

Bellasera Neighborhood News

December 2004

PRESIDENT'S NOTE:

At its November meeting the Board of Directors approved a **Town Hall Meeting** to be held in **late January or early February**. This meeting will be conducted in accordance with previously established procedures.

This type of meeting is designed to bring certain issues of concern or suggestions for improvements to the attention of the full community, to permit open public discussion of these issues, and to refer some to the Board for action, if that is the community's will.

Planned Agenda

The planned agenda includes:

Topic 1: A discussion of the **possibility of creating what is called a "Resale Assessment"** that would impose a fee on each future sale of a house. The extra income could be used as a contingency fund to offset expenses or to accumulate funds for future improvement projects.

Topic 2: An **initial look at proposed changes to our governing documents** (CC&Rs and By-Laws). A three-person committee of Association members has been studying the documents to identify areas that may be appropriate for change. This would only be a first look – any actual changes would require a vote of Association members at a later date.

Topic 3: A **presentation by Nextel Communications to lease a small piece of Association property** for installation of a Nextel cell phone facility. This would include replacing the current flagpole with one similar in height, shape, and color, but approximately twice as large in diameter. Nextel would pay the Association a monthly fee. This agreement would have a potentially long life, being renewed at Nextel's option periodically.

Topic 4: An **interim report from the ad hoc Reserve Study Committee**, which has been actively looking at an update to our Reserve Study.

Topic 5: A **presentation by CCMC on the services they provide to Bellasera**, including a discussion of the Community Manager's role in the

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MANAGER'S MEMO:

New Instructor for Group Circuit Training Class

As many of you are already aware Cory Schidler will no longer be giving the Group Circuit Training on Monday, Wednesday and Friday at 7 a.m.

Cory will maintain his personal training business, LFP at 7500 E. Pinnacle Peak Rd. and can be reached at 620-3000. In addition to his personal training business, he has accepted a full time position as a recruiter for the National Guard. We would like to wish Cory the best of

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MEETING NOTICES

Board of Directors Regular Meeting will be **Tuesday, Dec. 14 at 6:30 p.m.** in the clubhouse.

Budget and Finance Committee will not meet in December. The next meeting will be **Thursday, Jan. 13 at 3 p.m.** in the clubhouse.

Building and Grounds Committee will not meet in December. The next meeting will be **Monday, Jan. 10 at 3 p.m.** in the clubhouse

Modifications Committee meeting is scheduled for **Tuesday, Dec. 14 at 5:30 p.m.** in the clubhouse. Modification applications are due no later than the Monday before the meeting.

Long Range Planning Committee meeting is scheduled for **Thursday, Dec. 2 at 4 p.m.** in the clubhouse.

Activities Committee will meet **Wednesday, Dec. 1 at 10 a.m.** in the clubhouse.

Communications Committee meeting date will be **Wednesday, Dec. 15 at 4 p.m.** in the clubhouse.

Governance Committee (ad hoc) scheduled meeting will be **Tuesday, Dec. 7 at 10 a.m.** in the clubhouse.

Reserve Study Committee (ad hoc) meeting date will be posted on the bulletin board.

SOCIAL SCENE

RESIDENTS' LUNCHEON: Thursday, Dec. 16, a special Couples' Lunch at Squash Blossom, in the Hyatt Regency Gainey Ranch, 7500 E. Doubletree Ranch Road, Scottsdale. Because of the busy holiday season, sign up before Thursday, Dec. 2. If you can't come after signing up or if you don't want to carpool, please contact Jean Grutta at 488-5523 as soon as possible. The group will meet at the clubhouse at 11:15 a.m. to carpool.

HOLIDAY BRUNCH: Sunday, Dec. 5 at 11 a.m. in the clubhouse. This will be a Pot Luck format, so please bring a dish to serve six to eight people and any needed serving utensil. Sign up by Friday, Dec. 3. For further information, contact Sheila Lavin at 473-0348.

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: No meeting in December. The book for January will be Under the Banner of Heaven by Jon Krakauer. For further information, contact Maureen Simpson at 575-7693.

HIKING GROUP: Friday, Dec. 10, at 8 a.m. at the clubhouse. Peralta Trail, a moderate 4.5-mile hike in the Superstition Mountains. Sign up at the Clubhouse. For further information, contact Vivian Kurtz at 575-1391.

GOLF: Monday, Dec. 6, Tatum Ranch; Tuesdays, Dec. 14 and Dec. 28, Dove Valley; and Tuesday, Dec. 21, at The 500 Club. Contact Ellen Bornstein at 575-9848 a few days prior to the day or days you are interested in playing - or at anytime for more information.

