

Bellasera Neighborhood News

October 2007

Print Edition

www.azbellasera.org

Eight Pages

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BUILDING & GROUNDS, TRAILS, POOL

—By *Dennis Carson, Vice President of the Bellasera Board of Directors*

Our President, **Chuck Roach**, is away on vacation through the end of September. Here's a summary of what's going on in his absence.

The September Board meeting has been cancelled - not due to lack of interest, but because of difficulty getting enough Board members to be there due to travel plans.

Under the CC&Rs the Board has the authority to establish committees that will assist the Board. As such, the Building and Grounds Committee is in the process of being established to assist with maintaining the Bellasera community property. We have four volunteers for the committee at this time, namely **Trish Dixon**, who will be the Chairperson of the Committee, **Robert Miller**, **Paul Anetsberger**, and **David Redman**. The Building and Grounds Committee will operate within the scope of a Charter that will be approved by the Board, and the Charter will be subject to change as the needs require. Anyone who is interested in reviewing the proposed Charter can get a copy by contacting the Bellasera office. The prospective committee is still fine tuning the language for the Charter, and it is likely the Board will approve the wording of the proposed Charter once submitted to the Board and establish the Committee by unanimous written consent within the next few days instead of dealing with it at the October meeting.

The Pederson Company has begun work on East Brisa Drive to remove the little stub of asphalt that was a continuation of East Balao Drive on the shopping center side. They will install new curbing on Brisa where the old pavement was removed and plant vegetation.

Everyone who uses the trails, especially the exterior trails, should use extra caution. The damage to the exterior trails has not yet been repaired and presents a dangerous situation. There are warning signs posted to alert trail users of the dangers. The Board is still investigating who is legally required to repair the damage to the exterior trails. We have been in contact with the City of Scottsdale, and they have indicated they may be responsible to make the repairs. We are following up on that. Obviously, we don't want to spend money repairing the trails that are the obligation of the City. We are still getting proposals for cleanup of the storm damage to the interior trails and around the bridge on Balao.

We've had a number of issues with the pool maintenance, and the Board is in the process of reviewing the situation. We will let you know what the Board decides on this issue.

NEWS YOU CAN USE

COUNTDOWN TO CC&R APPROVAL

As of September 25, **209** CC&R consent forms approving the revised Bellasera CC&Rs have been received; **241** are needed for approval.

Homeowners who have not returned their forms are urged to send them in as soon as possible. The consent forms were included in the packet distributed to all Bellasera homeowners in June.

The revised Bellasera Bylaws have been approved, due to the response of more than 200 homeowners who returned their consent forms. Thank you to all who returned their forms!

Members of the Bellasera Communications Committee will continue to contact residents in an effort to achieve approval of the revised CC&Rs. If you have not received your packet, or if you may have misplaced it, please contact **Keith Christian, 480-330-7109**, or e-mail **KLC@cts.com**.

New Arizona law overrides Association prohibition of “For Sale” signage

In accordance with Arizona Revised Statutes § 33-1808, effective September 19, 2007, Arizona community associations may not prohibit one industry standard “For Sale” sign, and one sign rider, on an owner’s property, regardless of whether it identifies a real estate brokerage or a “by owner” offer. No other changes have been exempted by this law. Therefore, the following continue to be Bellasera violations:

- More than one such sign on a property;
- Any such signage on common areas or common walls, including directional arrows;
- “For Lease” or “For Rent” signage in any fashion or location;
- Signs which obviously fall below Bellasera community standards (rusty, broken, etc.).

Thank you for your understanding and cooperation.

MEETING NOTICES

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Activities Committee meeting date/time will be posted.

Board of Directors will meet on **Thursday, October 25**, at **7:00 p.m.**

Budget and Finance Committee meeting date/time will be posted.

Communications Committee will meet on **Wednesday, October 24**, at **8:30 a.m.**

Modifications Committee will meet on **Tuesday, October 9**, at **2:30 p.m.** if there are applications to review. Applications must be received in the Community Manager's office no later than **12:00 noon, Thursday, October 4**, to be eligible for review at this meeting.

