

# Bellasera Neighborhood News

February 2005

www.azbellasera.org

## PRESIDENT'S NOTE:

As many of you may know, my wife and I have purchased a home outside of Bellasera and will be moving this summer. We will leave in late March.

Consequently, I have submitted my resignation to the Board, indicating my decision to leave the office of President effective Jan 25 and to leave the Board effective March 1. I believe that will give the Board time to implement an orderly transition to new leadership.

This being my last column, I would like to say how privileged and honored I have been to serve on your Board and as your President since mid-2000. It has been an interesting, rewarding, often exciting, and occasion-

*(Continued on page 5)*

## AGRANOFF RESIGNS FROM BOARD

**Paul Agranoff** resigned suddenly from the Board of Directors on Monday, Jan. 24, effective immediately, and did not attend the Board meeting that night. He gave no reason.

The Board, after accepting the resignation, decided to postpone replacing Agranoff until after the Annual Meeting on April 7. His term has another year to run.

There are no clearcut provisions in Bellasera's governing documents that would allow an election of a director to fill the remaining portion of the term; rather, the Board may appoint an Association member to the position. During the discussion of the appointment procedures, it was suggested that the Board give the appointment to the candidate polling the next highest number of votes after the normal vacancies on the Board were filled by those polling more votes.

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FOLLOWUP — p. 7**

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## MANAGER'S MEMO:

It was wonderful to meet so many new residents at the Town Hall Meeting in January. It is always so nice to finally put faces of the Bellasera families together.

I would like to wish **Ellen Bornstein, Marv Lefkowitz** and **Carlton Rooks** all speedy recoveries!

I have a few reminders which I am sure you just can't wait to read:

- On a recent trip through the community I noted — as many of you are already aware — it is definitely pre-emergent weed control time again. Please apply your treatment as soon as

*(Continued on page 5)*

## MEETING NOTICES

**Board of Directors Regular Meeting** will be **Monday, Feb. 28** at **6:30 p.m.** in the clubhouse.

**Budget and Finance Committee** meeting date will be posted on the bulletin board.

**Building and Grounds Committee** meeting will be **Monday, Feb. 7** at **3 p.m.** in the clubhouse.

**Modifications Committee** meeting is scheduled for **Tuesday, Feb. 8** 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, Feb. 2** at **10 a.m.** in the clubhouse.

**Communications Committee** meeting date will be **Wednesday, Feb. 23** at **4 p.m.** in the clubhouse.

**Governance Committee (ad hoc)** scheduled meeting will be **Monday, Feb. 21** at **3 p.m.** in the clubhouse.

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

## SOCIAL SCENE

**RESIDENTS' LUNCHEON:** Thursday, Feb. 17, at 12 noon at Romano's Macaroni Grill in the Desert Ridge Marketplace shopping center, 21001 N. Tatum Boulevard between Highway 101 and Deer Valley Road. The group will meet at 11:30 at the clubhouse to arrange car pools. *Sign up at the clubhouse by Tuesday, Feb. 15.* A menu will be posted at the sign-up desk. Contact Dottie Schultz at 575-5753 if additional information is needed.

**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, Feb. 16 at 7 p.m. in the clubhouse. The theme this month is Poetry. Share a favorite selection of poetry with the group. For further information, contact Maureen Simpson at 575-7693.

**HIKING GROUP:** Friday, Feb. 11 at 8 a.m. at the clubhouse. A moderate hike on the Perl Charles Trail in the Dreamy Draw Recreation Area in Phoenix. This is a 6-mile scenic loop that wanders through the heart of the Phoenix Mountains Preserve. Please sign up at the clubhouse. For more information contact Vivian Kurtz at 575-1391.

**GOLF:** Tuesdays, Feb. 1 and Feb. 22, The 500 Club at 8:56 a.m.; Tuesday, Feb. 8, Dove Valley at 8:22 a.m. and Monday, Feb. 14, Tatum Ranch at 9:15 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.

