



BEAR BRAND RANCH REPORTER

JUNE 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

DELINQUENCIES

The economic slowdown that we are all experiencing in our personal lives is also effecting the Association. The only source of revenue for the Association is dues. Budgeting for expected revenue and then

experiencing delinquencies means that the shortage must be made up by increasing dues to paying members, reducing services, or a combination of both.

With our having included a contingency fund in our budgeting process, we have so far managed to avoid increasing dues. Here is a snapshot of the current delinquencies and the outstanding balances:

1. **Bank foreclosure.** Association filed timely lien. Ignored by homeowner. Bank (senior lienholder) foreclosed. Bank is now paying current dues. The Board will seek payment from the owner through civil action (homeowners are responsible for past dues, interest, penalties, legal fees even though the foreclosure removes the mortgage obligation). Outstanding balance \$18,320 plus legal costs).
2. **Impending foreclosure (1).** Lien ignored. Association filed foreclosure papers. Senior lienholder foreclosure scheduled for mid-May. Will probably result in Association having to seek payment from homeowner through civil action. Outstanding balance \$8,459 plus legal costs).
3. **Impending foreclosure (2).** Lien ignored by homeowner. Requested repayment plan agreed to by Association. Homeowner defaulted on own agreed upon repayment plan. Association attorney recommended the approval of a second payment plan. Board agreed. Outstanding balance \$8,797 plus legal costs).
4. **Lien.** Lien filed. Outstanding balance \$4,187 plus legal costs).

A common misconception is that foreclosures erase any obligation homeowners may have for unpaid dues, interest, penalties, or legal charges associated with the costs of filings, legal services and recovery. Homeowners who ignore notices regarding delinquencies must recognize that the obligations are personal ones and the Association in following the law and our CC&Rs will pursue the collection of these obligations. Unfortunately, doing so adds to the indebtedness of the delinquent homeowner.

In recognition of the changing economic times, the Board has submitted a revision of our collection policy to the membership for comment. In order to increase homeowners' recognition of the detrimental financial impact of failure to make timely dues payments, the new policy increases the penalty for late payments.

REDUCTION IN EXPENSES

The two largest budget items are the landscape maintenance (22 acres of common grounds) and security (\$275,000 - \$290,000 yearly). The Board has been reviewing both (especially security), to look at implementing technology so that services can be improved yet costs significantly reduced.

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:

June 2, 2010 – Submittal deadline will be May 19, 2010

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



Delinquency Policy

Included with this newsletter is a revised Delinquency Policy for the Association. This is being sent for the required 30 day comment period and we invite you to provide any comments or input. Please forward your comments to Management in writing via e-mail, glendar@progressivecm.com or plan to attend the July 6th meeting. The Board will be adopting the policy at the July meeting.



Operating Budget

The Board of Directors approved a final operating budget for the fiscal year of July 1, 2010 through June 30, 2011. After careful review of the operating and reserve expenses, there will be no increase for the upcoming year. Please look for a budget packet which is being mailed to you under separate cover and will also be posted on the website. If you should have any questions after reviewing the information, please contact Glenda Reid, Community Manager via e-mail, glendar@progressivecm.com. or to the Board of Directors, in writing, in care of Progressive Community Management at the same e-mail address.



Landscape/Weed Abatement

During the month of May and 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.