BOOK CLUB

Bellasera Book Club will meet on **Wednesday, October 17**, at **7 p.m.**, to discuss

"Einstein" by Walter Isaacson. Future books to be discussed are:

November 21 - "Slaughterhouse Five" by Kurt Vonnegut

December - No Meeting

January 16 - "Mansfield Park" by Jane Austin

February 20 - Poetry

March 19 - "Lolita" by Vladimir Nabokov

April 16 - "Rise and Shine" by Anna Quindlen

May 21 - "Wuthering Heights" by Emily Bronte

For additional information you may contact **Maureen Simpson, 480-575-7693**, or e-mail: maureensimpson@cox.net.



OCTOBER IN THE GARDEN

—By *Pauline Marx, Arizona Master Gardener*

For those of you with lawns, October is the time to think about end of summer maintenance for Bermuda grass and, perhaps, preparation for a winter lawn. There are also some miscellaneous garden tasks to consider as well as planning for some indoor flowers to be enjoyed in the winter.

Bermuda Lawns

1. Apply one inch of water per week to Bermuda lawns keeping in mind that over watering or watering at night increases the opportunities for fungal diseases to take hold.
2. A light application of potassium in the fall will enable a Bermuda lawn to come out of dormancy in the spring with greater vigor.
3. Do not dethatch Bermuda this fall. Dethatching should be done in the summer when the grass is actively growing.
4. Overseed established Bermuda lawns from mid-October through mid-November for a green winter lawn.

Miscellaneous Tasks

Roses- Resume full fertilizing of established roses as the weather cools.

Citrus- Late summer application of nitrogen fertilizer will help fruit sizing. This is more significant for fall ripening (navel oranges and tangerines) than spring-ripening (grapefruit and Valencia oranges).

Deciduous Fruit Trees- Prune the water sprouts.

Landscape Plants- Cut off spent blooms to stimulate rebloom.

Weed Control- Pre-emergent herbicides can be applied from October through early December for winter weed control. Follow the package directions carefully for best results. Do not use pre-emergent herbicides where you will be planting seeds this season.

Mesquite Trees- If your Mesquite trees are looking tall and scraggly, take action now to do some corrective pruning.

Indoor Flowers

How about some flowers blooming in the house this winter? There are only three types of bulbs that can be easily forced to bloom with their bottoms in water: **Crocus**, **Hyacinth**, and **Paper White Daffodils**. Try starting your bulbs in 10 day intervals so they blossom continuously. Bloom times are as follows:

Paper White Daffodils- Four to six weeks.

Hyacinth- Six to eight weeks.

Crocus- Ten weeks.

Start your bulbs early enough for them to be blooming in the middle of winter. Use a bulb vase or a narrow-necked jar that will hold the bulb just above the water line. A piece of charcoal added to the water will keep it fresh and clear. Set the jar in a cool, dark, ventilated place until you see a mass of roots begin to form. Add water occasionally, but keep it at the level just at the base of the bulb to avoid rot. After sprouts form and are about 2 to 3 inches long, move the plant to a place with indirect light for three or four days and then full sunlight. It will then be time to just enjoy. When hyacinths are done blooming, store bulbs in a cool place and plant in the garden next year. Crocus and paper whites will not rebloom and should be discarded or chopped up and added to your compost pile.

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

OCTOBER 2007

Sunday	Monday 1	Tuesday 2	Wednesday 3	Thursday 4	Friday 5	Saturday 6
Brush & Bulk Collection Week	Fitness 7 a.m. Water Aerobics 10 a.m.		Fitness 7 a.m. Water Aerobics 10 a.m.		Fitness 7 a.m. Water Aerobics 10 a.m.	
7	8 Fitness 7 a.m. Water Aerobics 10 a.m. Columbus Day (no mail)	9 Modifications 2:30 p.m. Poker 7 p.m.	10 Fitness 7 a.m. Water Aerobics 10 a.m.	11	12 Fitness 7 a.m. Water Aerobics 10 a.m.	13
14	15 Fitness 7 a.m. Water Aerobics 10 a.m.	16 Poker 7 p.m.	17 Fitness 7 a.m. Water Aerobics 10 a.m. Book Club 7 p.m.	18	19 Fitness 7 a.m. Water Aerobics 10 a.m.	20
21	22 Fitness 7 a.m. Water Aerobics 10 a.m.	23 Poker 7 p.m.	24 Fitness 7 a.m. Communica- tions 8:30 a.m. Water Aerobics 10 a.m.	25 Board of Directors 7 p.m.	26 Fitness 7 a.m. Water Aerobics 10 a.m.	27
28	29 Fitness 7 a.m. Water Aerobics 10 a.m.	30 Poker 7 p.m.	31 Fitness 7 a.m. Water Aerobics 10 a.m. Halloween			

