



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 Owners and Residents

13 October 2011

ANNUAL MEETING

This year's annual meeting will be held on Tuesday, October 25. The meeting and dinner is limited to: two (2) adult property owners only due to space and seating limitations. Dinner hour shall begin at 6:30 pm and shall end at 7:30 pm. The meeting shall begin at 7:30 pm and shall end at 9:00 pm or sooner. There will be many valuable door prizes given out free of charge to those in attendance who hold the winning tickets. Last year, all but a handful of attendees won a door prize. Door prizes usually range in value between \$25 and \$100, though one prize last year was worth \$200.

We would like to remind our property owners to make an effort to return your ballots as soon as possible. This will help ensure a legal quorum, which will prevent the time and expense of calling for another meeting in the event we lack a legal quorum.

ROOF CLEANING AND MAINTENANCE

On various occasions during the past few months our crews have been directed to clean debris from flat roofs, and flat roof drains. We usually have from two to three two-men crews perform such work, and this project can take up to two full weeks. A similar procedure is employed to clean pine needles and other organic materials off from sloped cedar roofs. This specific maintenance task is undertaken for three important reasons: dry clumps of pine needles constitutes a fire hazard, such conditions are visually displeasing, and when both organic material and precipitation is present, that condition causes a biological activation (composting effect) that damages the cedar shake roof system thereby shortening its useful life. This project requires several two-man crews and requires several weeks as well. Such projects are funded from expense accounts established for such specific purposes, and such expense accounts are funded from the regular monthly dues collected from the property owners.

ROOF UPDATE - GENERAL

Thus far this year our crews have replaced 33 sloped cedar roofs and 3 flat roofs. The first storm this October brought over 1" of rain, but not one roof leak was reported.

COYOTES CONTINUE TO TAKE THEIR TOLL

Numerous telephone reports of dead cats continue to come into our on-site office. For the first time we can remember, a small dead dog was found in the common area - all were victims of coyote attacks. Most disconcerting is that many coyotes have changed their instinctive habit of hunting during the dark hours to hunting at all hours during the daylight.

REPORTS OF RODENTS

For the first time I can remember since I acquired property here in January 1975, we have had a recent increase in the quantity of calls reporting that mice/rats have either been observed or killed by concerned residents. A manager's meeting is being planned to address that circumstance.



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