



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

NEXT MEETINGS

All residents are invited to attend

Tuesday, September 9, 2008

9:00 A.M. - Special Assessment Tally Meeting

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
*(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)

plate numbers, differentiating between "0" and "O", arms not lowering, etc. These are being corrected. If you are experiencing any difficulty in license plate recognition of your vehicle, please indicate the information to the security guards so that it can be resolved. We are beginning to collect data as to the non-resident entries after 7 pm at both gates. The system is allowing us to document the cars/trucks that damage the arms so that payment can be demanded without contests. In addition, we are collecting data on work vehicles that are exiting after the workday has ended. The better news is that the camera system has played a huge role in eliminating burglaries. The peripheral camera feasibility study is ongoing. A recommendation to the Board is expected at the October meeting.

STREET REPLACEMENT: The number of returned ballots for membership approval for the assessment mailed to the 71 members who failed to cast a ballot again failed to reach the very high minimum required by our governing documents. Thus, we were once again forced to expend Association funds to extend the voting period and send a third ballot to the non-responders. Hopefully, this third request will result in sufficient returns to allow a vote count and repairs to be undertaken.

OUTDATED GOVERNING DOCUMENTS: The Association's attorneys have revised our governing documents so that they would comport with State requirements regarding Association management. Those documents were sent out **three** times to the membership (still available for review on the web site) and by vote approval was rejected by the membership, ostensibly as some stated to retain the 75% vote minimum (84). Yet, time after time, that excessively high minimum has proven impossible to achieve without at least three mailings and innumerable phone calls plus huge costs. The Board would appreciate **any suggestions** from those members who voted against the lowering of the threshold (from 75% to 50% {64}, a lower threshold but even one that has yet to be reached on any first mailing) so that if a fourth attempt is made to re-vote to avoid legal conflicts by updating our governing documents to comport with State requirements, it will be met with acceptance. The revisions in the documents are too important to be held hostage by an unattainable voting percentage. State requirements for associations preclude actions without the consent of the membership. If the membership doesn't exercise its right to vote, the Board is prevented from effectively managing the affairs of the Association. The result of inaction is noted in our deteriorating streets and lowering of property values.

Ed Zalta, MD
President



President's Report
ASSOCIATION HIGHLIGHTS

SECURITY: New GateWorks system is now operational and many of the software bugs have been corrected. There remains a few problems (resident cars too close to the right, too close to the arm, over-sized trucks not triggering both arms, overhang of trunk or frames obscuring some license



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:

October 1 ~ Submittal deadline September 17th h

November 5 – Submittal deadline October 22nd

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. 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, September 1, 2008 in observance of Labor 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!