

# Bellasera Neighborhood News

May 2007

www.azbellasera.org

Eight Pages

## THIS MONTH...

Board lets the dogs out.....	page 2
Community activities.....	page 3
Pauline's tree planting tips.....	page 4
Remembering .....	page 6
Revised CC&R and By-Laws.....	page 6

## ANNUAL MEETING REPORT, WALL PAINTING, DOCUMENTS, DOGS, OOPS

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

Thanks to everyone that was able to attend our annual meeting. It was a nice day for a meeting out on our patio. We elected four directors—**Bruce Martin, Dennis Noone, David Redman** and **Dennis Carson**. We also provided a good deal of information on the status of our community and answered many questions. Here is a summary of the meeting for those who were not able to attend:

- Our budget for 2007/2008 anticipates maintaining our current operating expense level while bolstering our reserves, primarily due to anticipated road maintenance increases resulting from higher petroleum costs. Assessments will increase from \$152.00 per month to \$159.60.
- We took a straw poll on two issues. First, we wanted to determine the sense of the community on the issue of enforcing all our rules, which include the CC&Rs, the By-Laws, the Design Guidelines and Association Policies. The majority appeared to believe our present efforts were about right while there were several who believed we could be more assertive. The second straw poll related to enforcement of speed limits. We discussed the possibility of having our security company set up some speed traps or ask the County if we could use their speed indicator trailer. The last suggestion was to put speed humps in the community. The straw poll was taken on the speed hump idea and it was overwhelmingly rejected. A good suggestion was made that we should consider posting more speed limit signs, which the Board will pursue.
- Common wall painting will begin this month. Please be sure any plant material or other obstructions are removed in order to facilitate this work.
- The effort to revise the By-Laws and CC&Rs in order to make them more readable and up-to-date is coming to the point of a community vote. The final proposed documents are expected to be mailed to residents in May.
- The Board is considering a policy that would allow our dog owners to congregate in the common area and have a social period, without leashes on their canines, twice a day. At this writing, the policy is scheduled for consideration at the April 24 Board meeting. (*Editor's note: see p 2*)
- After the mailing of the materials for the annual meeting, the Board determined that each member should have been afforded four votes for Board members instead of two. This is because the Board was expanded to seven members during the year, which left two positions unfilled plus the two members running for re-election. At the time the materials were sent out, there were only two candidates for the four positions so we believed that meant two votes per household. However, three write-in candidates came in with the ballots so we had more than enough to fill the four open Board positions. We determined that the exact same candidates would have been elected if each household were afforded four votes so we concluded that we do not need to hold another election to correct this problem.

## MEETING NOTICES

2



**Activities Committee** will meet on **Thursday, May 3, at 10 a.m.**

**Board of Directors** will meet on **Thursday, May 24, at 7:00 p.m.**

**Budget and Finance Committee** will meet on **Friday, May 25, at 2:30 p.m.**

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

**Communications Committee** will meet on **Wednesday, May 23, at 8:30 a.m.**

**Modifications Committee** will meet on **Tuesday, May 8, at 2:30 p.m.** in the Bellasera clubhouse. Applications must be received in the Community Manager's office no later than **12:00 noon, Friday, May 4** to be eligible for review at this meeting.

## **BOARD PASSES DOG POLICY**

On April 24 the Board of Directors approved, by a 4-2 vote, the following motion concerning dogs in the grass area near the clubhouse.

*Quote*

Motion... to amend the current policies and formally recognize and allow this group..." (dog owners) "... to meet pursuant to the Precautionary Guidelines listed below.

Owners with dogs in this area, will have the option to exercise their dogs off-leash under the following conditions:

1. Owners with dogs will limit the time they occupy the area to approximately two hours after sunrise and two hours prior to sunset and avoid impeding other owner's access to the area. These times will be seasonally adjusted, and posted.
2. Owners with dogs will gather in the grassy area inside of the perimeter of the sidewalk surrounding the area.
3. Owners with dogs will control the movement of their pets to assure that they not approach any resident, or guest, parking in the lot or entering/exiting the clubhouse.
4. Owners with dogs will clean up after their dogs, and will regularly police the grassy area for any other animal waste or trash.
5. Owners with dogs will not, at any time, allow their pets to cause damage to any common area within Bellasera.
6. Owners with dogs are required under City of Scottsdale ordinances to restrain their dogs on a leash 6 feet in length and to pick up after their dogs in any other common area within Bellasera without exception.
7. Owners with dogs assume the sole and complete responsibility for their actions, and the actions of their pets.

Any failure to abide by these guidelines could result in the loss of this privilege for the offending party.

