



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.info
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Mailed to All Owners and Residents

13 February 2014

PRIVATE STREET REPAIRS COMING TO A STREET NEAR YOU !

This is the first written informational notice seeking the cooperation of all residents with the upcoming \$60,000 private street repair work project. The whole project will consist of two separate but related types of street work: The R&R of over 8,000 square feet of damaged asphalt and the application of seal-coat to the surface of all asphalt. **The R&R work is tentatively scheduled for 25th and 26th February — weather permitting.**

None of the private streets will be entirely closed during this FIRST part of the project (R&R work). Additional timely written notices shall be sent in the near future to remind and inform residents concerning the placement of their vehicles during the two consecutive workdays required for this first R&R project. All notices including this one will be sent to landlords and residents. It is wise and prudent for landlords to check-in with their tenants to ensure their awareness and cooperation for this expensive worthy project.

The second half of street work will consist of the application of two-coats of asphalt seal-coat, to the surface of our association's **one-quarter million square feet of asphalt!** The primary purpose of seal-coat is to protect and extend the useful life of all our private streets, which will eventually cost over \$1,000,000 to replace! The secondary benefit of seal-coat is that it enhances the appearance of our private streets.

This second part of the street project (Seal-Coat application) will only be scheduled when the newly installed asphalt is sufficiently cured. Our first choice to have this work completed would be in May of this year. However, if the new asphalt has not cured enough by then, our second choice would be September.

This second part of the work process will require the closure of all private streets for two whole consecutive days. However, the work be scheduled in four separate moves so that only 1/4 of all streets will be closed during any one period, thereby minimizing parking problems.

Timely written notices will be sent to all once a tentative date is scheduled.

TOWNHOME WASHING AND PAINTING STILL IN PROGRESS

The cleaning and painting of the stucco/wood on all the Townhomes within Phases 4,5, and 6 continues on schedule yielding great results with minimal problems. So far only two days were missed due to weather. FAQs: 1. All the exterior EXPOSED wood is being cleaned and painted. However, the starter boards (wood on the underside of roof eaves) will not be painted since they are not EXPOSED to the sun, rain, etc.). They will be painted in 8 —10 years during that paint cycle. This plan makes good sense and saves money.

PLEASE NOTE THE WEB-SITE ADDRESS HAS CHANGED TO: WWW.PRIDEOFBREA.INFO

Thought To Ponder

To teach is special; To mentor, divine.
Robert Sackett



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and posted In-House.

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