



**BEAR BRAND RANCH REPORTER
BEAR BRAND RANCH COMMUNITY ASSOCIATION**

President's Report
ASSOCIATION HIGHLIGHTS

Board of Directors

Ed Zalta, President
Scott Kavanaugh, Vice President
Fred Burbank, Secretary
Wayne Mertes, Treasurer
Bill Schenck, Director

NEXT MEETING:

All residents are invited to attend
the next Meeting on
Tuesday, April 22, 2008
9:00 A.M.

Progressive Community Management
27405 Puerta Real, Suite 300
Mission Viejo

**Meeting Agenda available at guardhouse
4 days prior to meeting date**

Board Meetings are held quarterly.
2008 Board Meeting Dates:
January 23 ~ April 22
July 8 ~ October 22 (Annual)

Your participation matters!!!

Client Services

Carol Griffin, Maintenance Requests
*(949) 582-7770 *fax (949) 582-7796
e-mail: carolg@progressivecm.com

Glenda Reid, Community Manager
*(949) 582-7770 *fax (949) 582-7796
e-mail: glendar@progressivecm.com

Shelley Logan, Accounts Receivable
*(949) 582-7770 X104 *fax (949) 582-7796
e-mail: shelleyl@progressivecm.com (your payments)

Burglaries: Although we have not had a recurrence of the burglaries, we will continue to improve our security. Every homeowner should have a home security system installed and activated. Of the thirteen burglaries/attempts, the only homes that were successfully burglarized were those that did not have a home security system or failed to activate the one they had. Progressive has the names of several companies that install home security systems. I have one with cameras, motion lights, wireless transmitters, etc. If you are a homeowner who has as yet not installed a security system, in the interim you might consider placing your car keys at your bedside. If an emergency arises, depress the panic button and your car alarm will sound until you turn it off (providing the remote is not too far from the car). This of course is only helpful when you are home. Every one of us should have a home security system as was stated repeatedly by the Ad Hoc Security Committee. Our perimeter makes us a very vulnerable target.

Security: The new License Plate Recognition system installation should be completed by mid-April. Today there remains 21 homeowners who will be upset when the installation is completed and they are unable to enter BBRCA without hassle. These 21 have neglected to complete the form. The minutes of the March 11 Board meeting have been posted on the web site and contains details of the actions taken by the Board to improve our security and indicate scheduled future reviews as well as the full recommendations of the Ad Hoc Security Committee.

Maintenance. The Association has been spending a significant amount of funds every year to repair our streets. Repairing is no longer an option and has been the biggest expense allocation in our reserve funds. This annual expense can be offset by the replacement project. So, with the receipt of the bids for street replacement we will be able to quantify the assessment to be submitted to the membership for approval as well as the reasons for doing the entire complex rather than a two-year phase-in and end this wasteful expenditure.

Board Vacancies. This year's election will be to fill two Board seats. Fred Burbank and Wayne Mertes have stated their willingness to serve another two-year term. Should any member wish to consider running for a Board seat, please notify me as Chair of the Nominating Committee.

Ed Zalta, MD



Meeting Agenda Availability

As noticed in our prior newsletter, effective January 1, 2008, the Association's Meeting Agenda will be available at least 4 days prior to the scheduled Board Meeting. The detailed agenda will be posted at both gatehouses and the website. The Association is providing this information to the Membership in an effort to comply with the recent legal requirements of SB 528 as well as to keep the Community informed of the topics that will be addressed at each upcoming meeting. Please note that due to the recent changes with regard to this statute, items that are not listed on the agenda cannot be acted upon by the Board of Directors unless the items are of an emergency or urgent nature. Should you have any questions, please feel free to contact your Community Manager, Glenda Reid direct at (949) 582-7770 or by e-mail, glendar@progressivecm.com.



Want to Know What's Happening in Bear Brand Ranch?

If you would like to be added to the Bear Brand Community email distribution list to receive meeting agenda, community alerts, issue updates and other information, please send an email to glendar@progressivecm.com requesting to be added to the Bear Brand email list. **Only those members who send in their addresses will receive emails!** All addresses will be kept private and will be used only to provide Association information.

Bear Brand Website – Check it Out!

Check out the Association's website at www.progressivecm.com/bearbrand
Governing Documents, Architectural Guidelines, Meeting Minutes, and More!

To improve communication even more, we have established a new web page (Current Events) accessible by clicking on the last item in the list on the left (News and minutes) and then clicking on "Current Events". On this page, you will see a list of unfinished items along with frequent updates (much like tracking a package via FedEx or UPS so that every member is as timely informed as the Board on Association matters.



ARCHITECTURAL REVIEW PROCEDURES

The Architectural Committee meets monthly on the **First Wednesday of each month at 10:00 A.M.** at the Progressive offices. **You must submit your plans prior to the meeting to be placed on the agenda.**

Upcoming Architectural Meetings:

April 2 ~ Submittal deadline March 19th
May 7 ~ Submittal deadline April 23rd

For additional information on the architectural review process and the application and Design Guidelines, log on to the association's website at www.progressivecm.com/bearbrand and click on Forms-Architectural.