

Bellasera Neighborhood News

April 2006

www.azbellasera.org

AJ'S VICE BASHA'S, BOARD MEETING, PACKRATS, VOTE!

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

Before I begin my discussion of the March 13 Board meeting, I would like to share some good news about the commercial development on Lone Mountain Road. **Karen** and **Dean Husted** hosted a meeting on March 21, which was attended by approximately 20 homeowners of Brisa Drive and 72nd Place. Also attending were **Johnny** and **Dave Basha** and **Gary Pederson**. The **Bashas** have decided to replace the proposed Basha's grocery store with an AJ's. The size of the grocery store will be reduced from 50,000 square feet to approximately 27,000 square feet. Some additional 10,000 square feet will be apportioned to the other pads to increase the rentable space and make up for the loss of rentable space from the grocery store. **Mr. Pederson** anticipates more high-end restaurants and boutiques as a result of the AJ's so he has added an additional 50 parking spaces. To provide a more architecturally pleasing façade to the AJ's, the size of the tower has been increased from 28 feet to 32 feet. None of these additional changes caused the most impacted homeowners any major concern. Therefore, the Board will continue its current stance towards the development, which is that it is an acceptable compromise. **Gary Pederson** expects to go before the Design Review Board in June and obtain a building permit towards the end of the year. Construction should then begin in early 2007.

Vote! Vote! Vote! By now you have all received your ballots in the mail. You may think that it is not worthwhile to vote because we have three candidates (**Shawn Meyer**, **Chuck Roach** and **Bob Shriver**) and only three openings. But we need a quorum of 108 homeowners voting in order to have a valid election. You may vote either via mail (which is an irrevocable ballot) or at the Annual Meeting on April 6.

I attended the March Board meeting via conference call from New Jersey so I will do my best to summarize the meeting as the quality of the conference call was less than ideal and I left the meeting early because of the time difference. The six committee members of Buildings & Grounds (**Paul Anetsberger**, **Frank Biondo**, **Marv Lefkowitz**, **Jerry Rose**, **Mike Ruotolo** and **Bob Shriver**) resigned as I anticipated. Board members met with them February 21. I thanked the committee members for their long years of service and found it unfortunate that the committee was unable to adapt to the new model of the current management company and the community manager. My fellow Board members also acknowledged the hard work that this committee has done over the years.

Mike Simpson presented the preliminary operating budget for '06-'07 that will be proposed to the new Board at the Annual Meeting. The motion to present dues in the amount of \$152 monthly per homeowner passed unanimously. In addition, he also recommended a Reserve contribution of \$32 per month, which was also passed unanimously. I personally thanked Mike for all his arduous work on the Reserves and the budget.

Mike Simpson also presented a letter from Legend Trails asking for assistance in putting together a holiday charity event for the Child Crisis Center. **Sheila Lavin**, Activities Chair, will report back to the Board on the specifics of what Legends Trails is requesting.

Karen Weiss was appointed unanimously to the Activities Committee.

Several articles in the Bylaws were unanimously approved for revision. In addition, a resolution by **Keith Christian**, Communications Chairperson, to distribute an electronic format of the Community Directory was unanimously approved.

The final results of the survey on our new management company appear on page 5 of this newsletter. Congratulations go to **Vivian** and **Roy Kurtz** who won the lottery drawing of a \$100 prize.

Unfortunately, I was not on the phone for the discussion of dogs and the leash law. But recently, I have received complaints via e-mail and directly from several individuals about dogs being off leash on the grassy area by the clubhouse. The Board supports all Scottsdale ordinances, including leash laws, which require dogs to be on a leash no longer than six feet in length if the dog is not on your personal property. Signs are posted throughout the development about cleaning up after your pet and using leashes. If you observe a dog off leash and can identify the owner, you can contact Maricopa animal control at <http://pets.maricopa.gov>.

(continued on page 2)

MEETING NOTICES



Activities Committee will meet on **Thursday, April 6, at 10 a.m.**

Governance Committee has not scheduled a future meeting.

Building and Grounds Committee meeting date & time will be posted.

Annual Meeting on **Thursday, April 6, at 6:30 p.m., at Terravita.**

Modifications Committee meeting is scheduled for **Tuesday, April 11, at 5:30 p.m.** Modification applications are due no later than the Monday before the meeting.

