

Bellasera Neighborhood News

January 2010

Electronic Edition

azbellasera.org

Eight Pages

Beginning a New Decade

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Compliance With Governing Documents

—By **Chuck Roach**

A comment by one of our residents at our recent Board meeting caused me to provide an overview of the process we must go through by law to encourage compliance with our Governing Documents (primarily the CC&Rs and Design Guidelines). The Chairman of our Communications Committee suggested I repeat some of my comments in this column.

While the Board, our Community Manager, and some of our residents can become frustrated at the length of time a violation continues, many violations are resolved with our first Courtesy Notice. However, if a resident disagrees with the violation or simply decides not to comply, the process can be strung out for a lengthy period of time. The law gives a resident 10 days after the initial notice to respond. After receipt of the response, the Association has ten days to provide a written explanation of the violation and other information, including what the resident must do to contest the notice. The resident then has the right to petition for a hearing, which is set by the Board. In many cases, the Association doesn't receive a response to the Courtesy Notice and will then send out a second letter imposing a fine for the uncorrected violation. In some cases, we still don't receive a response. The third notice imposes a second fine and we usually hear back at this point. In some cases, the resident is either traveling or is not a permanent resident and for various reasons hasn't received the notices. When we finally hear from them, we do our best to work with them on getting the violation resolved. I should mention here that if the property is in bankruptcy or foreclosure, a whole new set of problems and delays crop up.

Our primary mission in enforcing the Governing Documents is to gain compliance on a voluntary basis. It is not to punish our residents in a heavy-handed manner. However, when it is clear a resident is aware of the violation and still refuses to comply, it is sometimes necessary to impose fines to gain enforcement.

The Association has the option of attempting to resolve the matter itself and billing the resident or filing a lawsuit. Both of these approaches are potentially costly and very contentious. So far, the Association has not had to resort to these approaches to gain compliance. I hope we never will!

Chuck Roach, crpr797@msn.com, is the President of the Bellasera Board of Directors

Meeting Notices

Board of Directors will meet on **Thursday, January 14**, for a study session, and on **Thursday, January 28** for their regular meeting. Both begin at **6 p.m.**

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

Building and Grounds Committee will meet on **Tuesday, January 5**, at **4 p.m.**

Communications Committee will next meet on **Wednesday, January 27**, at **8:30 a.m.**

Modifications Committee will meet on **Tuesday, January 12**, at **3 p.m.** Applications must be received in the Community Manager's office no later than **12:00 noon, Wednesday, January 6**, to be eligible for review at this meeting.

Social Committee will meet on **Tuesday, January 12**, at **6 p.m.**

Burglaries in Bellasera

Four burglaries were reported in Bellasera during December. There was a vehicle vandalism incident reported as well.

Be Alert.

Watch for suspicious persons or activity and report them immediately to the Scottsdale Police Department, **480-312-5000**.

Residents are encouraged to ensure all outside lights are working, and when you're away from home, leave a light on. Check to make sure your home intrusion alarm is working to your preference.

Bellasera resident **Mike Simpson**, a recent victim of one of these crimes, has provided lessons learned from his experience:

- 1) Even though the house alarm was armed, no windows or doors were opened. The burglars broke the sliding glass door in the bedroom, then entered and exited through the shattered portion of the door. There is a motion detector on his system, however it is located in the family room. Lesson 1: if you have a system, install a motion detector in every room that has items of value -- specifically the master bedroom.
- 2) Lesson 2: Move your jewelry. The burglars went right for the bed stand, the closet drawers, dressing area drawers, and then left. They were not apparently interested in electronics or anything else. They wanted to stay light and not have to carry any large items. As with most others, the jewelry was stored in predictable places.
- 3) Lesson 3: If you happen to have a gun next to your bed, you have armed your burglar. It was probably the first set of drawers they opened in Mike's home.

Christmas Tree Roundup

Scottsdale's citywide Christmas Tree Roundup takes place **January 11-15**. Please have your Christmas tree curbside by **5 a.m.** on the morning of **Monday, January 11**. Remove stands, lights and ornaments. No artificial trees will be collected. If you miss the tree roundup, you can drop off your tree between 7 a.m. and 2 p.m. Saturday, January 16, at either Scottsdale Ranch Park, 10400 E. Via Linda, or Eldorado Park, 2311 N. Miller Road. All trees collected will be turned into compost or mulch. For more information, call **480-312-5600**.

