

Bellasera Neighborhood News

February 2004

PRESIDENT'S NOTE:

This month I'd like to discuss the Association's budget process and invite you to witness it up close. I will also review the Replacement Reserves fund's development and purpose.

The Budget Process

The budget cycle starts in January and is completed when the Board of Directors gives final approval at the April regular Board meeting. The Community Manager (CM) and our management company, CCMC, prepares the first draft in early February based on last year's experiences and any new information. Bids may be requested from potential service or maintenance contractors such as janitorial companies, landscapers or security companies in late January, with bids due in mid-February.

The draft budget and contractor bids are reviewed together by the CM and our own Budget & Finance (B&F) committee. At a series of meetings in February and March, the committee and the CM develop a final draft budget, which is presented at the Annual Members' meeting in April. After considering the comments made at that meeting, the Budget & Finance committee presents the proposed final budget to the Board. After Board approval the final budget is distributed to all members about June 1 for information. The new budget goes into effect on July 1.

The Replacement Reserves budget is prepared concurrently by the same people. The current status and plan are reviewed, changes are considered and recommendations made as necessary. The required monthly contribution to the Reserves fund is calculated and added to the final amount decided upon for the operational budget, which covers things such as contracts, maintenance, and repairs. The total amount becomes the required monthly assessment for members.

Open Meetings

Each Budget & Finance committee meeting is held in the clubhouse and is open to all members, as are the Board meetings. *I urge those of you who are interested to attend one or more meetings to see how the budget is constructed.*

(Continued on page 5)

MANAGER'S MEMO:

Touring our community's streets recently, I've noticed that several days of frost have hit the bougainvillea plants extremely hard. And while Pauline Marx has already covered the do's and don'ts of frost damage very well in our newsletter, it might be worth repeating some of them.

Do not prune frost damage out until new growth has started in the spring.

Pruning stimulates new growth and **you do not want**

(Continued on page 5)

MEETING NOTICES

Board of Directors Regular Meeting

Next regular meeting will be **Monday, Feb. 23** at **6:30 p.m.** at the clubhouse.

Budget and Finance Committee

The Budget and Finance committee will meet **Tuesdays, Feb. 10 & 17** at **4 p.m.** at the clubhouse.

Building and Grounds Committee

The Building and Grounds committee meeting will be **Monday, Feb. 9** at **3 p.m.** at the clubhouse.

Modifications Committee

The Modifications committee meeting is scheduled for **Wednesday, Feb. 18** at **5:30 p.m.** at the clubhouse. Modification applications are due no later than the Monday before the meeting.

Long Range Planning Committee

The Long Range Planning Committee will meet **Wednesday, Feb. 4** at **3 p.m.** at the clubhouse.

Activities Committee

The Activities committee will meet **Wednesday, Feb. 4** at **10 a.m.** at the clubhouse.

Communications Committee

The Communications committee will meet **Thursday, Feb. 19** at **6:30 p.m.** at the clubhouse.

SOCIAL SCENE

RESIDENTS' LUNCHEON: Thursday, Feb. 19, at Tommy Bahama's, in the Kierland shopping center, 15205 Kierland Boulevard, Phoenix. The luncheon will be at 12 noon. Sign up before Feb. 17. If you can't come after signing up or if you don't want to carpool, please contact Jean Young at 575-7363 as soon as possible. We will meet at the clubhouse at 11:30 a.m. to carpool.

POT LUCK: A Pot Luck will take place Friday, Feb. 27 at 7 p.m. Sign up by Tuesday, Feb. 24. Bring an entrée or dessert and serving utensils. The Activities committee will provide beverages. For more information call Jean Grutta at 488-5523 or Dottie Schultz at 575-5753.

EVENING BRIDGE GROUP: Wednesday, Feb 11 and 25 at 6 p.m. in the clubhouse. Join us for an evening of social bridge, normally on the second and fourth Wednesdays of each month. Call Flo Kostel at 488-0061 or Bonnie Jones at 595-6103 for information.

POKER NIGHT: Every Tuesday at 7 p.m. in the clubhouse. If interested in playing, give your name to Community Manager Janyth Martin. Contact Paul Broad at 595-2955 or Marv Lefkowitz at 595-7738 for more information.

