

# Bellasera Neighborhood News

August 2005

www.azbellasera.org

## NEW MANAGEMENT COMPANY SELECTED

—By Carol Sotnick, Vice President, Bellasera Board of Directors

A quickly and effectively organized management selection process and a thorough analysis of management companies by an *ad hoc* committee enabled the Board of Directors to choose a new management company to replace CCMC, which cancelled its contract effective July 31.

The review and selection process also gave the community the opportunity to look at a new method of customer service delivery.

The Board unanimously awarded a management contract to Associated Asset Management, known as AAM, effective August 1. The AAM basic contract annual cost will be \$43,265 versus the previous CCMC cost of \$78,766. AAM, recognized as one of the premier community managers in Arizona, was chosen over another strong organization, Rossmar & Graham, following presentations to the Board and homeowners on July 14. Both came with high recommendations from other homeowner associations in communities similar to ours.

An ad hoc management selection committee set up on June 1 galloped out of the gate immediately, formulating a proposal for bids that was approved by the Board on June 16 and mailed out to sixteen management companies. The committee, made up of Bruce Martin, Paul Anetsberger, Steve Comstock, Carlton Rooks and Bob Shriver, then reviewed and analyzed the bids received from five of those companies and talked with the company's principals for additional information.

The committee early on determined that the bidders should specify how they would deliver service based on our needs, and set up the Request for Proposal so it would not confine the companies to one method of service delivery.

Both of the finalists recommended similar service delivery models for Bellasera. Both companies have a team approach to providing service. That means that a full team of specialists will provide the management support for the community. The key person is the community manager who will draw on the other specialists as needed. With our previous management company, the community manager had to attempt to be a Jack- (or Jill in our case) of-all-trades.

The service model we will now have is called "portfolio style" of management. A community manager provides property management services to several communities and has an administrative assistant assigned to Bellasera for 20 hours a week in addition to the resources at corporate headquarters.

Although a portfolio community manager will have less "face" time in the community, the level of service to the community should be the same, or higher, than we had with the former full-time on-site manager. And based on past homeowner comments and questions, it would appear that we were rarely serviced at a full-time level and the support team certainly did not seem to be there.

We will now have an on-site administrative assistant for 20 hours a week in the morning. We will also have a portfolio manager physically on site twice a week who also works for us at headquarters as needed. And we will have the team resources of AAM available to us on a 24/7 basis. When the manager and the admin assistant is not on site, staff resources will be available to us by calling the clubhouse number which will be linked to the portfolio manager's direct number.

Plans are now underway to ensure a smooth transition from CCMC to AAM. We are looking forward to working with a locally owned and operated professional management services company that has been in business since 1990 -- still providing service to their first supported community.



## MEETING NOTICES

**Board of Directors meeting will be on Monday, August 22nd at 6:30 p.m., in the clubhouse.**

**Budget and Finance Committee** will not meet again until September.

**Building and Grounds Committee** will not meet again until September.

**Modifications Committee** meeting is scheduled for **Tuesday, August 9th 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 again in September.

**Communications Committee** meeting date will be **Wednesday, August 24th at 4 p.m.** in the clubhouse.

**Governance Committee (*ad hoc*)** will meet again in October.



## VOLUNTEERS ARE NEEDED

### ACTIVITIES COMMITTEE

The Activities Committee needs you! The committee currently has three vacancies. If you are interested in participating in planning and executing Activities for Bellasera; you have new ideas; energy; and the ability to plan and give a great party...Please call Sheila Lavin, Chairperson at 473-0348 and volunteer to be a part of the committee to make the fun happen.

### COMMUNICATIONS COMMITTEE

The Communications Committee currently has two vacancies. No special writing skills are required. Just a commitment to help keep Bellasera informed, via the bulletin boards, e-mails, web site, the monthly newsletter, and the annual community directory. If interested, please contact Keith Christian at 575-7109.

## COMMUNITY ACTIVITIES



**POKER NIGHT:** Every **Tuesday** at **7 p.m.** in the clubhouse. If interested in playing **Contact Paul Broad** at **595-2955** or **Marv Lefkowitz** at **595-7738** for more information.



### AUGUST ICE CREAM SOCIAL

Cool off at the ice cream social on **Sunday, August 7 at 7:00 PM.** Adults will be charged \$3.00 and children will be free. Goodies to be served will include ice cream, brownies, soda and like sweets.



### AUGUST LUNCHEON

The August Residents' Luncheon will be **Thursday, August 18, 12 noon,** at **Saba's Mediterranean Cuisine,** 37555 Hum Rd. #109, Carefree, (480) 575-6574. Meet at clubhouse at 11:45 if you wish to carpool. Shelia Lavin (480-473-0348) can be contacted for any questions.



