



The Pride of Brea

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
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Distributed to all Property Owners

10 November 2009

ANNUAL MEETING

THIS YEAR'S ANNUAL ELECTION was decided solely from written ballots; there was no need to use any quorum proxies. The legal quorum requirement is 176. We received 189 ballots, 5 of which were disqualified due to lack of signatures, etc., and 3 additional ballots were sent a day following the meeting and therefore were not opened and were not used in the final tabulation.

ELECTION RESULTS:

MR. ELI LITTNER	138 VOTES
MS. BERNADETTE LAPORTE	137 VOTES
MR. JOSEPH LISANTI	48 VOTES
WRITE-IN CANDIDATE	2 VOTES

IRS RULING QUESTION:

YES VOTES	158
NO VOTES	7
ABSTAIN	10

THE MIXER

THE MIXER HOUR (6:30 to 7:30 P.M.) preceding the meeting included a hearty delicious sit-down dinner from Gracio's Restorante in Brea. A business owned in part by one of our on-site property owners. It was in essence, all you could eat for free.

PRESENTATIONS **THE MEETING** lasted from 7:30 to 8:30 P.M. Three Board Members provided presentations on: Financials, The Year's Accomplishments, and Looking Forward. Summaries of these shall be included in the Association's upcoming Annual Report.

DOOR PRIZES **THE GIFT GIVE-A-WAY** lasted from 8:30 to 9:00 P.M. There were enough door prizes generously donated this year to enable over half those present to win. The gifts varied in value from \$25 to \$100 each, and many were for local restaurants such as Taps and Gracios, as just two examples. Please see a list of the generous vendors within this publication who all graciously donated the door prize gifts.

ROOF REPLACEMENTS

- Cedar Sloped Roofs Replaced This Year to Date: 46
- Flat Built-Up Roofs Replaced This Year to Date: 5

COMPARISONS WITH THE COMPETITION

Board President Bob Wagenhoffer began his *Looking Forward* presentation with a brief review of the status of other nearby Brea and Fullerton associations.

Brea Canyon Villas is located along Country Road's westerly border facing Brea Blvd. It is ten or more years newer than Country Road. It is a small association with no clubhouse and one pool. For several past years their monthly dues payment was \$385. Starting in 2009 the dues payment became \$365. There was an attempt to pass a large special assessment, but that attempt recently failed.

Mark III Townhomes is a planned community of 144 townhomes within the City of Fullerton, along Bastanchury near to Brea Blvd. It is a few years younger than Country Road. Two years ago they borrowed \$756,000 from a bank to replace their streets and to perform some roofing. Their dues have been and remain at \$360 per month.

Somerset Townhomes is a community of 126 townhomes located along Lambert Rd. in Brea. They have no clubhouse and one large pool. They are about 5 years younger than Country Road. They are attached homes slightly larger than Country Road townhomes are. Their dues are either \$321 per month if the near \$8,000 per lot special assessment was paid in full, or \$509 per month if the assessment was not paid.

Corsican Villas Community near to Brea Blvd. between Brea and Fullerton increased their dues by \$30 per month. Malvern Creek Association in Fullerton increased their dues by \$30 per month.

All of these communities have several things in common: they all use outside property managers and outside contractors for all their maintenance needs - they have no office, no employees and no association owned tools or company trucks. In addition, with few minor exceptions, none of those associations have added much in the way of capital improvements to the common areas (as compared with performing normal maintenance) like Country Road has consistently achieved over the past two decades with such improvements as: new front entry sign, large family pool ramp, cobblestone wall applique, new lawns, new trees, new planters, new street lights, as just a few examples. Because none of the other associations have an on-site office and employees, none of their residents can save money by using a POMS program, by obtaining money saving contract referrals, or can get help with other emergency needs as residents can and frequently do here at Country Road.

Continued on back . . .

NEW GREEN EXPERIMENT

Slowly over the past few weeks we have removed the summer flowering annual plants, nearly all 8,500 of them. You may have noticed clear plastic sheeting covering those planter areas. This new mini program is an experiment of sorts. California has literally banned all soil sterilization chemicals, and this presented a problem for us. The clear plastic is significantly less expensive than soil sterilization chemicals were. The plastic permits the natural sunshine to heat the temperature at the soil surface and below to a high level that brings about pasteurization of the soil, thus killing weed seeds and plants, killing soil fungus and soil/plant pests, all without chemicals. Pasteurization is better than sterilization since total sterilization tends to also kill beneficial soil bacteria and organisms, and other beneficial soil creatures such as earthworms. While we cannot reuse the plastic sheeting, we did fabricate reusable steel pins to quickly affix the plastic to the planters to prevent them from blowing off. So, we can reuse the pins each season. Think of this process as falling into the GREEN category if you desire.

ROOF REPLACEMENT UPDATES

Roof replacements are ongoing. During 2009, the Association has removed and replaced 36 sloped roofs and 5 flat built-up roofs thus far. Photo to right: Country Road Men and Equipment used to remove and replace two built-up flat roofs on Surry Ct.



PUBLIC SERVICE INFORMATION MESSAGES

MESSAGE #1

STARTING 14 SEPTEMBER 2009, the City of Brea will begin to enforce a no parking ordinance within all Brea communities. The new no parking rule concerns the hours between 8:00 A.M. and 2:00 P.M. on the day city street sweeping/cleaning is performed. We believe that Tuesday is the day the city sweeps Country Lane, Live Oak Street, and Park Lane Street. The parking or no parking rule states that you can park there any time you like except that if you are parked there when the street sweeper comes along you will be issued a city parking ticket. This will be the case even if you have a city issued parking sticker. However, there will be an initial three-week period where only warning tickets will be issued. Watch for the unveiling of the new signs at the entrances to our community. Call the City of Brea for additional information: 714.990.7600.

MESSAGE #2

WITHIN THE PAST WEEK, two or more residents phoned the office to report that on two separate occasions, in two different locations, a large Coyote was roaming and hunting within the community in the daylight of mid morning. This is very unusual for these nocturnal predators. Keep pets in during nighttime hours and keep a watchful eye on your small children and your pets even during daytime hours.

MESSAGE #3

BOTH BLACK AND BROWN WIDOW SPIDERS have been spotted in the common areas, attached to residents' patio fences and around both garage entry doors and the large garage door jams. Very few residents are either aware of or seemingly concerned about either the black widow spider or the more recent brown widow spider that is now indigenous to Southern California. Both of these spiders are very poisonous and the brown widow has been characterized as having venom up to 10 times stronger than a black widow.

MESSAGE #4

Mud Daubers

MUD DAUBERS ARE BLACK AND YELLOW, thread-waisted, solitary wasps that build a hard mud nest, usually on ceilings and walls, attended by a single female wasp. Many residents believe they are hornets or social wasps. Mud Daubers belong to the family Sphecidae and are not social wasps that are typically more aggressive, but may be confused with them. They do not defend their nests and rarely sting. During winter, you can safely remove the nests without spraying. **ALL PEST CONTROL IS THE LOT OWNER'S RESPONSIBILITY.** The Association will help to reach high or difficult areas as time and resources permit. If other pests such as wasps, hornets, and yellow jackets visit your area we also urge you to avoid them rather than eliminate them. They play an important role in the ecological balance of your backyard, the neighborhood, and local community by controlling the spider populations throughout.



Inspirational Thought . . .

*"You do not become good by trying to be good,
but by finding the goodness that is already within you,
and allowing that goodness to emerge."*

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text by: Robert Sackett,
except some of Mud Dauber
information.

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