

The Country Road Homeowner's Association, Inc.
585 Country Lane, Brea, CA 92821

News At A Glance

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Distributed to all Property Owners and Residents

29 May 2009

SWIMMING POOL COMPLIANCE WORK

All compliance work was completed on the Country Lane pool facility, and the pool is open for use. The following is a summary of the cost and quality of the work performed: *A final inspection on the family pool and wader was just now made and all passed. We have unlocked the gate and the pool is officially open. Our association saved over \$50,000 when compared with the first few estimates the Manager originally received from a variety of licensed contractors regarding our four separate concrete pool shells (3 pools and 1 spa). While the Manager was tempted by others to use a different contractor, he stuck with his instincts on the contractor he selected and the Board approved. The contractor started the work and completed the work on the dates he said he would. He completed all the work without any extra charges whatsoever. The work was completed with a high degree of workmanship, and passed all inspections on the first attempt. It should be noted that the vast discrepancies in quotes was not due to apples-to-apples bids, it was due to perhaps unscrupulous claims by other contractors concerning the scope of work necessary. The Manager investigated and learned that much of the work initially proposed by some was not required. Our Manager is a California state licensed pool and spa maintenance contractor.*

PRIVATE STREET REPLACEMENTS

THIS is a very Important Notice! It is important for those living on the subject streets, as well as for those who live nearby to the subject streets who may sometimes park in guest stalls along the subject streets. Understanding this information can save you from your car being towed and impounded at the owner's expense, and save you from incurring contractor costs for work delays.

Street replacement work valued at \$118,000 plus is now scheduled to take place in June — **Weather Permitting!** The Ops. Manager requested that work be scheduled in two separate consecutive date sequences for two reasons: 1. To help assure no streets would be closed over the weekend, and 2. To avoid conflicts with the refuse removal trucks on Thursday mornings. All separate water meter housings will be levelled and damaged ones will be replaced during the street replacement work project.

The first street replacements are scheduled for June, 15, 16, and 17 — A Monday, Tuesday, and Wednesday. This work shall include the 100 and 200 blocks of Mountain Cts. Unless problems arise, or below grade street base damage is discovered requiring more work, the work should be completed by the end of Wednesday, thus allowing for trash cans to be moved out for refuse collection. All vehicles that residents intend to drive between Monday and Wednesday **MUST** be removed from both their private garage and guest parking no later than 6:30 A.M. on Monday, 15 June, or prior. There will be no vehicle access on the subject streets Monday — Wednesday of that week. More details will be mailed out in the future, but will only be directed to the residents living along the subject streets. Future notifications will also include reminder notices being placed on garage doors on Friday, 12 June.

The second set of street replacements are scheduled for June, 22, 23, and 24 — A Monday, Tuesday, and Wednesday. This work shall include Timberline Ct., Cactus Ct., and the parking area in front of the Live Oak pool facility.

Unfortunately, work could be cancelled near to the last minute because of a sudden change in weather, or other unexpected emergencies. However, we shall strive to keep you informed.

OVER TO BACK SIDE

MANAGER'S FORUM MEETING

The second in a series of Manager's Forum Meetings is scheduled for Wednesday, 3 June at 7:00 P.M. This meeting is for Property Owners Only.

OWNERS PLANNING TO ATTEND MUST CALL THE OFFICE BY 2 JUNE AND STATE THE NUMBER IN THEIR PARTY TO ENABLE US TO SECURE THE APPROPRIATE QUANTITY OF CHAIRS. Without timely notification, you may have to stand.

The agenda for this meeting shall include the following topics: Security updates, last minute updates on maintenance projects, questions and answers on the street replacements, recent pool work, proposed painting and staining projects, and others.

In addition, the Manager will present numerous utility cost saving ideas for attendees on natural gas and electricity consumption, and the little known concept of the pricing tiers the utility companies use in their billing practices.

Supplemental Income Programs Update — January thru May 2009

	<u>GROSS INCOME</u>	<u>GROSS PROFIT</u>
On-site Financials	\$ 5,210	\$ 3,745
Off-site Financials	\$ 7,601	\$ 6,417
Special Projects (POMS)	\$ 24,933	\$ 9,120
*TOTAL	\$ 37,744	\$ 19,282

* Books for May not yet closed, totals may vary slightly.

Note: Gross profits fluctuate monthly due to timing of direct cost expense payments applied to these income accounts, and the timing of the income posting.



First owner to use newly remodeled pool: Harold Johnson, Spring Ct.