## AUGUST IN THE GARDEN

By Pauline Marx

### Balance

Balance is everything in the garden and, to achieve it, consider the following:

- Eliminating all pests is unrealistic.
  - If there were no aphids, lady bugs would starve.
  - If we didn't share the leaves of our plants with caterpillars, we would not experience the joy of watching butterflies.
  - If there were no fungi or bacteria, nothing would break down to recycle back into the environment.
  - Everything has its place and purpose.
- Select plants that are resistant to known pests, and keep them healthy because stressed plants are more vulnerable to pest problems. Tolerate a little "damage" and marvel at the many tiny and grand "battles" of nature keeping your yard in balance.

### Coping With August Heat Plants

To help your plants through our August heat, you should consider the following:

- Increase water application as the weather warms and pay attention to the irrigation needs of plants.
- Apply mulch to the ground around the base of heat sensitive plants to keep the roots cooler and prevent evaporation. Be sure to keep the mulch several inches away from the trunk.
- Cut off spent blooms to stimulate bloom.
- Toward the end of August and into September, add an iron supplement if roses show yellowing from iron deficiency.
- Try not to sprinkle water on plant foliage. It can spread fungal diseases and leaves behind salts when it dries.

Most landscape plants will have an easier transition if they are planted in September or October, when temperatures have cooled....it's easier on the gardener too!

### Citrus

Citrus trees require deep watering twice a week when the weather is over 100 degrees for several days. Water them by letting the hose run slowly until a stick poked into the soil goes easily down 2 to 3 feet. When the weather cools a bit, you can cut back to once a week. You might want to consider a soaker hose.

Inappropriate water management leads to sunburn or tough rind that is unable to expand as fruit matures on citrus trees. There is nothing to be done for this season, monitor irrigation carefully next summer.

### Lawns

If your lawn is looking a bit pale, as often happens this time of the year, iron deficiency is the cause. Bermuda grass needs an extra bump in nutrition. Adding a light application of iron, not exceeding one-half pound per 1,000 square feet, will cure it. Adding extra nitrogen fertilizer will temporarily make the lawn green, but only masks the real problem. Additionally, the nitrogen will cause a flush of growth. If the grass needs lots of vigor to repair damage from dogs digging or kids playing, then the extra nitrogen is needed. Most lawns do fine with normal nitrogen and extra iron.

Did You Know? For The Month of August...

- The average rainfall is 1.0 inches. The record is 5.4 inches in 1951.
- The average high is 103.7 degrees. The lowest high was 73 degrees in 1951 (same year as the record rainfall)
- The record high is 116 degrees in both 1972 and 1975.
- The average low is 79.2 degrees. The highest low was 92 degrees in 1995. The record low was 58 degrees in 1917

Pauline Marx

Arizona Master Gardener

(Questions about plants? Call me at 575-0404 or e-mail me at [PlantPerson@prodigy.net](mailto:PlantPerson@prodigy.net))

## Other News & Upcoming Activities

### LONE MOUNTAIN & SCOTTSDALE ROAD DEVELOPMENT

The Bellasera Modifications Committee reports discussions continue with the Pederson Group on site plan details. The Scottsdale Planning Commission hearing scheduled for July 13 was continued until late August or early September, after Pederson received feedback from three Scottsdale City Planning Commissioners indicating they would not support the proposed plans.

The committee wishes to thank all Bellasera residents who sent letters to Scottsdale city leaders, and reports the community response had a very positive impact.

The Modification Committee expects to view new revised plans from the Pederson Group by late July. Updates will be posted on our bulletin boards, via e-mail, and on our web site. For specific answers to your questions you're invited to attend the next Modifications Committee meeting, planned for August 9.

### HEALTH & FITNESS

**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 Biondo, at 480-488-0259.

### CREATIVE HANDS ART AND CRAFT SHOW SATURDAY, NOVEMBER 5TH SAVE THE DATE

The Creative Hands Art and Craft Show is scheduled for Saturday, November 5th...mark your calendars for an exciting and fun day. The participants to date will be selling:

- Paintings in Oil, Watercolor and Pastels
- Photography
- Slide Presentations and Photo Montage.
- Creative Jewelry
- Decorator Pillows
- Scarves
- Stained Glass
- Floral Arrangements
- Exquisite Purses
- Hand Painted Aprons
- Decorated Gourds

These are just some of the unique items that will be available to purchase. We still have room for a few more creative people to join us, so give Janet Biondo a call if you are interested at 480-488-0259.

