

# Country Road Townhomes

585 Country Lane • Brea • California 92621

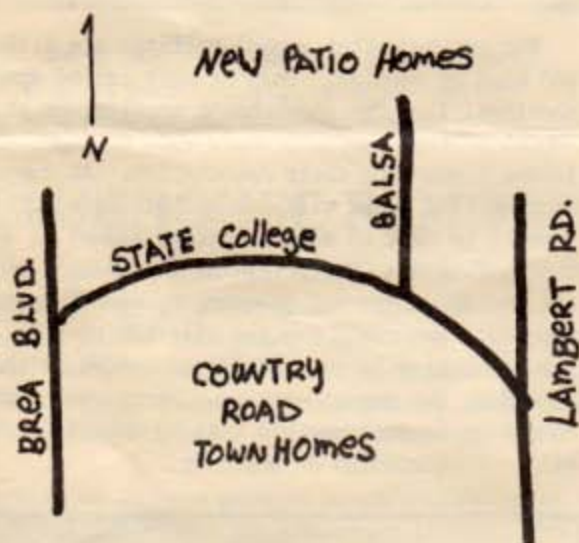
A Planned Community  
Of Professionally Managed,  
Attached, Single Family Homes



COUNTRY ROAD  
"The Pride of Brea"

BUSINESS AND FINANCIAL

AUGUST 1987



## ■ ADD \$20,000 to The Price of Your Country Road Townhome!

Here is some additional information regarding the new Patio Homes being constructed near our community. The development is located a couple of blocks north of State College on Forbes drive. The development is built along side of the foothills just north and to the east of our community. See map below. The development will feature four models of Patio Homes and three models of Executive Homes, all in the same planned community. The Patio Homes will range from between 1704 and 2330 square feet, and will sell for \$190,000, \$195,000, 220,000, and \$240,000. The Executive homes will sell from between \$275,000 and \$315,000. JM Peters, the developer, has finished several similar planned developments like the Gallery in Mission Viejo and the Terraces in Coto De Caza. It is currently estimated by the developer that the monthly Association fee will be \$149 for the patiohomes in the development. There will be thirty-four Patio Homes available in the first phase and even though they have not begun framing them yet, there is a priority list of over forty people wishing to purchase them as they become available.

## ■ PARKING PROBLEMS

The parking problem in our community has improved greatly during the last few weeks. Still some problems in the 300 block of Meadow Court and the 300 block of Mountain Court. Four homeowners are currently being contacted about their generous \$50 offering to the Association's bank account. Most all homeowners and landlords are cooperating fully with the Board's efforts to improve the community. We thank them very much! Those few who are not cooperating are still doing their part by giving cash donations to the Association. Its the whole community working together, that's what we like to see.



Parking problem on Meadow Court. Will prove to be very expensive for landlords!

## ■ COMMUNICATION

The Board has now received sixty-one information slips from landlords. Only 26 landlords have failed to mail in these slips, which were provided free of charge, including a pre-stamped envelope, and were mailed out in the earthquake insurance ballot. The Board uses these slips to mail the newsletter and published rules to the tenants living in our community. This has greatly improved the situation around the pools, the overall parking problems and general attitude of the residents here. Landlords, please remember to send us the name changes when you have a new tenant, so we can keep the communications flowing. Thank you!



The family pool situation is holding its own. We must be making some progress. Last week this Board member spoke with Scott Meyers, the pool maintenance contractor, and he commented that the Association had gone a hole week without a problem. The life ring that hangs on the fence at the family pool was not smashed or missing, and there were no other acts of vandalism like: the skimmer doors being ripped off their hinges or the toilets stuffed with paper or anything! More resident families, with the parents present, are using our beautiful facilities. It is good to see more parental supervision and zero vandalism. It is also very pleasing to know that only we residents and our guests are using the facilities and that outsiders are not welcome and will not be permitted to use our facilities under any circumstance whatsoever. More room for all of us neighbors to enjoy what we pay so much to maintain and operate.

The adult pool is another story. There are still kids under the age of 18 being spotted from time to time inside of the adult only pool facility. It will only be a matter of time before the dreaded Townhouse Rangers and accompanying Homeowner's Posse, who make surprise visits to the pool areas, run across this lawless group of useless protoplasm. As you know, the Rangers are armed with those \$50 assessments that are quick-like-a-rabbit, they just appear, like magic, on your next months Association bill. You know, like when you get an unexpected government tax bill; that look on your face and that twitch in your wallet. So remember, watch your kids, or we'll take your money. Thank You!

But, if the pool users turn out to be outsiders or alleged guests without an adult resident with them, they will be arrested on the spot, under 18, 18, or over 18, we do not discriminate.

