGET

The Board met on Thursday, October 8th and on Thursday, October 22nd and formulated the association's '88 operating budget.

Prior to the October 8th Board meeting, the Board of Directors and our property manager Sue Cook, studied and compared the '87 operating budget with current average costs during the 9 month period ending September 18th, 1987. Utilizing this data and the combined knowledge and experience of our Association's treasurer and CFO, Roger Clark and Sue Cook, and together with the other Board members' business acumen and common sense, a realistic operating budget was developed.

One of the influences greatly affecting the budget allocations was the outcome of the recent balloting on the special assessment propositions.

At the Board meetings, the Board members all agreed that, in addition to merely "maintaining" the Association, the Association should take all available measures to guarantee the continuance of the increase in our property values. The Board members each felt that each and every homeowner would benefit equally from the Board's efforts to beautify the community by painting, staining and restoring it. It was also unanimously decided that if any catch up work, i.e. wood staining, stucco painting and landscape repairs, were to be performed at all, it would have to be funded by either special assessment money or out of the general fund (monthly dues).

Because none of the special assessment propositions passed except the C. C. & R. amendment and the self maintenance proposal, the Board decided to put into effect the authorized maximum monthly dues increase (10%) of \$9 per month, per homeowner.

Because the Association is far behind in reserve funds and in need of so much maintenance the projection for future Association Dues is as follows:

	remainder of '87	'88	'89	'90	'91
Regular monthly dues	\$90.	\$99.	\$110.	\$121.	\$134.
Temporary					
Special Assessment	\$20.	\$20.*			
* eleven months in '88	\$110.	\$119.*	\$110.	\$121.	\$134.





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## LEGAL LINES

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### ■ CALIFORNIA COURT RULES IN FAVOR OF ASSOCIATIONS

Supreme Court upholds reasonable rules barring children from certain areas of condominium and townhome projects.

The California Appellate Court ruled on June 3rd, 1987, that Associations were permitted to designate certain Association facilities for "family" use or for "adult only" use.

The Court determined that it was not unreasonable or arbitrary age discrimination for the Sunrise Country Club Association to separate the pool facilities into family and adult only areas.

This decision serves to validate this Association's efforts to maintain the adults only pool and jacuzzi area. ■

### ■ LA HABRA ESCROW OFFICER CHARGED IN \$259,000 SWINDLE

(Owner of our previous Management Company Advantage)

Detective Love of the La Habra Police Department has confirmed that Greg Pisano, 30, of Yorba Linda was arrested after allegedly taking bank drafts from escrow deals he had set up through his company, Vantage Escrow Co. of 971 N. Harbor Blvd., La Habra, duplicating them and then depositing them at a local bank.

A Mitsubishi Bank Branch alerted police about the drafts on August 11th.

While three fake drafts have been confirmed so far, investigators believe there may be another draft in circulation worth \$60,000 and maybe more.

Officials of the state Department of Corporations have taken custody of the company's financial records. Among these records

are records belonging to the Country Road Homeowner's Association. An auditor for the state advised Rob Sackett by telcon that checkbooks belonging to Country Road are in their possession. The auditor also stated that no records would be released to anyone until after the trial. At the conclusion of the preliminary examination, the defendant was bound over for trial to superior court. We will attempt to keep you informed on this matter. ■

### ■ T-E-R-M-I-T-E-S! WHEN YOU OR YOUR NEIGHBOR SELL THEIR TOWNHOME

Many homeowners have expressed concern over the 'area of responsibility' concerning termites. The Board always recommends that you consult an attorney for legal advice regarding property rights or individual rights as a homeowner.

However, here is some information that will prove to be helpful to you should either you or a neighbor in your building wish to sell their Townhome and it is determined that 'termite tenting' is required.

It is important to have a second and third opinion should the first termite inspection recommend tenting. Often a second company can spot treat a termite infestation with out tenting all of the Townhomes in one building. Sometimes though, to effectively treat termites, tenting of the entire building is required.

Although the Association is responsible for the exterior maintenance of all of the buildings and individual Townhomes, the Association is not responsible for the eradication or control of any form of termites any place in the structure. Lot owners are individually responsible for their lot and structure, the Association provides exterior surface maintenance only (paint and roofing).