Additionally, signage will be affixed to the posts currently displaying the Scottsdale City statute alerting the residents to the times during which this activity will take place. The verbiage will be discussed and approved by the Board and communicated to all residents ahead of these changes formally taking effect.

*Unquote*

# COMMUNITY ACTIVITIES

## COMMUNITY LUNCHEON

Will be on **Thursday, May 17, 12 noon**, at the Tonto Grill. The cost is \$16.50 a person and includes a choice of vege and pasta, cob salad, chicken Caesar salad, or hamburger, drink, tax and tip. Sign-up at the clubhouse by May 15.

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## COMMUNITY PIZZA PARTY

On **Friday, May 18 at 7:00 p.m.** at the clubhouse. Pizza and drinks will be provided by the Activities Committee. Residents are asked to bring a side dish or dessert. BYOB. This is the last social event for the season. Sign-up by May 16 at the clubhouse.

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## HIKING

The April hike took the group to the Rim Lakes Vista Trail East of Payson. A very scenic trek with vistas of the Rim. However, because of a very windy day, the hike was shortened but a drive to Woods Canyon Lake served as a side trip.

Please join the group for the **Monday, May 14** hike, the last scheduled hike of the season. Travel to Sedona and hike the West Fork of Oak Creek Canyon trail which is north of Slide Rock State Park. This moderate in and out trek crosses Oak Creek a number of times and is a 6.8 mile journey.

Plan on bringing a sack lunch to eat on the trail as well as snacks and plenty of water. Plan to leave the clubhouse at **8:00 a.m.** Sign up in the clubhouse or contact **Vivian Kurtz at 480-575-1391** or e-mail <[Roy312@cox.net](mailto:Roy312@cox.net)> for more information.

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## WATER AEROBICS

Water Aerobics continues with the summer schedule: from **10:00 to 11:00 a.m.** on **Mondays, Wednesdays** and **Fridays**. There is no charge. The group use a CD player. If you care to join, call **Janet Biondo 480-488-0259** to borrow the DVD that shows all the under-water action.

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## VOLUNTEERS NEEDED

The Activities Committee is looking for volunteers to serve as a chair and/or member. For information, please call **Sheila Lavin at 480-473-0348**.

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I have thoroughly enjoyed my participation on this committee during the past 3 years. I would like to thank **Jeannie Young, Marsha Lefkowitz, Karen Weiss**, and more recently **Karen Moore and MerryBelle Beltz**. Their support and good times together will be remembered always.

—Sheila Lavin



## MAY IN THE GARDEN

—By Pauline Marx, Arizona Master Gardener

### Trees

If you are planning on adding some trees to your garden in May, I'd like to offer some suggestions on what to plant this month as well as a few precautions to observe. In addition, I'll review some tree maintenance tips for May.

#### Planting Trees in May

Plant desert-adapted or native trees through the month. Be aware though that palo verde trees have chlorophyll in their bark and, when they are planted in the spring or summer, they should be protected from the sun during the first summer. Texas ebony and its relatives are also highly susceptible to sunburn and their bark should also be protected. Some ways to accomplish this are as follows:

1. Use shade cloth or tree wrap, or
  2. Set up a frame on the southwest side of the tree with shade cloth draped over it.
- Make sure that the cloth does not hold water against the bark.

Never paint the bark of a tree with any kind of paint.

#### Tree Maintenance Tips

Stakes- If you added stakes to trees that you planted in the fall, it is time to take them away. Expect the tree to lean at first, especially if it is small, but, as it gains strength, it will correct itself quickly.

Watering- Increase the watering of newly planted or young trees to maintain a watering depth of 3 feet. This may mean watering once a week if the temperatures are already hot or if the soil drains quickly.

Pruning- Prune desert legumes (like palo verde or mesquite) lightly to remove dead limbs and small crossing branches. Delay hard-pruning these plants until later in the summer. Early-summer pruning in these species encourages a heavy regrowth which will make them unstable and prone to toppling over during monsoon season.

#### Citrus

Fertilize- The second feeding of the year is due this month. Apply 1/3 to 1/2 pound of actual nitrogen for mature trees. Follow the manufacturer's directions for the product that you choose.

Butterflies- Beautiful black and yellow swallowtail butterflies may be seen around citrus. They lay eggs on fresh citrus leaves that hatch into "orange dog" caterpillars. These gray, brown, and white mottled caterpillars resemble bird droppings. They will eat only a few leaves, therefore no control is necessary.

