



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

April 6, 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
(held/draft minutes on website)
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: 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

President's Report

Delinquencies

The worsening in the economy is affecting Bear Brand. As of this writing, the delinquencies are north of \$30K and continuing to increase. Although we are addressing each individual delinquency via lien filing, foreclosure, small claims, or civil action the effect on our budgeting is a significant one. As we contemplate the budget for the coming fiscal year (July-June), we now have to guesstimate the reduced revenue and include a line item for delinquencies.

Obviously, we don't have a crystal ball so any amount we put in, even one based on history, will be a guess. We have frozen all contracts and again will not contemplate any increase in contracted amounts, continue to seek competitive quotes in all areas, as well as re-examine all operations to identify possible savings. Any and all suggestions would be appreciated.

Speeding in BBR

The California speed limit in residential areas is 25 mph unless otherwise posted. We have signs indicating a 15 mph speed limit on Old Ranch Road. With the "uniformity in signage" project, we will be installing additional signs. The new speed bumps, installed as per the requirements of the City and Fire Authority, do not offer a deterrent to speeding. In fact, they seem to encourage speeding. The two areas where excessive speeds are frequently observed are on Old Ranch Road and Morning Dove Drive. In the interest of safety, please request members of your household to observe the speed limits.

License Plate Recognition System

If anyone has a problem with a failure of the system to recognize their car license plate for any reason, please contact Progressive and report the failure. Do not simply rely on the guards to report the failure. We are conducting a three month test to determine the entrants during evening hours at both gates and the data will be used to evaluate the effectiveness of the system.

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:

March 3, 2010 – Submittal deadline will be February 17, 2010

April 7, 2010 – Submittal deadline will be March 24, 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.

Included with this newsletter is a copy of the adopted Artificial Turf Guidelines. After the required 30 day comment period, the Board of Directors and Architectural Design Committee have adopted these guidelines. Please keep with your Association records and current Architectural Guidelines.

Please come join us at the 6th Semi-Annual Progressive Community Management "Shred and Breakfast"

Just in time for spring cleaning and post-tax season, bring your boxes of old documents that need to be shredded that you haven't quite gotten around to yet. Also this time, you will also be able to bring your old electronics that you haven't been able to dispose of...such as computer monitors, fax machines, old computers, televisions, etc...

We will have a professional Shredding Service on-site in our parking lot to destroy your documents while you watch and enjoy a continental breakfast with your neighbors. The Electronic Recycling firm will be dismantling the equipment for scrap metal recycling.

Date: Saturday, May 22nd
Time: 9:00 a.m. to Noon
Location: Progressive Community Management, 27405 Puerta Real, Mission Viejo
For: All Homeowners/Residents of your community managed by Progressive
Cost: Absolutely Free

If you have any questions, please feel free to contact Kimberly Cain at Progressive Community Management by phone at (949) 582-7770 or e-mail at kimberlyc@progressivecm.com.

Directions to Progressive:

From 5 Freeway north, exit Crown Valley Parkway and turn right. Turn left on Puerta Real, turn right on La Alameda, left into first driveway.

We look forward to seeing you here!