

Meeting Notices

Board of Directors will hold their regular monthly meeting on **Thursday, February 24**, at **2 p.m.**

Budget and Finance Committee will meet on **Wednesday, February 23**, at **1:30 p.m.**

Building and Grounds Committee will meet on **Tuesday, February 8**, at **2 p.m.**

Communications Committee will meet on **Wednesday, February 9**, at **8:30 a.m.**

Modifications Committee will meet on **Tuesday, February 8**, at **3 p.m.** Applications must be received in the Community Manager's office no later than **Thursday, February 3**, at **12 noon.**

Social Committee will meet on **Tuesday, February 15**, at **6 p.m.**

Bellasera Personality Profile — Janet Biondo

—*By Emily Shriver*

Janet Biondo is an exuberant person, and in one fascinating hour I learned how, through will and determination, she created business projects and began her own artistic travel. Born and raised in Brooklyn, NY she early on began her own artistic adventures, learning how to make charming art objects for the home. She turned her garage into an art, antiques and consignment shop. Her art objects and jewelry designs eventually led her to selling them to other stores and businesses. She also was a realtor for 25 years.

Coming to Arizona from Long Island for the sun and leisure life, **Janet** and her husband **Frank** kept their productive art life on course by painting, photography and, in **Janet's** case, creating stain glass objects that enhance the Southwestern way of life. Bellasera's clubhouse and pool area was perfect for a retired lifestyle and for doing creative projects such as art promotions for artists in our community. In addition, **Janet** encouraged and is continuing the long-running water aerobics activity. A resident for ten years, **Janet** plans on staying in Bellasera as long as she can to enjoy the weather and great neighbors.

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, 480-463-4745.**

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, February 7**, with the next pickup the week of **March 7**.

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.**

Water Aerobics

Water Aerobics continues on **Monday, Wednesday, and Friday**, now from **11 a.m. to 12 noon**. Water is heated to 82 degrees. If you care to join us, call **Janet, 480-488-0259**, for a DVD of underwater camera shots.

Beginners Yoga

Judith Zeiger is teaching a Beginners Yoga class each **Monday** from **9:45 a.m. until 10:45 a.m.** in the clubhouse. If you would like to join the group please contact **Judith, 480-575-7286, jazeiger@cox.net**. Bring a mat if you have one. Come to yoga and then join the Water Aerobics group right after yoga.

Pilates Classes

Pilates is a gentle but extremely effective method of reaching over-all all core strength, balance and muscle tone with noticeable results. You will lose weight while converting body fat into lean, long, toned muscles; and improve your overall well-being and appearance. **Dona Perreault** is the instructor and you may reach her at **480-392-6566** or **dperreau@telus.net**. Classes are held **Monday and Wednesday at 5:00 PM and Saturdays at 9:30 AM**. All classes are held in the Activity room at the Clubhouse.

Brown Bag Book Club

Each person will select a biography of their choice this month and then share it with our group. We should get many interesting and varied results. Everyone is welcome. We will meet on Wednesday, February 16 at noon in the clubhouse — don't forget your lunch. Contact **kkmoore@sbcglobal.net**

Golf

The Bellasera golf group continues to play each week (usually on Tuesdays). Golfers who are not on our regular e-mail list can contact us at **bellaseragolf@yahoo.com** and we will include you in our regular weekly notices of time and place. These usually go out on Wednesday, and we need a response by Sunday so we can tell the golf course how many tee times we will need. Contact us if you are interested in playing.

Hikers

If you were unable to join us for the January hike, you missed a very pleasant hike into the McDowell Sonoran Preserve. We followed the Quartz Trail and the Lost Dog Trail to the Taliesin Overlook. The weather was near perfect and the view from the overlook made for a nice lunch spot.

For February, I think it is time to get out of town and try a new trail. We will drive to Sedona and hike the "Doe Mountain" trail. This is a fairly short hike (about 2.5 miles round trip) with a climb of about 550 feet. The beauty of the hike is that it takes us to the top of a mesa where we can walk the entire rim. This provides 360 degrees of views around the Red Rock Country. I am sure that everyone will enjoy this one. (For more info, look up "Doe Mountain" on the **www.hikearizona.com** web site.) We will plan on having a snack on the top of the mesa and then stopping for lunch back in Sedona.