Budget and Finance Committee will meet on **Monday, April 17, at 2:30 p.m.**

Communications Committee will meet **Tuesday, April 25, at 3 p.m.**

JOIN A COMMITTEE!

Make new friends, make new enemies —just kidding— by serving your Bellasera community on a committee.

Many members of the community have been active members of a committee for 5 plus years, and have decided to pass the baton to others. Might that be you? Please give it serious consideration. Self-government only works with personal involvement.

The **Activities, Building & Grounds,** and **Budget & Finance Committees** all need members NOW. Description of the committees, along with an application form are on the Bellasera web site: www.azbellasera.org.

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(AJ'S VICE BASHA'S, BOARD MEETING, PACKRATS, VOTE!, continued from page 1)

I tried to call animal control directly at 602 506-PETS and was on hold for 36 minutes before I got through. Once you report the name and address of those dog owners who have a dog off leash, the animal Care and Control people will send someone to "educate" the dog owner on proper procedure.

Our CC&Rs state that the association may adopt rules on leash controls and noise controls, but that has not yet been done. If you have specific ideas that are workable and enforceable, you may address those ideas to either the Governance Committee or the new Board.

The Board has continued to receive correspondence from the **Messengers** as well as **Philip Taylor** on the pack rat issue. **Mr. Taylor** also wrote to **Brent Stockwell**, Assistant to the Mayor and Council. I wrote to **Randy Grant** of the Planning Department. Between the response of **Stockwell** to **Taylor** and **Grant** to me, I am responding to our homeowners by stating that the City requires that their exterminator identify the nest as a pack rat nest, that the exterminator submit a plan for trapping the rats and commit to protecting the NAOS from vehicular disturbance, vegetation clearing, etc. As the City sets all the requirements, the Board has no role in this process. The homeowners did not attend the March 13 Board meeting, and we have received no other correspondence from them. I am hopeful that this resolves the issue for them, and we are copied on any future correspondence they have with the City so that we may provide a template for other homeowners with a similar problem.

My final note - don't forget to vote.

COMMUNITY ACTIVITIES

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COMMUNITY LUNCHEON

Thursday, April 20, 12 noon, at **Tonto Bar and Grill** at Rancho Manana on Cave Creek Rd. Meet at the clubhouse at 11:30 a.m. If you wish to drive yourself, please let us know. Sign up by April 18.

POTLUCK

Friday, April 28, 7 p.m. Please bring a favorite dish to share among your neighbors. Drinks will be provided by the activity committee. Please sign up by April 26.

BOOK CLUB

Meets **Wednesday, April 19, 7 p.m.** to discuss "Kite Runner," by Khaled Hosseini.

CHI GONG

Thursday, April 20, 7 p.m., in the clubhouse. Take control of your health by learning Chi Gong. Disease can be brought on by energy blockers, excess stress, injury, and muscle tension.

Chi Gong will teach you movements and breathing techniques in order to release energy. There is a minimum of 4 classes for \$80. Please call **Marsha Lefkowitz** at 480-595-7738 for more information. A sign-up sheet is at the clubhouse.

HIKING

Monday, April 10, a hike into the Tonto National Forest. The Ballantine Trail is off Highway 87 toward Payson. The section of the trail for this hike is rated 'easy.' There are several turn-around points, one of which will be a time to stop and have lunch. So plan on packing in a sandwich, etc., plus snacks, water and as usual, proper hiking gear. Plan is to leave the clubhouse at **9:00 a. m.** Further information: **Vivian Kurtz**, 480-575-1391, or e-mail <Roy312@cox.net>.

WATER AEROBICS

Water aerobics continues on **Monday, Wednesday and Friday** from **10:00 to 11:00 a.m.** If you wish to join, please call **Janet Biondo**, 480-488-0259, to borrow the DVD which shows all the underwater steps.

REMINDERS...

A suggestion box will be placed in the clubhouse at the sign-up sheets. Please drop in a note if you have any new ideas you would like the Activities Committee to coordinate.

Volunteers are still needed for the Activities committee. Please contact **Sheila Lavin**, 480-473-0348, if you are interested in serving your community on this fun committee.



