

Bellasera Neighborhood News

June 2006

www.azbellasera.org

REPAIRS, RULES, PAINTING, EXPANSION, ISSUES, COMMUNICATIONS

—**By Chuck Roach, President, Bellasera Board of Directors**

The triple digit weather is here and thankfully, it's still a dry heat! The new Board and staff continue to tackle a variety of issues to ensure our community is well maintained:

Clubhouse Repairs. As of this writing, we're almost done! Final inside painting began on 5/22/06 and should be completed in a few days. We still have some roof repairs to deal with but they should not impact any interior area.

Rules, Rules, Rules (Continued). As I mentioned in my April letter, we rely on our residents and staff to let us know if our rules are not being followed. I want to reiterate the most important part of rule enforcement—voluntary compliance by our residents. Although we would like to believe everyone has read and knows our rules, we are realistic so we realize this is rarely the case. The initial letters we send out are designed to inform and remind you of the rules and gain voluntary compliance. If we need to, there are penalties that can be imposed for continuing failure to comply, including possible loss of recreation privileges and fines. We hope we don't have to impose such penalties and we ask that everyone comply with the rules. They exist for the common good of all our community members.

Home Painting. When I wrote the column on home painting last month, it caused me to take a closer look at my own house. Well, I'm now in the process of getting bids and moving forward with painting. I urge each of you to do the same.

Board Expansion. At our May 25 Board meeting, the Directors voted to proceed with expanding the Board from 5 to 7 members as provided in the By-Laws. We will proceed with recruiting after the Board meets to discuss the appointment process.

Member Issues. Several items came up during the month. They include: 1) noise levels at the clubhouse during member rental, 2) back gate security, and 3) short-term parking in the clubhouse lot. The Board will be discussing these issues with the goal of addressing them from a policy standpoint at its June meeting.

Communications. During the month, I received e-mails, phone calls and suggestions in our new Suggestion Box at the clubhouse. Thank you, thank you, thank you! Thanks for letting us know of your concerns. Please keep the communications coming.

I want to invite you to our Board meetings so you can see first hand how we deal with your suggestions and the business of running the Association. We plan on holding future meetings on the fourth Thursday of the month. Look for specific dates and times at the mailbox bulletin boards or the clubhouse.

NEWSLETTER FORMAT CHANGE

For those of you getting the printed version of the Bellasera Neighborhood News (BNN), you'll notice a new format. It's four double-sided, letter size pages, delivered inside an envelope. This is being done for two reasons: decreased turnaround time from submission to mailing, and to save about \$50 per month in distribution cost.

If you'd like to receive an e-mail version of the BNN, and save the association a few more bucks, please send a request to <editor@azbellasera.org>.

See the expanded list of Bellasera Committee members on page 8. All committees need new members! Go to the Bellasera web site <azbellasera.org> for information and an application form.

MEETING NOTICES

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Activities Committee will not meet during June.

Governance Committee has not scheduled a future meeting.

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

Board of Directors meeting date & time will be posted.

Modifications Committee meeting is scheduled for **Tuesday, June 13**, at **5:30 p.m.** Modification applications are due no later than the Monday before the meeting.

Budget and Finance Committee has two meetings planned: one on **Tuesday, June 13**, with AAM, and their regular meeting on **Thursday, June 15. Both at 6 p.m.**

Communications Committee will meet **Tuesday, June 20**, at **3 p.m.**

MANAGER'S MEMO

Greetings,

--Significant progress has been made in regards to the health hazard in the clubhouse. All test samples came back negative, which means the mold concern has been eradicated. We reopened the steam rooms on 5/15. Thanks to all of those who regularly use the steam rooms for all your patience. The Jacuzzi/spa area also was repaired and refurbished and now we are happy to say up and running for the community.

--A big 'thank you' to the entire community for your patience and cooperation with the asphalt road repair to the entrance and back gate. We hope you now enjoy the smoother rides. Eventually the roads in the community will be repaired. Notifications will be sent out ahead of time just as this was.

--From time to time we receive concerns that there is no Community Manager present at all times. We would like to reiterate that we are a part-time management company. There was a long-standing full-time management paradigm. Bellasera has a strong representation of part time residents; it wouldn't be a community without them. Those who are here part time understand the juggling between both properties and constant maintenance. That being said, we are no different. We multi-task, juggle projects, and strive to be as accessible as possible to homeowners. We also update our progress by reporting in the newsletter, Board meetings, and in the clubhouse with postings. We understand that there are many residents that do not frequent the clubhouse, therefore we have decided to now post our big updates periodically in the mailbox bulletin boards. That way, we hope to reach the entire community. Please note: start and completion dates are subject to change from time to time, depending on our contractor's schedule.

