

# Bellasera Neighborhood News

January 2005

www.azbellasera.org

## PRESIDENT'S NOTE:

Here's hoping everyone had a good holiday season and wishing you a Happy New Year.

This is the month when the Association begins to move into the budgeting cycle for FY 2005-2006 (July 1-June 30) in earnest, with a draft budget being submitted by our management company, CCMC, to the Budget and Finance committee for review and polishing. The committee will look at the budget, scrubbing every line item to be sure everything necessary is covered and that the correct amounts of funds are allocated.

Our Community Manager, Anne Marie Fitness, will send out Request for Bids to potential major contractors. When bids have been received, she, after consultation with interested committees, will recommend the selection of contractors by the Board. The ad hoc Reserve Study committee will input reserve requirements data based on a new professional Reserve Study being done by Association Reserves Arizona, and these requirements will be folded into the budget.

The Budget and Finance committee will prepare a revised draft budget to be submitted for Board review and, ultimately, approval. The final draft budget will be discussed at the Association's Annual Meeting in April and will be approved at the next Board meeting shortly thereafter.

Throughout February, March and April, the Budget and Finance committee will be holding many meetings to get the budget ready. All these meetings at the clubhouse will be open to all members – I encourage all of you to find a few moments and attend at least one of these meetings to see our dedicated committee members  
(Continued on page 5)

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**SPECIAL BOARD OF DIRECTORS MEETING will be MONDAY, JAN. 3 at 6:30 p.m. in the clubhouse. SEE AGENDA ON Page 8.**

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## MANAGER'S MEMO:

I would like to take this opportunity to wish all of the residents of Bellasera a Healthy, Happy, Prosperous New Year!

Here are just a few changes and reminders:

### Clubhouse Bulletin Board Changes:

Beginning with the New Year all advertisements must

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**See news of the December Board meeting on the following pages:**

**Marketplace Presentation - p. 5**

**Nextel Proposal - p. 5**

**Scottsdale-Dixileta Development - p. 6**

## MEETING NOTICES

**Board of Directors Regular Meeting** will be **Monday, Jan. 24 at 6:30 p.m.** in the clubhouse.

**Budget and Finance Committee** meeting will be **Thursday, Jan. 13 at 3 p.m.** in the clubhouse.

**Building and Grounds Committee** meeting will be **Monday, Jan. 10 at 3 p.m.** in the clubhouse.

**Modifications Committee** meeting is scheduled for **Tuesday, Jan. 11 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 date will be posted in the clubhouse.

**Activities Committee** will meet **Wednesday, Jan. 5 at 10 a.m.** in the clubhouse.

**Communications Committee** meeting date will be **Wednesday, Jan. 26 at 4 p.m.** in the clubhouse.

**Governance Committee (ad hoc)** scheduled meeting will be **Tuesday, Jan. 25 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, Jan. 20,** at **12 noon** in the clubhouse. A **catered lunch** with a variety of sandwiches, potato salad, dessert and beverages, and a **talk about travel security** will be featured. Speaking will be **Carol Switzer**, a professor at Arizona State University. She will provide information and tips to help make travel safer and more enjoyable.

The lunch will be \$15 per person. Seating will be limited, so **sign up at the clubhouse by Monday, Jan. 17.** Contact any member of the Activities committee if you have questions.

**POT LUCK:** **Friday, Jan. 28** at 7 p.m. in the clubhouse. Bring a dish to serve six to eight people and any needed serving utensils. Please **sign up by Wednesday, Jan. 26.**

**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, Jan. 19** at **7 p.m.** in the clubhouse. The book will be **Under the Banner of Heaven** by **Jon Krakauer**. For further information, contact **Maureen Simpson** at **575-7693**.

**HIKING GROUP:** **Friday, Jan. 14** at **8 a.m.** at the clubhouse. A **4.5 mile hike** in the McDowell Sonoran Preserve — the **Sunrise Ridge Trail via Lost Dog Trail**. This out and back trail rises 800 feet to a ridge offering vistas toward Phoenix. It is a **sustained climb requiring a good level of fitness** and should take about three hours. Please sign up at the clubhouse. For more information contact Vivian Kurtz 480-575-1391.