APRIL IN THE GARDEN

—By *Pauline Marx, Arizona Master Gardener*

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This month we'll cover a number of miscellaneous but important topics appropriate for this time of year including birds, pests and caliche

Birds

Several of my neighbors have mentioned that many people are feeding the birds. This quickly becomes a problem as the birds in the desert are always looking for food and a free handout. There are many dangers involved in feeding any of the wildlife here in the desert.

A recent column by Clay Thompson in the Arizona Republic, pointed out a few. If you attract quail, you might also attract things that eat quail like coyotes. Or, you might attract other animals that eat seeds such as mice or rats. Then, you might attract things that eat mice or rats, such as snakes. The birds might be fun...but not the coyotes or snakes.

In addition to attracting unwelcome visitors, birds and their droppings can create unsanitary conditions which can cause over sixty transmittable (some even potentially fatal) diseases including:

Histoplasmosis - A respiratory disease that may be fatal. It results from a fungus growing in dried bird droppings.

Candidiasis- A yeast or fungus infection spread by pigeons. This disease affects the skin, mouth, respiratory system, intestines and urogenital tract.

For more information on the problems associated with ineffective bird control go to:
<http://www.bird-x.com/casestudies/why.html>

Bugs

Small white balls of frothy foam may show up on new growth of some of your herbs in spring, especially Rosemary, Sage, and other woody perennial herb plants. These ¼ to ½ inch "balls" are the protective hiding places for the nymph of a relatively harmless insect called a "spittlebug" (*Philaenus spumarius*) which feeds on the plant's sap and uses the foam to hide itself from predators. Spittlebugs are easily rinsed off your plants with the garden hose.

Planting

Are you in the mood for planting this month? If yes, then it is a good time to plant seeds of Lima and Snap Beans, Black Eyed-Peas, Carrots, Cucumbers, Jicama, Cantaloupe, Muskmelon, Okra, Green Onions, Peanuts, Radishes, Summer Squash, and Sunflowers. However, before planting, let's review an important topic, caliche.

Caliche - This is a soil commonly found in the valley which is a deposit of calcium carbonate that lies at or below the soil surface. Indirectly, a product of drought, caliche looks like and can be as impenetrable as concrete. A thin layer of soil may conceal it, but roots cannot penetrate the hard layer and water cannot drain through it. If there is only a thin layer of caliche, you can probably break through it with a shovel before planting. To improve the soil, dig up an area to a depth of 18 inches and thoroughly mix in organic matter. If the layer is too thick, but you have your heart set on planting there, you may need to call a landscape architect to design an underground drainage system.

Hibiscus

Hibiscus does very well here and, with their showy flowers, make excellent landscape shrubs. Most hibiscus require full sun for 6 hours in order to flower but will fare much better if shaded from the hot afternoon rays. This frost sensitive plant needs good drainage. If the ground is poor, a raised garden or container (2 to 5 gallon pot should be sufficient) may be a better alternative. Feed monthly, April through September and water deeply and regularly. When in its dormant stage, be careful not to overwater. Mature plants should be pruned down about one-third in early spring to keep them growing vigorously. Pinching tips of stems in spring and summer increases flower production.

Miscellaneous

Do not prune citrus except to remove dead or damaged wood and branches obstructing pathways, views, or structures.

For April:

-The average rainfall for the month in the desert is 0.22 inches.

-The average high temperature is 84.5 degrees and the average low is 55.3 degrees.

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

MANAGEMENT SURVEY RESULTS

The results of the Bellasera Survey of its Management Company are shown below.

Sixty one (17 per cent) of all residents) surveys were returned and compiled. Statisticians indicate the relatively low response rate is evidence of indifference to the subject matter by potential respondents. The percentages shown denote the share of those responding.

Management Company Services

1. *I am in contact with the Bellasera Clubhouse Office/Management Company:*

0% 26% 74%
Daily Frequently Rarely or Never

2. *The common areas (landscaping, clubhouse, pool, spa, etc.) are maintained at the same or improved levels versus the previous management company:*

64% 18% 18%
Agree Disagree No Opinion

3. *The Conditions, Covenants & Restrictions (CC&R's) are enforced fairly as compared to the previous management company:*

44% 9% 44%
Agree Disagree No Opinion

4. *If you have been cited for a violation of the CC&R's, were you treated courteously?*

Yes: **21%** No: **1%** (No Response) **77%**

5. *If you have had a billing inquiry, were you responded to promptly and courteously?*

