

# **BEAR BRAND RIDGE**

## **IMPORTANT INFORMATION**

### **MAJOR LANDSCAPE SLOPE RENOVATION**

#### **SEPTEMBER 2017**

As you know, the Bear Brand Master Community has been undergoing major landscape slope renovations for several years. **We are excited to announce that the Board of Directors approved moving forward with last phase of major slope renovations inside the Ridge,** which includes the slopes between Park Paseo and Eastborne Bay and Larkfield Lane; the slopes below Eastborne Bay and Larkfield Lane and the slope above Halsey Ave. and Fairlane Rd. This renovation will start in early September 2017 and we anticipate the entire Ridge project will take approximately 3 months to complete (weather permitting). *During this time, we appreciate the patience and understanding of all Ridge Residents.*

This renovation involves removal of almost all of the existing plant material, the removal of mature trees that pose a possible safety issue, and any necessary repairs to the irrigation systems.

After plant material is removed, the Landscape Committee will come back with O'Connell Landscape (OCLM), and the Project Oversight Manager and they will review the cleared off slopes for any additional tree removals as well as for plant and tree replacements and installations. This gives us a better picture of how best to proceed forward with the replanting plan.

**The planting plan** uses a plant palate which is determined by sun exposure, and consists of the use of a variety of plants, which are drought tolerant and planted 8' on center.

(over)

The trees installed will be 15-gallon and 24" box trees, and the types of trees will be Pepper trees and Crape Myrtle trees.

If additional plants and trees are needed on the newly planted slopes, the Landscape Committee will review and determine where additions are needed -- this is done after the entire slope is replanted.

We have employed the use of a Project Oversight Manager to assist the Board, Landscape Committee and Management. We found that when working with this expert, we used the best options for the association's money. We used landscape resource management experts who are also water management certified and ISA Certified Arborists.

These landscape renovation projects are carefully planned and saved for. Every renovated slope has been a great success thus far -- **and all this has been done over an 8-year process without a special assessment and without an increase in dues!**

We invite you to drive south on Camino del Avion and Bear Brand Road, (near St. Anne's School) and review the newly planted slopes bordering the Riveria and Silvertide Associations.

The cooperation and patience of all Ridge Owners is appreciated during this project.

**Bear Brand at Laguna Niguel Community Association  
Board of Directors**

If you have any questions regarding this project, please contact the Management Company.

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