

Bellasera Neighborhood News

September 2005

www.azbellasera.org

MANAGEMENT TRANSITION, SURVEY RESULTS, SHOPPING CENTER

—By Carol Sotnick, President, Bellasera Board of Directors

I am pleased to report that Bellasera is experiencing a smooth transition to our new management company, Associated Asset Management (AAM). While the contract took effect on August 1, the AAM team met with Board members prior to August 1 to prepare a transition plan. One of the points that I want to emphasize is that in fact AAM operates as a team. At one of the transition meetings I attended, I met with Laura Ziff, the CEO; Amanda Shaw, the President; Ercell Sherman, the EVP of Community Management; Kevin DeBolske, the Chief Financial Officer; Patti Smith, our community manager; and several other members of the AAM. We truly have an entire management company supporting us - not one person.

Of the 18 items on the transition timeline that were due to be completed by August 15 or earlier, all the items have been completed. That does not mean that all the transition work has been completed as AAM is still working to complete its 30, 60 and 90 day transition timeline. Based on performance to date, I am confident that our transition will continue to be a positive one.

Patti Smith certainly demonstrates that a portfolio style of management works. I happened to mention my dissatisfaction with our gate maintenance contractor who failed to fix the rear gates in 24 hours as stipulated in our contract. I am pleased to let you know that Patti influenced the contractor to provide us with a \$442.50 rebate as a result of his not performing to standards. Patti has also surveyed the community to ensure that all of us are maintaining our properties so that we will continue to enjoy our reputation as an outstanding community.

Patti has been joined by her new administrative assistant, Sheila Nazareth, as of August 15. Sheila brings strong administrative and computer skills to her position as well as outstanding customer service skills. Sheila will be in the clubhouse office in the mornings, and Patti is on site Tuesdays and Thursdays in the afternoon.

At the August 22 Board meeting, Michael Simpson was appointed as a Director. Following that appointment, the Board held an election. I was elected as President, Crawford Love as Vice President, Paul Broad as Treasurer and Bruce Martin as Secretary.

The results of the Resale Assessment Survey were announced by Keith Christian, the Communication Committee Chairperson. Thirty three percent of those responding were for the proposal; 67% of those responding were against the proposal. Thirty seven per cent of the community responded to the survey. The Board then voted to go no further with the resale assessment proposal.

I am pleased to report that community response to requests for volunteers has been positive. The Modification committee is at full membership (chaired by Anna Ingram), and the Budget and Finance committee and the Activities committee have additional members. However, the Communication committee and the Activities committee still need additional members. If you are interested in enhancing the community in which you live by volunteering for these openings, you can obtain an application form at the clubhouse office.

And finally, the last item of community interest is the Pederson development on Lone Mountain and Scottsdale Road. The Scottsdale City Planning Commission unanimously approved the site plan for the Pederson development on Lone Mountain and Scottsdale Road at its meeting on August 24. The Bellasera Board of Directors unanimously passed the following directive at its Board meeting on August 22.

"The Board, charged with acting in the best interests of the community, believes that the August 10th Pederson Proposed Site Plan for the Lone Mountain and Scottsdale Road development is an acceptable compromise based upon the previously identified critical community priorities. **(cont. on page 3)**



MEETING NOTICES

Board of Directors meeting will be on **Tuesday, September 20**, at **6:30 p.m.**, in the clubhouse.

Budget and Finance Committee will meet on **Thursday, September 22**, at **3 p.m.**

Building and Grounds Committee will meet on **Wednesday, September 7**, at **3 p.m.**

Modifications Committee meeting is scheduled for **Tuesday, September 13**, 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 the **week of September 6**, date will be posted in the clubhouse.

Communications Committee will meet **Tuesday, September 27**, at **4 p.m.** in the clubhouse. **Governance Committee (*ad hoc*)** will meet again in October.

MANAGER'S MEMO

I would like to take this time to introduce myself, Patti Smith, as your community manager. I have been with Associated Asset Management for 10 years as a portfolio manager.

I hold an AMS certification (Association Management Specialist) with Community Associations Institute and also have an Arizona Real Estate license.

I will be at the Clubhouse on Tuesdays and Thursdays from 12 to 4 so if you have a chance to stop by I would love to meet you.

