



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

*Board of Directors*

**Ed Zalta, President**  
**Michael Berumen, Vice President**  
**Fred Burbank, Secretary**  
**Wayne Mertes, Treasurer**  
**Bill Schenck, Director**

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**NEXT MEETINGS**

All residents are invited to attend

Wednesday, October 22, 2008  
6:30 P.M. - Annual Meeting/Election

Progressive Community Management  
27405 Puerta Real, Suite 300  
Mission Viejo

**Meeting Agenda posted on bulletin board  
4 days prior to meeting date**

Board Meetings are held quarterly.  
2008 Remaining Board Meeting Dates:  
October 22 (Annual)

Your participation matters!!!

Client Services

Carol Griffin, Maintenance Requests  
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e-mail: [carolg@progressivecm.com](mailto:carolg@progressivecm.com)

Glenda Reid, Community Manager  
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\*(949) 582-7770 X104 \*fax (949) 582-7796  
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with the license plate recognition system, please contact Progressive Community Management and report that fact to Glenda Reid so she can arrange for the experts to troubleshoot the problem.

The peripheral camera feasibility study resulted in a recommendation to the Board that it be pursued. The Board has asked for more data and views this as both a necessary enhancement but one that will require further review as to cost and certainly one that will be submitted to the membership for a vote.

**STREET REPLACEMENT:** After three mailings and personal contacts, we received 100 ballots with 61 opposed to the assessment and 39 in favor. Unfortunately, the option selected by the membership (continuing the annual outlay of significant funds to merely patch the street surface rather than addressing the underlying causes that would have provided a 30-year street life) will continue with annual dues increases to offset costs. This is the far more expensive approach but it is the one the membership has elected to implement.

The Board will have the various pothole areas reviewed and prioritized repairs based on degree of deterioration, anticipated damage from ongoing construction, and financial restraints. Once the prioritization is completed, we will do what we can this year with the budgetary limitations and postpone until the next few years repairs to those areas that cannot be funded this year.

**BOARD ELECTION:** There are two Board vacancies to be filled this coming month. We sent out a memo to the membership seeking members who want to serve on the Board but there were no takers. Both Wayne Mertes and Fred Burbank, present Board members, have agreed to continue their valued services on the Board and were selected as the only candidates by the nominating committee. I trust the membership will vote on the initial mailing and not require a repeat mailing to get a quorum as we have had to do in the past.

**ANNUAL MEETING:** The October annual meeting (October 22<sup>nd</sup>) will again be held at 6 pm in the evening in order to make it possible for the largest number of members to attend.

Ed Zalta, MD  
President



***President's Report***  
**ASSOCIATION HIGHLIGHTS**

**SECURITY:** We have not experienced any of the burglaries or attempted burglaries since the cameras were installed. There are still a few "bugs" to work out with the automated system. If you are one of the few residents having difficulty



***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:**

*October 1 ~ Submittal deadline September 17<sup>th</sup>*

*November 5 – Submittal deadline October 22<sup>nd</sup>*

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](http://www.progressivecm.com/bearbrand) and click on Forms-Architectural. As a reminder, contractor hours are 8:00 a.m. to 5:00 p.m. Monday through Friday and 8:00 a.m. to 1:00 p.m. on Saturday and no admittance on Sunday.



**HOLIDAY SCHEDULE**

Progressive Community Management will be closed on Monday, October 13, 2008 in observance of Columbus Day. 24 hour emergency service is always available by calling our regular business line at (949) 582-7770 and following the emergency paging instructions. We wish you a safe and enjoyable holiday!

**Please come join us at the Third Semi-Annual  
Progressive Community Management  
“Shred and Breakfast”**

Just in time for pre-holiday cleaning and year-end organization, bring your boxes of old documents that need to be shredded that you haven't quite gotten around to yet. Also this time, you will also be able to bring your old electronics that you haven't been able to dispose of...such as computer monitors, fax machines, old computers, televisions, etc...

We will have a professional Shredding Service on-site in our parking lot to destroy your documents while you watch and enjoy a continental breakfast with your neighbors. The Electronic Recycling firm will be dismantling the equipment for scrap metal recycling.

Date: Saturday, November 1<sup>st</sup>  
Time: 9:00 a.m. to Noon  
Location: Progressive Community Management, 27405 Puerta Real, Mission Viejo  
For: All Homeowners/Residents of your community managed by Progressive  
Cost: Absolutely Free

If you have any questions, please feel free to contact Sherry Garces at Progressive Community Management by phone at (949) 582-7770 or e-mail at [sherryg@progressivecm.com](mailto:sherryg@progressivecm.com).

**Directions to Progressive:**

From 5 Freeway north, exit Crown Valley Parkway and turn right. Turn left on Puerta Real, turn right on La Alameda, left into first driveway.

We look forward to seeing you here!