



BEAR BRAND RANCH REPORTER

JULY 2010

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
July 6, 2010
9:00 A.M.

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

2010 Meeting Calendar

Tuesday, April 7, 2010
(held/draft minutes posted on website)
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: carolg@progressivecm.com

Glenda Reid, Community Manager
*(949) 582-7770 *fax (949) 582-7796
e-mail: glendar@progressivecm.com

Accounting (For Payments)
*(949) 582-7770 *fax (949) 582-7796
e-mail: accounting@progressivecm.com

President's Report

MAINTENANCE

Streets: During the past month you have noticed the repairs being made to the entries. There has been minimal disruption/inconvenience for residents and guests. The major

work is accomplished at night with minimal noise. The early stages of Phase II of the street project is underway. Information regarding the timing of the required closing of the effected streets and advice on placement of trash receptacles will be provided to each effected homeowner.

The Landscape Committee has been doing a bang-up job on maintaining both the aesthetics and fire prevention aspects of grounds upkeep. A huge round of applause for the members of this dedicated committee.

Roofs: Spring has arrived as has the mold growth on the roofs of our houses. This is very unsightly. Members are reminded to have their roofs power-washed to rid them of the unwanted mold.

SECURITY

Please be aware that there will be roving patrols on the 4th of July in an attempt to prevent the setting off of firecrackers or other items which can ignite the underbrush on our 20 acres of hillside property. Should you notice anyone attempting to set off fireworks, immediately notify the guards at the gate so they initiate a call to the roving patrols who in turn will evaluate and involve the Sheriff if necessary.

The cameras and arms at the two entrances have certainly paid off handsomely. The rash of burglaries we were experiencing have come to a halt from these entrances. We have had two attempted tries via the walking path on our west border. The Board is evaluating an inexpensive means to improve the security along our western border by installing solar powered cameras equipped with 4G technology that can sound an alarm to indicate a trespass. The system will be able to distinguish between animal and humans and display the sites on the monitors. In addition, the Board is evaluating the use of a back-up system for both entrances for those times that the license plate recognition system is not activated by a member's vehicle, access by a member is desired after midnight, limousine service is being utilized, rental vehicle, etc. The back-up system will be telephone-based allowing member-entry by inserting a personal code; guest entry allowed by the selection of the member from an index and activation by the called member from their home phone. Preliminary review pencils out a significant savings for the Association via reduction in the manned hours at both gates.

The Board will discuss the above at the July Bard Meeting. Input from members is encouraged.

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:

July 7, 2010 – Submittal deadline will be June 23, 2010
August 4, 2010 – Submittal deadline will be July 21, 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.



Landscape/Weed Abatement

During the month of June, you will be seeing Bemus Landscape completing the weed abatement on the common area slopes. Please take the time to also look at your private landscaped areas to be sure all plants and trees have been properly trimmed and/or dead debris removed for the upcoming hot months.



Holiday Schedule

Progressive Community Management will be closed on Monday, July 5, 2010 in observance of Fourth of July. 24 hour emergency service is always available by calling our regular business line at (949) 582-7770 and following the emergency paging instructions.