I made my initial inspection of Bellasera last week and would like to compliment you on your overall front yard appearance. Streetscapes of communities are a major component in property value. One thing I did notice with the rain we received recently that some plant material, in a few of the front yards, are starting to grow into one another giving them an overgrown look. This also happened to me when I had to remove a few agave plants that I had planted myself nine years ago as they took up too much space from my other plant material. So hopefully we can work together on this.

I will embrace your community as I do my others in North Scottsdale. I pride myself that communities I serve are well maintained, which enhances property values along with harmonious living for all.

SHELIA, BELLASERA ADMINISTRATIVE ASSISTANT

Shelia Nazareth is our new Administrative Assistant to Community Manager, Patti Smith.

Sheila moved to Phoenix back in 1991 from Long Island, New York, where she grew up. Her educational background is in counseling/human relations and psychology, She's worked in various areas of education, sales, and customer service, making her very personable and well-suited as an Administrative Assistant for our growing community.

Sheila started at Bellasera on August 17th, part time, and will be transitioning into her current position with morning hours. She enjoys eating at nice restaurants and practicing yoga with her fiancée. She will be getting married next year in March, and spends most of her free time planning for the wedding. Shelia reports that she's met some wonderful people here at Bellasera and loves the environment.

COMMUNITY ACTIVITIES



POKER NIGHT: Every **Tuesday** at **7 p.m.** in the clubhouse. If interested in playing **Contact Mike Ruotolo** at **595-8218** or **Marv Lefkowitz** at **595-7738** for more information.

SEPTEMBER LUNCHEON

The September Residents' Luncheon will be **Thursday, September 15, 12 noon**, at **Bistro Provence**, courtyard of La Mirada Plaza, 8900 E Pinnacle Peak Road. Carpool leaves the clubhouse at 11:40 a.m. If you plan to attend, please sign up at the clubhouse by Tuesday, September 13. More information from Shelia Lavin at 480-473-0348.



SEPTEMBER POTLUCK

This month's potluck will be on **Friday, September 30, at 7:00 p.m.** Please bring your favorite dish. Beverages will be provided. Sign up at the clubhouse by September 27 if you plan to attend.

(MANAGEMENT TRANSITION, SURVEY RESULTS, SHOPPING CENTER — cont. from page 1)

The Board is also aware and understands that those in our community most affected have other opinions and priorities that are not reflected in the previous statement and are not remedied in the proposed plan."

The Board resolution further directed that this statement be read at the Commission hearing and Mike Simpson, Board Director, presented this statement. Crawford Love, who has directed the Modification Committee efforts in negotiating with the Pederson developers, also spoke about the site plan as an acceptable compromise. In addition, he raised concerns about the effect of the development on traffic and safety. The Coalition of Pinnacle Peak (COPP) also raised concerns about traffic and safety.

The Planning Commission directed city staff to look at the issue of traffic safety. It asked city staff to determine whether it will be necessary to reduce Scottsdale Road speed limits from 55 to 45 miles per hour.

The Planning Commission also asked the Design Review Board to place emphasis on several items when Pederson presents its plans. These items include special attention to the appearance of the rear of buildings, varied design elements, and varied construction elements. And Jim Pederson has already committed to Bellasera to pay attention to these details.

In addition, a few Bellasera residents spoke at the Planning Commission meeting in opposition to the Pederson development, as did an attorney that several residents of Brisa Drive hired to represent them in opposition to the Pederson development.

The Board is encouraged that not only did a number of residents attend the Planning Commission meeting but also chose to speak at the meeting. We welcome participation at future Board meetings so that all points of view may be heard on this and other issues. In addition, we look forward to participation of Bellasera residents at the City Council meeting and Design Review Board when the issue of the Pederson development is on the agenda.

This has been a busy summer with multiple events occurring. We have been trying to provide timely updates to the community by sending broadcast e-mail messages, posting announcements at the mail box bulletin boards and posting items to the website. If you want Bellasera updates in the timeliest fashion, give your e-mail address to Keith Christian (KLC@cts.com) and you will be included in the broadcast e-mail messages.



SEPTEMBER IN THE GARDEN

By Pauline Marx

Prevent Mosquitoes From Breeding

Empty buckets, cans, and other receptacles to prevent water from collecting.