I am scheduling the hike for **Friday, February 18**. Since this hike will involve a drive of more than an hour, I am setting our departure time at **8:00 a.m.** I hope many of you can join us. We will meet at the clubhouse. Watch for further information. There will be a sign-up sheet in the clubhouse, or you can send me an e-mail at **dgbebb@cox.net** to let me know if you can join us. **Don Bowman, 480-948-9814**.

January Weather In Bellasera

(January 1—January 27)

Highest temperature: **68**

Lowest temperature: **24**

Rainfall this month: **0**

Since January 1: **0**

Social Committee Activities

Luncheon

Thursday, February 17, noon at LV Bistro, Scottsdale Princess, 7575 E Princess Drive
Sign-up sheet at clubhouse

Monument Valley Sightseeing Trip

Seats are filling up fast for this private group trip to Canyon de Chelly

March 21-23

Sign-up sheet at clubhouse

See flyer on page 5 for further information

Next Committee Meeting is Tuesday, February 15 at 6p.m.

Bellasera Homeowner's Solar Electric Evaluation – Year 1

--By Marci Sheer

I want to share with you the results of my first year of having Solar Electric Panels on my roof.

In 2009 I interviewed several solar companies and chose to have 3.78 DC Watts installed on the roof of my home. I did not choose the least expensive offer but rather focused on the quality of the panels and the experience of the installer. I did not choose to have it installed at the highest efficiency but rather have the installation go inline with my roof. (So it wouldn't be an eye sore to my neighbors.) Sixty-four percent of the cost of my system was covered by the APS credit, Federal and State Tax rebates. The net cost to me was \$10,400. The system went operational the last week of 2009. My APS bills for my 1964 square foot home with casita in 2009 were \$1400. In 2010 my APS bills were \$300. Of which \$240 was for required service fees. I received a credit from APS for \$53 for excess peak time energy that my system generated in 2010 thus dropping my electricity cost for 2010 to a whopping \$7.

I have been quite happy with my decision. I'm thrilled to be creating energy from the sun and using it to power my home. My system reports that I have reduced my carbon footprint by 11,000 pounds of CO2. If you have any questions please feel free to call or email me – **Marci Sheer, 480-488-3426** or **findingmarci@yahoo.com**.

Remembering Wayne Blasutta

On Saturday, January 8, **Wayne Blasutta**, passed away in his home after a nearly 20 month battle with a brain tumor, glioblastoma multiforme (GBM).

Wayne was a best friend, soul mate and loving husband to **Barbara Blasutta**. He had been a Bellasera resident since 2002.

He lived a full life, traveled extensively, and was able to socialize with friends until 1 week prior to his death. Hospice of the Valley provided excellent hospice care during his final week and donations to Hospice of the Valley can be made in his name: **www.hov.org**.

He will be deeply and sincerely missed.

BEST GROUP TOURS ARIZONA



CANYON DE CHELLEY

MARCH 21, 22, 23rd

2 NIGHTS / 3 DAYS

BREATHTAKING ARIZONA SCENERY AND FASCINATING CLIFF DWELLINGS

DISTINCTIVE ARCHITECTURE, ARTIFACTS AND ROCK IMAGERY ARE ALL REMARKABLY PRESERVED, PROVIDING A PEEK INTO THE LIVES OF THE CANYON'S EARLIEST INHABITANTS

FULLY ESCORTED TOUR

2 NIGHTS BED & BREAKFAST ACCOMMODATION, HOLIDAY INN CANYON DE CHELLEY & GOULDINGS LODGE AT MONUMENT VALLEY

SIGHTSEEING THRU PETRIFIED FOREST, HUBBELL TRADING POST, CANYON DE CHELLEY, MONUMENT VALLEY

LUNCH AT HISTORIC LA POSADA HOTEL, WINSLOW (Not Included)

Fully Inclusive Price:- \$229 per person (Double Occupancy) \$329 (Single) Includes Roundtrip Motor Coach transportation, 2 Nights Accommodation with Breakfast, Tour Guide, Driver Gratuities (30 minimum group number)



February in the Garden

—By *Pauline Marx*

Our recent cold weather resulted in a lot of frost damage which is obvious as you drive around our beautiful community. Although the damage may appear to have killed a number of plants in your garden, it is usually not the case. 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, that is the time to prune it back to about 1-3 inches from the base.