However, see the C.C. & R's, article IX, section one, entitled 'party walls,' general rules of law to apply. If a failure of one or more owners to agree to share in the cost of killing termites in a attached dwelling after being advised by experts that damage to the structure could result, is found by the courts to be "willful omissions", then the owner who does not agree to share responsibility might be held accountable in court. Also, section 2 states: "That cost of reasonable repair and maintenance of a party wall shall be shared by the Owners who make use of the wall in proportion to such use." If the Court holds that termite treatment of a dwelling is 'reasonable repair and maintenance' then the owner or owners who do not share responsibility might be held accountable in court.

Unfortunately, the question of termites usually arises when one owner in a building sells their Townhome and escrow requires a termite inspection. This is a serious area for concern and one where extensive liability could exist. If a sale does not close escrow because one or more owners in a building either fail to pay their fair share of 'reasonable repair and maintenance costs' or refuse to allow tenting of their structure then liability could extend to include the selling price and the commission of the real estate broker/agent.

The C.C. & R's, article X, general provisions, section 1, entitled ENFORCEMENT states: "The Association, or 'any Owner', shall have the right to enforce, by a proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration." Failure by the Association or by any owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter." This is powerful, concise language that provides homeowners the tools they need to help insure a fair outcome should a termite issue arise.

These are not legal opinions but are presented for your consideration. The Association is hopeful that the courts will not be needed to resolve similar matters here in our community. Remember, some day you or your heirs will need to sell your Townhome and they may require the help and cooperation of your neighbors. Realizing this, it would be in all of our best interests for all of the homeowners to cooperate fully in the area of termites.

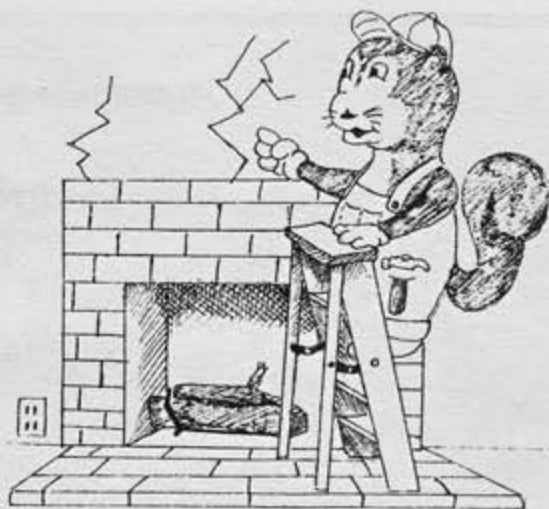
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## ARCHITECTURAL AND MAINTENANCE

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### ■ OFFICIAL COUNTRY ROAD EARTHQUAKE DAMAGE REPORT

A 1 1/2" diameter PVC pipe snapped in half like a twig during the initial earthquake which occurred on October the first. This pipe is the connecting water pipe between the family pool, solar water heater collectors and the pumps in the equipment room. The pipe broke because it was securely and rigidly attached to a separated adjacent structure and provided a rigid link between the two structures. As the clubhouse moved back and forth from the earthquake, it snapped the pipe like a twig. This damage amounted to \$77.36. No other commonly owned property was reported damaged.



Two "E" models on Glen Court, one "FX" on Spring Court and one model in the 100 block of Mountain Court had their fireplace chimneys shake back and forth so violently that some small pieces of stucco fell off from around the vertical flash points where the chimneys are connected to the structure. In every instance the damage appears to be superficial rather than structural and costs to the homeowners minimal. We will also communicate with you after the "Big One," we hope.



### ■ BOARD AWARDS CONTRACT FOR TREE TRIMMING

\$14,000 contract was awarded to Leonard Tree Service, of Santa Ana, to trim common area trees through out the complex. Included in the contract were 311 eucalyptus trees and 133 sycamore trees. Also, the falling pine trees in the green belt area across from the clubhouse were removed and the stumps taken out. Bids are now being taken for the trimming of the carrotwood trees along our private streets.



## ■ BOARD AWARDS CONTRACTS FOR STREET SLURRY SEAL

Contracts totaling near \$25,000 were awarded to JB Bostick company and its sister company, Preferred Paving, for street repairs, drain repairs, asphalt repair, crack filling and striping. All work to be completed by November 27th, weather permitting.

