



## BEAR BRAND RANCH REPORTER

JANUARY 2012

### BEAR BRAND RANCH COMMUNITY ASSOCIATION

#### Board of Directors

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

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#### NEXT MEETING

All residents are invited to attend  
Tuesday, January 17, 2012  
9:00 A.M.  
Regular & Annual Business Meeting

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

2012 Meeting Calendar  
January 17, 2012  
April 3, 2012  
July 24, 2012  
October 9, 2012 – Annual & Business Meeting

**Meeting Agenda posted on bulletin board  
4 days prior to meeting date**

Board Meetings are held quarterly.  
Your participation matters!!!

#### Client Services

Carol Griffin, Maintenance Requests  
\*(949) 582-7770 \*fax (949) 582-7796  
e-mail: [carolg@progressivecm.com](mailto:carolg@progressivecm.com)

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

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

#### **PRESIDENT'S REPORT**

Bear Brand Ranch Reporter – Year End – 2011

This has been a year of identifying and completing all preventive maintenance items. The following is a list of most of them:

- **Streets**
- Completion of the rebuilding of all parts of the street project. With the exception of Riverstone, all of our streets have been

rebuilt and a long-life rubberized asphalt has been applied. Of note is the fact that the underground springs that for years have undermined our streets causing “crocodilian” pattern of the surface areas has been stopped and the rubberized asphalt has shown that it does have long-lasting life. The future means far less cost to maintain the streets with the rubberizing of Riverstone scheduled for 2016 (it was only recoated as the useful life is another 5 years on this recently resurfaced street).

- **Irrigation lines and controllers.** All lines have been tested and repaired where and as needed. All malfunctioning controllers and valves were also replaced and/or repaired as needed.
- **Security.** We have completed the upgrading of the security system providing residents with several means of entry should the License Plate Recognition system become disabled for any reason. Cameras recording the entry and exit of all vehicular traffic as well as cameras positioned on the hiking trail (which we must maintain) are all functioning. Damage to the arms by large trucks are recorded and the truck company made to pay for all repairs. Problem entries are identified and specific action taken depending on the damage and identification of the perpetrators. Needless to say, the prior home break-ins have all but ceased. We have authorized Carel Nolet's security vendor to advise us on how to best control the entry/exit through the pedestrian gates given that it is used by school-bound youths, domestic servants, and hikers entering through our porous eastern border.
- **Common areas:**
  - All uneven sidewalks have been ground down or replaced to do our best to avoid trips. All street drains have been replaced with newer long-lasting grates.
  - The erosion-prone areas of our hills so apparent last year have been reviewed by engineers and their recommendations for correction have been implemented.
  - We've managed to hold the line on expenses and there will probably not be a need for a dues increase for the 2012-2013 year.
  - Both guard stations have been remodeled, repainted, and designed for electronics.
  - The lower entry gate was replaced due to advanced rusting and the upper gate repainted.
  - **Participatory democracy.** This is the one issue that we have been unable to overcome for the past 7 years. The membership does not respond to voting requirements forcing the Board on every occasion to re-distribute not only ballots but simple request for members to voice their opinion regarding contemplated changes go unanswered.
  - **Landscape.** The landscape under the leadership of Chad Covington has continued to beautify and maintain our common areas. We are all privileged to live in this setting.

The above were many of the major tasks of 2010-2011. Now that we have established the duties and hours of security, our future tasks call for forming a membership committee to seek and evaluate competitive bids for security, attempt to initiate nightly patrols to eliminate the problem of overnight street parking and vandalism, and correct the pedestrian gate problem noted above.

For the Board - Ed Zalta, MD



## **ARCHITECTURAL REVIEW PROCEDURES**

*The Architectural Committee meets monthly on the First Wednesday of each month at 10:00 A.M. at Progressive's office. **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 4, 2012 – Submittal deadline December 21, 2011***

***February 1, 2012 – Submittal deadline January 18, 2012***

*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](http://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.*



## **HOLIDAY SCHEDULE**

*Progressive Community Management will be closed Friday, December 23, 2011 at noon through Monday, January 2, 2012 to share the Holidays with our families and also on Monday, January 16, 2012 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. Wishing You and Yours a Wonderful Holiday Season!*