December Weather In Bellasera

(December 1—December 29)

Highest temperature: **65**

Lowest temperature: **30**

Rainfall this month: **1.49** inches. Since January 1, **6.56** inches.

Bellasera Community Activities

Water Aerobics

We will start at **11:00 a.m.** and end at noon, every **Monday, Wednesday** and **Friday** throughout the winter months. The water temperature is 84 degrees and you can borrow a DVD to view the underwater steps. Just call **Janet Biondo, 480-488-0259**.

Monday Night Yoga

Experience the amazing benefits of Yoga - right here in Bellasera! Bring more strength, flexibility and inner calm to your life! Come to Monday night Yoga! It's from **6:00 to 7:15 p.m.** at the clubhouse. No class - January 18 and January 25. Class fee \$10 - first class free. Questions? Contact **Marci Sheer, 480-488-3426, youryogamarci@gmail.com**.

Hikers

December's hike on the Overton trail followed by lunch in Cave Creek made for a pleasant day. Everyone enjoyed the hike and the weather. We missed many of you.

For January we are going to try a hike which I believe will be new to all of us. This hike was recommended by **Marilyn Schrab**, a volunteer at Pinnacle Peak Park and a long time resident of the area. We will take the Camp Creek Falls hike. The hike is about 3 miles round trip with minimal elevation gain and ends in a waterfall which actually runs most of the year. (We will see!) The trailhead for this hike is along the road out to Seven Springs. I am planning to explore the trail prior to the hike and will give you an update after that. Meanwhile, put the date, **Wednesday, January 20**, on your calendar. We hope to see everyone there. (Information on this hike is available on www.hikearizona.com.)

We will plan on a trail snack at the falls and leave lunch plans open for now. More on that later.

We will meet at **9:00 a.m.** on **Wednesday, January 20**, at the clubhouse. Watch the weather and remember water, sunscreen, and trail snacks as appropriate. There will be a sign-up sheet in the clubhouse, or you can e-mail **Don Bowman, dgbebb@cox.net**, to let me know if you can join us.

Poker

Poker is meeting on **Tuesday** evenings at **7:00 p.m.** Everyone is welcome. Call **Bruce, 480-575-7286**, if you have questions or want to play.

Bellasera Golf Season

Bellasera golfers continue to play on **Tuesday** mornings. Contact us if you wish to play. Terry Moore, **480-488-0861**, or **Stew Metosky 480-575-7480**.

Bellasera Brown Bag Book Club

Bellasera Brown Bag Book Club will meet on **Wednesday, January 20**, at **noon** in the clubhouse. We will discuss "Shanghai Girls" by **Lisa See**. Start the New Year with a good book and join us! Don't forget your brown bag lunch. Any questions, contact **Karen Moore, kkmooresbcglobal.net**.

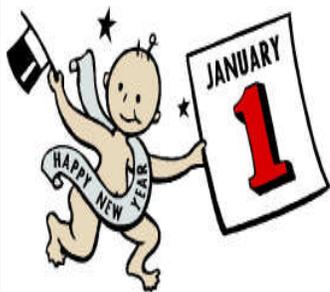
Social Committee Activities

Adopt A Family

Three families received their entire wish list and then some thanks to the generosity of many Bellasera residents. Thanks to all who helped these under-served families celebrate the holiday with hope, joy and your plentiful gifts.

Food Drive Success

Thanks also to the many food contributions received for our 1000 pound 2009 Food Drive. While we exceeded last year's collection, we were shy of our goal by less than half. We collected 630 pounds of food which is an impressive amount.



Social Committee starts New Year's with a complimentary **Holiday Brunch** for all residents.

Please join your neighbors in welcoming in the New Year and enjoy a fully catered brunch hosted by the Bellasera HOA. If you plan on attending the annual New Year's brunch, please sign the reservation sheet at the clubhouse. Brunch is **January 1**, from **1 - 3 p.m.** We hope to see you there. As with all events, soft drinks **ONLY** are provided by Bellasera. Residents are welcome to bring other beverages of their choice. We hope to see you there.