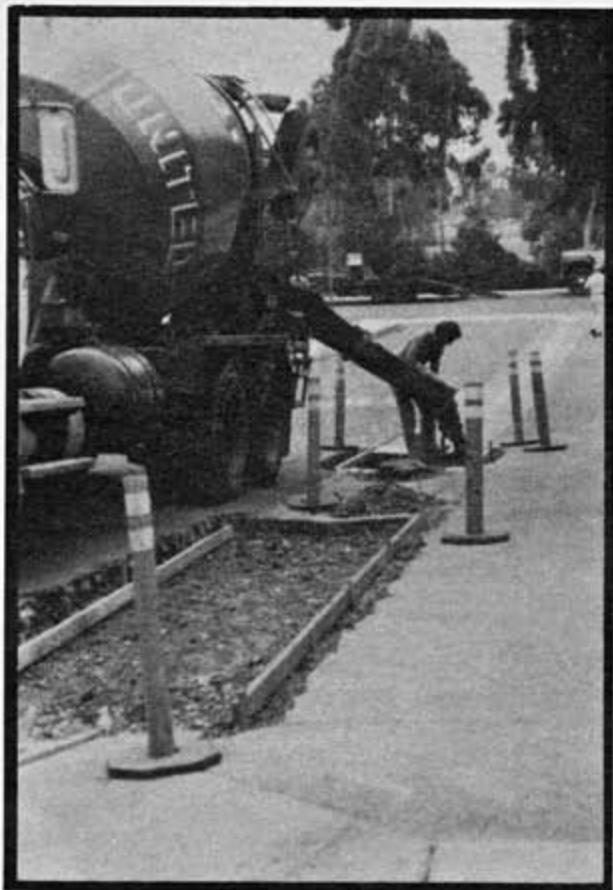
First, all seriously damaged center cement drains will be jackhammered out, cement forms installed and new drains formed. When the cement cures, the forms will be removed and the asphalt will be patched around where the forms were removed. Hot asphalt will be melted into existing street cracks. Two coats of slurry seal will be applied and the guest parking spaces will be striped.

The most important facts for homeowners, landlords and tenants to know are these: The complex will be divided into three phases. The Slurry will be applied during a three day period, one day for each phase. On the day slurry is scheduled to be applied in your phase you will be required to park the vehicles you plan to use that day along the city streets. The



Association will secure clearance from the Brea Police Department for this special parking. Any cars left stored in the complex, in that particular phase, on that particular day will have to be towed at the vehicle owner's and/or lot owner's expense. You will be notified in advance of the date that slurry will be applied in your phase.

The Board would also like to ask for your cooperation in protecting our new streets for the first couple of weeks as the new slurry coat cures. Please do not make 'power steering' burns on our new streets. 'Power steering' burns or ruts are caused when a driver comes to a complete stop when part way in or out of a garage or parking stall and turns the steering wheel all the way to one side or the other. This action causes deep ruts or gouges in the surface of the smooth slurry seal, especially on hot days. Try turning your steering wheel only while moving either forward or in reverse. Even if you are barely moving, you can turn the steering wheel hard to one side or the other without damaging the streets. Thank you for your cooperation. ■

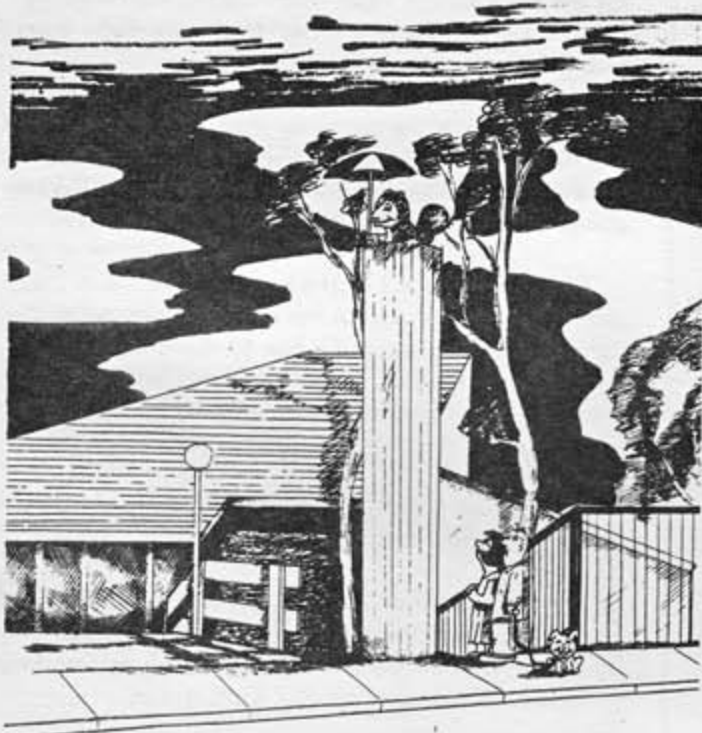


## ■ FIRST STORMS ALERT ASSOCIATION TO ROOF LEAKS

Trenchel rains fell on Country Road on October 21st and 22nd. Only three roof leaks were reported to our property manager, Sue Cook, as late as Friday. One serious roof leak

on Wagonwheel Circle was promptly repaired by a Board member, free of charge, early Friday morning after the rains. The Board is very optimistic that, for the time being, we have the roof situation fully under control.

