

# Bellasera Neighborhood News

June 2007

www.azbellasera.org

Eight Pages

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## PAINTING, SHOPPING, DOG POLICY

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

Before I talk about the issue that has consumed my time over the last month, I want to update you on a few issues.

Our common wall paint contractor is nearing the completion of the project and the walls are looking very nice. They will finish up in the next 2 weeks.

Although I see several homes in the process of being painted on a weekly basis, we still have quite a few residents who have not responded to our letters regarding home painting. Unfortunately, this affects everyone in the community by potentially impacting our home values and particularly impacts those trying to sell their homes at this time. We will continue to assertively coax these residents to maintain their homes in accordance with the Governing Documents of the community.

Our new shopping center is coming along quite well. The new AJ's upscale grocery store should be open in the fall, with the Chase Bank opening in 2008. This will provide a close, convenient alternative choice to the existing shopping areas in North Scottsdale.

At the April Board meeting, a policy was passed that would allow dog owners to socialize with other owners in the common grass area with their dogs off-leash. It was the Board's intention to try and solve a problem that has been occurring for a number of years by restricting the time period and imposing rules that would promote safety for our residents. Unfortunately, the policy seems to have polarized some members of the community and caused disappointing and inappropriate behavior by those taking extreme positions on both sides of the issue. I urge those involved to extend the hand of neighborliness and compassion to resolve their difference of opinions.

Prior to implementing the policy, the Board asked for clarification from our legal counsel of both the applicability and definitions of the Scottsdale City Ordinance regulating canines. Their key recommendation is ..... "while we disagree with the Board's interpretation of these terms, such an interpretation is not totally implausible. The Board could legitimately interpret these terms in this way and adopt its proposed policy. In other words, its interpretation is not illegal. However, in adopting such a policy we believe that the Board will be taking a risk."

I am writing this column prior to the Board meeting tonight and I don't know what the outcome of the vote will be but I'm confident the Board will carefully consider the advice of outside counsel. Please look for the results of the vote elsewhere in this newsletter because I will be leaving for an out-of-country trip and won't be able to update my column after the meeting.

## DOG POLICY RESCINDED

On May 24, the Board of Directors voted 4-0 to rescind the dog policy approved a month earlier. After listening to statements from a standing room only crowd on both sides of the issue, the Board may also have been influenced by the potential risk of legal liability for dog related incidents, as advised by the association's legal counsel.

## MEETING NOTICES

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**Activities Committee** will meet again in September.

**Board of Directors** will meet on **Thursday, June 28**, at **7:00 p.m.**

**Budget and Finance Committee** will not meet in June.

**Communications Committee** will meet on **Wednesday, June 20**, at **8:30 a.m.**

**Modifications Committee** will meet on **Tuesday, June 12**, 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, Thursday, June 7** to be eligible for review at this meeting.

## **REVISED CC&R, BYLAW DOCUMENTS**

During the first week in June, members of the Communications Committee will be distributing a large packet containing important information for every Bellasera homeowner.

The packet will contain a forwarding letter including an overview of the changes, revised CC&R and Bylaw pages, a consent form for each, and a self-addressed, stamped envelope.

Homeowners are urged to consider returning the consent forms. The required number of votes in favor to ratify the revised documents is: 183 for the Bylaws; 241 for the CC&Rs. There are 360 homes in Bellasera.

Hundreds of hours of homeowner volunteer effort have been expended in the past several years in order to complete this project.

To minimize the considerable cost of distribution, Communication Committee members will be hand-delivering as many copies as possible to local homeowners. Others will mailed.

Communications Committee members are: **Keith Christian, Pat Manion, Joe McDade, Shawn Meyer, Emily Shriver** and **Judith Zeiger**.

## NEWS YOU CAN USE

### HOMEOWNERS DUES INCREASE

On April 24, the Board of Directors approved the 2006/2007 association budget, which includes an increase in monthly dues assessment.

Effective July 1, monthly homeowner dues will be \$159.60. The current rate is \$152.00/month. Board Treasurer **Dennis Noone** explained the prime reason for the increase is a greater proportion of the assessment is being allocated to the reserve fund to cover out-year petroleum costs.