Bunko - January 12, 7 p.m. \$5 per player includes prizes and dessert. Sign up sheet at the clubhouse.

Luncheon

Start the New Year in style for our January luncheon on **Thursday, January 21 at 12 noon** at the Crescent Moon in the Four Seasons Resort at 10600 Crescent Moon Dr. off of Alma School Rd. Sign up at clubhouse. Any questions, contact **Karen Moore, kkmoore@sbcglobal.net**.

Socrates Cafe

January 21, 7 p.m. Socrates Cafe is the home of lively discussion. Bring the "burning issues" that you would like to discuss. Talk, listen and learn with your neighbors about issues that affect us all.

Casino Excursion - Wednesday, February 3, 9 a.m. - 1:30 p.m.

A half day casino excursion is planned for early February at Casino Arizona on McKellips and the 101 Freeway. A complimentary motor coach will pick up residents at the clubhouse parking lot at **9 a.m.** Once at the casino, residents will have four hours to enjoy the casino and all it has to offer - black jack, slot machines, Keno, etc. The casino is quite nice and features several eating options from an extensive buffet, informal cafe and a table service restaurant. The group package includes the following: \$10 cash back coupon, a \$5 food coupon, \$10 Blackjack match play coupon and membership in the CASHBACK Players Club. Sign up sheets are available at the clubhouse.

Bridge Instructor

The Social Committee is seeking a bridge instructor to teach beginners weekly. Also, anyone interested in learning bridge, call **Myrna Levin, 781-710-8503**.

Mark your calendar for upcoming events –

February 20 – Wine Tasting event

March 13 – St. Patrick's dinner

April 17 – Chili Cook Off and Country Western dancing

May 8 – Cinco de Mayo dinner

Note - The next Social Committee meeting is **Tuesday, January 12, 6 p.m.**, at the clubhouse.



January in the Garden

—By *Pauline Marx*

Shrubs

As we celebrate New Years, January is a good month to take a critical look at your garden, especially the utilization of shrubs. If you are new to our beautiful community or are planning a new area in your garden, think about the shrubs that you have or might want to plant. Shrubs are normally permanent parts of a garden and, except for trees, are the largest plants that you will invest in. Like trees, they set the tone and style in the space in which they are planted. To help you decide which shrubs to choose, the following questions should be considered.

1. Do you want the shrubs to hide anything?

If yes, be sure that they are large enough to screen whatever it is that needs to be hidden. To judge how large a shrub needs to be to hide something outside the yard, like a neighbor's window or a terrible view, take a long stick or pole and hold it up in the area where you intend to plant the shrub. It will give you an idea of how tall your shrub needs to be or grow to accomplish its job.

2. Do you want it to bloom at a particular time of year?

Many shrubs are wonderful flowering plants as their blooms become the highlights of a garden. If a shrub is especially colorful, consider planting it where it will be seen, either up close or as part of a view. Have a large shrub rise up over a large boulder, wall, bench or other substructure so that it appears to peek and invite you to go see it.

3. Do you want to use shrubs to define space in the garden?

One of the ways to make a small space look larger is to create visual barriers that prevent you from seeing it all at once. These are sometimes called garden rooms. Other, simpler applications could be just a matter of making you walk around a shrub to get to the side yard or putting a dense layer of shrubs behind the patio so that you have to walk around them to see what is behind them.

4. Are the choices you made compatible with all the rest of your garden or your area?

Give some thought to the exterior of your home and the style of your yard and garden. Nothing looks more ridiculous than immense towering shrubs over a small house and yard or tiny neat shrubs lining the driveway of a naturalistic yard.

Finally, choose plants that are adaptable to our desert environment. Ensure that they do not require excessive amounts of water when they mature and have sufficient heat and cold tolerance for our area.

January Reminders

- Do not fertilize this month.
- Do not prune this month

Happy New Year!

Bellasera resident **Pauline Marx** is an Arizona Master Gardener. For questions about plants, you may call, **480-575-0404**, or e-mail, **PlantPerson@cox.net**, her.

