

# Bellasera Neighborhood News

October 2004

## PRESIDENT'S NOTE:

This month I want to address the subject of leasing your home in Bellasera, to remind you of the procedures and to highlight your rights and obligations. The CC&Rs provide most of the information. I have added some other considerations.

### LEASING IN A NUTSHELL

Although leasing is permitted, you may only lease your whole house (not a room, not a casita) and it must be for 30 days or longer. You must notify the Board of Directors (gate guard or manager will do) within ten days. You must make documents (CC&Rs, By-laws) available to the lessee. And you must turn over your clubhouse keys to the lessee, since you are assigning your rights to use the facilities (clubhouse, pool, courts) to him or her. You and your family are not authorized to use the facilities while your home is leased. Lastly, you, the owner, are ultimately responsible for the maintenance of your property.

### THE REST OF THE STORY

The provisions of the CC&Rs are for the benefit of us all. They are intended not to limit people's rights, but to protect the residential, owner-occupied character of our Bellasera community. We should respect them.

Some other considerations of interest:

- If we know a unit is leased, we will arrange to make sure both the owner and the lessee receive the monthly newsletter. This makes the lessee better informed.
- It helps the guards do their jobs when they know who is living in each unit.
- Management will be aware (and alert the owner) if the property is not being well maintained.
- If you have more than one unit and at least one is not leased, you may continue to use the facilities.

### REFERENCES TO OUR DOCUMENTS

**Leasing is OK.** Leasing your home is permitted. However, units may be "...leased only in their entirety. No fraction or portion may be leased." Also, "No structure on a Lot other than the primary residential Dwelling Unit ..." may be leased. This applies to casitas. (CC&R

*(Continued on page 5)*

## MANAGER'S MEMO:

I am sure most of you have visited The Boulders and have experienced the property first hand. It is a Five Diamond hideaway just a few miles to the north of Bellasera.

I recently met with **Jason Goldberg**, Resort Sales Manager for **The Boulders and Golden Door Spa**. When he contacted me about a meeting, I must say I was pleasantly surprised and excited for the residents of Bellasera when he offered the following invitation.

The Boulders Resort and Golden Door Spa will soon

*(Continued on page 5)*

## ROAD RESURFACING SET FOR OCT. 11-16

Resurfacing of the newer portions of Bellasera's roads will take place the **week of Oct. 10** and will require road closures.

The work will be done in three sections.

The **first section** will begin at **7 a.m. Monday, Oct. 11** and will cover:

**Balao Drive east of 77th Way**

**All of 78th Place**

**77th Way south of its intersection with Balao**

**Moura Drive**

**Ponte Bella Drive between Moura and 77th Way.**

Section One **will be closed until** the barricades are removed on **Tuesday, Oct. 12.**

The **second section** will begin at **7 a.m. Wednesday, Oct. 13** and will cover:

**The front entrance from Scottsdale Road to the Guard Gate**

**The northern side of the clubhouse parking lot**

**Visao Drive west of Corva**

**Balao Drive north of Visao**

**All of Brisa Drive**

**All of 72nd Place**

Section Two **will be closed until** the barricades are removed on **Thursday, Oct. 14.**

The **third section** will begin at **7 a.m. Friday, Oct. 15**

*(Continued on page 7)*

## SOCIAL SCENE

**RESIDENTS' LUNCHEON:** **Thursday, Oct. 21,** at **Maggiano's, 16405 N. Scottsdale Road (in Promenade shopping center).** The luncheon will be at **12 noon.** *Sign up before Tuesday, Oct. 19.* If you can't come after signing up or if you don't want to carpool, please contact **Jeanne Young** at **575-7363** as soon as possible. The group will **meet at the clubhouse at 11:30 a.m. to carpool.**

**POT LUCK:** **Friday, Oct. 29** at **7 p.m.** in the clubhouse. Bring an entrée for about six to eight servings and the serving utensils. *Sign up by Wednesday, Oct. 27.* The Activities committee will be hosting the event and can answer additional questions.

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

**BOOK DISCUSSION:** **Wednesday, Oct. 20,** at **7 p.m. at the clubhouse.** The book will be Angry Housewives Eating Bon Bons by Lorna Landvik. For further information, contact **Maureen Simpson** at **575-7693** or **maureensimpson@cox.net.**

**HIKING GROUP:** **Tuesday, Oct. 19,** at **8 a.m. at the clubhouse.** The season's first hike will be at the **Cave Creek Recreation Area.** For further information, contact **Vivian Kurtz** at **575-1391.**

— o —

## NO FALL ART SHOW

Plans for a fall art and crafts show and sale by Belasera residents have been dropped because a suitable date could not be found.