Cover wading pools but take care to drain water that may collect on pool covers.

Change water in bird baths every three or four days.

Keep roof gutters clear and draining properly.

Report standing water to your local health department.

Clean and chlorinate swimming pools, outdoor saunas, and hot tubs. When they are not in use, keep pools empty and covered' or buy a "mosquito dunk" from a garden center or Home Depot and put it in the water to kill the mosquito larvae.

Staking Young Trees

Plant any tree that is not frost-tender this month. Most desert species establish best when planted in the fall; although it may still be hot, temperatures will soon moderate and trees will have ample time to begin setting a solid root system.

Trees are sensitive to damage to their bark. Protect trees that are in the path of mowers and other equipment with plastic tree guards. **Do not use string trimmers near trees.** It is much safer for the tree to trim by hand near the bark.

Staking is not required for every tree. Sturdy trees with thick trunks or multi trunks do not require staking because they have good wind resistance. Spindly fast growers like eucalyptus and mesquite, though, are prime candidates for stakes.

1. If the tree came with a stake, do not use it. Container stakes are not meant to be in-ground stakes.

You'll need at least two, possibly three proper stakes, 4- to 6-feet tall. Wood is okay; metal is better.

2. Hammer the stakes into the ground outside the planting hole. The stakes should be placed on opposite sides of the tree if you're using two stakes. If three are being used, place them in a triangle.

3. Most arborists recommend attaching a flexible loop of plastic tree tie or cord. A wire or soft rope could be used as long as the part that wraps around the trunk is padded. Try an old garden hose. The ties should be tight enough to hold the tree upright but must be loose enough so that the trunk is not rigid. The young trunk needs to move in the wind for sturdy wood growth. The ties should be secured at the same point on the tree.

4. If using just two stakes, some specialists suggest attaching a firm brace between the stakes near the bottom. The brace is intended to prevent the stakes from loosening.

Stakes should be taken off most trees after they have developed 4- to 5-inch wide trunks.

Be sure to check all of the trees on your property after a monsoon wind blows through. Most can be up righted immediately and continue to put down new roots and survive nicely.

Plant Annuals Now

Annuals can be planted now for some winter color in your courtyard or on your patio. Planting them close enough to fill in all the spaces will give the area a lush array of color. Do not be afraid to plant generously and let all the colors blend together on their own. Use annual vines like canary creeper, morning glory, or sweet peas to give height and dimension to the space. Sweet peas will also add their lovely fragrance to the area.

Mix annuals of varying sizes to add interest. Tall species like poppies and coreopsis can form a backdrop for the smaller species like California poppies, clarkia, or allysum. A wide range of color and size will give the small space dimension, making it appear larger. The diversity keeps your eye moving around and adds to the illusion of spaciousness.

While the weather is still warm, water newly planted annuals daily until they begin to show new growth, then water to a depth of 6 to 8 inches every three to four days, depending on the soil and temperature. Continue to water container-grown plants often while the temperature is high. Check that the pot is dry an inch below the surface before you water. This is approximately the length of your finger to the first knuckle.

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

—Editors Note: Reprinted from the September 2004 Bellasera Neighborhood News

Other News & Upcoming Activities

**The Susan G. Komen Breast Cancer Foundation
13th Annual Phoenix Race For The Cure
Sunday, October 9th**

JOIN THE BELLASERA TEAM!

LOOK AROUND YOU. 1 in 7 women will be stricken with breast cancer. Every 13 minutes a woman will die from breast cancer. HELP US TAKE ACTION in raising money so breast cancer is a history lesson, not a current event.

Information posted at the clubhouse, or for registration and donation information contact:
Sharon Dale, 480-620-8106, e-mail: TheDaleTeam@cox.net.

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.