OFFICIAL NOTICES

Approved, June 28, 2007, by the Bellasera Board of Directors

BELLASERA COMMUNITY-WIDE STANDARDS FOR GATES

The metal portion of all gates will be maintained so that no rust is visible from a distance of five feet. The metal portion of all gates will be painted to match wrought-iron fencing throughout the community. The paint color is Frazee Bernard Brown.

The wood slats encompassed in side and other gates will be maintained so they do not appear weathered. A clear stain is preferable. A slightly darker stain, linseed oil, or paint, that matches the body color of the home are acceptable alternatives.

NOISE POLICY

No resident, contractor or visitor will use any noise making device; such as a leaf blower, mower, hedge trimmer, saw, or similar device, that can be heard inside any home in the vicinity, prior to 7:00 a.m. or after 5:00 p.m.

****BELLASERA CLASSIFIEDS****

Male house cat: Neutered & declawed (all 4 feet). "Buddy" is a great companion. Cat allergy requires us to find him a new home. Please call **Diana Brockhagen, 602-741-8446**.

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1. Wrought Iron Chaise Lounge (2) with matching table and 4 chairs
 2. Stain Glass tools, grinder, glass, with work station
- Call **Leon** or **Virginia, 480-575-7837**.

Looking for a Mah Jongg player for Thursday afternoons. Call **Marge** at **480-575-1776**.

Kitchen Set - Excellent Condition. 48" round glass table top with black wrought iron base. 4 chairs with black wrought iron and black and tan print material on chairs with wheels. \$425. Please call **Sheila** or **Mel Lavin, 480-473-0348**.

1996 Mercedes 500SL
Excellent condition, All black
Both tops, Low miles - \$22,500
480-219-4943 or **303-947-7183**

Got something to buy, sell, want, give-away, etc.?

Do business within the community. Send in a classified ad.

*E-mail yours to <editor@azbellasera.org>, or FAX to **815-333-2268**.*

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.

IN THE NEIGHBORHOOD

A new Safeway gas station is now under construction in the Summit Shopping Center. It'll be located west of the Safeway store, and just south of the Heard Museum North that opened on June 30.

The new AJ's Marketplace in the Scottsdale North Marketplace is scheduled to open in mid-November.

BELLASERA NEWSLETTER VIA E-MAIL

This newsletter is available via e-mail instead of paper delivery by the Post Office. To get yours each month, send an e-mail request to: newsletter@azbellasera.org.

BELLASERA COMMUNITY DIRECTORY

The Communications Committee has e-mailed the August 2007 Bellasera Community Directory to all residents that have an e-mail address in the directory.

The Adobe Acrobat encrypted directory file will be sent as an attachment to an e-mail message to all others that request a copy by e-mail: directory@azbellasera.org.

This year's community directory will only be available in this electronic format.

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, 480-330-7109.

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, October 1.**

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 85266-2701

Community Manager : Marshall Chess <mchess@aamaz.com>
Administrative Assistant: Earlene Morgan <emorgan@aamaz.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

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 (prospective)

Paul Anetsburger, *Trish Dixon*, Robert Miller, David Redman

Communications

Keith Christian, Pat Manion, Joe McDade, Shawn Meyer, Emily Shriver

Modifications

Anne Chernis, Jean Grutta, *Roy Kurtz*, Dottie Schultz, Bob Shriver

_____ indicates committee chairperson