

BEAR BRAND RIDGE

IMPORTANT REMINDERS & UPDATES

AUGUST 2016

MAJOR LANDSCAPE SLOPE RENOVATIONS



COMING SOON! Major landscape slope renovations will start inside the Ridge and on the slopes bordering the exterior perimeter, starting in the month of August. This involves close to 100% removals of plant material and the replacement of outdated irrigation with newer, more water efficient systems. After plant material is removed, the Committee comes back with O'Connell Landscape (OCLM), and the project oversight manager and we review all trees for additional removals as well as for plant and tree replacement and installation.

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. The plant varieties we use are: Acacia Carpet Rose, Lantana, Bougainvillea and Toyons. The trees installed are 15-gal trees and 24" box trees – the types of trees are Pepper trees as, well as Crape Myrtle trees. If additional plants and trees are needed on the newly planted slopes, the Committee will review and determine where additions are needed – this is done **AFTER** the entire slope is replanted.

This 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!**

BARKING DOGS

The Association takes this opportunity to remind all Residents about barking dogs, as there has been an increase recently in complaints about dogs barking (especially early morning and middle of the night). Please be respectful of your neighbors and don't let your dogs bark while they are in your yard.

According to Orange County Codified Ordinance (OCCO), the legal definition of a barking dog found in Orange County Codified Ordinance 4-1-59: **Sec. 4-1-3. Definitions:** *"Barking dog means a dog that barks, bays, cries, howls, or makes any noise for an extended period of time to the disturbance of any person at any time of day or night, regardless of whether the dog is physically situated in or upon private property. Such extended period of time shall consist of incessant barking for 30 minutes or more in any twenty-four-hour period, or intermittent barking for 60 minutes or more during any twenty-four-hour period. To initiate a complaint, please complete the Barking Dog Complaint Form in its entirety and mail, hand deliver, or fax to:*

OC Animal Care
c/o Operations Desk
561 The City Drive South
Orange, CA 92868
714-935-7699 Fax

Form may be obtained online at www.ocgov.com/occr/animal/services/barking/asp

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 or on a neighbor's lawn, 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. *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.
3. Uncollected dog waste spreads disease and attracts rodents who feed on pet waste.

With the increase in security cameras being installed by homeowners and residents, 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 IT PROPERLY!**

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 1286, or email the manager Karen.Newsoms@managementtrust.com or Assistant, Paul Anderson, Paul.Anderson@managementtrust.com - Please allow at least 48 hrs. advance notice of pre-planned overnight parking.

YOUR MANAGEMENT TEAM:

Manager:

Karen Newsome, CCAM-PM
(714) 285-2626, ext. 1211

Email: Karen.Newsoms@managementtrust.com

Assistant:

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(714) 285-2626, ext. 1286

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