BOOK DISCUSSION: Wednesday, Feb. 18 at 7 p.m. in the clubhouse. The book to be discussed is Disgrace, by J.M. Coetzee. Contact Marge Segal at 575-1776 if more information is needed.

GOLF: Tuesdays, Feb. 3 and Feb. 24 at The 500 Club; Tuesday, Feb. 10 at Dove Valley and Monday, Feb. 16 at Tatum Ranch. Please contact Ellen Bornstein at 575-9848 for tee times, cost and other information.

HIKES: Friday, Feb. 13: Spur Cross Ranch, a moderate five-mile hike on one of the newly opened trails. Friday, Feb. 20: Lost Dutchman State Park, a moderate 2 1/2-mile hike at the foot of the Superstitions. Both will leave from the clubhouse at 8:30 a.m. Sign up at the clubhouse. For additional information on Spur Cross, contact Vivian Kurtz at 575-1391 and on Lost Dutchman, contact Bart Sotnick at 575-7040.

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HEALTH & FITNESS

YOGA CLASS: Yoga classes are conducted on Wednesdays and Saturdays at 8:30 a.m. A great way to increase your strength, flexibility and attitude. Please contact our instructor, Valerie Neumann, at 575-7880 if you have any questions.

STRENGTH TRAINING: The class meets Mondays, Wednesdays and Fridays at 7 a.m. The group would like to have new participants. This is a full body workout with stretching; you choose the intensity. Please be there 10 minutes before the class begins. Cory Schidler is the instructor.

POWERBALL PILATES: This new, energetic class is held on Tuesday and Thursday mornings at 8 a.m. Instructor Carol Enderle offers a dynamic and challenging workout for all levels of exercisers. Contact Carol at 201-2385 if you have any questions.

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POT LUCK SEEKING NEW RESIDENTS

February's Pot Luck on Friday, Feb. 27 is aiming to bring new residents into the community's activities. And it needs Bellasera's Pot Luck "regulars" to help show the newcomers how much fun it can be.

The pot luck dinners are very casual. It's a way to catch up with friends and make new ones, the Activities committee noted. This has always been one of the community's best attended regular events.

Attendees are asked to bring an entrée, salad or dessert of about 6 servings, plus the serving utensils. And purchased dishes are fine if you don't have time or inclination to make a dish — it's your company that's the important ingredient.

The Activities committee supplies coffee and soft drinks. You may bring wine or other drinks.

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FEBRUARY 2004

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1 City Bulk & Brush Collection Week	2 Strength 7 a.m.	3 Powerball Pilates 8 a.m. Golf Poker 7 p.m.	4 Strength 7 a.m. Yoga 8:30 a.m. Activities Cttee 10 a.m. Long Range Planning Cttee 3 p.m.	5 Powerball Pilates 8 a.m.	6 Strength 7 a.m.	7 Yoga 8:30 a.m.
8	9 Strength 7 a.m. Buildings & Grounds Cttee 3 p.m.	10 Powerball Pilates 8 a.m. Golf Poker 7 p.m. Budget Cttee 4 p.m.	11 Strength 7 a.m. Yoga 8:30 a.m. Bridge 6 p.m.	12 Powerball Pilates 8 a.m.	13 Strength 7 a.m. Hike	14 Valentine's Day Yoga 8:30 a.m.
15	16 PRESIDENT'S DAY Strength 7 a.m. Golf	17 Powerball Pilates 8 a.m. Poker 7 p.m. Budget Cttee 4 p.m.	18 Strength 7 a.m. Yoga 8:30 a.m. Book Club 7 p.m. Modifications Cttee 5:30 p.m.	19 Powerball Pilates 8 a.m. Residents' Lunch 11:30 a.m. Communications Cttee 6:30 p.m.	20 Strength 7 a.m. Hike	21 Yoga 8:30 a.m.
22	23 Strength 7 a.m. Directors Meeting 6:30 p.m.	24 Powerball Pilates 8 a.m. Golf Poker 7 p.m.	25 Strength 7 a.m. Yoga 8:30 a.m. Bridge 6 p.m.	26 Powerball Pilates 8 a.m.	27 Strength 7 a.m. Pot Luck 7 p.m.	28 Yoga 8:30 a.m.
29						

FEBRUARY IN THE GARDEN

By Pauline Marx

Do not be alarmed by yellow leaves on citrus at this time of year. This is just normal winter leaf loss that all citrus experience. Continue to cover trees if there is a late freeze.