Community Calendar—January 2010

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday 1	Saturday 2
Brush & Bulk Collection Week					New Years Day Brunch 1—3 p.m.	
3	4 Fitness 7 a.m. Water Aerobics 11 a.m. Yoga 6 p.m.	5 Golf Building & Grounds 4 p.m. Poker, 7 p.m.	6 Fitness 7 a.m. Water Aerobics 11 a.m.	7	8 Fitness 7 a.m. Water Aerobics 11 a.m.	9
10 Christmas Tree Roundup Week	11 Fitness 7 a.m. Water Aerobics 11 a.m. Yoga 6 p.m.	12 Golf Modifications 3 p.m. Social 6 p.m. Bunko, 7 p.m. Poker, 7 p.m.	13 Fitness 7 a.m. Water Aerobics 11 a.m.	14 Board Study Session 6 p.m.	15 Fitness 7 a.m. Water Aerobics 11 a.m.	16
17	18 Fitness 7 a.m. Water Aerobics 11 a.m.	19 Golf Poker, 7 p.m.	20 Fitness 7 a.m. Hike 9 a.m. Water Aerobics 11 a.m. Book Club 12 noon	21 Luncheon 12 noon Socrates Café 7 p.m.	22 Fitness 7 a.m. Water Aerobics 11 a.m.	23
24/31 Brush & Bulk Collection Week (Jan 31)	25 Fitness 7 a.m. Water Aerobics 11 a.m.	26 Golf Poker, 7 p.m.	27 Fitness 7 a.m. Communications 8:30 a.m. Water Aerobics 11 a.m.	28 Board of Directors 6 p.m.	29 Fitness 7 a.m. Water Aerobics 11 a.m.	30

****Bellasera Classifieds****

3 barstools from the Copenhagen store. Teak, backrests, black suede seats. Absolutely like new. \$75.00 for the three. **Lee Gurvey, 480-575-8490.**

Could you use some assistance with a project? Errands? General Concierge? House Sitting? Home Organization? Dog walking? Other task? Contact Resident Personal Assistant **Keli Ballinger, 77thway@gmail.com, 617-308-4229.** *Excellent References and Recommendations from Fellow Bellasera Residents* Your Trusted Source for Making Life a little more simple.

Need storage space close to your home? Long term, short term, private entrance. Call your neighbor : **Maya Hazan, 480-292-8282.**

Got something *to buy, sell, want, give-away, etc.?* Why not do business within the community. Send in a classified ad — *it's affordable, in fact, it's free.*

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 are not accepted; Editor reserves the right to edit or reject any ad.

Newsletter Copy 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, December 28**, with the next pickup the week of **February 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, **480-312-5600.**

BELLASERA COMMUNITY ASSOCIATION

**7350 E Ponte Bella Dr
Scottsdale AZ 85266-2701**

**Office: 480-488-0400
Security/Front Gate: 480-488-3663**

Internet Web Site: azbellasera.org

**Community Manager : Viola Lanam, vlanam@aamaz.com
Administrative Assistant: Sharon Foxworth, sfoxworth@aamaz.com**

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- 906-4940**
AAM, LLC Emergency : **602-647-3034** or toll free **866-553-8290**

Board of Directors

board@azbellasera.org

President—**Chuck Roach, crpr797@msn.com**

Vice President—**Dennis Carson, dmcarson@q.com**

Secretary—**Bob Shriver, ra_epshriver@hotmail.com**

Treasurer— **Ted Dixon, teddixon@aol.com**

Director—**Anna Ingram, bananarama49@msn.com**

Director—**Hope Kirsch, hnk@kgklaw.com**

Committees

Budget & Finance

Ted Dixon, *Clayton Loiselle*, Carlton Rooks, Charles Schroeder, Paul Snyder

Buildings & Grounds

Paul Anetsberger, *Trish Benninger-Dixon*, Anna Ingram, Robert Miller

Communications

Keli Ballinger, Dennis Carson, *Keith Christian*, Joe McDade, Emily Shriver

Modifications

Jim Gleason, Stanley Green, Craig Johnson, Bob Shriver

Social

Suzanne Guyan, Myrna Levin, Darlene Locke,

Cheryl Renaud, JoAnne Seres, Marci Sheer, Vicki Snyder

—— indicates committee chairperson