

Bellasera Neighborhood News

May 2004

AGRANOFF, GLEASON JOIN BOARD, CHENAULT CONTINUES AS PRESIDENT

Dick Chenault held onto his position as president of Bellasera's homeowner's association. The board's two new directors and current director **Robert Tack** attempted to vote Chenault out of the position.

The three directors, at the reorganization meeting of the board on April 26, fell one vote short of forcing a vacancy in the presidency as Chenault and director **Al Ricciardi** voted against **Jim Gleason's** motion to deny renewal of Chenault's role as president.

According to Bellasera's bylaws, officers' terms automatically renew unless at least two thirds of the directors vote not to renew the term. With Bellasera's five-person board, four votes would be necessary.

Meanwhile, Tack gave up his post as treasurer and new director **Paul Agranoff** was elected to the position.

With the vice presidency vacant because **Dennis Lamb** chose not to run for re-election, the newly constituted board chose Gleason as vice president.

Ricciardi continued in his position as secretary of the board, choosing not to relinquish the post he was given last year.

Gleason said that he felt strongly that officers should not continue in their post for longer than two years.

Chenault said he believed the bylaws included the automatic renewal clause to assure the maintenance of stability and continuity in the governance of the community.

(Continued on page 5)

Election of Directors

Chosen as directors for a two-year term at the annual meeting were:

**Dick Chenault
Paul Agranoff
Jim Gleason**

There were 128 homeowners represented at the April 8 annual meeting. A quorum of 108 was required.

MANAGER'S MEMO:

TIME FOR THAT LIGHT CHECK: Remember to check your garage and landscape lights, photo-cells and any timers, if used, on a regular basis. This can be one of the forgotten and most important maintenance tasks homeowners have.

Here's what our CC&Rs say about an **owner's responsibility:**

Each owner shall maintain the lot and dwelling unit, and all other structures, parking areas, landscaping, and

(Continued on page 5)

MEETING NOTICES

Board of Directors Regular Meeting

Next regular meeting will be **Monday, May 24 at 6:30 p.m.** at the clubhouse.

Budget and Finance Committee

The Budget and Finance committee meeting date has not yet been set.

Building and Grounds Committee

The Building and Grounds committee meeting will be **Monday, May 24 at 3 p.m.** at the clubhouse.

Modifications Committee

The Modifications committee meeting is scheduled for **Wednesday, May 12 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 meeting date has not yet been set.

Activities Committee

The Activities committee will meet **Wednesday, May 5 at 10 a.m.** at the clubhouse.

Communications Committee

The Communications committee will meet **Wednesday, May 19 at 4 p.m.** at the clubhouse.

SOCIAL SCENE

RESIDENTS' LUNCHEON: Thursday, May 20, at Quill Creek Café at the Grayhawk Country Club, 8620 E. Thompson Peak Parkway, Scottsdale. The luncheon will be at 12 noon. Sign up before Tuesday, May 18. If you can't come after signing up or if you don't want to carpool, please contact Dotty Schultz at 575-5753 as soon as possible. The group will meet at the clubhouse at 11:30 a.m. to carpool.

POT LUCK: Friday, May 21 at 7 p.m. In the clubhouse. Bring an entrée or dessert — an Asian cuisine dish if possible — and serving utensils. Sign up by Wednesday, May 19.

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, May 19 at 7 p.m. in the clubhouse. The book to be discussed is Leap of Faith by Queen Noir. Contact Marge Segal at 575-1776 if more information is needed. Please bring book suggestions for the next season.

GOLF: The formal program has ended for the season.

HIKE: Thursday, May 6, Hidden Valley trail at South Mountain, Phoenix. A six-mile round-trip, moderate hike. The group will leave from the clubhouse at 8:30 a.m. Sign up at the clubhouse. For additional information, contact Vivian Kurtz at 575-1391 or Sid Charnock at 595-8746.

This is the last scheduled hike for the season.

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IRON CHEFS...STAND BACK!

May's Pot Luck, on Friday, May 21, is aiming for an Asian cuisine theme. So drag out the wok and chopsticks and create an Asian dish if you wish.

Don't be frightened off, though — bring whatever is your specialty, regardless of its place of origin. The Activities committee will be providing beverages.