The Board has ordered a copy of the new book entitled, "Tightening Community Security from Within", by Burn-hard Goetz. Valuable information from this book will greatly aid the Board in formulating future policy. ■

## ■ POOL TRIVIA

The new payphones will be installed at both the family pool and adult pool, hopefully, by the time you are reading this. The new gate locks for the family and adult pool areas are being delayed by several factors. Organizing the locksmith, the welder and the electrician and other minor delays and problems. We will keep you informed. ■

## ■ BOARD SEAT *available in September*

As of this publication, no one has offered to run for the Board seat except, the incumbent, Alex Horowitz. We will accept nominations from the floor, the night of the annual meeting. ■

## ■ DATE OF ANNUAL MEETING SET

The annual Board meeting has been set for Thursday, September 24th, 7:00 pm., at the Country Road Clubhouse, 585 Country Lane, Brea.

Did you know that annual meetings are different and kind of special. Only at duly called special meetings, like the impeachment meeting, or at the annual meeting can homeowners vote on important issues concerning their Association. At our annual meeting, the Board will ask all of the eligible members to vote on such important issues as amending the C. C. & R's (our governing documents), whether or not to have a special assessment, and other very important matters. You are eligible to vote if you are not behind in your Association dues on the month preceding the annual meeting. Sorry, you must be caught up in your monthly dues by August or your vote will not be counted on anything.



A view of some of our Townhomes along Scenic Way, as viewed from Country Lane, showing the large green belt areas and beautiful landscaping!



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A view of some of our Townhomes along Scenic Way, as viewed from Country Lane, showing the large green belt areas and beautiful landscaping!



View of one of our Townhomes near Rustic Court, from the adult pool facility, showing the rustic character of our architecture!

## ■ CLUBHOUSE REMODEL

We are spending just over \$6,000 of our \$7,000 in clubhouse savings to clean-up and clean-out the clubhouse. All of this money was generated by rental fees and those few homeowners who made generous donations of \$150 for those famous, totally radical, rock-in-roll, get downs that took place in our clubhouse.

There seems to be a general misunderstanding by a few members as to just what the clubhouse is for. The clubhouse is not for any 2 year old's birthday parties or 16 year old birthday parties or any birthday parties in between. It is also not for any wild adult parties, with portable disco music or bands. The clubhouse is an extension of your living room. If you are afraid of having ten thousand teenagers as guests in your living room, don't even think of having them at the clubhouse. If you are afraid of having a dozen two year olds with sticky fingers running around your furniture, don't even think of having them at the clubhouse. The clubhouse is for your immediate family, some friends, visiting relatives, large dinner parties, business meetings, Grandma and Grandpa, things like that. Same thing you would have in your living room if it were large enough. It is not going to be used for the Boy Scouts, Girl Scouts, Baseball teams, bowling leagues or any other such commercial affairs. ■

## For Sale

Brass Bed. Never used. \$2200.00 originally. Sell for \$700.00. Call Irene at 714 529 9660.

After remodeling, we are going to be very selective and very watchful. Several neighbors and Board members got together on Sunday, July 19th, and spent several hours removing the ten thousand staples and tacks from the beautiful exposed beams in the clubhouse ceiling. These were put there by homeowners, thru the years, to affix their decorations. New rules! No tacks, staples or anything like that will be permitted whatsoever. New rental contract you will sign says so. After staining and painting, there will be new permanent decorative hooks installed for that purpose and homeowners will be limited to using the existing hooks only to hang decorations. Remember the use of the family pool is NEVER included with the clubhouse rental. ■

## ■ Insurance Finale

On Thursday, July 30th, one day before the Association's master insurance policy was to renew, the Board met in an emergency session at the clubhouse. The purpose of the meeting was to discuss the price submitted to us at the very last minute by INA (insurance of north America, AKA, Cigna). The prestigious insurance brokerage firm of Haywood, Chapman & Kirby, founded in 1946, submitted a firm price for our insurance needs which was several thousand dollars less expensive than State Farm's price for equal protection. The Board voted not to renew with State Farm and to go with INA. Here is a breakdown of our insurance. Our complex was valued at \$30,700,000.00 and the structural fire insurance is underwritten by INA. The common area liability insurance has a \$1,000.00 deductable and we have a \$3,000,000.00 liability limit. Our workers comp. is also underwritten by INA. We now have a \$150,000.00 bond for the Board members with a rider to cover our management company who also have their own bond posted. Our bond is underwritten by Seaboard Surety Company. Our D & O (directors and officers) insurance is underwritten by Federal Insurance Company. Haywood, Chapman & Kirby will handle all of the Association's insurance for the next year beginning on August 1st, '87. The firm will be mailing notices to the members lenders advising them of the change in insurance companies. ■

Presented to the members, our neighbors and fellow homeowners, by the Board of Directors:

Robert Sackett, Fred Marzara, Alex Horowitz, Roger Clark and Lance Merrill.

Written by Rob Sackett  
Photography by Rob Sackett

Published by the Country Road Homeowner's Association, Inc.