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### ACTIVITIES COMMITTEE SEEKS ADDITIONAL MEMBERS

Bellasera's Activities committee is looking for two or more new members to help plan and run social events and activities for the community.

Contact Community Manager Anne Marie Fitness at the clubhouse for a brief application form.

## 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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## HORS D'OEUVRES GALORE

A catered Welcome Back (Even if You Hadn't Left) Party featuring hors d'oeuvres has been arranged by the Activities Committee for Saturday, Feb. 19 at 7:30 p.m. in the clubhouse.

Residents must sign up for the party by Monday, Feb. 14. There is no fee for the event. Attendees are welcome to bring their own wine or liquor.

For additional information, contact Jean Grutta at 588-5523.

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## THE IMPORTANCE OF BEING..... SIGNED UP

**Don't be a walk-in for Community events that ask for sign-ups.**

Planners for events that ask for sign-ups at the clubhouse do so to make sure they will be ready to handle the attendance. It affects everything from the amount of food available to the number of chairs that must be set up. A walk-in is not considerate to the organizers or to those who took the time to sign up. If you have forgotten to sign up but wish to attend, check with the contact person — before showing up — to see if it will be a problem.

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# febr UARY 2005

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<b>City Bulk &amp; Brush Collection Week</b>		<b>1</b> <b>Body Work-out</b> 8 a.m. <b>Golf</b> 8:56 a.m. <b>Poker</b> 7 p.m.	<b>2</b> <b>Group Circuit</b> 7 a.m. <b>Water Aerobics</b> 10 a.m. <b>Activities</b> 10 a.m.	<b>3</b> <b>Body Work-out</b> 8 a.m.	<b>4</b> <b>Group Circuit</b> 7 a.m. <b>Water Aerobics</b> 10 a.m.	<b>5</b>
<b>6</b>	<b>7</b> <b>Group Circuit</b> 7 a.m. <b>Water Aerobics</b> 10 a.m. <b>Buildings &amp; Grounds</b> 3 p.m.	<b>8</b> <b>Body Work-out</b> 8 a.m. <b>Golf</b> 8:22 a.m. <b>Poker</b> 7 p.m. <b>Modifications</b> 5:30 p.m.	<b>9</b> <b>Group Circuit</b> 7 a.m. <b>Water Aerobics</b> 10 a.m.	<b>10</b> <b>Body Work-out</b> 8 a.m.	<b>11</b> <b>Group Circuit</b> 7 a.m. <b>Water Aerobics</b> 10 a.m. <b>Hike</b> 8 a.m.	<b>12</b>
<b>13</b>	<b>14 VALENTINE'S DAY</b> <b>Group Circuit</b> 7 a.m. <b>Golf</b> 9:15 a.m. <b>Water Aerobics</b> 10 a.m.	<b>15</b> <b>Body Work-out</b> 8 a.m. <b>Poker</b> 7 p.m.	<b>16</b> <b>Group Circuit</b> 7 a.m. <b>Water Aerobics</b> 10 a.m. <b>Book Club</b> 7 p.m.	<b>17</b> <b>Body Work-out</b> 8 a.m. <b>Resident's Lunch</b> 11:30 a.m.	<b>18</b> <b>Group Circuit</b> 7 a.m. <b>Water Aerobics</b> 10 a.m.	<b>19</b> <b>Welcome Back Party</b> 7:30 p.m.
<b>20</b>	<b>21 PRESIDENTS' DAY</b> <b>Group Circuit</b> 7 a.m. <b>Water Aerobics</b> 10 a.m. <b>Governance</b> 3 p.m.	<b>22</b> <b>Body Work-out</b> 8 a.m. <b>Golf</b> 8:56 a.m. <b>Poker</b> 7 p.m.	<b>23</b> <b>Group Circuit</b> 7 a.m. <b>Water Aerobics</b> 10 a.m. <b>Communications</b> 4 p.m.	<b>24</b> <b>Body Work-out</b> 8 a.m.	<b>25</b> <b>Group Circuit</b> 7 a.m. <b>Water Aerobics</b> 10 a.m.	<b>26</b>
<b>27</b> <b>City Bulk &amp; Brush Collection Week</b>	<b>28</b> <b>Group Circuit</b> 7 a.m. <b>Water Aerobics</b> 10 a.m. <b>Directors</b> 6:30 p.m.					