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HEALTH & FITNESS

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 Marilyn Schletzer. Please remember to be there 10 minutes before the class begins.

WATER AEROBICS: Mondays, Wednesdays and Fridays, 9 a.m. at the pool. There is no charge for the sessions, which uses audio tapes as part of the class. For more information, contact the instructor, Janet Geretti, at 488-2805.

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SHOPPING DAY AT EL PEDREGAL

Another great day is being offered to the Bellasera residents. The Boulders has arranged for a day of shopping and socializing at El Pedregal on Wednesday, Dec. 8. Nearly all of the shops will be honoring your Boulders Circle Card, so take advantage of this wonderful opportunity for holiday shopping and have lunch in one of the many restaurants at your discounted rate.

The Boulders Circle Card is available from Community Manager Anne Marie Fitness.

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DECEMBER 2004

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1 Group Circuit 7 a.m. Water Aero- bics 9 a.m. Activities Cttee 10 a.m.	2 Body Work- out 8 a.m. Long Range Planning Cttee 4 p.m.	3 Group Circuit 7 a.m. Water Aero- bics 9 a.m.	4
5 Holiday Brunch 11 a.m.	6 Group Circuit 7 a.m. Water Aero- bics 9 a.m. Golf	7 CHANU- KAH -First Night Body Work- out 8 a.m. Golf Poker 7 p.m. Governance Cttee 10 a.m.	8 Group Circuit 7 a.m. Water Aero- bics 9 a.m.	9 Body Work- out 8 a.m.	10 Group Circuit 7 a.m. Water Aero- bics 9 a.m. Hike 8 a.m.	11
12	13 Group Circuit 7 a.m. Water Aero- bics 9 a.m. Holiday Deco- rating Coffee 9:30 a.m.	14 Body Work- out 8 a.m. Golf Poker 7 p.m. Modifications Cttee 5:30 p.m. Directors Meeting 6:30 p.m.	15 Group Circuit 7 a.m. Water Aero- bics 9 a.m. Communica- tions Cttee 4 p.m.	16 Body Work- out 8 a.m. Residents' Lunch (Couples) 11:15 a.m.	17 Group Circuit 7 a.m. Water Aero- bics 9 a.m.	18
19	20 Group Circuit 7 a.m. Water Aero- bics 9 a.m.	21 Body Work- out 8 a.m. Golf Poker 7 p.m.	22 Group Circuit 7 a.m. Water Aero- bics 9 a.m.	23 Body Work- out 8 a.m.	24 Group Circuit 7 a.m. Water Aero- bics 9 a.m.	25 CHRIST- MAS DAY
26 City Bulk & Brush Collec- tion Week	27 Group Circuit 7 a.m. Water Aero- bics 9 a.m.	28 Body Work- out 8 a.m. Golf Poker 7 p.m.	29 Group Circuit 7 a.m. Water Aero- bics 9 a.m.	30 Body Work- out 8 a.m.	31 NEW YEAR'S EVE Group Circuit 7 a.m. Water Aero- bics 9 a.m.	

DECEMBER IN THE GARDEN

By Pauline Marx

During the winter the thermometer will keep flirting with a hard freeze. A few colder areas will experience light freezes, but most of the valley remains frost free.

The cold but not freezing nights are really a boon for frost-sensitive plants as those nights slow the metabolism of the plants and harden them against light frosts. The worst frost damage happens when a cold night comes out of the blue when the plants are still growing. The damage from a 28- or 29-degree frost when plants are actively growing is worse than when the same temperatures hit a dormant plant.

If the temperature drops to the middle 20s or lower, then damage happens to even the most dormant frost-sensitive plant. Plants considered frost-sensitive include citrus, ficus, natal plum, hibiscus, bougainvillea, queen's wreath, lysiloma, and many exotic cactuses. Protecting these plants from the cold varies from plant to plant.

Cover Them Up

Cactuses' vulnerable points are the growing ends. Cover the ends of arms or tops of columns with cloth insulation. Thinner-armed ones can be protected with plastic cups seated on the tips. It may not look too stylish, but this will protect the tips of the plant. Shrubs can be covered easily with light blankets or frost cloths purchased from nurseries. When covering plants, the more complete the envelope the better.

Covers work on the principle that the cloth holds in the heat absorbed during the day. Ideally they should be removed a few hours after sunrise to let the soil and branches warm in the sun, then recovered again at sundown. Removing the coverings too early is not a good idea. Normally the coldest hours are right around sunrise.