--Having started our work here in August 2005, we understand there will still be a transition process in having a part time portfolio manager and assistant. We may not be as visible but rest assured are working behind the scenes. Our office hours are posted on the cover of this newsletter. If there are any changes in our office hours, we always put up notifications on the door. Because of our limited in-person hours and the noise from the exercise area machines, at certain points in the day it is necessary to shut the door to get some work completed. However, please know that we have an open door policy, and if the door is shut it doesn't mean we aren't available~please knock and we will be there to greet & assist you with smiles!

Enjoy the start of summer,
Patti & Sheila <manager@azbellasera.org>



RESIDENTS' LUNCHEON

June luncheon will be on **Thursday, June 15**, at **Cafe Ted**, 8700 Pinnacle Peak Road. The lunch bunch will meet at the clubhouse to car-pool at **11:30 a.m.** Sign up sheet at the clubhouse. If driving alone, please note on the sign-up sheet.

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.



NEIGHBORHOOD HIKE

A nice early morning hike begins across the road from the Bellasera Lone Mountain Road gate. Heading east, follow the City of Scottsdale Trail System markers to Hayden Road, then north along Hayden. Just outside the Whisper Rock Estates entrance, head east on Ranch Road. When the road ends, head east again along the Whisper Rock perimeter wall. The trail goes all the way to Pima Road, about four miles round trip. Now it's time for breakfast!



JUNE IN THE GARDEN

—By *Pauline Marx, Arizona Master Gardener*

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With the onset of summer, it's time to think about what you should be planting now to maintain color in your garden and the associated watering guidelines. We'll also review fertilization considerations and a problem, mildew, which can occur this time of year.

Planting

You should consider sowing seed of Arizona poppy, sunflowers (such as Mexican), and zinnia this month. You can also still set out transplants of the most heat tolerant annuals like cosmos, lisianthus, Madagascar periwinkle and portulaca. But even these plants will do best if planted with afternoon shade.

Watering Guidelines

Plants in containers should be watered daily. Be sure that the water flows out of the bottom of the pot with each watering. Water as early in the morning as possible, and spray the leaves as you water to increase humidity for the plant. On days when the temperature is over 110 degrees, spraying the foliage in the evening will mitigate the heat stress.

Annuals in the ground should be watered to a depth of 6 to 12 inches depending on their size. This can be as often as every two or three days, depending on the temperatures and soil conditions.

In general, water in the early morning, before dawn if you can. This timing cuts down on evaporation, helps keep wet leaves from burning and discourages the growth of fungal diseases. If your irrigation system is on a timer, set it to complete watering an hour before dawn. Also, consider watering when temperatures are extreme to prevent lethal wilting. You can also apply a 4 to 6 inch layer of mulch to cut down on evaporation and water loss. Do not pile up mulch around the bark but spread it over the root zone. If you have summer growing bulbs, watch plants carefully and water deeply.

Fertilization

It is best not to fertilize or to do so very lightly during high temperatures. The tender new growth that results from regular fertilization may burn quickly in the heat of early summer. If you feel that you must fertilize, do so only once using much less fertilizer than normal. Fertilizers, especially inorganic ones, are high in salts that can quickly accumulate in the dry, hot conditions of early summer.

Mildew

Mildews erupt at this time of the year with the high heat and increasing humidity. They are especially a problem on zinnia and sunflowers. Prevention is the best approach to this problem which includes:

- watering plants from below to prevent the spread of spores from the ground onto the leaves
- providing plenty of mulch to reduce water loss and help prevent splashing.
- removing infected leaves quickly and picking up leaves that fall around the plants as they are full of spores.

Annuals, with their short life span, are rarely worth an aggressive spray campaign. If they become too infested, pull them out.

Questions about plants? Call me at **480-575-0404** or mail me at <PlantPerson@prodigy.net>

PEOPLE OF BELLASERA

Al and **Sally Buch** have lived in Bellasera for five years, after having resided just down the road in Terravita. Al is President of Montecito Broadcast Group, Wichita, Kansas, and was formerly Vice President for News and Broadcast Operations at KPNX, channel 12, the NBC affiliate in Phoenix.