Do you own a model 'F' or model 'FX' Townhome? Is your balcony deck leaking and causing stains to appear in the garage ceiling? Is that all that's got ya down? Call Deck Pro. This company has completed several balcony deck renewal projects in our community. Call Deck Pro 714 548-7485, ask for references.



The dependable Country Road weather man perched high in the Country Road weather tower alerted some homeowners to the approaching storm. ■

## ■ SELF MAINTAINANCE TO GET UNDER WAY SOON

By the first of the year, beginning in phase I and working through the complex building by building, our maintenance department will commence staining all of the wood on each Townhome in our community. Many other important maintenance items will be handled by the crew while they are set-up and working at each building. Extensive maintenance records will be kept on the work being done as well as notations of the particular present and future maintenance requirements of each separate Townhome. Also, the Association can provide other valuable services for homeowners, normally out of the realm of Association responsibility, at great savings to the homeowner and at no cost to the Association. The Board will remain as watch dogs and policy makers with respect to the Architectural Control of the community, but the maintenance department will expedite and police it.

Emphasis will be placed on staining the 'wood'. The 'wood' shall consist of the following: balconies, fasciae, eaves, decks, porches, garage door, car ports, siding and trim, patio fences and common area fences. All of the wood will be thoroughly cleaned on each Townhome in each building. Any loose boards will be fastened with screws. Knot holes will be filled where required. The wood will receive two coats of stain. All of the bare or exposed wood thru phase I and II have already been primed recently during the past couple of months and is ready for staining. While staining is under way in the first couple of phases, spot staining the bare exposed wood in phase III will begin.

While the maintenance crew works on staining the wood, other important unseen work will take place. The flat roofs will be closely examined for blisters, bald spots or other problems. New granite will be applied to cover any bald spots. Blisters will be cut and patched. Shake roof sections will be closely examined and missing shakes will be replaced. And, where new roof sections were installed within the past five years, the metal roof edging which was left silver colored and un-painted, will be primed and painted to match the wood trim. All vent pipes will be sealed to prevent moisture from slowly dripping between walls. Eliminating this source of spot moisture will lessen the likely hood of termite infestations. Rain gutters will be cleaned and repaired where required.

Accurate records will be compiled on exact cost of materials for work performed. This information will prove to be valuable for projecting future budgets and reserve allocations. Extensive records shall be kept on the dates of the painting and staining, projected remaining roof life, location of air conditioners, maintenance problems relating to that particular roof, as well as the need for landscape repairs/replacements. In the future, all street lighting will be assembled, installed and maintained by the maintenance department.

Any exterior maintenance items which fall under the responsibility of the homeowner can be efficiently handled by the maintenance department at reduced cost to the homeowner. Example: the Association notifies homeowner that Association maintenance work will soon be performed on their building. The Association also requests, pursuant to the C.C. & R's and the maintenance policy, that the homeowner replace a couple of fence boards or garage door boards which are damaged and are visually distracting. Homeowner can't find a contractor to do this small job, homeowner does not wish to perform the work personally, and a handy-man wants \$75 to come out and do the work. Thanks to the formation of the maintenance department, the homeowner now has the OPTION of allowing the Association to perform the work, correctly, quickly and efficiently at 1/4 the price, at Association cost\*. The funds generated by this extra work will be deposited in the Association's account to help pay for the maintenance operation.

It is estimated that four to six buildings can be completed each month. A lot will depend on the size and the maintenance requirements of each building. Whether the building is a three,

four or six plex, and whether it is single, double or tri-level.

In conclusion, self maintenance will provide us with new paint, new stain, new lights, preventive roof maintenance, and it will take away the worries about the future community maintenance problems, it will provide the homeowners with visual evidence of what they are getting for their money and it will continue to raise their property values too!