**GOLF:** **Tuesday, Jan. 4, The 500 Club** at **9 a.m.**; **Monday, Jan. 10, Tatum Ranch** at **9:30 a.m.**; and **Tuesdays, Jan. 18 and 25, Dove Valley** at **9 a.m.** 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.

## 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, 10 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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## DESERT CREATURES TALK

A talk on desert animals has been arranged by the Activities committee on Thursday, Jan. 13 at 7 p.m. in the clubhouse.

**Diane Berney**, on the staff of Scottsdale's Pinnacle Peak Park, will present a talk entitled "Creatures of the Desert." She will discuss the desert environment and its animals. She specializes in the flora and fauna in the area and gives nature walks at the park.

Beverages and a dessert will be served at the free event. Please sign up by Monday, Jan. 10 to facilitate panning for space and refreshments. For questions, contact **Sheila Lavin** at **473-0348**.

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# JANUARY 2005

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
<b>City Bulk &amp; Brush Collection Week</b>						
2 <b>Christmas Tree Pickup Week</b>	3 Group Circuit 7 a.m. Water Aerobics 10 a.m. <b>Special Board Meeting 6:30 p.m.</b>	4 Body Workout 8 a.m. Golf 9 a.m. Poker 7 p.m.	5 Group Circuit 7 a.m. Water Aerobics 10 a.m. <b>Activities 10 a.m.</b>	6 Body Workout 8 a.m.	7 Group Circuit 7 a.m. Water Aerobics 10 a.m.	8
9	10 Group Circuit 7 a.m. Golf 9:30 a.m. Water Aerobics 10 a.m. <b>Buildings &amp; Grounds 3 p.m.</b>	11 Body Workout 8 a.m. Poker 7 p.m. <b>Modifications 5:30 p.m.</b>	12 Group Circuit 7 a.m. Water Aerobics 10 a.m.	13 Body Workout 8 a.m. <b>Budget Cttee 2 p.m.</b> <b>Talk—Desert Creatures 7 p.m.</b>	14 Group Circuit 7 a.m. Water Aerobics 10 a.m. <b>Hike 8 a.m.</b>	15
16	17 Group Circuit 7 a.m. Water Aerobics 10 a.m.	18 Body Workout 8 a.m. Golf 9 a.m. Poker 7 p.m.	19 Group Circuit 7 a.m. Water Aerobics 10 a.m. <b>Book Club 7 p.m.</b>	20 Body Workout 8 a.m. <b>Lunch &amp; Talk 12 noon</b> <b>TOWN HALL MEETING 6:30 P.M.</b>	21 Group Circuit 7 a.m. Water Aerobics 10 a.m.	22
23	24 Group Circuit 7 a.m. Water Aerobics 10 a.m. <b>Directors 6:30 p.m.</b>	25 Body Workout 8 a.m. Golf 9 a.m. Poker 7 p.m. <b>Governance 10 a.m.</b>	26 Group Circuit 7 a.m. Water Aerobics 10 a.m. <b>Communications 4 p.m.</b>	27 Body Workout 8 a.m.	28 Group Circuit 7 a.m. Water Aerobics 10 a.m. <b>Pot Luck 7 p.m.</b>	29
30 <b>City Bulk &amp; Brush Collection Week</b>	31 Group Circuit 7 a.m. Water Aerobics 10 a.m.					

## JANUARY IN THE GARDEN

By Pauline Marx

January is a good month to settle down in the house with those nursery catalogs and look for new or interesting annuals to grow. Look for plants that are rated for Zone 8 or higher, have a tropical or subtropical origin, or are considered by the catalog to be particularly heat- or drought-tolerant.

### Don't Be Misled

Most mail order catalogs focus on areas well outside our desert region, and terms heat-tolerant or "grows in full sun" is often misleading for us here in the desert. **Most spring-flowering annuals do well during our long cool winter growing season, but it can take some experimentation to find those that work well through the warm spring and summer in our zone.** Plant your experiments in containers and not in the ground for a nice color display.

