

# Bellasera Neighborhood News

March 2007

www.azbellasera.org

Eight Pages

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## BUDGETS - HOME PAINTING - COMMUNITY INSPECTIONS

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

Since the completion of all clubhouse repairs, the Board, Management Company and I have been focused on the following areas: 1) 2007/2008 budget preparation, 2) home painting, 3) community inspections.

**Budgets:** This year, the operating budget draft was prepared by our Community Manager with the assistance of our Management Company. It was then reviewed by the Budget and Finance Committee. The revised draft was then presented to the Board at the February 22 meeting. The reserve budget will be prepared after receipt of the updated reserve analysis, which we expect to receive from our outside contractor by the end of February. Prior to hiring our reserve analysis company, we obtained cost estimates on major components of the reserve plan such as pool replastering, tennis court refurbishment, wrought iron fence painting and, most importantly, maintenance, repair and replacement of our roads. We anticipate a more accurate reserve plan as a result of these efforts. The budget and reserve plan will be presented at the annual meeting, which is tentatively scheduled for Sunday, April 15, at 1:30 p.m on the clubhouse patio.

**Home Painting:** When we completed our first community-wide inspection last year, we identified approximately 200 homes that were in need of paint. Our inspection last month revealed that more than half of the homes have been painted. I want to thank you for your attention to this matter; the Board and I believe it is very important to maintain our community in top condition. There are currently more than 80 homes that still need painting, approximately 25 of these have already been scheduled. We will be sending letters to the balance of the residents indicating painting is now required.

**Community Inspections:** The comments I received from many residents responding to my request about compliance with our CC&R, Design Guidelines, and Community Rules and Regulations led me to conclude we need to focus more attention on this area. The Board has renewed its focus on this important task as it orients our new manager, **Marshall Chess**.

We continue to receive suggestions from our residents through the suggestion box at the clubhouse, our e-mail account and by phone. All suggestions are discussed at the Board level and the results communicated to the suggesting resident, if they choose to identify themselves. If you have offered a suggestion and haven't heard from us, please let me know. It is my desire to keep our residents informed of all matters impacting our community.

## MEETING NOTICES

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**Activities Committee** will meet on **Thursday, March 1**, at **10 a.m.**

**Board of Directors** will meet on **Thursday, March 22**, at **7:00 p.m.**

**Budget and Finance Committee** will meet on **Friday, March 2**, at **2:30 p.m.**

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

**Communications Committee** will meet on **Wednesday, March 21**, at **8:30 a.m.**

**Modifications Committee** will meet on **Tuesday, March 13**, at **2:30 p.m.** in the Bellasera clubhouse. Applications must be into the Bellasera Community Association Office no later than **12:00 noon, Friday, March 9** to be eligible for review at this meeting. Future Modifications Committee meetings will be held the second Tuesday of each month at 2:30 p.m., if there are applications to review.

## **ANNUAL MEETING—APRIL 15**

The annual meeting of the Bellasera Community Association will be held on **Sunday, April 15**, at **1:30 p.m.**, on the clubhouse patio.

All homeowners have been mailed a packet of information relevant to the meeting, including the agenda, and the process to be followed to elect two members to the Board of Directors.

Tax returns aren't due this year until April 17, so mark your calendar now, and plan to attend.

# COMMUNITY ACTIVITIES

## COMMUNITY LUNCHEON

Will be on **Thursday, March 15** at **12:00 noon**. At press time, there is no definite place for the luncheon. Please refer to the sign-up sheet in the clubhouse which will show definite arrangements. The sheet will be there the beginning of March. You may also call **Karen Moore, 480-488-0861**, for further information.

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## ST. PATRICK'S DAY POT LUCK

It'll be on **Friday** night, **March 30** at **7:00 p.m.** The Activities Committee will supply corned beef and cabbage, drinks, etc. BYOB. The committee asks that residents bring appetizers, side dishes or desserts. Please sign up at the clubhouse by March 27, so the committee will know how much meat to buy. For further information, call **Sheila Lavin** at **480-473-0348**.

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## HIKING

The group enjoyed two hikes in February. The hike up Black Mountain tested their durability, but the beautiful weather and the vista from the summit was spectacular. Lunch at the Cave Creek Coffee Co. made it all worth while. The hikers then did the Butcher Jones Trail at Saguaro Lake. This was a much easier trail, with good participation. Please join the group for the March outings.

**March 7, (Wednesday)** Ballentine Trail in the Tonto Nat'l Forest. This moderate 3 mile loop trail is located off Hwy. 87 north of Ft. McDowell Resort & Casino. It passes thru diverse Sonoran Desert and interesting tan sandstone rock formations. Please pack a lunch for this trip to eat at the top of the trail.

**March 21, (Wednesday)** Hike to view the desert wildflowers -- site yet to be determined. They'll wait and see where the best color will be at that time. Carpool from the clubhouse at 9:00 a.m. As always, bring snacks, (Brown Bag it for the March 7th hike), sunscreen, proper hiking gear and water. Sign up sheets are in the clubhouse. For further information, contact **Vivian Kurtz, 480-575-1391**, or e-mail <[roy312@cox.net](mailto:roy312@cox.net)>.

