

BEAR BRAND COST CENTER (RIDGE)

IMPORTANT REMINDERS

2016 Reminders

REAL ESTATE SIGNAGE REGULATION

The Board takes this opportunity to remind all Members of the real estate sign policy for Bear Brand at Laguna Niguel Community Association and all Bear Brand communities, including the Ridge.

A prototype sign has been prepared for Bear Brand Ridge and is available for purchase at Contact R.E.S.S., 23252 Del Lago, Laguna Hills, CA; 949-855-1355. Unapproved signage will be removed by the Patrol Company and placed in the Guard Shack for 30 days. If not claimed within 30 days, they will be discarded.

PET WASTE



Besides being a nuisance, uncollected dog waste is a serious problem for the association. Next time you're tempted to leave your dog's waste in the common area, please remember these facts:

1. The Environmental Protection Agency is becoming aggressive about enforcing the Clean Water Act. The association could be fined if dog waste goes uncollected.
2. *Uncollected dog waste may lead to a special assessment.* If fined by the EPA, the association could face a potential special assessment that would be levied against all members - not just dog owners.
3. *The appearance and quality of the common areas are known to affect home sales—*not just whether and for how much they sell, but how quickly.
4. The more residents complain about dog waste, the more time the manager must spend on enforcement rather than serving the association.
5. Uncollected dog waste spreads disease and attracts rodents who feed on pet waste.

With the increase in security cameras being installed, pet owners who do not pick up their pet's waste might be caught on CAMERA ~ which is considered verifiable confirmation of the offense and is subject to enforcement in accordance with the Violation and Fine Policy.

**PLEASE BE A RESPONSIBLE PET OWNER AND PICK UP
YOUR PET'S WASTE AND DISPOSE OF PROPERLY!**

DANGEROUS ACTIVITIES

Motorized scooters on the streets are a serious safety concern. Streets are not safe for this type of activity



OVERNIGHT STREET PARKING REMINDER

The Board of Directors takes this opportunity to remind all Ridge Homeowners and Residents that there is **no parking permitted on the streets between the hours of 2:00 a.m. – 6:00 a.m. every day.** Homeowners and Residents are reminded to park off the streets and park in the garages, or on driveways. Vehicles found parked on the streets between 2:00 a.m. and 6:00 a.m. will be towed without further notice to the vehicle owner(s). **** Pre-planned overnight parking can be made in advance** by contacting the Guard Shack and leaving a message at 949-443-1280; or with the Management Company at 714-285-2626, ext. 1211 or 1254, or email the manager at Karen.Newsoms@managementtrust.com or Assistant Michele.Giles@managementtrust.com. Please allow at least 48 hrs. advance notice of pre-planned overnight parking.

If your vehicle is towed, please contact:

**Preferred Towing
32891 Calle Perfecto
San Juan Capistrano, CA 92675
(949) 369-1717**

Regular tow yard gate hours are Monday – Friday, from 8:00 a.m. – 5:00 p.m. If you wish to pick up your vehicle outside of the regular gate hours, you will be charged an ‘After Hours Gate Fee’ which is now \$82.00 and is by appointment only.

MANAGEMENT TEAM:

Association Manager:

Karen Newsome, CCAM
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Association Assistant:

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