Older citrus or ficus trees have dense canopies that act like a blanket to trap the warmth. Using strings of lights draped on the boughs offers little protection to the important tissues in the limbs and trunk. A more effective use of electricity is to place outdoor spotlights under the canopy, shining on the trunk and limbs. Warming the more massive tissues might sacrifice some foliage but does much more to protect the parts that will grow replacement leaves in the spring.

Keep Watering

Even though the weather is cool and many shrubs are dormant, continue to water every three weeks.

Do not fertilize trees or shrubs this month.

If you decide to get a cut Christmas tree, carefully select one which is not dropping needles. Then **cut a bit off the bottom of the trunk as soon as you get it home and immediately plunge it into a bucket of water.** Let the tree stand in the water overnight. Use a stand that will hold water and always have it filled while the tree is in the house. Keep the tree out of hot drafts, away from the fireplace and away from western windows to keep it from drying out too quickly.

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

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HELP WITH HOLIDAY DECORATING

A holiday decorating event on Tuesday, Dec. 13 will prepare Bellasera for the year-end holidays.

Residents are invited to help the Buildings and Grounds committee decorate the community's gates, gatehouse and clubhouse for the holidays. And there will be a reward involved — a morning coffee and light refreshments.

Contact community manager **Anne Marie Fitness** by Friday, Dec. 10 if you plan to help, so she can plan the refreshment requirements.

Meanwhile, the community will mark the Jewish festival of Chanukah starting at sundown on Tuesday, Dec. 7 with a menorah — the traditional candelabra used for the holiday — in the clubhouse.

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(President's Note — continued from page 1)

community.

Topic 6: A review of the major accomplishments of the Association during the last year.

General Discussion Period: Discussion of other issues brought up from members in attendance.

Please plan to attend, as we would like to get as wide a range of inputs as possible.

Meeting Procedure

The procedure will be as follows:

Issues are discussed until the Chair declares that consensus is apparent or that further discussion will not be useful. Each issue is disposed of as follows:

- a. **If consensus is apparent** - A Board member will place the issue before the Board for action at the next Board meeting.
- b. **If there is no consensus but some support exists** – The Board will take action to refer the issue to an existing committee for study/action.
- c. **If there is no consensus but significant support exists and no suitable Committee exists** – A Board member will place the issue before the Board at the next Board meeting for submittal to an *ad hoc* committee created for this issue.
- d. **If very little or no support** - the issue will be dropped or postponed for discussion again at the next Town Hall meeting.

Offer Additional Subjects

If you have any suggestions for issues to be discussed, please make them known to our Community Manager, **Anne Marie Fitness, in writing (e-mail is OK)**, as soon as possible. The earlier the Board has visibility of the issues, the better prepared we can be to address them.

— **Dick Chenault**

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(Manager's Memo — continued from page 1)

luck and much success in his new endeavor.

The classes will continue with **Marilyn Schletzer** (formerly an instructor at Bellasera). Marilyn is excited to be invited back to Bellasera for this class.

She will maintain the class schedule of Monday, Wednesday and Friday beginning at 7 a.m.

Landscaping

If you have trees that hang over the sidewalks or walkways, please keep them well trimmed so they don't impair the path for the active walkers of Bellasera. Your cooperation is greatly appreciated.

Please check your exterior lights to make sure they are operating properly. Sometimes it is necessary to adjust your timer to reflect the earlier sunsets.

Exterior Home Modifications

Please keep in mind if you are making **any changes** to the **exterior** of your home it **is necessary to submit your requests to the Modifications committee** for approval. The committee meets on the second Tuesday of each month. You may pick up an application at the Clubhouse or contact **Anne Marie Fitness** at afitness@ccmcnet.com or call **488-0400** to have one mailed or left at the gate for your convenience.

Bulletin Board Advertisements

The Bulletin Board in the Clubhouse has become a bit crowded. Advertisements should not exceed 5 ½" X 8 ½". Thanks!

Save the Date—We Need You

On Saturday, April 2, the Building and Grounds committee will be hosting a **Bellasera Scavenger Hunt - Clean-up**. Coffee and doughnuts will be served at the Clubhouse to kick off the event. Please come and be a part of the clean-up of your community and find hidden treasures as you beautify your neighborhood and meet your neighbors. Sign up at the Clubhouse or email: afitness@ccmcnet.com More details will be coming and we'll keep you posted.

— **Anne Marie Fitness**

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GEORGE BELTZ

We report with great sadness the death of Bellasera resident **George Beltz**, and extend our deepest sympathy to his wife, **MerryBelle** and their family.