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### DISHWASHER RECALL

On May 16, General Electric announced a recall of 2.5 million dishwashers, including many that may have been installed in Bellasera homes. The possibility of overheating or fire exists in GE, GE Profile and GE Monogram product lines. The company offers either a rebate on a new appliance or free repair service.

After obtaining model and serial number information, homeowners are urged to either call the recall hotline, 1-877-607-6395, Monday through Saturday, 8 a.m.—8 p.m, EDT, or access the recall web site:

**[www.geappliances.com/products/recall/dw07/](http://www.geappliances.com/products/recall/dw07/)**

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### RESIDENT'S PHOTO ON THE COVER

This month's cover photo on *The Peak* magazine was taken by Bellasera resident **Frank Biondo**. His photograph "A Memorable Moment", was one of the winning photographs selected earlier by the magazine. Frank, who's also a volunteer at Pinnacle Peak Park, donated the use of his photo of a spectacular sky change for the magazine's cover.

The May/June 2007 issue of *The Peak* is available free at locations throughout North Scottsdale.



## JUNE IN THE GARDEN

—By Pauline Marx, Arizona Master Gardener

As we approach the summer, we need to discuss *heat stress*, *fertilization* and, if you've planted a *vegetable garden*, when do you harvest your crop?

### Heat Stress

June is always hot and usually dry. Consequently, you need to be sure that your watering system is working properly and that your plants are being watered sufficiently to avoid heat stress. Two items in your garden that are prone to heat stress are fruit trees and plants in containers.

Fruit Trees- Fruit trees suffer from heat stress easily if they are drought stressed. Symptoms include:

- Splitting fruit
- Yellowing leaves and
- Yellow or brown sunburn patches on both leaves and bark

The best treatment is to maintain a steady, regular deep watering schedule and wait for the temperatures to calm. If the symptoms seem extreme or prolonged, or the plant is less than two years old, shade the tree and the bark, or both, for the summer.

Plants in containers- These plants should be watered daily, preferably early in the morning. Be sure the water flows out the bottom of the pot with each watering. You should also consider spraying the leaves which will increase humidity for the plant. On extremely hot days (over 110 degrees) spraying the plant in the evening will cool the plant and mitigate the heat stress.

### Fertilization

It is best not to fertilize this month as the tender new growth may burn quickly in the heat of early summer. If you choose to fertilize, do so only once at half strength. Fertilizers, especially inorganic ones, are high in salts that can accumulate quickly in the dry, hot conditions of summer.

### Vegetables

The fun of growing vegetables is eating them! However, it is sometimes difficult to tell when they are ready to eat. If you have planted vegetables in your garden, use some of the following tips to determine when your vegetables are ready to eat.

Cantaloupe- Pick these when the skin is well netted and the fruit slips from the vine with little pressure.

Corn- This seasonal treat is ready to eat when the tassel turns brown, milk comes out of the kernels when you gently cut them with a fingernail, and all the kernels are full size.

Eggplant- When the skin is firm, dark and shiny and the fruit has stopped growing.

Oriental-type eggplants -These can be harvested anytime after they are 3 inches long as they keep longer on the plant without becoming bitter.

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

# \*\* JUNE 2007 \*\*

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday 1	Saturday 2
					Fitness 7 a.m. Water Aerobics 10 a.m.	
3	4 Fitness 7 a.m. Water Aerobics 10 a.m.	5 Poker 7 p.m.	6 Fitness 7 a.m. Water Aerobics 10 a.m.	7	8 Fitness 7 a.m. Water Aerobics 10 a.m.	9
<b>Brush &amp; Bulk Collection Week</b>						
10	11 Fitness 7 a.m. Water Aerobics 10 a.m.	12 <b>Modifications 2:30 p.m.</b> Poker 7 p.m.	13 Fitness 7 a.m. Water Aerobics 10 a.m.	14	15 Fitness 7 a.m. Water Aerobics 10 a.m.	16
17	18 Fitness 7 a.m. Water Aerobics 10 a.m.	19 Poker 7 p.m.	20 Fitness 7 a.m. <b>Communica- tions 8:30 a.m.</b> Water Aerobics 10 a.m.	21	22 Fitness 7 a.m. Water Aerobics 10 a.m.	23
24	25 Fitness 7 a.m. Water Aerobics 10 a.m.	26 Poker 7 p.m.	27 Fitness 7 a.m. Water Aerobics 10 a.m.	28 <b>Board of Directors 7 p.m.</b>	29 Fitness 7 a.m. Water Aerobics 10 a.m.	30