The coordinator for the Creative Hands show and sale, **Janet Biondo,** explained that the group of artists will attempt to arrange a show and sale next year.

— o —

## HEALTH & FITNESS

**YOGA CLASS:** Instructor Valerie Neumann has stopped Yoga classes. Look for classes to resume later this fall.

**COMPLETE BODY WORKOUT:** 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.

**GROUP CIRCUIT TRAINING:** This class, combining aerobics with strength training, meets **Mondays, Wednesdays** and **Fridays** at **7 a.m.** with Cory Schidler. Cost is \$7-\$9 per class depending on sessions purchased. Please remember to be there 10 minutes before the class begins.

— o —

## HIT THE TRAIL

Our **first hike of the season** will be a "Pick and Choose Hike" on **Tuesday, Oct. 19.**

We will travel to the Cave Creek Recreation Area on 32nd Street off Carefree Highway, where there are six different trails ranging from the 4.8-mile Go John Trail to the 0.2-mile Jasper Trail. The Overton Trail is 2.1 miles.

Depending on your ambition that day, you can **choose whatever trail fits your needs.** There are picnic sites there so we can plan on having a brown bag lunch after our hike. Bring plenty of water, sunscreen, hat, and appropriate hiking gear.

Sign up at the clubhouse. We will carpool from there at 8 a.m. For more information, contact **Vivian Kurtz** at **575-1391.**

— o —

# OCTOBER 2004

| Sunday   | Monday   | Tuesday  | Wednesday   | Thursday   | Friday   | Saturday |
|--|--|--|---|--|--|----------|
|  |  |  |   |  | 1<br>Group Circuit<br>7 a.m.                                       | 2        |
| 3  | 4<br>Group Circuit<br>7 a.m.   | 5<br>Body Work-<br>out 8 a.m.<br><br>Poker 7 p.m.<br><br><b>Budget Cttee<br/>2 p.m.</b>                | 6<br>Group Circuit<br>7 a.m.<br><br><b>Activities Cttee<br/>10 a.m.</b> | 7<br>Body Work-<br>out 8 a.m.  | 8<br>Group Circuit<br>7 a.m.                                       | 9        |
| 10   | 11 COLUM-<br>BUS DAY<br>Group Circuit<br>7 a.m.<br><br><b>Directors<br/>Meeting<br/>6:30 p.m.</b><br><br><b>ROAD RE-<br/>SURFACING</b> | 12<br>Body Work-<br>out 8 a.m.<br><br>Poker 7 p.m.<br><br><b>Modifications<br/>Cttee<br/>5:30 p.m.</b> | 13<br>Group Circuit<br>7 a.m.<br><br><b>ROAD RE-<br/>SURFACING</b>      | 14<br>Body Work-<br>out 8 a.m.   | 15<br>Group Circuit<br>7 a.m.<br><br><b>ROAD RE-<br/>SURFACING</b> | 16       |
| 17   | 18<br>Group Circuit<br>7 a.m.<br><br><b>Buildings &amp;<br/>Grounds<br/>3 p.m.</b>   | 19<br>Body Work-<br>out 8 a.m.<br><br>Poker 7 p.m.<br><br><b>Hike 8 a.m.</b>                           | 20<br>Group Circuit<br>7 a.m.<br><br><b>Book Club<br/>7 p.m.</b>        | 21<br>Body Work-<br>out 8 a.m.<br><br><b>Residents'<br/>Lunch<br/>11:30 a.m.</b> | 22<br>Group Circuit<br>7 a.m.                                      | 23       |
| 24<br><b>City Bulk &amp;<br/>Brush Collec-<br/>tion Week</b> | 25<br>Group Circuit<br>7 a.m.  | 26<br>Body Work-<br>out 8 a.m.<br><br>Poker 7 p.m.   | 27<br>Group Circuit<br>7 a.m.   | 28<br>Body Work-<br>out 8 a.m.   | 29<br>Group Circuit<br>7 a.m.<br><br><b>Pot Luck<br/>7 p.m.</b>    | 30       |
| 31 HAL-<br>LOWEEN  |  |  |   |  |  |          |

## OCTOBER IN THE GARDEN

By Pauline Marx

**GROWTH RECOVERY** of summer-weary plants can be expected with the cooling nighttime temperatures.

**PREMATURE LEAF DROP** late in October is likely a result of the stresses of the summer.

**ORANGES AND TANGERINES CAN SPLIT** during this season as they enlarge in size. Earlier damage from the sun on the rind makes the rind less supple and less resilient to stretching as the fruits gain size.

**MESOPHYLL COLLAPSE** is a sudden wilt or drop of citrus leaves provoked by abrupt weather changes. Twig dieback and gumming often occur with this condition.

**ALTERNARIA ROT** may be found in blossom ends of navel oranges and occasionally tangelos. No chemical control is available.