Other hikes this spring:

April 18 (Wednesday), Rim Lake Vista Trail (Payson)

May 14 (Monday), West Fork Trail (Sedona)

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## WATER AEROBICS

Water aerobics continues through the winter at a later time: from **11:00 to noon** on **Monday, Wednesday** and **Friday**. The water is warm and the exercise is great. It will be cancelled if it is raining or extremely windy.

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## BOOK CLUB

Meets on **Wednesday, March 21**, at **7:00 p.m.**, to discuss "The Power of One", by Bryce Courtenay. If anyone has any questions they may contact **Maureen Simpson** at **480-575-7693** or e-mail <[maureensimpson@cox.net](mailto:maureensimpson@cox.net)>.



## MARCH IN THE GARDEN

—By *Pauline Marx, Arizona Master Gardener*

### Frost/Plant Replacement

Many landscape plants are showing the effects of the deep frost that occurred in January. The best advice I can give you is as follows:

1. Do nothing with plants which seem to have died. If the dead foliage is left on the plant until new growth starts in the spring, it will protect the lower parts of the plant from further freezes.
2. When you see green leaves emerging lower on the plant, it's time to prune it back to about 1-3 inches from the base.

Many native plants will show no harm from the cold. However, in the event that you need to replace any of your plants, I thought it would be a good time to review the list of prohibited plant material. Remember, the prohibited list is much shorter than the allowed list.

### Prohibited Plant Material

Plants on the prohibited list are NOT ACCEPTABLE due to one or more of the following:

1. Aesthetics.
2. Mature height or growth habit.
3. Excessive pollen production.
4. Potential to dominate the desert plant community.

#### Prohibited List:

1. Any species of tree or shrub whose mature height may be visible above patio walls or from surrounding property unless it is on the Approved Plant List, or has been previously approved by the Modifications Committee.
2. Palms (Palmae) species not listed on Approved Plant List are prohibited under any circumstance.
3. All pines (Pinus), Cypress (Cupessus) False Cypress (Chamaecyparis), Juniper or Cedar (Juniperus).
4. Olive trees (Olea europaea).
5. Oleanders (Nerium Oleander) and Thevetia species.
6. Fountain grass (Pennisetum setaceous)
7. All varieties of citrus with the following exception: True dwarf varieties that will not exceed a mature height of 6 feet may be used if completely screened from view of any other residence, open space, wash or any other adjacent land use behind solid opaque walls.
8. Common Bermuda grass (Cynodon dactylon) in seed or sod form. Hybrid Bermuda varieties are acceptable within residential yards
9. Mexican Palo-Verde (Parkinsonia aculeate)
10. Desert Broom (Baccharis sarothroides) NOTE. We had a proliferation of desert broom seeds floating around last year. Keep an eye out for plants and pull them out as soon as you notice them. These guidelines are part of our CC&R and have been given to all residents. If you have any questions consult your homeowner's book, or the Community Manager. You can also feel free to contact me (phone or email).

Questions about plants? Call (480-575-0404) or e-mail <PlantPerson@cox.net> me.

# \*\*MARCH 2007\*\*

Sunday	Monday	Tuesday	Wednesday	Thursday 1	Friday 2	Saturday 3
				Activities 10 a.m.	Fitness 7 a.m. Water Aerobics 11 a.m. Budget & Finance 2:30 p.m.	
4	5 Fitness 7 a.m. Water Aerobics 11 a.m. Brush & Bulk Collection Week	6 Poker 7 p.m.	7 Fitness 7 a.m. Hike 9 a.m. Water Aerobics 11 a.m.	8	9 Fitness 7 a.m. Water Aerobics 11 a.m.	10
11	12 Fitness 7 a.m. Hike 9 a.m. Water Aerobics 11 a.m.	13 Modifications 2:30 p.m. Poker 7 p.m.	14 Fitness 7 a.m. Water Aerobics 11 a.m.	15 Luncheon 12 noon	16 Fitness 7 a.m. Water Aerobics 11 a.m.	17
18	19 Fitness 7 a.m. Water Aerobics 11 a.m.	20 Poker 7 p.m.	21 Fitness 7 a.m. Communications 8:30 a.m. Hike 9 a.m. Water Aerobics 11 a.m. Book Club 7 p.m.	22 Board of Directors 7 p.m.	23 Fitness 7 a.m. Water Aerobics 11 a.m.	24
25	26 Fitness 7 a.m. Water Aerobics 11 a.m.	27 Poker 7 p.m.	28 Fitness 7 a.m. Water Aerobics 11 a.m.	29	30 Fitness 7 a.m. Water Aerobics 11 a.m. St. Patrick's Day Potluck 7 p.m.	31

### SCOTTSDALE NORTH MARKETPLACE

The Pederson Group Inc., developer of the Scottsdale North Marketplace has revealed several recent developments relating to the center, now under construction just west of Bellasera.