For more information, contact Sheila Lavin at 473-0348.

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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.

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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NEW CLASS – GROUP CIRCUIT TRAINING

A new class called Group Circuit Training, combining aerobics with strength training, is being formed to replace the Strength Training class.

The new class will meet Mondays, Wednesdays and Fridays at 7 a.m. Cost is \$7-\$9 per class depending on sessions purchased. Please remember to be there 10 minutes before the class begins.

Please call Cory Schidler at (480) 620-3000 in advance to sign up.

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VOLUNTEERS NEEDED

There are vacancies on four of the five standing community committees.

Single openings are on the Budget, Modifications and Activities committees. The Long Range Planning committee has three openings.

If you are interested in helping your community, contact community manager Janyth Martin. A simple application is needed.

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MAY 2004

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1 Yoga 8:30 a.m.
2 City Bulk & Brush Collec- tion Week	3 Group Circuit 7 a.m.	4 Powerball Pilates 8 a.m. Poker 7 p.m.	5 Group Circuit 7 a.m. Yoga 8:30 a.m. Activities Cttee 10 a.m.	6 Powerball Pilates 8 a.m. Hike 8:30 a.m.	7 Group Circuit 7 a.m.	8 Yoga 8:30 a.m.
9	10 Group Circuit 7 a.m.	11 Powerball Pilates 8 a.m. Poker 7 p.m.	12 Group Circuit 7 a.m. Yoga 8:30 a.m. Modifications Cttee 5:30 p.m.	13 Powerball Pilates 8 a.m.	14 Group Circuit 7 a.m.	15 Yoga 8:30 a.m.
16	17 Group Circuit 7 a.m.	18 Powerball Pilates 8 a.m. Poker 7 p.m.	19 Group Circuit 7 a.m. Yoga 8:30 a.m. Book Club 7 p.m. Communica- tions Cttee 4 p.m.	20 Powerball Pilates 8 a.m. Residents' Lunch 11:30 a.m.	21 Group Circuit 7 a.m. Pot Luck 7 p.m.	22 Yoga 8:30 a.m.
23	24 Group Circuit 7 a.m. Buildings & Grounds Cttee 3 p.m. Directors Meeting 6:30 p.m.	25 Powerball Pilates 8 a.m. Poker 7 p.m.	26 Group Circuit 7 a.m. Yoga 8:30 a.m.	27 Powerball Pilates 8 a.m.	28 Group Circuit 7 a.m.	29 Yoga 8:30 a.m.
30	31 MEMO- RIAL DAY Group Circuit 7 a.m.					

MAY IN THE GARDEN

By Pauline Marx

The average rainfall in the desert in May is a mere 0.1 inches while the temperature will average 94 degrees; therefore, watering is of prime importance.

Avoid using overhead sprinklers when possible. Even though they mimic natural rainfall, they also cause several problems. Many fungal and bacterial diseases are spread by water splashes. In addition, our salty, alkaline water will bead on leaves and quickly evaporate, leaving behind salts which can burn sensitive plants.

The best time to water is early in the morning before the sun is too intense. If you have roses with aphids on them, this is the time to wash off the aphids with a strong stream of water every morning before the sun gets too hot.

Check It Out

May is a good time to check your irrigation system. Turn the system on and examine drip emitters and sprinkler heads to be sure that they are not clogged. Be sure that the watering system reaches out to the drip line of plants. As a general rule **irrigation should run slowly, deeply and as infrequently as possible** because overwatering is as detrimental as underwatering. Plant roots need oxygen and can rot if water displaces the air pockets in the soil.

As temperatures change, adjust your irrigation system's timer accordingly. If you are not sure of how to program your timer, you are not alone. Many people find them a mystery. Ask your landscaper, go to an irrigation supply store or call the timer's customer service number and ask for a manual.

Pull In Those Hummers

If you would like to attract hummingbirds to your backyard, plant a variety of plants that will bloom at different times throughout the year. Summer blooming plants might include bat-faced cuphea, desert willow, bird of paradise, desert honeysuckle, firebush, golden columbine, red fairy dusters, ruellia and salvia. Fall blooming plants might include baja fairy duster, Mexican bush sage, red justicia, ruellia, trailing lantana, Texas sage and verbena. Winter bloomers are acacia, aloe, cascolote, chuperosa, hummingbird trumpet and salvia greggii.