He passed away at home on Oct. 26.

George was born in Oak Park, IL, graduated from Lawrence University, Appleton, WI, and after serving as an Air Force pilot, worked for Standard Oil Co. of Indiana (AMOCO) for 35 years.

In addition to his wife of 49 years, he is survived by daughters Jennifer of Flagstaff and Sharon Grove of Hinsdale, IL; son Gregory of Anchorage, AK; sister Dorothy Thompson, and grandchildren Maxwell and Emmaline Grove.

He desired that any remembrances be sent to Lawrence University, the Lawrence Fund, Appleton, WI 54912.

MAYO CLINIC VOLUNTEERS SOUGHT

Bellasera resident **Bob Greenspun**, a volunteer at the Mayo Clinic Hospital, is urging residents to consider offering their time to the hospital, which is always seeking volunteers.

He says he has found volunteering to be an extremely rewarding experience.

For more information, contact him at **695-5532**, or the hospital's Volunteer Services Department at **342-2160**.

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NEWSLETTER DEADLINE

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

SCOTTSDALE LISTS BRUSH COLLECTION DATE

Scottsdale will pick up **brush and bulk items** in the Bellasera area **during the week beginning Monday, Dec. 27.**

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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DINE WITH YOUR DOG FOR CHARITY

The Boulders Resort and Golden Door Spa Invites you to Dine with Your Dog — a charity luncheon sponsored by PaPPI and The Barkery Etc. of Scottsdale, on Saturday, Dec. 11.

The festivities commence at 11 a.m. with lunch served at 12:15 p.m., at El Pedregal Festival Marketplace, Scottsdale Rd. and Carefree Highway.

The cost is \$50 per pair of pet and owner and proceeds will be donated to **The Foothills Animal Rescue**.

Join us for a day of fun, fine food, doggie photos with Santa, shopping and a chance to mingle with fellow Valley of the Sun dog owners.

During the event prizes will be raffled including a weekend getaway to The Peaks Resort in Telluride, Colorado, including a Doggie Spa Day package. Also to be raffled will be a Golden Door massage at The Boulders, a round of golf at The Boulders and many more gifts for both you and your dog.

In order to guarantee your reservation, full payment must be received by **Nov. 30**. **There are a limited number of seats for this special event, respond quickly to ensure your seats.**

Make checks payable to **The Boulders Resort & Golden Door Spa**.

Please email, mail or fax your information to:

Jason Goldberg

c/o The Boulders Resort and Golden Door Spa

P.O. Box 2090, Carefree, AZ 85377

Telephone: 595-3523 Fax: 595-4628

Email: jgoldberg@wyndham.com

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ONG NAMED TO MODIFICATIONS

The Board of Directors at the Nov. 15 meeting named **Brian Ong** to the Modifications committee. His appointment completes the five-person committee.

The board also discussed the process of selection and appointment of homeowners to committees after director **Paul Agranoff** questioned why all members of the board were not provided with resumes or applications of all candidates for a committee appointment. He contended that he was not aware of a second candidate for a recent committee vacancy.

Ong's application was the only one received for the vacant post on the Modifications committee.

The board must approve appointments by resolution at a public meeting, and the meeting agenda normally lists the action as a resolution specifically naming the person or people to be appointed.

President **Dick Chenault** noted that there have never been formal procedures for committee appointments, and in the past there have been very few times the board had to consider more than a single candidate. He explained that the working assumption he has followed is that it is better to broaden community participation by avoiding, if possible, the appointment of two people from the same family.

The community's by-laws are silent on committee appointment procedures, and that is an area that the *ad hoc* Governance committee is planning to look at, its chairperson, **Carol Sotnick**, told the meeting.

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NEWSLETTER AVAILABLE EARLIER

If you're reading this newsletter on a copy delivered by mail, you've either made the choice to receive a mailed copy or you may not be aware computer delivery is possible.

Many of our residents have opted for delivery to their e-mail address every month, saving our association printing and postage costs while at the same time reducing their postal mailbox clutter and assuring an earlier delivery.

If you'd like to receive the newsletter every month via computer, please send an e-mail to **Keith Christian** at klc@cts.com. And the Bellasera volunteers who stamp and label each printed issue every month thank you for making their job a little bit easier.

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YOUR COMMUNITY

Board of Directors:

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

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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

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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**

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Security/Front Gate: (480) 488-3663

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Internet Web Site:
www.azbellasera.org

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Anne Marie Fitness

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