Prune citrus only after all danger of frost is past. Begin by cutting out any dead or winter-damaged branches, water-sprouts (long, green branches), and suckers. Prune the tree so that the branches fall nearly to the ground and it is growing as a large rounded shrub rather than a high-canopy tree. The branches will work to protect the tender bark.

I grow dwarf citrus here in Bellasera and even though they are dwarfs, the fruit is normal size and quite tasty. It's fun to go out in the garden in the morning and pick some fruit for breakfast.

Attracting Hummingbirds

If you wish to attract hummingbirds to your yard, choose plants that provide food throughout the year. Some suggestions are:

Justicias, including the winter-flowering **J. chuparosa** and **J. sonorae**, and the year-round flowers of **red justicia**.

Autumn sage, which blooms in the spring and again in fall. Its relative, **red sage**, blooms year-round in our area also.

Mexican oregano (*Poliomintha maderensis*), which blooms in the late spring through early summer. Even though the flowers are lavender and hummingbirds prefer red flowers, they will feed regularly on this plant.

Penstemons of any type are great favorites. In our area, look for **Parry's penstemon** and **firecracker penstemon** for spring bloom and **rock penstemon** for the summer.

It is not necessary to put up a hummingbird feeder, but it is fun to see them feed there. You will notice the same hummingbirds visiting your feeder or garden. They are territorial and occasionally get into squabbles about whose feeder it is.

Pruning Perennials

Once all danger of frost is past, cut back perennials that have extensive frost damage or are leggy and overgrown. Cut them back to 6 inches or less from the ground. Water well after pruning but do not fertilize until they are actively growing again.

Plants like **chuparosa**, **California fuchsia**, **blanket flower**, **red justicia** and **ruellia** will respond well to a hard prune at this time.

Do not prune any spring flowering perennials.

Watch for aphids on growing tips and flower buds of winter-growing perennials. These tiny insects can quickly become an infestation; control by hand removal or wash them off the stem with a strong jet of water.

February is a transition month for Sonoran desert gardeners. Cool-season plants will be thriving and can still be planted, but it's also time to prepare beds for warmer temperatures and perhaps even transplant some warm-season annuals. At the very least it's time to talk tomatoes.

Tomato Time

Gardeners who moved here from other parts of the country sometimes decide to plant their tomatoes the same time as they did before they moved here. This will quickly turn into a disaster as the plants will not have enough time to establish themselves before summer and they can turn quite crispy within a few days. Tomatoes will grow quite well in the Valley but they need to be transplanted early enough to develop root systems, flower, and set fruit before the hot weather arrives.

When temperatures reach about 90 degrees, tomato pollen is no longer viable and fruit set will stop. This means the **time to transplant tomatoes is mid-February to mid-March**. If you choose to plant before mid-March you will need to provide protection from cold temperatures by draping burlap fabric, bedsheets or frost cloth over the plant.

* * *

(Questions about plants? Call me at **575-0404** or e-mail me at **PlantPerson@Prodigy.net**)

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NEWSLETTER DEADLINE

If you have meeting dates or articles for publication, please turn them in to the Association office no later than the 13th of the month.

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The newsletter editor is **Bart Sotnick**. He is available at **575-7040** or by e-mail at:

editor@azbellasera.org

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Neither the Bellasera Community Association nor its Board of Directors provides any warranty, express or implied, as to the accuracy, timeliness, completeness, merchantability, or fitness for any particular purpose, of any information contained in this newsletter in any form or manner whatsoever.

(President's Note — continued from page 1)

Replacement Reserves – What, why, how?

The Reserve fund is established to set aside money for the *repair and/or replacement of capital assets for which the Association is responsible*. The fund is required as part of the Board's fulfillment of its fiduciary duty to protect member assets and investments. It is funded by regular, periodic contributions from the members' dues every month.

By adding smaller amounts regularly, the Association avoids having to impose large Special Assessments on the members when a need arises. The regular contribution also ensures that the "cost" of usage of the assets is spread equally over the years and each member is therefore "paying" for the years of usage.