**Aloes** are native to Africa and Madagascar but grow well here in the desert. Most species bloom in the winter here. The flowers of aloes are held in upright stalks, either branched like a large candelabra or in a spike. Aloes re-bloom every year. **(Agaves, though, die after blooming.** By then the plant usually has produced several pups and they will take over the space.) Flowers are found in shades of red, pink, apricot, orange, and yellow. Hummingbirds find them irresistible. A generous number of aloes in the garden helps provide year-round food for these birds.

There are many varieties of aloes; some are very small and can be used to fill small spaces in the dry garden or facing north. Spreading species make vigorous groundcovers for dry shady sites. There is also a vining aloe which climbs trees limbs or makes a good groundcover. There are some species that grow a large stem and are tall enough to be an arresting sight in the garden. Some of the most commonly available of the tree aloes are *Aloe ferox*, with its huge head of leaves and brilliant red flowers. We have one in our front garden and have named it Audrey after the plant in the movie "Little Shop of Horrors."

### Cactus and Succulents

Water cactus and other warm season succulents every four to five weeks if we don't have any rain. If there is doubt about whether to water, do not. Succulents are built for drought and water storage, and overwatering is much more dangerous than light underwatering.

The juicy tender leaves of many succulents are irresistible to birds and rabbits. To protect plants from birds, cover them with netting or other fine mesh. Only

chicken wire cages will deter rabbits completely — most of the rabbit repellants on the market are unreliable or erratically successful.

The part of a cactus that is most vulnerable to freeze damage is the tip. To protect the tip, place a styrofoam cup over the end of the stem. Use a cup that is large enough to fit over the tip and can be removed without ripping off any spines. Light can penetrate the cup so the plant will still get some of the light needed, but it is best to remove the cups when the danger of frost is over.

Some residents put "blankets" on plants to keep them warm during a cold spell which may save a plant from frost damage. **The covers should be removed once the sun comes out.**

Even if plants experience severe cold damage, **do not prune affected stems or leaves until the weather warms** next month. The only exception is the flowering stalk on aloes which may be removed at any time. If you have plants such as bougainvillea and there is frost damage, leave the damaged leaves on the plant; they will protect other leaves from damage.

That delightful bush which is blooming by the clubhouse on the right hand side as you go into the main door is *Ericameria laricifolia* or **Turpentine Bush** It is an evergreen plant native to this area and blooms from August through December. The foliage smells like turpentine when crushed. The plant also contains a small amount of rubber. It is attractive to bees and other insects.

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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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## SCOTTSDALE LISTS TREE PICKUP, BRUSH COLLECTION DATES

The city will **pick up Christmas trees** from the curbside during **the week of Monday, Jan. 3.**

Scottsdale will pick up **brush and bulk items** in the Bellasera area during **the week of Monday, Dec. 27 and again during the week of Monday, Jan. 31.**

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

at work and to gain some insight into how our budget is created. Watch the bulletin boards and the web site ([www.azbellasera.org](http://www.azbellasera.org)) for meeting schedules.

— **Dick Chenault**

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## **MARKETPLACE PLAZA PLANNED AS BELLASERA NEIGHBOR**

A shopping plaza anchored by an upscale Bashas' food market is planned for the 14.5-acre site at the corner of Scottsdale and Lone Mountain Roads, the developer-owner, **Gary Pederson**, told the Board of Directors and the approximately 60 people attending the Dec. 14 Board meeting.

He said plans have been filed with the city and a public hearing before the city's Planning Commission will probably take place in February or March. There will be another public hearing before the City Council, probably in March or April and he expects the project to go before the development review board in the summer, he said.

Pederson, whose firm has developed the Grayhawk, Terravita and Anthem shopping plazas and the Promenade shopping mall, said a building permit would likely be issued in the fall or latter part of 2005, "with construction probably taking the better part of a year."

Bashas' is firmly committed to the location, he said, while none of the other, smaller store sites have been spoken for yet. Pederson's firm is expecting to have some restaurants in the plaza as well, along with water features and an outdoor fireplace.