## TRASH AND SCHOOL BUS SAFETY

*--By Dave Redman, member of the Bellasera Board of Directors*

It is getting to be common to see drink containers and food wrappers discarded on the street in our community, probably thrown from vehicles that service residents.

A number of people who walk in the neighborhood are picking up this trash, I applaud their consideration and community spirit, thank you from all of us. If anyone happens to see garbage being thrown from a vehicle could they please try to get the license plate number or at least a description of the vehicle and notify the office so they can follow up.

On another matter involving consideration, when the school bus pulls into the parking lot, all cars should be stationary. I have seen drivers just drive around the school bus as if it were another car. One never knows from behind which vehicle a child who is late for the bus, will run out. Thanks for your cooperation.

## 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>, 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, June 4.**

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

After some minutes I was awakened from my reverie by the crack of the walkie-talkie. "Boss, it's the man and woman again. They are in the same cove. They've come to a stop and now are rustling around for stuff in the bottom of the boat. Wait, I think they just threw something overboard..." I told Palo to let me know of any further development and nodded off while my Burrito Supreme digested. After about twenty minutes the walkie-talkie squawked again. "It looks like they've pulled something up, maybe an anchor or something. Now he's rowing toward the shore - toward the old cabin on the bank." I told Palo not to follow them, I would approach the house from the road.

I swung the car around and headed up the wooded road. I parked about a quarter of a mile from the house; I didn't want them to hear me coming. I left the road and crept up to the ramshackle, boarded-up structure. I could see the skiff pulled up on the shore so I figured they both must be in the cabin. Crouching, I approached a side door. I tried it. To my surprise, it was unlocked. This was easy I thought. Maybe a little too easy. I let go of the handle and crept up toward the lake side of the cabin. I was just below a window now and could hear a man and a woman talking. I retraced my steps and went back to the door. I opened it slowly and tucked in. I was in a small mud room. Keeping low, I turned into the hallway. The talking had stopped. I heard a loud cracking noise behind me and something brushed my cheek. It was the floor. - *to be continued.*

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

#### **FOR SALE**

1. PARK CITY UTAH MARRIOTT VACATION RENTAL 6/16-6/23/07...1 BR MOUNTAINSIDE \$800...AVOID THE SUMMER HEAT..
2. 35MM HONEYWELL PENTAX CAMERA..TELEPHOTO LENS..FLASH...\$125
3. 2 35MM CAMERAS..POINT & SHOOT..\$20 EA..
4. MENS GOLF CLUBS...WILSON PRO SELECT..GREAT SET..PLUS BAG W/STAND \$100.
5. QUEEN SIZE HEADBOARD..DARKER BLONDE WOOD \$50.  
RCA COLOR TV 25" SELDOM USED..\$55.  
CALL BOB, 480-695-5332

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1. 2003 Harley Davidson Blue Heritage Softail. Excellent condition! Grant Ingram, 480-595-0123.
  2. I'm always looking for medium sized cardboard boxes and shipping "peanuts"/filler to recycle. Just give me a call at 480-595-0123 and I'll pick them up for you. Anna Ingram  
For Sale: Ladies bicycle, TREK Multitrack, really nice bike in excellent condition, ridden only twice!  
Anna Ingram, 480-595-0123.

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*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 if space is limited; 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>, 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, Marcia Lefkowitz, Bruce Martin, Karen Moore

**Budget & Finance**

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

**Buildings & Grounds**

Members needed!

**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