### Miscellaneous

- Cover fruit trees to protect from birds pecking holes in your fruit.
- After the soil warms, plant your Bermuda lawn from May through August.
- Collect the flower heads of herbs and wildflowers on a sunny day after any morning dew is gone. Any moisture will encourage the seed to rot. After drying the seeds for a week on sheets of newspapers, remove excess stems and leaves and store in an airtight container.
- Transplant cactus after blooms have fallen. To avoid sunburn, Orient the transplant in the same direction it was previously growing.
- Saguaro and opuntia are blooming. Young nopales (prickly pear pads) are tasty and you can make Jelly from them.
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REMEMBER! When you attract the birds to your yard by putting seed out for them, their presence will attract many other animals, most of which you do not want in your yard or your neighbor's yard.

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

# \*\*MAY 2007\*\*

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

## REMEMBERING

The Bellasera community extends its sincere sympathy and condolences to the family and many friends on the passing of **Carol Sotnick** and **Marvin Lefkowitz**.

Marvin passed away on April 5, after a short but devastating bout with cancer. He was an active member of the community, and served on the Building & Grounds Committee for many years.

Carol died on April 14 from metastasized lung cancer. She was a past member of the Activities Committee, the *Ad Hoc* Governance Committee, and the Communications Committee. She also served an abbreviated term as President of the Bellasera Board of Directors.

## REVISED CC&Rs AND BY-LAWS

During the month of May members of the Communications Committee will be distributing copies of the revised documents for homeowner approval.

To minimize the considerable cost of distribution, members will attempt to hand-deliver as many copies as possible. Please watch for the envelope, either in-person or by mail. And return the consent forms as indicated in the cover letter inside the package.

## SAFETY FIRST—PREVENT A TRAGEDY

*The speed limit on the streets of Bellasera is 25 MPH.*

*Please comply, and ask your visitors and vendors to do likewise.*

## 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, April 30**.

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**.

### Ike Ironwood—Bellasera Private Detective

Palo followed Mr. Ocotillo down to the lake. There, he parked next to a second car and got out. A woman got out of the other car and helped Ocotillo get the canvas bag out of his trunk. Their conversation was animated and turned heated. After some minutes they each took an end of the canvas bag and walked down to a skiff. They rowed out onto the lake and disappeared into a small deeply shadowed cove.

That is about as much as Palo could see from his vantage point on the shore. He waited about an hour. As Palo kept an eagle-eye on the water, Ocotillo returned alone in the skiff. The woman was gone. Ocotillo dragged the canvas bag back to the car and returned it to the storage locker in Carefree.

I didn't quite know what to make of Palo's story but I had a hunch. I figured that Ocotillo would return to the lake the following month. I formulated a plan; Palo would already be out on the water in a small boat ready to follow Ocotillo's moves. I would be waiting in my car up on the old ridge road that edged the lake on the West side.

On the day of the next meeting we put the plan into effect. Palo was down on the water in a boat while I waited in my car munching a Burrito Supreme. As I waited, listening for the crackle of the walkie-talkie, I mused that in Latin, the words "bella" and "sera" come together to mean "beautiful views of A.J's". - to be continued

### DEFECTIVE SMOKE ALARM NOTICE

Thanks to Bellasera resident **David Johnson**, it's been reported that many Bellasera homes have smoke alarms that may be defective. The units, BRK Electronics models 4120B and 4120SB have shown a pattern of battery failure—where the 9-volt battery will rapidly drain, overheat, expand, and even explode.

Several residents have reported that the company, also known as First Alert, have sent them replacement smoke alarms when asked about the problem. To obtain more information, go to [www.brkelectronics.com](http://www.brkelectronics.com) or call **800-323-9005**.

### **\*\*BELLASERA CLASSIFIEDS\*\***

#### **FOR SALE**

Robb and Stuckey entertainment center for sale. Purchased in 2002 for \$7,000, including 32" Sony Triniton T.V. Will sell for \$2,000. Photos on clubhouse bulletin board. Rypkema, 480-595-5955.

Hand-crafted jewelry, by Janet Biondo, will be selling at 50% off; Thursday, May 10, 10:00 a.m. to 5:00 p.m. at 7427 Brisa. Come see and share a glass of wine.

Pool Table, red, complete with balls, sticks, cover, all accessories included. \$750.00. Call Peg Nelson, 651-324-5323

*Got something to buy, sell, want, give-away, etc.? Do business within the community. Ads only accepted from Bellasera homeowners; ad copy limited to 25 words; real estate for sale, business or commercial ads not accepted; Editor reserves the right to edit or reject any ad.*

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

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

**Community Manager : Marshall Chess** <mchess@AssociatedAsset.com>  
**Administrative Assistant: Terry Schuman** <tschuman@AssociatedAsset.com>

**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—**Dennis Carson** <dcarson7@cox.net>

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

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

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

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

Director—**David Redman** <david\_redman@hotmail.com>

**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