The building designs will have a horizontal style and will be in keeping with Bellasera's style, said a representative from the architectural firm on the project. The height of the market will be about 32 feet, he said, and it is a 48,000-square-foot building — smaller than the Bashas' at Grayhawk.

A six- to eight-foot wall will be constructed around the side and rear of the plaza to isolate it from Bellasera, he explained, and about 25 percent of the property will be maintained as open space, and there will be extensive landscaping.

Pederson said the community can decide whether it wants a gated access to the plaza from the northern end of Balao Drive.

The property has long been zoned for commercial use and there is no variance required for his project, he said.

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

be no larger than 5 1/2" X 11". The advertisement must be given to the Community Manager prior to being hung on the Residents Bulletin Board. Advertisement will remain on display for 60 days, then it will be removed.

### **Dog Owners**

I would like to request all dog owners visiting the Clubhouse open space and walking your dogs throughout the community to please make sure you pick up after your dogs. We have had several complaints regarding the aftermath of the dog visits. Please be a considerate neighbor and clean up after your pet.

### **Parking on the Street Overnight**

In order to keep Bellasera's streets safe and passable, the CC&Rs ban parking on the street overnight. If you have houseguests, please make sure they park their vehicles on your driveway to keep the streets clear for passing vehicles.

Your cooperation in these matters will be greatly appreciated to make sure all members of the Bellasera Community continue to enjoy the community.

— **Anne Marie Fitness**

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## **BOARD DROPS CONSIDERATION OF NEXTEL PROPOSAL**

The Board of Directors voted to notify Nextel Corp. that the community is not interested in any offer to lease Bellasera property for a telecommunications building and antenna. The Board at the December 14 meeting also removed the discussion from the agenda for the Jan. 20 Town Hall session.

The Board action followed an at times contentious discussion among residents at the meeting and the Board. Several residents questioned why the subject resurfaced as a discussion item for the Town Hall meeting after the Board seemed to have rejected the proposal at the November meeting.

Bellasera resident **Mike Ruotolo** presented a letter signed by some 56 residents opposing the Nextel project, citing potential legal, safety, property value and aesthetic questions.

Board member **Al Ricciardi** said that he felt the proposal warranted an airing at the Town Hall meeting to allow residents to learn more about it, although he probably wouldn't vote in favor of the Nextel plan.

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## RESALE FEE TOPIC AT TOWN MEETING

The Budget & Finance committee has recommended to the Board of Directors that the Bellasera Community Association **consider initiating a “Resale Assessment,”** also known as a “Transfer Tax.” This would be a fee due at closing from the buyer or seller or shared by both on a home sale in Bellasera. The amount of the fee has not been established. The Board, at the November meeting, voted to place information about the possible adoption of such a fee before the Association members.

There are now four types of assessments permitted in the community’s Covenants, Conditions, and Restrictions (CC & R’s): a Base Assessment, a Neighborhood Assessment, a Special Assessment and a Benefited Assessment. The Resale Assessment would be added as the fifth assessment allowed by the CC & R’s if adopted.

The Resale Assessment would be an additional source of income to the community. The proceeds could be used for the existing contingency fund to offset common expenses or to fund future improvements to the community.

Investigation by the committee has determined that Grayhawk, Winfield, Stonebridge, and other Arizona homeowner associations have a Resale Assessment in their CC & R’s.

Additional information will be provided to homeowners at the **Jan. 20 Town Hall meeting**, as well as being provided via the newsletter, bulletin boards, and the Bellasera web site. The Town Hall meeting will be at **6:30 p.m.** at the **Terravita Community Center**.

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## BELLASERA ASKED TO OPPOSE SCOTTSDALE-DIXILETA DEVELOPMENT

A representative of the Dixileta Neighborhood Alliance asked Bellasera’s Board of Directors to join in voicing opposition to using residentially-zoned land for private schools, gymnasiums and theater facilities.

**Graham Kettle**, a resident of N. 74th Street near the intersection of Scottsdale and Dixileta Roads, presented his case at the Dec. 14 Board meeting.

