

Bear Brand Ranch Reporter

Bear Brand Ranch Community Association

JANUARY 2008



Board of Directors

Ed Zalta, President

Scott Kavanaugh, Vice President

Fred Burbank, Secretary

Wayne Mertes, Treasurer

Bill Schenck, Director

Next Meeting:

JANUARY 29, 2008

9:00 A.M.

*Progressive Community
Management office*

*27405 Puerta Real, Ste. 300
Mission Viejo*

*Board Meetings are held
quarterly. All homeowners
are welcome to attend.*

2008 Board Meeting Dates:

January 29 ~ March 11

June 10 ~ October 7

*Dates are subject to change, please
contact management to confirm.*

COMMUNITY CONTACTS

Jacquelyn Orozco - Client Services
jacquelyno@progressivecm.com
*Maintenance and landscape items
Vehicle decals*

Leslie Camp - Community Manager
lesliec@progressivecm.com
General information, special requests

Shelley Logan - Accounts Receivable
shelleyl@progressivecm.com
Payments, ACH enrollment

27405 Puerta Real, Ste. 300
Mission Viejo, CA 92691

www.progressivecm.com

President's Report

ASSOCIATION HIGHLIGHTS

Security. Installation of the License Plate Recognition System (LPRS) is ongoing with completion expected at the end of January. All members are encouraged to complete the form sent to you previously noting your cars' makes, license numbers and colors so that you will be able to enter without being delayed and questioned by the security gate personnel. A copy of the form is included with this mailer and is also available on the Association's website at progressivecm.com/bearbrand. To date only a third of all homeowners have submitted their vehicle information. Remember to include the phone number where you can be contacted should someone attempt to enter but notice to the gate had not been provided or you had neglected to include their license plate number.

Maintenance. The street repairs are underway and the Board should be receiving the replacement specifications this month so that we can send them out for bid. The receipt of the insurance settlement, the bids for street replacement, the collection of delinquencies, and the end of the Pasternack appeal will allow the quantification of the assessment for 2008. Why an assessment rather than a large dues increase? Because an assessment is a one-time charge for a specific purpose, whereas a dues increase tends to take on an eternal life.

Matters at BBRCA are fast becoming stabilized. Our community is once again returning to a convivial neighborhood. May everyone have a very Merry Christmas, Happy Holiday season, and a prosperous New Year.

Ed Zalta, MD

President

Happy New Year!

*Progressive Community Management wishes you
a joyful and prosperous 2008!*

Meeting Agenda Availability

Beginning January 2008, the Association's Meeting Agendas will be available at least 4 days prior to the scheduled Board meeting. The detailed agenda will be posted at both gatehouses. 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 Leslie Camp for assistance.

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 agendas, community alerts, issue updates and other information, please send an email to lesliec@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:

January 9 ~ Submittal deadline December 17th *NEW DATE!*

February 6 ~ Submittal deadline January 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.



EMERGENCY SERVICE



Progressive Community Management will be closed for the holiday season from December 21st through January 1st. The office will re-open at 9:00 a.m. on Wednesday, January 2nd, 2008. The office will also close on Monday, January 21st in honor of Martin Luther King, Jr. Day. Emergency Service for property-threatening emergencies or safety issues is always available 24/7 by calling Progressive's regular business line at **949-582-7770**. Follow the prompts for emergency assistance and an associate will contact you right away.