



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](http://www.prideofbrea.org)  
On-site office 714.529.5019 Fax 714.529.3538

Mailed to All Owners and Residents

May 2012

### STUCCO PAINTING OF PHASE I FORTHCOMING

Weather permitting, the homes, garages and carports within Phase I will be power-washed, prepared, and the stucco painted. Tentatively, as at 7 May 2012, the work is scheduled to commence on 29 May 2012. Reminder notices will be posted. Residents are reminded that all windows shall be closed during each work day, balconies and patios should be cleared of large items such as barbecues, chairs, and potted plants. Residents that need assistance moving large items, or storing patio plants at our maintenance yard should make arrangements ahead of time. Failure to comply with these simple requests may slow down work and result in assessment charge on the offending lot. Questions? Please contact the on-site office at the number listed at the top of this letter. Details are still in process for the painting project for Phase II.

### SAVE \$2,500 OR MORE

The good news is that many lot owners are upgrading and improving their Country Road Townhomes. The bad news is that for the past year many of these well intended owners are not first seeking architectural approval for alterations, modifications, upgrades, repairs and replacements to ANYTHING on the outside of their structures: home, garage, or carport. Anything does include everything: doorbell buttons, door knockers, door hardware (door knobs), porch light fixtures, screen doors, wood siding, wood fencing, window trims; basically, everything on the outside. The single upgrade causing the most problems, and the most UNNECESSARY expense for lot owners is replacement windows - all of which are, yes, on the outside. No fewer than three lots are currently in the process of changing out newly installed windows that are not of the approved type, at an additional cost of between \$2,500 and \$11,500 - BECAUSE they had to install them all twice!

There is a standard plan for window replacements. The on-site office has free documents with the specifications for window replacements. And, because of the standard plan, the office is authorized to approve written architectural requests for this item without requiring a written request to the Board that could also require up to a 30-day wait period.

### MONTHLY DUES TO DROP \$10 MONTH

As promised three years ago to the month, the 36 month temporary \$10 per month special assessment to help replace all the private streets within the second 17.5 acres of common areas, will drop off. Thus, starting 1 June 2012, the monthly dues will drop to \$306 per month. Lot owners with automatic payment disbursements, please take corrective action.

### POOL HEATERS

Several residents have inquired about pool heating. We are still not able to state the precise date the heaters will be activated. Currently, the family pool water temperature is 70 degrees and rising. The Park Lane pool water temperature is 67 degrees and rising (Cooler due to shadows cast by buildings and trees). We are waiting for the very odd weather pattern to break from the cold drizzles, to sunny, to windy and back again. Once the weather pattern returns to normal, the pool boilers will be fired-up.

**Thought To Ponder**  
*Look For the Super  
in the Natural*



Design, layout, photos, and  
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