Yes: **16%** No: **2%** (No Response) **82%**

6. *I am satisfied with the current level of service at an annual cost of \$43,000 versus the previous cost of \$79,000.*

Yes: **79%** No: **10%** (No Response) **11%**

Communication

7. *The following persons provide you with courteous and prompt response within 24 hours (or the next business day) to your inquiries.*

a. Patti Smith, the Community Manager

44% 11% 44%
Agree Disagree No Opinion

b. Sheila Nazareth, the Administrative Assistant

62% 8% 29%
Agree Disagree No Opinion

8. *The following persons provide you with knowledgeable and helpful guidance on your questions about Bellasera.*

a. Patti Smith, the Community Manager

30% 10% 61%
Agree Disagree No Opinion

b. Sheila Nazareth, the Administrative Assistant

46% 7% 48%
Agree Disagree No Opinion

APRIL 2006

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3 Fitness 7 a.m. Water Aerobics 10 a.m. City Bulk & Brush Collection Week	4 Pilates 7 a.m. Poker 7 p.m.	5 Fitness 7 a.m. Water Aerobics 10 a.m.	6 Pilates 7 a.m. Activities 10 a.m. Annual Meeting 6:30 p.m.	7 Fitness 7 a.m. Water Aerobics 10 a.m.	8
9	10 Fitness 7 a.m. Hike—9 a.m. Water Aerobics 10 a.m.	11 Pilates 7 a.m. Modifications 5:30 p.m. Poker 7 p.m.	12 Fitness 7 a.m. Water Aerobics 10 a.m.	13 Pilates 7 a.m.	14 Fitness 7 a.m. Water Aerobics 10 a.m.	15
16	17 Fitness 7 a.m. Water Aerobics 10 a.m. Budget & Finance 2:30 p.m.	18 Pilates 7 a.m. Poker 7 p.m.	19 Fitness 7 a.m. Water Aerobics 10 a.m. Book Club 7 p.m.	20 Pilates 7 a.m. Residents' Luncheon 11:30 a.m. Chi Gong 7 p.m.	21 Fitness 7 a.m. Water Aerobics 10 a.m.	22
23/30	24 Fitness 7 a.m. Water Aerobics 10 a.m.	25 Pilates 7 a.m. Communications 3 p.m. Poker 7 p.m.	26 Fitness 7 a.m. Water Aerobics 10 a.m.	27 Pilates 7 a.m.	28 Fitness 7 a.m. Water Aerobics 10 a.m. Potluck 7 p.m.	29

GENERAL NEWS UPCOMING EVENTS

REVISED BELLASERA COMMUNITY DIRECTORY

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An electronic version of the revised directory is now available upon request. Send an e-mail to <directory@azbellasera.org>. Two files will be returned to you: one of the directory in Adobe Acrobat format, and another with a password needed to open the encrypted Acrobat directory file. The files will only be sent to verified Bellasera residents. Files compatible with a PC will be provided unless a Mac version is requested.

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On page 2 of the Bellasera Community Directory insert in last month's newsletter, "Esralew, Harold & Patricia" should not appear under the deleted listings.

WEDDING BELLS

Congratulations to **Sandy Fox** and **Lawrence Peacock** on their impending nuptials on April 30.

IN MEMORIAM

It is with deep sorrow that the Bellasera community notes the unexpected passing of **Marshall Turoff** on March 13, and extends its deepest condolences to his wife, Barbara, and daughter, Michelle.

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 15th of the month. The monthly newsletter is produced by the Communications Committee. The editor is Keith Christian, 480-575-7109.

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 & BULK COLLECTION



The city of Scottsdale will pick up **brush and bulk items** in the Bellasera area during **the week of Monday, April 3.**

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@qwest.net)

Vice President—vacant

Secretary—**Bruce Martin** (marbru@cox.net)

Treasurer—**Mike Simpson** (simpsonmike@cox.net)

Director—**Paul Broad** (swagowhale@aol.com)

Committee Chairpeople:

Activities: Sheila Lavin

Budget & Finance: Carlton Rooks

Buildings & Grounds: vacant

Communications: Keith Christian

Modifications: Steve Comstock

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

—Office Hours—

Administrative Assistant: M thru F, 8:30-12:30 Community Manager: Tu & Th, 12-4

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