Look in the garden center for plants which are labeled as attractive to hummingbirds.

Prune desert legumes such as palo verde and mesquite lightly to remove dead limbs and small crossing branches this month. Delay hard pruning until later in the summer, as early summer pruning in these species

encourages a heavy regrowth.

Contain Those Geraniums

Most of us like that bright red splash that geraniums can give to the landscaping, but remember that they **should only be grown in containers here in Bellasera**. They can also be difficult to bring through our hot summers. As the heat increases the leaves will begin to yellow, dry, and fall off.

Many gardeners simply use them as seasonal annuals, then relegate them to the compost pile. Here are some tips if you wish to bring them through the summer.

1. As they lose their leaves, cut back on watering and allow the plant to go dormant.
2. Move the containers into the shade for the summer.
3. Water enough only to keep the stem tips from wilting; if you are uncertain, do not water.
4. When the weather begins to cool in September, cut back all dead or damaged stems.

At the first sign of leaves sprouting, begin to water regularly. Once the plant is fully leafed out, fertilize it lightly.

When you have them blooming again, remember to remove the faded flowers so that more flowers will appear. They will easily snap off where the stem is attached to the main stem.

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

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ADVERTISING DEADLINE APPROACHING

Potential advertisers for the second Bellasera Community Directory have until May 17 to act.

Please advise Jane Hillerson at 595-7812 no later than May 17th if you wish to purchase an ad in the 2004-2005 phone directory. Single full-page ads are available at a cost of \$100. For additional information, please call Jane.

The Communications committee decided to use advertisements as a means to reduce the cost of the directory.

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(Reorganization — continued from page 1)

Agranoff, Gleason and Tack successfully put through a vote on a resolution by Agranoff to limit to one the assignment of directors to standing committees. The vote was 3-2, a simple majority.

Also approved by a 3-2 vote was a resolution allowing the board member assigned to a committee to vote only in the case of a tie.

Agranoff initially proposed that the board member assigned to a committee not be allowed to vote. He argued that he was concerned the board member could influence the committee voting.

After it was pointed out that tie votes could become more frequent without the board member voting, Gleason amended the resolution to have the director-member cast a vote only to break a tie.

Ricciardi said that the amendment in fact gave the director-member even greater influence over the committee vote since he would single-handedly alter the committee's vote and in effect decide what the committee's action should be.

Tack said that the simple answer to avoiding ties was to increase the size of the committee.

Ricciardi responded that it has been difficult at times to find volunteers to fill committees at present, so increasing the committee size would not solve the problem.

Chenault asked community manager **Janyth Martin** about the number of people on the standing committees that are planning to continue their service. Each committee must be reappointed by the Board annually in conjunction with the annual reorganization.

She reported that the Long Range Planning committee had only three members planning to continue. The committee size had been increased by the board from seven to nine recently.

The board was to meet again on April 28, after the newsletter's deadline, to make committee assignments and reconfirm committee memberships.

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(Manager's Memo — continued from page 1)

other improvements comprising the lot in a manner consistent with the community-wide standards....

If an owner fails properly to perform owner's maintenance responsibility, the Association may perform such maintenance responsibilities and assess all costs incurred by the Association against the lot and the owner in accordance with Section 10.7.

If you are unable to maintain your lot, you may consider hiring a company to perform these obligations for you.

Other homeowners and neighbors should not be subjected to one's negligence when it comes to yard maintenance. Do your part and keep Bellasera beautiful.

— **Janyth Martin**

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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.

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

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.

AWNING INSTALLATION ALLOWED

Bellasera homeowners will be permitted to install retractable awnings under a change in the community's Landscape and Architectural Design Guidelines approved by the Modifications committee.

There are a number of restrictions and requirements, however. These include prior approval by the Modifications committee.

Prior to the change, awnings were not allowed.