## FEBRUARY IN THE GARDEN

By Pauline Marx

Looking for some color in your winter garden? Here is a list of winter-flowering shrubs for our area:

**Desert senna** - attractive light-green foliage, dark-yellow flowers in a rather tidy bush. Not as aggressive about reseeding as the closely related **feathery cassia**.

**Knife leaf acacia** - Interesting wavy, gray-green foliage and yellow puffball flowers along the stem..

**Wolfberry** - Native shrub with complex branching that has a profuse bloom of lavender, purple, or white flowers, depending on the species, in the winter. Excellent hummingbird plant.

**Leather leaf senna** - long, flat, gray to whitish phyllodes (leaf-like structures) frame the creamy yellow flowers.

**Red fairyduster** - brilliant red puff-balls coat this desert legume. Extremely heat- and drought-tolerant. Attractive to hummingbirds.

**Baja senna** - uncommon shrub with dusky evergreen foliage with a purple blush and open bright yellow flowers in the winter. Extremely heat-and drought-tolerant.

**Notable acacia** - a large loosely branched shrub with reddish-stem, dark-green leaf-like structures surround the golden flowers along the stem. Handsome accent choice for accent or specimen plant.

**Shrubby alfalfa** - Brilliant green foliage and bright yellow flowers all winter from this Mediterranean relative of the forage crop **alfalfa**. Extremely heat- and drought-tolerant but deciduous.

**Emu bush** - most members of this large group bloom in winter or early spring. The selections **Valentine** and **Rosea** bloom particularly early. The red to pink (occasionally yellow) flowers of all species are crowded along the stem.

### Shrub Planting Time

After mid-month, begin to plant cold-tender shrubs as you do for trees by digging a hole three to five times the diameter of the container and only as deep. Do not add soil amendments or other additives to the backfill.

If there is clay in your soil, scratch the inside and bottom of the hole to break it up before planting. Set the plant in the hole, backfill and gently press the soil to remove air pockets and firm the plant in place. For large shrubs, water with a basin as for trees, and provide a 1 to 2 inch layer of mulch after planting, water well.

**Do not fertilize shrubs this month.**

**Minimize pruning.** Each cut is a wound to the plant, opening it up to insect and disease problems. Have a purpose and an end result in mind before you make the

first cut. Never remove more than a third of the total plant (this is true for turf as well). Always use sharp, sterile, quality pruning tools and disinfect them between cuts to prevent the spread of disease.

Pruning is an art as well as a science. How much you cut off and where you choose to make the cuts will affect both the health and the beauty of the tree.

This is the time of year to **apply pre-emergent herbicides** to control spring and summer weeds. Good brands of pre-emergents are Award, Barricade, and Amaze.

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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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## NEWSLETTER EDITOR NEEDED

**A new editor for Bellasera's monthly newsletter is urgently needed.**

**Bart Sotnick, who has served as editor for the past 3-1/2 years, has told the Communications committee that he is resigning after editing the March newsletter.**

**Anyone interested in assuming the editorship should contact Community Manager Anne Marie Fitness or Communications Committee Chairman Keith Christian for further information.**

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## SCOTTSDALE LISTS BRUSH COLLECTION DATES

The city of Scottsdale will pick up **brush and bulk items** in the Bellasera area during **the week of Monday, Jan. 31 and again during the week of Monday, Feb. 28.**

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)*

ally turbulent, journey. We have accomplished much – maintained the beauty of the community and our wonderful facilities, established an adequate reserve fund to assure their future well-being, and kept the Association on a sound legal, administrative, and financial path.