\*cost is determined by the cost of materials, with no profit added, and the cost of the actual labor supplied by the Association, with no profit added. ■

## ■ FIRE BURNS 'F' MODEL DANA EDWARDS, HERO SAVES FOUR HOMES

Fire raged through the interior of a 'F' model, while no one was at home, at 149 Spring Court on Tuesday, October 27th. Dana Edwards of 150 Spring Court was in the upstairs of her home, across the street from the fire, at around 2:40 p.m. First she smelled smoke and when she looked out of her window she noticed what appeared to be black smoke filling a upstairs room in the Townhouse across the street. Then she started hearing glass breaking from the heat and she knew. She quickly dialed 911 and reported the fire. Brea fire department responded quickly and at the direction of Capt. Ledbetter, tore thru the garage door to gain access and knocked down the fire.

If Dana had not been curious about the smell of smoke, if she did not investigate and report the fire as quickly as she did, the fire would have rapidly engulfed the entire four-plex. Damages were estimated at \$30,00.00. The fire originated in the kitchen and the cause is under investigation. ■

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## HEALTHLINE

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### ■ ATTENTION WEIGHT WATCHERS IT'S OK - NOT TO JOG

It's not necessarily true that you can lose more weight jogging than walking. Put a few more minutes into walking, and your ahead of the game!

	Jogger #1	Walker #1	Walker #2
PACE	11 minute mile	4 m.p.h.	4 m.p.h.
Minutes of Exercise	25	45	60
Total calories burned during exercise	228	261	348

\*Average for someone who weights 150 pounds

## ■ LARRY KING, '53, TALKS ABOUT HIS RECENT HEART ATTACK

*"It couldn't happen to me: Tuesday morning, February 24, 1987. I'd just gotten off my radio show at 3:00 a.m. Earlier, on my CNN show, the guest had been U.S. Surgeon General C. Everett Koop. His aprting words as he left the CNN studios were: 'You ought to stop smoking , Larry. It will kill you, you know'. God, how many times I'd heard that!..."*

*At 53, I was at the top of the game. Oh, sure, I'd had angina. And, yeas, I smoked three packs a day. And maybe I didn't always follow my doctor's prescription in the way of eating habits. But what the hell - I was indestructible.*

*I fell asleep around 3:30 a.m. and at 4:30 a.m. I awoke with a very strange pain in my right shoulder, across the right side of my back, and a little bit down my right arm. . . . Something was wrong. I called my cardiologist. . . ; it didn't sound like heart problem to him - wrong places in the body. . . .*

*(Later, I new I wasn't going to make it; I called my doctor again and he said to go to (the hospital).*

*They rushed me in and hooked me to an EKG. They made all kind of guesses because right-side shoulder pain is unusual in a heart attack, and I was having no breathing problems and no sweating. But, God, it hurt. . .*

*They took two EKGs. . . Suddenly a cardiologist leaned over and said eight words I will hear forever: 'Mr. King, you are having a heart attack'. . .*

*The next seven days in the hospital were spent getting tested with everything under the sun before being put on a program that they say - with luck and my cooperation - can extend life. All I have to do is stop smoking, eat right, and exercise regularly. So far, they have a model patient."*

Interviewed by USA TODAY  
Adopted from a story by Bob  
Hope International Heart  
Research Institute

postscript by Larry King

*"To all my readers and listeners and viewers - please may offer something to you. First, I know what you're saying: 'It can't happen to me.' Well, it can!"*

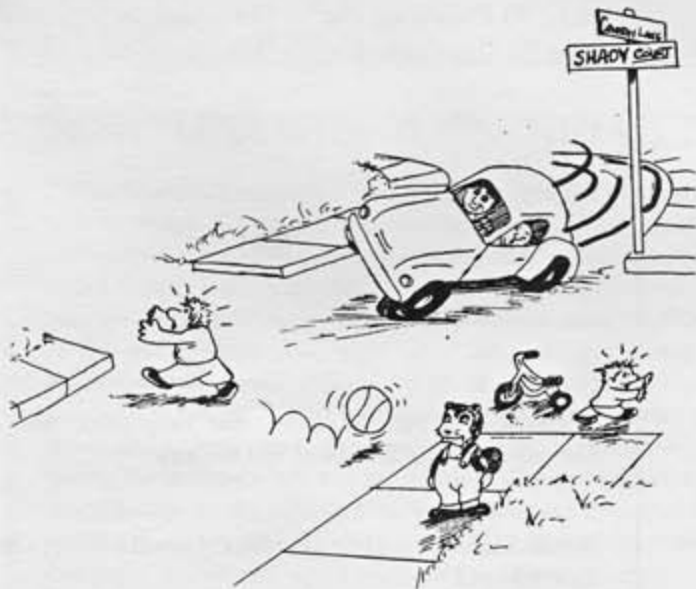
*If you can take steps to PREVENT it, take them. For your sake and your children's."*

## GENERAL

### ■ WORD-ASSOCIATION HELPS RID COMPLEX OF THE WORD C-O-N-D-O

We are 'A Planned Community of Professionally Managed, Attached, Single Family Homes' or Townhomes, not, God forbid, condos. The word 'condo' is derived from the word 'condom' of course, and it should therefore not be used in general conversation within this family complex. We felt certain that once we called this to your attention, it would be an easy way for you to remember not to use that bad word, c-o-n-d-o!