SEPTEMBER 2005

				1 Body Workout 8 a.m.	2 Group Circuit 7 a.m. Water Aerobics 10 a.m.	3
4	5 Labor Day	6 Body Workout 8 a.m. Poker 7 p.m.	7 Group Circuit 7 a.m. Water Aerobics 10 a.m. Building & Grounds 3 p.m.	8 Body Workout 8 a.m.	9 Group Circuit 7 a.m. Water Aerobics 10 a.m.	10
11	12 Group Circuit 7 a.m. Water Aerobics 10 a.m.	13 Body Workout 8 a.m. Modifications 5:30 p.m. Poker 7 p.m.	14 Group Circuit 7 a.m. Water Aerobics 10 a.m.	15 Body Workout 8 a.m. Residents' Luncheon 12 noon	16 Group Circuit 7 a.m. Water Aerobics 10 a.m.	17
18	19 Group Circuit 7 a.m. Water Aerobics 10 a.m.	20 Body Workout 8 a.m. Board Meeting 6:30 p.m.	21 Group Circuit 7 a.m. Water Aerobics 10 a.m. Book Club 7 p.m..	22 Body Workout 8 a.m. Budget & Finance 3 p.m.	23 Group Circuit 7 a.m. Water Aerobics 10 a.m.	24
25 City Bulk & Brush Collec- tion Week	26 Group Circuit 7 a.m. Water Aerobics 10 a.m.	27 Body Workout 8 a.m. Communications Committee 4 p.m Poker 7 p.m.	28 Group Circuit 7 a.m. Water Aerobics 10 a.m.	29 Body Workout 8 a.m.	30 Group Circuit 7 a.m. Water Aerobics 10 a.m. Potluck, 7 p.m	

GENERAL NEWS UPCOMING EVENTS

REMINDERS...

- 1) Bellasera residents are reminded NOT to put their personal trash in the clubhouse dumpster. This dumpster is for the clubhouse, grounds crew, and events that are scheduled at the clubhouse. If this continues to happen, the association may incur additional dumping costs. It's not fair that the community pays to haul away the garbage of single individuals who violate this policy.
- 2) Automobiles, RV's, boats, and trailers are not to be parked in the parking lot for more than 3 days. For storage needs longer than 3 days, please make arrangements to store them off the Bellasera grounds.
- 3) Bellasera has enjoyed an over 99% compliance with weeding and trimming trees. With the monsoon rains, the trees, and weeds too, in our community have had a good growing season. Please be aware of this and continue to keep the trees trimmed and the weeds down to help keep our community beautiful.

2005 COMMUNITY DIRECTORY AVAILABLE

The 2005 Bellasera Community Directory will be available September 1. Local residents can pick up their copy (1 per household) in the Community Manager's office. Homeowners away for the summer will find a copy waiting for them when they return. For those who prefer not to wait, a copy will be mailed upon request.

The directory content was compiled by members of the Communications Committee. Committee members also solicited advertisers, whose financial support covers the cost of commercial printing. Remember to support these advertisers...they support Bellasera! Directory advertisers are: **The Dale Team; Bellasera Bob; Melissa Price, Sterling Fine Homes & Land; Joan & Steve Wallace, Exclusive Properties; DMZ Handyman; and three Summit Shopping Center merchants—PostNet; Almost Home & See Spot Shop; Karen's Hallmark/Extreme Arizona.**

NEWS OF NEIGHBORS

Next month, in this space, significant events in your life that you'd like to share with your Bellasera neighbors. Send an e-mail to "editor@azbellasera.org", or call Keith, 480-575-7109, with the news you care to share.

NEWSLETTER DEADLINE

If you have meeting dates, or articles for publication, please e-mail to: 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, September 26.**

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 85262-2701

BELLASERA COMMUNITY ASSOCIATION

Board of Directors:

e-mail: board@azbellasera.org

President—**Carol Sotnick** (carolsot@att.net)
Vice President—**Crawford Love** (lovesinaz@cox.net)
Secretary—**Bruce Martin** (marbru@cox.net)
Treasurer—**Paul Broad** (swagowhale@aol.com)
Director—**Mike Simpson** (simpsonmike@cox.net)

Committee Chairpeople:

Activities: Shelia Lavin

Budget & Finance: Carlton Rooks

Buildings & Grounds: Paul Anetsberger

Communications: Keith Christian

Long Term Planning: To be named

Modifications: Anna Ingram

Community Manager : Patti Smith • (480) 488-0400 • manager@azbellasera.org

—Office Hours—

Administrative Assistant: M thru F, 830-1230 Community Manager: Tu & Th, 12-4

Questions regarding your Homeowner's Association Account? Contact Associated Asset Management (AAM) • **(602) 906-4940**

Security/Front Gate • (480) 488-3663

Internet Web Site: www.azbellasera.org