The company plans to construct covered parking canopies in a portion of the parking field, primarily in front of the AJ's building. The walls of the future AJ's Marketplace are clearly visible now on the construction site.

Pederson has submitted an Application for Development Review Board approval for a JP Morgan Chase Bank branch at the site's southwest corner on Scottsdale Road, with a drive-up ATM located in the northeast corner of the site on Lone Mountain Road. The company says the bank has elected to develop the interior of this branch under their "Prestige" building program, developed initially for high-end locations in Manhattan.

Negotiations are under way with multiple shop tenants, but Pederson does not release tenant names until the leases are executed.

The current schedule projects that AJ's will open in October, with an assortment of small shops opening shortly thereafter.

### COMING—BELLASERA CLASSIFIEDS

Next month: the Bellasera Classifieds. If you have something to buy, sell, trade, give-away, etc., send them in. An opportunity for residents who seldom -if ever- view the clubhouse bulletin board, to market their product.

A few ground rules: ads only accepted from Bellasera homeowners; ad copy limited to 25 words; real estate for sale, business or commercial ads not accepted; and the Editor reserves the right to edit or reject any ad.

E-mail to <[editor@azbellasera.org](mailto:editor@azbellasera.org)>, or FAX to 815-333-2268.

### NEWSLETTER DEADLINE

**If you have meeting dates, 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 20th 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, March 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.**

## REVISED COMMUNITY DIRECTORY AVAILABLE

An electronic version of the revised and up-to-date Bellasera Community Directory is now available upon request.

To get it, send an e-mail to <[directory@azbellasera.org](mailto:directory@azbellasera.org)>. A return e-mail message will attach an Adobe Acrobat file. The message will include a unique password that will be required to open the encrypted, password-protected file. The directory will only be sent to verified Bellasera residents.

The Bellasera Communications Committee publishes a printed directory annually, in August, and provides a revised version six months later, usually in February.

## AD HOC GOVERNANCE COMMITTEE— JOB WELL DONE

At their February 22 meeting, the Board of Directors reluctantly accepted the resignation of members of the Ad Hoc Governance Committee. For several years, this committee has spent countless hours revising the community's By-Laws and CC&R. The community will be asked to approve these changes in the next few months.

The Board, on behalf of the entire community, acknowledges with appreciation and gratitude the contribution of the committee's members: **Pat Bradley**, **Susan Loielle** (Chairperson), and **Joyce Winston**. Those who have previously served on the committee are: **Carol Sotnick**, the late **Patrick Quinn**, and ex-resident **Ken Willig**.

## Ike Ironwood - Hard-boiled Bellasera Private Detective

Continued - She said her name was Mrs. Ocotillo. "How may I help you, Mrs. Ocotillo", I asked. "Mr. Ironwood, it's... it's my husband, I think he's cheating...". She began to relate to me the same sad story I had heard many times before. Just different in the details.

She said her husband was on one of the Bellasera committees, Ad Hoc Committee to Quell the Proliferation of Ad Hoc Committees, or some such. She doubted that he was going to the meetings. Her story was as sad as a fallen saguaro.

I quoted her my usual retainers; \$200 dollars a day and a per diem of \$20 in gift certificates to Taco Bell. She nodded her head in approval.

Using the website I checked the calendar and found the meeting time. Later that week I found the house and waited in my car halfway down the street. Mr. Ocotillo left the house promptly at half past the hour. I followed his car as it turned out onto Scottsdale Rd. I was sick inside. He wasn't heading to the clubhouse at all. I felt that there probably wouldn't be a happy ending for a beautiful lady. - to be continued

**BELLASERA COMMUNITY ASSOCIATION**  
**7350 E Ponte Bella Dr, Scottsdale AZ 85262-2701**

**Community Manager : Marshall Chess**  
**Administrative Assistant: Terry Schuman**

**480-488-0400 • <manager@azbellasera.org>**

**—Office Hours—**

**Monday thru Friday, 8:30 a.m. - 12:30 p.m.**

Questions regarding your Homeowner's Association Account?  
Contact AAM, LLC • (602) 957-9191

**Security/Front Gate• 480-488-3663**

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

**Board of Directors**

e-mail: <board@azbellasera.org>

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

Vice President—**Shawn Meyer** <meyerdc74@cox.net>

Secretary—**Bob Shriver** <ra\_epshriver@hotmail.com>

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

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

**Committees**

**Activities**

MerryBelle Beltz, \*Sheila Lavin\*, Marcia Lefkowitz, Karen Moore

**Budget & Finance**

\*Clayton Loiselle\*, Dennis Noone, Carlton Rooks, Charles Schroeder

**Buildings & Grounds**

Bruce Martin, \*John Mattox\*

**Communications**

\*Keith Christian\*, Pat Manion, Joe McDade, Shawn Meyer, Emily Shriver, Judith Zeiger

**Modifications**

Anne Chernis, \*Roy Kurtz\*, Dottie Schultz, Bob Shriver

\*——\* indicates committee chairperson