Also, the Board would like to ask all of its members for their cooperation in a very important community effort. For the sake of all of our members and their families, we ask all of the members who may go on a picnic or eat a hot dog or hamburger at a sports function, as an example, please, whatever you do, please use a condiment with what ever you choose to eat. ■



### ■ FOR SALE BY HOMEOWNER

Pecan wood wall unit (H 70", W 60", D 15"). Has built in desk, 2-door cabinet, TV/Stereo shelf & bookshelves - \$80. Matching Pecan wood end tables: one square and one hexagon, both with double doors - \$35. ea. Phone: 714 529-1370. ■



### ■ COUNTRY ROAD REAL ESTATE

An 'FX' model on Scenic Court closed escrow at \$138,000. The 'FX' tri level features 1780 sq. ft., with 3 bdrms., 1 bonus room, and 2½ baths.

A 'FX' model facing State College is pending escrow at \$130,000.

One Super 'A' model with spa, 1515 sq. ft. and 3 bdrms., 1¾ bath is pending escrow at \$132,500.

A Super 'B' model, mid phase, 3 bdrms., 2½ baths, 1450 sq. ft. is pending escrow at \$123,000.

One Super 'C' model with 1268 sq. ft., 2 bdrms., 2½ baths is pending escrow at \$116,000. ■

### ■ COMMING IN THE NEXT EDITION

Valuable information to be provided members on who is saving all of the daylight savings time and why they are saving it, where they are saving it, and why they only save it part of the year. How to catch a train of thought and where to get a schedule. Why people run for office instead of walking. Origin of the term 'step on the gas'. And much, much more. ■

**■ COUNTRY ROAD  
HOMEOWNER'S ASSOCIATION**

Financial Statements  
September 18, 1987

**INCOME STATEMENT**

Income:

Association Dues	\$281,363.02
Other Income	4,765.99
	<hr/>
Total Income	\$286,129.01

Expenses:

Administration	\$92,288.72
Utilities	28,990.69
Maintenance	71,141.56
Repairs & Replacements	15,930.20
Miscellaneous	3,016.87
Reserves	55,251.00
	<hr/>
Total Expenses	266,619.04

Net Income (Loss)	<u>\$19,509.97</u>
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**Balance Sheet**

Assets	
Cash	\$130,231.12
	<hr/>
Total Assets:	<u>\$130,231.12</u>
Liabilities:	
Roof Reserves	\$94,005.07
Painting Reserves	9,834.23
Other Reserves	10,786.70
	<hr/>
Total Liabilities	\$114,626.00
Homeowner's Equity	
Balance, January 1, 1987	(\$3,904.85)
Net Income	19,509.97
	<hr/>
Equity, September 18, 1987	15,605.12
	<hr/>
Total Liabilities & Homeowners Equity	<u>\$130,231.12</u>

**■ COUNTRY ROAD  
HOMEOWNER'S ASSOCIATION**

Cash in Bank  
September 18, 1987

Cash of Hand; January 1, 1987	\$61,095.15
Add: Cash Receipts	286,129.01
	<hr/>
Deduct: Cash Disbursements	216,993.04
	<hr/>
Cash on Hand, September 18, 1987	<u>\$130,231.12</u>

Accounts Receivable Aging  
September 18, 1987

1 to 30 Days past due	\$3,100.00
31 to 60 Days past due (3 Homeowners)	57.00
61 to 90 Days past due (1 Homeowner)	280.00
Over 90 Days past due (3 Homeowners)	2,290.00
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Total	<u>\$6,245.00</u>

Presented to the members, our neighbors, and fellow homeowners, by the Board of Directors:

Robert Sackett, Fred Marzara, Alex Horowitz, Roger Clark and Lance Merrill.

Written by Rob Sackett  
Photography by Rob Sackett

Illustrations by Gene Francis

Published by the Country Road Homeowner's Association, Inc.