**FUNGUS DISEASE IN FREQUENTLY WATERED WINTER GRASS** - Minimize watering frequency to slow succulent growth and promptly treat with recommended fungicides. This becomes worsened by periods of warm weather, causing even more soft, vulnerable growth.

**PLANT WINTER-HARDY TREES, SHRUBS AND VINES.** The frost sensitive ones (citrus, bougainvilleas, etc.) can be risky after October.

**SOW WILDFLOWER SEED** in October to have a spectacular show in late spring. Once tried, most people become addicted to the easy and natural color display.

**PLANT ANNUAL SPRING COLOR** in mid-to-late October. The nurseries will be packed with glorious selections in every size, color, and shape. Spend time preparing the soil for the explosive growth of the plants. Everything you do "up front" will show the most rewards. It's hard to overcome a poor start with flowers and vegetables.

**CUT BACK WATERING FREQUENCIES.** The shorter days mean cooling temperatures and slower plant growth; allow the soil to remain wetter longer.

**OVERSEED ESTABLISHED BERMUDA GRASS LAWNS** from mid-October through mid-November for

green grass (and mowing practice!) all winter. If your lawn has suffered from the late spring and hot summer heat, it's best not to overseed this year as that will not help it out.

**BERMUDA RESPONDS** with a light fall application of potassium, no matter whether you overseed or not. We rarely recommend potassium for plants here, but potassium for Bermuda helps it "rest" better and then come out of dormancy with improved vigor.

**PLANT COOL SEASON VEGETABLES** starting in October. The cool season vegetables are ones you eat the roots, stems, leaves or immature flowers. If planting these cool season vegetables is done and the days are still warm, you will find that sprinkling the seedbed with water will cool the soil more. Many of these seeds need cool temperatures to sprout.

**ONIONS PLANTED FOR BULBS** should be sown in mid-October. Seeds or seedlings work the best. If you want the best scallions, plant the onion sets. These grow quickly into luscious green onions, but rarely perform as well as seeds or seedlings for the later bulbs. The Grand Canyon Sweet (TM) variety works best here.

\* \* \*

(Questions about plants? Call me at **575-0404** or e-mail me at **PlantPerson@Prodigy.net** — I love to talk plants!)

— o —

*(President's Note — continued from page 1)*

Exhibit C, (b), v.)

**No Short-term Leasing.** No “transient tenants” are permitted. “...leases shall be for an initial term of no less than thirty (30) days...”(CC&R Exhibit C, (b), v.)

**Notify the Board.** “Notice of any lease...shall be given to the Board by the Lot Owner within ten (10) days...”. (CC&R Exhibit C, (b), v.)

**Copies of Documents.** “The Owner must make available to the lessee copies of the Declaration [CC&R], By-laws, and rules and regulations.”

**Lessee Gets Privileges, You Give Them Up.** “An Owner who leases his or her Lot shall be deemed to have assigned all [use, access, and enjoyment] rights to the lessee...” (CC&R 2.1)

**Maintenance.** “Each Owner shall maintain [his or her] Lot, and Dwelling Unit...” (CC&R 5.2)

### **HELP US UPDATE OUR RECORDS**

Management would like to establish a current baseline on leased properties in accordance with the above. We ask that anyone who is leasing his or her home and anyone who is a lessee, please contact **Anne Marie Fitness**, our Community Manager, (480-488-0400 or by e-mail at [afitness@ccmcnet.com](mailto:afitness@ccmcnet.com)) to let her know. She will then determine whether the Association records are complete and up-to-date and, if not, take action to do so. *Thanks for your cooperation.*

— **Dick Chenault**

— o —

### **SCOTTSDALE LISTS BRUSH AND BULK REMOVAL DATE**

Scottsdale will pick up **brush and bulk items** in the Bellasera area **during the week beginning Monday, Oct. 25.**

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.**

— o —

*(Manager's Memo — continued from page 1)*

be officially announcing an invitation to all residents of Bellasera to take advantage of the resort’s amenities. There will be no charge to join this preferred circle.

Here’s what’s being offered to us by The Boulders Resort & Golden Door Spa:

- **Local golf rates** of \$45 for the June-August period and \$99 for September-May for tee times on two championship courses repeatedly honored by Golf Magazine’s with Gold Medal awards. Tee times may be made up to 30 days in advance and lessons are excluded.
- **20% discount at the renowned Golden Door Spa** with a wealth of rejuvenating specialties. Not valid for “SAP” packages or gift certificates and excludes holidays.
- **20% discount on tennis** lessons, court fees and ball machine rentals at the Tennis Garden. Bookings may be made up to three days in advance.
- **15% discount at all retail shops** including The Boulders gift shop, golf and tennis pro shops, Golden Door Spa Boutique, and (at el Pedregal) both the Golden Door Home Store and Boulders Desert Paradise Store and Desert Paradise Shop. Sundries and on-sale items are excluded.
- **20% discount on dining** in the main lodge at the Latilla for romantic elegance, and at the Palo Verde and Golden Door Spa Café on the grounds or at the casual Bakery Café in the nearby el Pedregal shopping center.