You should all appreciate the various the Board members, officers, and committee members who have served, and continue to serve, the community so well. They are vital to the continued success of our Association and, therefore, our community. I can only stress once again how important it is for you all to consider “stepping up to the plate” when the need arises, as it does every year!

Let's also not forget the fine service and support from CCMC, our management company, and **Anne Marie Fitness**, who is doing a great job as our Community Manager. Give her the support she needs to keep this place “humming.” And I will miss our fine gate guards, under the able and inspirational leadership of Sgt. **Keven Peterson!**

Thank you all for the opportunity you gave me.

— **Dick Chenault**

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## PROCESS IS BEGINNING FOR DIRECTOR ELECTIONS

Members of the Bellasera Community Association will elect two Directors to the board at the **Annual Meeting of the Association to be held Thursday, April 7.**

The terms of current members **Al Ricciardi** and **Bruce Martin** expire in April.

Those interested in becoming candidates for the positions are asked to submit an application to Community Manager **Anne Marie Fitness no later than Monday, Feb. 21.** This is to allow the candidate information from the form to be included in the March newsletter and in the Notice of Annual Meeting which will be mailed in early March.

The Candidate Application Form is available either from our web site, **www.azbellasera.org** or from the Community Manager. Click on the "What's New" tab on the web site menu for the form, which can be copied and printed out.

**A Candidates' Night** is planned for **Thursday, Mar. 31.**

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

possible to curtail further “weed sprouting.” This treatment is most effective on winter weeds if applied during the October – February time period. Your cooperation in prompt removal of the weeds that have sprouted due to our rains will be greatly appreciated by all.

- Please be sure your home has landscape lighting and garage lights that are in working order. If you need to replace them please do so immediately in order to maintain the uniform appearance of Bellasera.
- Please be mindful of your time on the exercise equipment at the Clubhouse as this is a busy time of year with most residents occupying their homes in Bellasera. Please limit your time on the equipment to 30 minutes if someone is waiting. Your cooperation will be greatly appreciated.
- Last week a resident called to report a piece of art missing from her front courtyard. Please be a good neighbor and keep a watchful eye out when walking or riding through the community. Report any suspicious activity to the Guards and/or me. If you see something that would require calling the police please do so immediately.

Thanks again for all your kind words and cooperation in keeping Bellasera the desirable community it is!

— **Anne Marie Fitness**

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## RESERVE STUDY PROGRESSING

The *ad hoc* Reserve Study committee has been working with a consultant and a new computer program to develop an up-to-date analysis of the future funding needs of the community's property, committee Chairman **Charles Schroeder** told the Town Hall meeting.

The committee is reviewing the anticipated replacement time of all items owned by the community — from roads to furniture cushions.

The committee is expecting a report from its consultant early in February.

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## CREATIVE HANDS ARTISTS PREPARING FOR FALL SHOW

Bellasera's resident artists are being rounded up for an organization session to prepare for the community's Creative Hands of Bellasera's Fall Art Show.

**Janet Biondo**, the moving force behind this event, has set up an **initial planning meeting on Friday, Feb. 11 at 1 p.m. in the clubhouse.**

"Now is the time to plan for our Fall art show so that we have everything arranged and ready to go," she said. "If you can't make this meeting but want to participate, please call me at 488-0259 as soon as possible."

The art show is an opportunity for artists and craftspeople living in Bellasera to exhibit and sell their works.

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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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### 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.**

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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.

## RESALE ASSESSMENT PLAN UNDERGOING BOARD INVESTIGATION

The Board of Directors will pursue further the proposal of establishing a resale assessment to benefit the community when homes are sold.

