



**BEAR BRAND RANCH REPORTER
SEPTEMBER 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
October 19, 2010
6:00 P.M.*

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

2010 Meeting Calendar

*Tuesday, July 6, 2010
(held/draft minutes posted on website)
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

ACTIVITY THIS MONTH

Streets:

Phase II of the street project has started. Residents are being notified of the street closing times.

Back-up system for LPR

The new license plate back-up system is being installed this month. This system is an adjunct to the license plate recognition system and will facilitate entry of residents during those times when the LPR fails or there is no guard at the gate. Once completely installed, instructions on its use will be mailed to every resident.

Solar-powered 3g cameras on western boundary

The installation of the 3G cameras on our western boundary is also being finalized this month. This monitoring system capable of working in low-light, will provide additional security for our complex breached by two incidents these past few months.

Delinquencies

Delinquencies are continuing to wreck havoc with our budget. As of this date, we have had to institute legal collection actions against two homeowners. All residents are reminded that the obligation to pay dues and assessments are a personal obligation and are not eliminated by foreclosures or short sales.

View toward reducing expenditures

With the continuing economic downturn, some homeowners are finding it more difficult to meet their financial obligations. The Board will again review its contracts and determine if there isn't additional savings that can be recognized especially in view of the soon to be installed additional security systems. We anticipate a dues reduction beginning in 2011-2012 fiscal year but perhaps earlier implementation of some cost-savings measures can speed-up that date.

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:

September 1, 2010 – Submittal deadline will be August 18, 2010
October 6, 2010 – Submittal deadline will be September 22, 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

It is the time of year that the grubs begin to invade our lawns which cause the crows and raccoons to become uninvited guests. They begin to dig up our lawn. During the months of August and September, the lawn should be treated to keep the grubs away. You can ask your local nursery what they recommend to treat your lawn. This should keep the grubs away. Grub worm eradication in common area is in process and we hope this year will be a better year to keep the grass healthier and the crows and raccoons to a minimum.



Holiday Schedule

Progressive Community Management will be closed on Monday, September 6, 2010 in observance of Labor Day. 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 a safe and enjoyable holiday.