



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

Board of Directors

**Ed Zalta, President
Chad Covington, Vice President
Fred Burbank, Secretary
Wayne Mertes, Treasurer
Tom Newell, Director**

NEXT MEETING

All residents are invited to attend

January 19, 2010
9:00 A.M.

*At the Offices of
Progressive Community Management
27405 Puerta Real, Suite 300
Mission Viejo*

*2010 Meeting Calendar
Tuesday, January 19, 2010
April 6, 2010
July 6, 2010*

October 19, 2010 – Annual & Business Meeting

**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: carolq@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
e-mail: lauriec@progressivecm.com*

President's Report

Gate Security system

With the recent computer update and trouble-shooting by GateWorks top management, it appears that many if not all of the problems of failure to recognize the entered license plates

of homeowners have been resolved. If you notice at any time that your license plate is not recognized by the system, inform the guard that he/she is to report the license plate number and your name so that remedial action can be taken. Do not allow the guard to simply activate the switch. Once corrected, members and those they authorize to use the resident lane will not be inconvenienced at any time of the day or night they elect to enter. The Ad Hoc committee evaluating the security system is scheduled to make their recommendations to the Board at our January meeting. Remember, you have complete control as to **who** is allowed to enter the complex as well as **when** they are allowed to enter (day of week and time of day). Simply going to the website and inputting the license plate number and marking the appropriate day/times allows you to allow or disallow (by deletion) vehicles using the "resident" lane. This allows the guards to focus their attention on those vehicles that are not authorized entry via the LPR system.

Rabbits/Crows/Raccoons/Gophers

Comments from homeowners seem to indicate that the "varmint" problem is lessening throughout the complex. We need to be alert to the temptations by placing all edible garbage into the garbage cans and securing the covers to prevent foraging and "setting up house" in the complex.

Delinquencies/sales

We have three active delinquencies and one bankruptcy (delinquency - \$12,934). Several delinquencies were cleared or put on a payment plan this past month. Two homes on sales listing – one in escrow the other a Bank short sale with full payment of delinquency.

Artificial turf

The Architectural Design Committee (ADC) has proposed guidelines regarding the installation of artificial turf. Members should review these guidelines and submit their comments through Progressive Community Management (or the association website) to the ADC.

Budget

The new dues structure established to complete the street project should allow for additional progress this coming Spring and a reduction in the dues beginning in 2012 when the project is scheduled for completion.

Happy New Year

Issues were many this past year but all were successfully addressed and remedies employed where needed. May each of you and yours have a more enjoyable 2010 year.

Ed Zalta, MD
President



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:

January 6, 2010 – Submittal deadline will be December 18, 2009 due to holidays

February 3, 2010 – Submittal deadline will be January 20, 2010

With the last newsletter, a draft version of proposed changes in the Architectural Guidelines to include specifications for artificial turf were sent to each of you for the 30 day comment period. The Committee will be reviewing all input for adopting into the guidelines at their meeting held on January 6, 2010.

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 or holidays.



Irrigation Schedule

Please remember to adjust your private yard irrigation so there is not excessive water running into the street and gutters. Let's work together to keep our new streets looking good. Thank you!

Holiday Schedule

Progressive Community Management will be closed Monday, January 18, 2010 in observance of Martin Luther King Holiday. 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 an enjoyable and safe holiday



HAPPY NEW YEAR !