**[ The Board took no action at the December meeting, but subsequently set a special meeting of the Board for Monday, Jan. 3 at 6:30 p.m. with a vote on the question of whether to join in voicing opposition to the development plans. Also on the special meeting agenda is action on the planned market shopping plaza to the north of Bellasera. ]**

Kettle explained that the SonRise Community Church has proposed a kindergarten-to-eighth-grade school, a gymnasium-theater and church offices on its property fronting on Scottsdale Road south of Dixileta, and that both the Desert Lutheran Church and Desert Mission Methodist Church — neighbors of SonRise — are planning schools. Desert Mission is planning to build its church, a school, an auditorium, sports facilities, offices and a hall on its property at the corner of the roads. Desert Lutheran already has its church and a pre-school facility on its property to the south of SonRise.

The SonRise plan was turned down by the city’s Planning Commission, but the plan can still be taken to the City Council for approval, he said.

He argued that these non-residential uses should not be allowed because they would not be in compliance with several zoning ordinances and policies. He cited the Foothills Overlay Ordinance, Environmentally Sensitive Lands Ordinance, Scenic Corridor Design Guideline, Scottsdale Sensitive Design Program and the Desert Foothills Character Area.

A number of organizations have voted to oppose the SonRise plan, he told the board. These include several homeowner associations in the neighborhood and the Coalition of Pinnacle Peak. In addition, the Alliance has gathered over 500 signatures on a petition opposing the plan, he said.

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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.

**TOWN HALL MEETING  
THURSDAY, JAN. 20  
6:30 P.M.**

**at  
TERRAVITA'S DESERT PAVILION**

**Inform Terravita guard that you are  
attending the Bellasera Town Hall  
Meeting. The guard will provide di-  
rections to the Desert Pavilion**

### **DONATE THE GIFT OF LIFE**

Bellasera resident **Janet Biondo** recently tried to donate a kidney to her 40-year-old daughter-in-law **Anita**. Unfortunately, after thorough medical tests, Janet was told she was not a suitable donor. Janet was devastated, and Anita still desperately needs a kidney.

Anita has had diabetes since childhood, and the disease has caused her to suffer a heart attack, amputation of half her foot and to lose much of her eyesight. She had a kidney transplant nine years ago, but that kidney has now failed and she is not doing well on dialysis. (A large percentage of people waiting for kidney donations die before a donor is found.)

Fortunately, it's becoming more common for family members, friends or even strangers to donate a kidney while still living. Most people only need one kidney to lead healthy lives. New laproscopic surgery procedures mean the donor is usually back to normal activities in a week or two. And there is no cost to the donor for testing or the donation.

If you know anyone who would like more information, please call Janet at (480) 488-0259 (or read more about living donations at [www.livingdonorsonline.org](http://www.livingdonorsonline.org)).

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### **BELLASERA WEB SITE HAS NEW LOOK**

Bellasera's community web site — <http://www.azbellasera.org> — has taken on a new look, in part to facilitate even more helpful features in the future. Among the features being considered is a way to allow residents to sign up for events from their computer.

Many of the changes in the site are behind-the-scenes items, noted its new Webmaster, **Pat Manion**. There have also been several additions and enhancements including archived newsletters, newsletter in html-only format, and a new photo page. He urged residents to visit the web site and let him know any suggestions for additional features or improvements.

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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](http://www.azbellasera.org)**

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7350 E. Ponte Bella Drive  
Scottsdale, AZ 85262  
**Anne Marie Fitness**  
Community Manager  
(480) 488-0400  
(480) 488-2103 fax  
Security: (480) 488-3663

### **SPECIAL BOARD MEETING SET FOR JAN. 3**

Board president Dick Chenault has called a special meeting of the Board of Directors for Monday, Jan. 3 at 6:30 p. m. at the Bellasera Clubhouse.

Issues on the agenda are:

To address the question of how the Bellasera Homeowners Association should respond to the proposed commercial development on the southeast corner of Lone Mountain and Scottsdale Roads.

To vote on a resolution for the Association to take a position supporting the local area residents' objections to the proposed expansion of church-related development in the area southeast of Dixileta and Scottsdale Roads.

To vote on a resolution to amend the existing Town Hall Meeting policy adopted by the Board in October 2001.