Many native plants will show no harm from the cold.

Now, let's turn our attention to more spring-like gardening such as growing tomatoes here in the valley and watching out for hungry insects.

Tomatoes

Most of us who moved to the valley from another area of the country remember growing delicious, juicy tomatoes and have met with limited success here. Usually the problem is that they are planted at a different time than other gardening zones. Here in the desert, the plants need to establish themselves before hot weather sets in. So, you need to adhere to the following guidelines.

1. Transplant Early- Tomatoes grow well here but they need to be transplanted early enough to develop deep root systems, flower, and set fruit before hot weather sets in. This means that the time to transplant tomatoes is mid-February to mid-March so they will grow in optimal temperatures. They grow best in temps of 70 to 90 degrees but can tolerate both lower and higher temperatures for short periods of time.

2. Beat the Heat- Time tomato growth so that flowering occurs before it is too hot. Flowers begin to suffer in extended temperatures over 90 degrees and pollen begins to die at temperatures over 95 degrees. Temperatures over 104 degrees for more than 4 hours cause flower formation to abort. In addition, night temperatures over 75 degrees reduce flowering and fruit set.

3. Spray Often- Another important factor affecting fruit set is humidity. Spraying plants with water often helps raise humidity around the plants when temperatures are 90 to 100 degrees and night temperatures are less than 75 degrees. Spraying also discourages many insects but the benefits are lost when the daytime temperatures are much more than 100 degrees and the nighttime temperatures are greater than 75 degrees.

4. Fertilize Appropriately- Many gardeners feed tomatoes heavily, especially nitrogen rich fertilizer. But an overabundance of nitrogen can be harmful to tomatoes and affect fruit set. To judge whether your plants have adequate nitrogen or not, examine the stem as it should be about ½ inch in diameter. If it is much smaller, additional nitrogen is required. Conversely, if it is much larger, there is already an oversupply. Nitrogen encourages leaf and top growth often at the expense of the fruit.

Insects

Even though the weather is cool, it will soon be time to be on the lookout for insects, both good and bad. Here are a few early arrivals:

1. Aphids- Watch for aphids around new growth or on emerging buds. Spray with a strong jet of water or use a soapy water spray (1 teaspoon Dawn dishwashing liquid teaspoon to 1 gallon of water).

2. Thrips- These will appear on flower buds of roses and mar the flower or its outer petals. They require no control unless you plan to enter your roses in a show where perfect plants are required. Otherwise the damage is only cosmetic and won't affect the plant.

3. Ladybugs and Green Lacewings- These will appear later this month. These natural predators of aphids are voracious and will help keep them under control.

Watch for a powdery mildew which appears as small blisters in leaves followed by white, web like patches that rub off. A spray made of 1 teaspoon of baking soda, 1 teaspoon of dishwashing liquid and a gallon of water is highly effective.

Bellasera resident **Pauline Marx** is an Arizona Master Gardener.

(If you have a gardening question, please contact the Maricopa County Cooperative Extension Service at **602-827-8200**)

Community Calendar—February 2011

Sunday	Monday	Tuesday 1	Wednesday 2	Thursday 3	Friday 4	Saturday 5
6	7	8	9	10	11	12
Brush & Bulk Collection Week	Yoga 9:45 a.m. Water Aerobics 11 a.m. Pilates 5 p.m.	Building & Grounds 2 p.m. Modifications 3 p.m. Poker 7 p.m.	Communications 8:30 a.m. Water Aerobics 11 a.m. Pilates 5 p.m.		Water Aerobics 11 a.m.	Pilates 9:30 a.m.
13	14	15	16	17	18	19
	Yoga 9:45 a.m. Water Aerobics 11 a.m. Pilates 5 p.m.	Social 6 p.m. Poker 7 p.m.	Water Aerobics 11 a.m. Book Club 12 noon Pilates 5 p.m.	Luncheon 12 noon	Hike 8 a.m. Water Aerobics 11 a.m.	Pilates 9:30 a.m.
20	21	22	23	24	25	26
	Yoga 9:45 a.m. Water Aerobics 11 a.m. Pilates 5 p.m.	QuickPass Meeting 6 p.m. Poker 7 p.m.	Water Aerobics 11 a.m. Budget & Finance 1:30 p.m. Pilates 5 p.m.	Board Meeting 2 p.m.	Water Aerobics 11 a.m.	Pilates 9:30 a.m.
27	28					
	Yoga 9:45 a.m. Water Aerobics 11 a.m. Pilates 5 p.m.		7			