Keith and **Elaine Christian** moved to Bellasera six and a half years ago after living in the San Diego area for thirty years. During their working lives, **Keith** was an electronics engineer with the Navy Department, and **Elaine** was a manager for Pacific Bell. Now they're both volunteers at local hospitals: **Elaine** at Mayo Clinic Hospital, and **Keith** at Scottsdale Healthcare's Shea campus.

Editor's Note: The Bellasera Neighborhood News invites you to participate in this series. Just answer the following questions, by sending an e-mail to <editor@azbellasera.org>:

---How long have you lived here, and where did you last live?

---What are the names of those who live in your Bellasera home?

---What do you do (or did you do) for a living?

---One or two things you'd like your neighbors to know about you?

Thank you!

AROUND THE NEIGHBORHOOD

Several new developments have been proposed recently in the area around Bellasera.

A new bank is planned for the southwest corner of Lone Mountain and Scottsdale Roads. That's just west, across the road from the proposed Pederson shopping center, now with AJ's as the anchor tenant, planned for a fall 2007 opening. Pederson anticipates submitting their revised plans to the City's Design Review Board early in June, and will make copies available to interested Bellasera residents.

A Safeway Service Station is proposed near the north entrance to the Summit Shopping Center. A little further north, on the southeast corner of Scottsdale & Dove Valley Roads (south of Winfield), preliminary plans are for a community of 120 luxury town homes.

** JUNE 2006 **

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

GENERAL NEWS UPCOMING EVENTS

ANNUAL COMMUNITY DIRECTORY

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The 2006 edition of the Bellasera Community Directory will be available in August. If you wish to change your listing in the directory, or are new to the community, please contact Communications Committee member **Keith Christian (480-575-7109)**, <klc@cts.com>.

All residents names and addresses will be shown in the directory unless a request in writing to omit a name is received by the Community Manager. The address of a resident requesting omission will still appear, showing only "Occupant" for that address.

One phone number, e-mail address, and out-of-town address will be listed at the option of each resident.

The 2005 directory printing cost was funded entirely by advertisers. Any Bellasera residents with commercial interests interested in advertising in the 2006 directory are asked to contact Communications Committee member **Judith Zeiger (480-575-7286)**, <jazeiger@cox.net>.

S...L...O...W D...O...W...N

The **speed limit** on the streets of Bellasera is **25 mph**. Be a good neighbor...please remember to observe this regulation at all times.

SNAKE SEASON'S HERE

If the snake is in a residential area, observe the reptile at a distance (at least 6 feet) and try to identify what type of snake it is. **Do not try to kill or capture the snake yourself.**

If the snake is determined to be **poisonous** and it **poses an immediate risk to humans or a pet**, call **911**. Be sure to watch the snake's movement, as it cannot be removed if it cannot be found.

If you or your pet is not in danger, leave the snake alone and allow it to make its way back into the desert.

If you or someone else is bitten by a poisonous snake, call 911 and seek medical attention immediately.

For more information, please contact the Scottsdale Fire Department at 480-312-3473.

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, June 5.**

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 Dr, Scottsdale AZ 85262-2701

Community Manager : Patti Smith • 480-488-0400 • <manager@azbellasera.org>
Administrative Assistant : Sheila Ricci

—Office Hours—

Administrative Assistant: Monday thru Thursday, 8:30 a.m. - 12:30 p.m.

Community Manager: Tuesday & Thursday, 12:00 - 4:00 p.m.

Office closed Friday during summer

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

Board of Directors

e-mail: <board@azbellasera.org>

President—**Chuck Roach** <crpr797@msn.com>

Secretary—**Bob Shriver** <ra_epshriver@hotmail.com>

Treasurer—**Dennis Noone** <dnoone@cox.net>

Director—**Shawn Meyer** <meyerdc74@cox.net>

Director—**Bruce Martin** <marbru@cox.net>

Committees

Activities

Sheila Lavin, Marcia Lefkowitz, Karen Moore

Budget & Finance

Paul Agranoff, Clayton Loiselle, Dennis Noone, Carlton Rooks, Charles Schroeder

Buildings & Grounds

Bruce Martin, John Mattox

Communications

Keith Christian, Pat Manion, Joe McDade, Emily Shriver, Judith Zeiger

Governance

Pat Bradley, Susan Loiselle, Joyce Winston

Modifications

Anne Chernis, Steve Comstock, Roy Kurtz, Bruce Martin, Dottie Schultz