Creating the Fund

The first step in creating a Reserve fund is a study undertaken by a professional organization specializing in asset analysis. Ours was done in 2000 by Association Reserves, Inc.

The study identifies all of the Association's capital assets subject to replacement or repair. It assigns a Useful Life and a Cost to Repair for each item. By considering the first year of use, estimated inflation, yearly expenses, and yearly receipts, the study calculates how much money to set aside each year so that we have enough for the repair or replacement when it may be needed.

The Reserve fund is kept in a separate account which is used only for this purpose. The Board explicitly approves each expenditure from the fund. Excess fund balances is invested — safely — to gain some interest income. The Budget & Finance committee reviews the Reserve plan every year to determine whether any changes are needed.

— **Dick Chenault**

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ANOTHER PLACE TO SEARCH

If you've misplaced something, especially in or around the clubhouse and pool, check with Community Manager **Janyth Martin**.

Janyth maintains a Lost and Found facility at her office in the clubhouse. Residents can turn in items that they find in the community or check there to see if the missing item has been given to her for safekeeping.

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(Manager's Memo — continued from page 1)

to encourage any vulnerable new growth until all danger of frost has passed.

The damage often appears much worse than it is. **What appears to be dead may actually sprout new leaves in the spring. By pruning before spring you may cut away much more than is necessary.**

The frost damaged material provides some frost protection to the rest of the plant by creating a "dead air space" which insulates the tree.

It's Pre-Emergent Time

Pre-emergent herbicides can be applied from October through early February for winter annual weed control. Follow the package directions carefully for best results. **DO NOT** use pre-emergent herbicides where you will be planting seeds this season

Let's Talk Trash

I'm talking about the Bellasera dumpster located in the clubhouse parking lot. I've received calls of concern regarding the use — or should I say "misuse" — of the dumpster.

For our new Bellasera homeowners, and probably a number of well-established ones too, please do not use this dumpster as your personal dumping site for refuse, debris, old items and boxes. The purpose of this dumpster is for the clubhouse, janitorial and landscape needs of the Association only.

When the dumpster is filled with homeowner's trash, it typically requires an additional pickup to be made — for which the Association is charged. That means additional charges to each and every homeowner.

— **Janyth Martin**

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BAIAMONTE WINS SURVEY DRAWING

Filling out and returning the long range planning questionnaire paid off for **Joseph Baiamonte**. His name was drawn as the winner of an \$80 prize at the January 26 Board of Directors meeting.

More than half of the surveys were completed and returned by the drawing cut-off date. A total of 184 responses have been received. The information will be compiled into a report which will help the Long Range Planning committee map out future proposals.

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COMMUNICATIONS COMMITTEE HUNTING FOR MEMBERS

The Communications Committee is seeking new members.

This committee is responsible for the monthly newsletter, the Bellasera web site and the community directory, along with other projects designed to enhance communication within Bellasera. The committee meets monthly, usually on Thursday evenings.

If you have the talent and time to contribute to this effort, please contact Community Manager **Janyth Martin** or the committee chairman, **Keith Christian**, at 575-7109, or by e-mail at KLC@cts.com for additional information.

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GET OFF THAT COUCH!

(A sampling of events and activities in our area for you or your guests.)

Parada del Sol Rodeo: Friday-Sunday, Feb. 6-8 at **Rawhide**, 23023 N. Scottsdale Road. Activities include rodio dances, live country-western music and children's activities. Call the Jaycees at **990-3179** for ticket information and more event details.

Heard Museum: World Championship Hoop Dance Contest at the museum, 2301 N. Central Avenue, Phoenix on Saturday and Sunday, Feb. 7 and 8.

The first talk will be "Tribal Matriarchs Today." The second will be "Contemporary Warriors." The final will be "Native American Sports Heroes."

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ARTS & CRAFT SHOW GIVEN GO-AHEAD

Bellasera's second arts and craft show and sale was given a go-ahead by the Board of Directors at the January 26 meeting.

The show's organizer, **Janet Biondo**, was also given clearance to advertise the event in local newspapers in an attempt to build attendance. The artists showing their works are all Bellasera residents.

Janet said the first show, in November, was considered a success by the 15 artists who had displays in the clubhouse, but they hoped to generate a larger turnout through a modest amount of advertising.

