



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 MEETING

All residents are invited to attend

Tuesday, October 20, 2009
6:00 P.M.

Board Meeting & Annual Meeting

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.
(January, April, July, October)
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

Laurie Clark, Accounts Receivable
***(949) 582-7770 X115 *fax (949) 582-7796**
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President's Report

STREETS: The street project for Phase I will be completed by the time you receive this issue of the Bear Brand Reporter. A thank you to all residents who were inconvenienced and suffered in silence. As you will note, it was worth it. Although the damage was minimal, it took all of two days for some workers to discolor out new streets with dirt, tire tracks (driving on asphalt while it was wet and "coned off"), and allowing gravel to be dragged onto the new asphalt. The project has reduced our reserves to approximately 10% and the newly enacted dues increase should replenish the fund unless a significant number of foreclosures occur. The unpaved streets will be topped with the new long-lasting rubberized asphalt in 2010-2011. We will then enjoy a life expectancy of the streets

for 25-30 years with minimal expenditures for maintenance as compared to the \$150,000-\$200,000 we have been spending. Let's trust that whoever is on the Board after completion of fund replacement, that the dues are decreased as the need for the increase would have been met.

SECURITY: Wouldn't it be nice to be able to limit the day of the week and time of day your maintenance personnel come to your home. Presently, when you input their license plate number, they can enter anytime of the day or night, loan their car to someone else who can gain easy access, or simply come through and go to another home. Well now you can limit access to day and time of day as well as the following:

1. Receive an email or text message when your guest arrives at the gate.
2. Maintain a permanent, temporary, party and/or denied list of guests 24 /7
3. Review property history (visits to your home).
4. Resource community information and events.
5. Download Progressive Community Management documents and forms.
6. Find local resources.
7. Restrict guest passes to only be valid for the days and time windows you want. Ex: Pool Maintenance Company allowed Tuesday and Thursday from 1pm to 4pm. Should the pool company arrive on a different day, before 1pm or after 4pm on Tuesday and Thursday they will not be allowed access.

All of the above will be available to you. You will shortly receive information in the mail as to how to input data into the security system that will enable all of the above. This should give all of us the confidence that our homes are protected from unwanted entrants.

GUEST ACCESS: With the accuracy of the license plate recognition system and the downward pressure from the economic slowdown, it has become necessary to eliminate the guard from the upper gate after 5pm. Presently the gate is manned until 1am. A study showed the use by non-residents to be minimal after 5 pm. This will not impact resident users of entry at either gate nor of anyone to whom you have allowed entry via the License Recognition System, but you would do your guests, pizza delivery personnel or anyone that does not have their license plate registered a favor by directing them to use the lower gate after 5pm. A sign will be posted at the upper gate alerting notifying non-registered drivers to use the lower gate after 5pm.

Ed Zalta, MD

August 2009



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. Please be advised that meeting dates are subject to being changed and/or cancelled due to lack of quorum.**

Upcoming Architectural Meetings:

August 5 – Submittal deadline will be July 23, 2009
September 2 – Submittal deadline will be August 20, 2009

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.

LIGHT THE NIGHT- 2009

Please join us AUGUST 5th for LUNCH OR DINNER at California Pizza Kitchen, (25513 Marguerite Pkwy. Mission Viejo) for a flavorsome fundraising event. All you need to do is bring in the flyer, which you can download from www.progressivecm.com and present it to your server when ordering (both dine in or take out). CPK will generously donate 20% of your check to The Leukemia and Lymphoma Society. So come out and enjoy something delicious from the CPK menu. Your taste buds will thank you, and so will we. Please call Kimberly at 582.7770 with questions.

We are pleased and excited to announce that Progressive Community Management has made a commitment for the 5th year to support the Leukemia & Lymphoma Society's Light The Night® Walk. While motivated to participate upon the unfortunate diagnosis of cancer for Laurie Clark, our friend and co-worker, we have since met hundreds of wonderful people (including those in the communities we manage) that are battling blood cancers. We stand strong to fight this battle for our many friends and hope for continued tremendous strides in finding the cure.

This year our team is Alexander's Avengers, walking for our 4 ½ year old friend Alexander Pain who is bravely battling leukemia. Our team will be participating in the August 22, 2009 Light the Night event at Anaheim Stadium. Please log onto the website below to learn more about Alexander.

We hope you'll agree with us that this cause is worthy of your support. We welcome your support of our team by mailing a check made payable to the Leukemia & Lymphoma Society to Progressive's office or by logging onto <http://pages.lightthenight.org/ocie/OrangeCo09/ProgressiveCommunityManagement> to make an on-line contribution by credit card or debit. We thank you and encourage you to join the team and help us meet or exceed the \$10,000.00 goal we've set for 2009.