Here are the details of the new guideline:

All awnings are subject to the following guidelines:

- a) Modifications Committee approval is required prior to the installation of any awnings.
- b) **The awning color must be of a solid color that most closely matches the color of the house.** A color sample must be submitted when the application for modification is submitted. Any exposed exterior housing/equipment must be painted to match the house. Brightly colored, striped, or awnings with designs are not permitted.
- c) **Awnings may not be installed on windows and/or doors facing the front yard as defined by the Design Guidelines.**
- d) **Awnings must be retracted when not in use.** Either motorized or manually rolled awnings are acceptable.
- e) **Stationary awnings are not permitted**
- f) Awnings should have a minimum five-year guarantee.
- g) **Homeowners are responsible for all repairs and maintenance of the awnings.** All awnings must be maintained in a condition that is consistent with the community-wide standard. Discoloration or disrepair will necessitate prompt replacement.

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CREATIVE HANDS SALE SUCCESSFUL

Bellasera's second Creative Hands arts show and sale was a success, its organizer, **Janet Biondo**, reported.

The participating artists — restricted to Bellasera residents — have already begun preparing for another show in the fall.

"Everyone who came to the show on April 24 was amazed at the quality and diversity of the fine arts and crafts for sale," Janet said. "We're all ready to do it again and look forward to seeing you there."

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LIGHT THOSE TREES

Tree lights are **required to be on from sundown until at least 11 p.m. every night** under a clarification of existing Landscape and Architectural Design Guidelines.

The Modifications committee established the time requirement at its April meeting. There had been no specific time indicated in the guidelines before.

The lighting guideline is as follows:

Developer-provided trees must be lit by at least one exterior "up-light" or "hanging-fixture" located in the branches/canopy of the tree(s). Light(s) must be illuminated from sundown until 11 p.m. at a minimum. All lights must be 20 watts or less.

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YOUR COMMUNITY

Board of Directors:

Dick Chenault — President
Jim Gleason — Vice President
Al Ricciardi — Secretary
Paul Agranoff — Treasurer
Robert Tack — Director

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Current Committee Chairpeople:

Activities: Jean Grutta

Budget:

Buildings & Grounds: Paul Anetsberger

Communications: Keith Christian

Long Term Planning:

Modifications:

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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**

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Security/Front Gate: (480) 488-3663

**

Internet Web Site:
www.azbellasera.org

SCOTTSDALE LISTS BRUSH AND BULK REMOVAL DATE

Scottsdale will pick up **brush and bulk items** in the Bellasera area **during the week beginning Monday, May 3.**

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.

The city's Solid Waste Management department urged homeowners to help by separating the brush or "green" items from the bulk items. The brush material can be diverted from landfills and converted into mulch, ground cover or soil blend.

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

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DIRECTORY UPDATES DUE

Has your e-mail address changed? Or your phone number? Want to drop your formal name for the name you use with friends? **Here's your chance to fix your listing** in the new issue of the Bellasera Community Directory, scheduled for July.

Send changes — **in writing** — to Community Manager **Janyth Martin** or Communications committee chairman **Keith Christian**. Changes are accepted by e-mail (**klc@cts.com** for **Keith** or **manager@azbellasera.org** for **Janyth**) or dropped off at Janyth's office in the clubhouse. And expect confirmation phone calls from committee members as the printing time approaches in an effort to avoid errors.

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WANTED: NEWSLETTER EDITOR BACKUP

If you have a journalism, editing or publishing background — or even just a strong desire to help put together our community's newsletter, let us hear about it.

You can contact Community Manager Janyth Martin or the Communications committee. Keith Christian is the committee chairman.

MISTLETOE AT HOME

Have you taken a quick glance into the trees on your property recently? It could be that you are harboring an unwanted guest in those branches — mistletoe.

Bellasera resident **Marv Lefkowitz** has noticed a lot of mistletoe during his walks around the community. And it's on resident-owned trees, he notes. (Marv is a member of the Buildings and Grounds committee, which has spearheaded a project to rid the community-owned trees of mistletoe, so he's very conscious of the problem.)

Mistletoe, a plant parasite, often looks like a clump of straight twigs coming out of a tree branch. It should be cut out and disposed of promptly because it can lead to the destruction of the entire tree.

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HELP BELLASERA CONSERVE MONEY

Many of our residents have opted for electronic delivery of the newsletter, saving our association printing and postage costs while reducing postal mailbox clutter.

If you are willing to receive the monthly newsletter by computer only, send an e-mail to Keith Christian at klc@cts.com, indicating your choice.

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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Bellavera 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