The artists forming the **Creative Hands of Bellasera Show and Sale** will be meeting February 5 to determine the date of the **spring show, currently targeted for April 24 or May 1**, Janet said. There is space for additional Bellasera artists, she added. Artists interested in joining the group should contact her by phone at 488-0259 or e-mail at arizonajrb@cox.net.

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**THE SPEED LIMIT ON ROADS WITHIN
BELLASERA IS 25 MILES PER HOUR.**

STOP SIGNS MEAN STOP

**DON'T RISK AN ACCIDENT
OR PLACE OTHERS IN DANGER.**

YOUR COMMUNITY

Board of Directors:

Dick Chenault — President
Dennis Lamb — Vice President
Al Ricciardi — Secretary
Robert Tack — Treasurer
Jane Hillerson — Director

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Current Committee Chairpeople:

Activities:

Budget: Paul Broad
Buildings & Grounds: Paul Anetsberger
Communications: Keith Christian
Long Term Planning: Melissa Price
Modifications: Jim Gleason

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Community Manager:

Janyth Martin
(480) 488-0400
manager@azbellasera.org

Questions regarding your Homeowner's Association Account? Contact Capital Consultants Management Corporation (CCMC) — **(480) 921-7500**

**

Security/Front Gate: (480) 488-3663

**

Internet Web Site:
www.azbellasera.org

BOARD REVIEWS ROLE, PERFORMANCE OF MANAGEMENT COMPANY

A special board of directors meeting took place January 15 to discuss with Bellasera homeowners the roles of the board, the Community Manager and the community's management company.

Dick Chenault, board president, presented an overview of the roles, including a detailed review of the community manager's job description. This was followed by questions and comments from homeowners among the approximately 55 people attending the two-hour session. Chenault told the group at the close of the meeting that the board would consider the comments and at subsequent board meetings consider actions that might be taken. He also said he would make sure the community received appropriate feedback.

At the January 26 board meeting, Chenault reported that he had already spent more than two hours in discussions with the management company, Capital Consultants Management Corporation (CCMC) as an outgrowth of the January 15 meeting.

He said CCMC was anxious to make sure Bellasera is well served and that they would be reviewing with the on-site community manager and the board ways to assure the best level of service. He repeated his pledge to provide feedback on the review and any potential changes.

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SCOTTSDALE LISTS BRUSH AND BULK REMOVAL DATE

Scottsdale will pick up **brush and bulk items** in the Bellasera area **during the week beginning Monday, Feb. 2.**

Brush and bulk items to be picked up should be at curbside by 5 a.m. at the start of the week. It will be removed during the week.

For more information, contact Solid Waste Management at **(480) 312-5600.**

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Bellasera Community Association
7350 E. Ponte Bella Drive
Scottsdale, AZ 85262
Janyth Martin
Community Manager
(480) 488-0400
(480) 488-2103 fax
Security: (480) 488-3663

CANDIDATES SOUGHT FOR BOARD OF DIRECTORS

Do you want to have a role in guiding your community? It's as simple as placing your name in the running for a spot on the Bellasera Homeowners Association Board of Directors.

Bellasera homeowners will be electing three members to the community's board at the association's annual meeting, presently targeted for April 8. The term of office is two years.

Candidates will be requested to fill out a form with some personal information for use as brief biographies in the March newsletter and a mailing prior to the election. In order to have the list of candidates ready for this mailing, we will **need to have names and information available by Feb. 23**.

Although candidates will be welcome any time up to and including the Annual Meeting, it will be difficult for the Association to distribute biographical information to members if it isn't submitted by the February date.

A **"Meet the Candidates" meeting**, at which members will be able to get to know the candidates better, is scheduled for **April 1**.

At the annual meeting, the terms of **Dick Chenault, Dennis Lamb** and **Jane Hillerson** as directors will expire. Any member of the Association in good standing is eligible to serve, and current Directors may, of course, run for re-election.

One director whose term is expiring has already indicated he doesn't plan to stand for re-election.

Anyone interested in running for a position on the Board may submit his or her name to **Community Manager Janyth Martin** at the clubhouse. Keep in mind that the elected directors should be able to attend all meetings, including during the summer.