Homeowners attending the Town Hall meeting on Jan. 20 showed a 56-26 preference for examining the plan further. While the attendance was approximately 150 people, the preference poll was limited to one resident per household.

Board members followed up on that survey at the Jan. 24 regular board meeting. Among the steps that will be taken are additional discussions with Bellasera's legal advisors to pin down exactly what would have to be done to institute an assessment. It is clear that it will require approval by 67 percent of the homeowners association membership.

Several neighboring communities impose a resale assessment on their membership currently, **Paul Broad** told the Town Hall meeting. A resale assessment is a fee charged by the homeowners association when a house is sold in the development. The fee goes to the association and is earmarked for a specific purpose.

Among the points to be considered is the size of the fee and the specific use — whether for a new fund to provide money for community enhancements, for the community's reserve fund, or for operating expenses.

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## GOVERNANCE COMMITTEE REPORTS REVIEW OF DOCUMENTS UNDERWAY

Approximately 100 changes have been targeted in Bellasera's by-laws, and the *ad hoc* Governance Committee is ready to tackle a review of the Covenants, Conditions and Regulations, the Town Hall meeting was told.

Committee chair **Carol Sotnick** reviewed the progress of the proposed changes to the community's governing documents which will ultimately be put before Bellasera's homeowners for ratification. She said it is likely that voting on the changes will take place in approximately a year, following a communications campaign to explain the changes. Some of the proposed changes stem from changes in Arizona state law since the original documents were filed, while others are changes that will reflect the end of developer Del Webb's involvement in the community. A third, small group of proposed changes thus far are designed to improve governance of the community, she said.

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## COMMERCIAL DEVELOPMENT TOPIC OF SEVERAL MEETINGS

A series of meetings and discussions about Bellasera's stance concerning the proposed market shopping center at Scottsdale and Lone Mountain Roads took place in January.

Among the developments:

- The Board of Directors at a special meeting on Jan. 3 assigned the Modifications committee to serve as the community's investigative arm, to take on discussions with the developer and city, and act as the community's spokesman. It asked the committee for continuing updates.
- It was determined that while the property is zoned commercial, the developer must get city approval to alter the 20-year-old site plan for the current proposal.
- Scottsdale Councilman **Bob Littlefield** – a former Bellasera resident – told the Town Hall meeting on Jan. 20 that he was confident the development plan as currently proposed would not receive City approval. He explained that the community could expect significant negotiations with the developer, the Pederson group, before the city approves.
- **Gary Pederson**, the developer, told a group of about 60 Bellasera residents and other near-by homeowners attending his Jan. 25 information session that future site planning could include dropping the grade level of the property, which would in effect lower the apparent height of the planned Bashas food market. He said the plans call for a building that is below the allowed 36-foot height. Pederson said also that while the property is currently owned by another party, his organization is purchasing it and, like the Pederson group's other properties, would likely not be sold off.
- Pederson told some of the residents prior to the one-hour question and answer session that the lease for the food market would stipulate daytime deliveries and have other restrictions to minimize noise and after-hours activity.
- He said Bellasera should decide whether to have gated access to the center from within the community. If desired, the developer would install a limited-access gate. Then the gate would be turned over to the community for operation and maintenance. If no decision was made on the access, the normal step would be to continue the wall and

block off the development from the small spur of Balao Drive that exists as a potential entrance, he said.

- The Modifications committee, which will meet again on Tuesday, Feb. 8, is enlisting volunteers for various development-related tasks.
- **Crawford Love**, one of the committee's volunteers, presented an overview of the situation during the Town Hall meeting, then introduced **Tim Curtis** from Scottsdale's Planning Department, who has been assigned as the staff contact for this development proposal. Curtis discussed some of the zoning and planning factors affecting the proposal.

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### YOUR COMMUNITY

#### Board of Directors:

**Open** — President

**Jim Gleason** — Vice President

**Al Ricciardi** — Secretary

**Open** — 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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Community Manager

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