# AUGUST 2005

|  |  |  |  |  |  |    |
|--|--|--|--|--|--|----|
|  | 1  | 2  | 3  | 4  | 5<br>Group Circuit<br>7 a.m.<br>Water Aerobics<br>10 a.m.      | 6  |
| 7<br>Ice Cream<br>Social<br>7 p.m.                           | 8  | 9<br>Body Workout<br>8 a.m.<br><br>Poker 7 p.m.  | 10<br>Group Circuit<br>7 a.m.<br><br>Water Aerobics<br>10 a.m.   | 11<br>Body Workout<br>8 a.m.   | 12<br>Group Circuit<br>7 a.m.<br><br>Water Aerobics<br>10 a.m. | 13 |
| 14   | 15<br>Group Circuit<br>7 a.m.<br><br>Water Aerobics<br>10 a.m.   | 16<br>Body Workout<br>8 a.m.<br><br><b>Modifications<br/>5:30 p.m.</b><br><br>Poker 7 p.m. | 17<br>Group Circuit<br>7 a.m.<br><br>Water Aerobics<br>10 a.m.   | 18<br>Body Workout<br>8 a.m.<br><br><b>Residents'<br/>Luncheon<br/>12 noon</b> | 19<br>Group Circuit<br>7 a.m.<br><br>Water Aerobics<br>10 a.m. | 20 |
| 21<br><b>City Bulk &amp;<br/>Brush Collec-<br/>tion Week</b> | 22<br>Group Circuit<br>7 a.m.<br><br>Water Aerobics<br>10 a.m.<br><br><b>Board Meeting<br/>6:30 p.m.</b> | 23<br>Body Workout<br>8 a.m.<br><br>Poker 7 p.m.   | 24<br>Group Circuit<br>7 a.m.<br><br>Water Aerobics<br>10 a.m.<br><br><b>Communications<br/>Committee<br/>4 p.m.</b> | 25<br>Body Workout<br>8 a.m.   | 26<br>Group Circuit<br>7 a.m.<br><br>Water Aerobics<br>10 a.m. | 27 |
| 28   | 29<br>Group Circuit<br>7 a.m.<br><br>Water Aerobics<br>10 a.m.   | 30<br>Body Workout<br>8 a.m.<br><br>Poker 7 p.m.   | 31<br>Group Circuit<br>7 a.m.<br><br>Water Aerobics<br>10 a.m.   | Body Workout<br>8 a.m.   |  |    |

## GENERAL NEWS UPCOMING EVENTS

### LONE MOUNTAIN GATE & SPEEDERS

Two important reminders this month from the Building & Grounds Committee.

First is to remind all residents to **ask your service people not to use the Lone Mountain gate** as an entry point into the community. Recently, a non-authorized vehicle trying to gain entrance caused damage to the gate, with the result that it was inoperative for several days. Causing both inconvenience to others and adding to the maintenance cost of Bellasera.

And please remember to **observe the 25 mph speed limit throughout Bellasera**. Speeders have been using our relatively long streets, Visao and Balao, to “crank it up”. The few seconds saved are not worth the tragedy that may result from excessive speed.

### YOUR VOTE COUNTS

As of July 25th, only **84** of our **360** homeowners have made their position known regarding the Resale Assessment Survey that was provided with last month’s newsletter. It’s easy to participate: just call the Community Manager’s office, 488-0400, or go to our web site: [www.azbellasera.org](http://www.azbellasera.org).

Please do so before August 15th. Thank you!

### NEWS OF NEIGHBORS

Mike and Maureen Simpson have a new grandson, Alexander. Alex arrived early at 3.5 lbs, and all are doing very well.

### NEWSLETTER DEADLINE

**If you have meeting dates, social news, or articles for publication, please e-mail to: [editor@azbellasera.org](mailto:editor@azbellasera.org), or turn them in to the Association office no later than the 13th of the month.**

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.

### CITY OF SCOTTSDALE BRUSH COLLECTION DATES



The city of Scottsdale will pick up **brush and bulk items** in the Bellasera area during **the week of Monday, August 22nd**.

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**.

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

Community Manager  
(480) 488-0400  
(480) 488-2103 fax  
**Security: (480) 488-3663**

## **YOUR COMMUNITY**

### **Board of Directors:**

e-mail: [board@azbellasera.org](mailto:board@azbellasera.org)

President—open

Vice President—**Carol Sotnick** ([carolsot@att.net](mailto:carolsot@att.net))

Secretary—**Bruce Martin** ([marbru@cox.net](mailto:marbru@cox.net))

Treasurer—**Paul Broad** ([swagowhale@aol.com](mailto:swagowhale@aol.com))

Director—**Crawford Love** ([lovesinaz@cox.net](mailto:lovesinaz@cox.net))

### **Current Committee Chairpeople:**

**Activities:** Shelia Lavin

**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 : Patti Smith • (480) 488-0400 • [manager@azbellasera.org](mailto:manager@azbellasera.org)**

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Questions regarding your Homeowner's Association Account? Contact Associated Asset Management (AAM) • **(602) 957-9191**

**Security/Front Gate • (480) 488-3663**

**Internet Web Site:**  
**[www.azbellasera.org](http://www.azbellasera.org)**