More detailed information will be available when the card passes become available in October.

### **Let's Look Around**

Please stop in at the pool area to see the new plantings in the main planter and the pots that surround the pool deck.

In an effort to further beautify our community, we’ve done some other transplanting as well. The agave plants from the front of the clubhouse, along with a number of barrel cactuses are being relocated to some of the cul-de-sac circles to enhance those areas.

The areas around the mail boxes have been leveled and redressed with granite to improve access.

— **Anne Marie Fitness**

— o —

## EVENTS & MILESTONES

**Janet Biondo** isn't big on birthday parties for herself, but she decided that this one on Oct. 1 is going to be an exception — and an excuse to bring together family and friends to help her celebrate.

**Ken Willig**, too, has a lot to celebrate this month. On the weekend of Oct. 23-24 he's marking the 10th anniversary of his heart transplant, his and **Noreen's** 24th wedding anniversary, plus a major birthday.

**Keven Peterson**, our officer-in-charge at the front gate, last month marked his fifth year manning the post at Bellasera. That's what all the balloons were for on Sept. 22, not simply because it also was the first day of fall.

— o —

### NEWSLETTER DEADLINE

**If you have meeting dates or articles for publication, please turn them in to the Association of-  
fice 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.

## YOUR COMMUNITY

### Board of Directors:

**Dick Chenault** — President  
**Jim Gleason** — Vice President  
**Al Ricciardi** — Secretary  
**Paul Agranoff** — Treasurer  
**Bruce Martin** — Director

\*\*

### Current Committee Chairpeople:

**Activities:** Jean Grutta  
**Budget:** Carlton Rooks  
**Buildings & Grounds:** Paul Anetsberger  
**Communications:** Keith Christian  
**Long Term Planning:** To be named  
**Modifications:** To be named

\*\*

### Community Manager:

**Anne Marie Fitness**  
**(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**

*(Resurfacing Scheduled — continued from page 1)*

and will cover:

**Visao Drive east of 76th Street**  
**Pasaro Drive east of 76th Street**  
**77th Way between Visao and Balao**  
**The south side of the clubhouse parking lot**

Section Three **will be closed until** the barricades are removed on **Saturday, Oct. 16.**

#### **Other Instructions**

It is very important that you stay off the street until the barricades are removed.

**If you plan to use your vehicles** on the day that the contractor will be working in your section, **they must be out of the work area before 11 a.m.**

**DO NOT PARK WHERE WORK WILL BE PERFORMED OR WHERE IT BLOCKS TRAFFIC.**

Keep children and pets away from the construction areas for their own safety.

**Outside watering should not be done on the day the contractors are in your area.**

— o —

### **DISCOUNTS GALORE**

The Phoenix Metropolitan Area 2005 Entertainment Book is now available from Community Manager **Anne Marie Fitness** at the clubhouse.

The book offers discounts on a variety of restaurants and take-out food places; attractions; travel and hotel arrangements; home, garden and auto stores and services, and retail stores. It costs \$25.

— o —

### **MEETING NOTICES**

#### **Board of Directors Regular Meeting**

Next regular meeting will be **Monday, Oct. 11** at **6:30 p.m.** in the clubhouse.

#### **Budget and Finance Committee**

The next Budget and Finance committee meeting will be **Tuesday, Oct. 5** at **2 p.m.** in the clubhouse.

#### **Building and Grounds Committee**

The Building and Grounds committee meeting will be **Monday, Oct. 18** at **3 p.m.** in the clubhouse

#### **Modifications Committee**

The Modifications committee meeting is scheduled for **Tuesday, Oct. 12** at **5:30 p.m.** in 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 will be posted on the bulletin board.

#### **Activities Committee**

The Activities committee will meet **Wednesday, Oct. 6** at **10 a.m.** in the clubhouse.

#### **Communications Committee**

The Communications committee meeting date will be posted on the bulletin board.

### **STILL SEARCHING FOR THOSE GLASSES?**

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

**Right now, there are eyeglasses, goggles and other articles waiting in the office for their owners.**

Anne Marie 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.

— o —

Bellasera Community Association  
7350 E. Ponte Bella Drive  
Scottsdale, AZ 85262

**Anne Marie Fitness**

Community Manager

(480) 488-0400

(480) 488-2103 fax

**Security: (480) 488-3663**