****Bellasera Classifieds****

"ALL ABOUT CLEANING", Quality Home Cleaning Service. 2 Hrs/2 Cleaners \$89. Window Cleaning and House Sitting service. Professional and reliable. Owner-Manager "Bellasera Resident". Please visit our website: www.AllAboutCleaningArizona.com. Call **Maria Dixon** for an appointment: **480-422-3168** (office) or **480-206-5237** (cellular).

3 Ivory Hunter Douglas Silhouette Window Shades in excellent condition. Two measure 59 1/8" W X 72" L –the other is 59 1/2" W X 72"L. Fit in the Living and Dining Room windows of the Bellasera Sapphira Model. \$1800.00 New. Asking \$500.00 or best offer. Can view the shades at this link:

<http://www.hunterdouglas.com/our-products-detail.jsp?id=1> Call **Chris, 612-396-3865**.

Wanted: Ladies left-handed golf clubs. I'm ready to update my starter set. Call **Myrna, 781-710-8503**.

Your resident handyman is back at it again! When you have need of a qualified person to make repairs at reasonable prices just call **Grant Ingram, 480-980-3889**. I'll be happy to provide many good references from fellow residents.

Casio electronic keyboard and stand. 61 key, 120 rhythms 100 programmed tunes including holiday songs. Like new. \$100. **Emily Shriver, 480-595-5728**.

FINALLY, while you are away on business, vacations or unexpected emergencies there is no need to worry about your pets. Why have the worry of finding a friend, family member or neighbor to care for your pet when you travel? You can travel with a feeling of security knowing that your pets are cared for by a trustworthy and compassionate pet sitter. Overnights are available!

*There is NO EXTRA CHARGE FOR MULTIPLE PETS. I don't believe in charging you extra just because you may have 2 dogs/ cats instead of 1. The more the merrier! *There is NO EXTRA CHARGE FOR HOUSE/PLANT CARE. I am only too happy to get your mail or water plants. Just ask! "YOU GO ...I STAY" Pet Sitting is only offered to Bellasera residents. Just call **Cheryl, 480-544-9273**.

Many years of experience as an educator with a prestigious national award of exceptional teacher I am excited for my next career: Medical Assistant. Graduated with Honors and certified (AAMA). **Maya, 480-292-8282, 5508happynow@gmail.com**. Any leads will be gratefully appreciated.

Rides to the airport for \$40 one-way, \$75 roundtrip. Contact Bellasera resident **Todd, 480-246-4013, arizonacourier10@gmail.com**.

5 Pc. Sectional w/2 recliners & sleeper camel leather. LazyBoy recliner. 5 Pc. Dinette, glass top, 4 matching bar stools. Queen Sleigh bed, 2 night stands, armoire mah.ETC. Call **Harold, or Pat, 480-595-8395**.

Dining Room Chandelier with matching Sconces For Sale - Bronze finish with ivory glass domes facing upward. Chandelier has 5 lights and Sconces have 2 lights each. Excellent condition - \$250. Also, fabric Loveseat for sale, green tones - \$100. Pictures can be emailed. Call **Jeannine, 480-264-6002**.

Want to sell your "good stuff" (valued at \$100 or more) on e-bay? Let my son do it for you. He will take photos, handle the ad and the shipping. His fee is only 25%. He just sold my sterling flatware; so I heartily recommend him. Call me if you want him to get in touch with you. **Janet Biondo, 480-488-0259**.

Paprika (a sweet 12 pound apricot poodle) is looking to keep someone company during the work day. Could it be you? If you could benefit from an animal companion during the day Paprika would love to spend some time with you. Please call **Marci Sheer, 480-488-3426**, to discuss.

Got something to buy, sell, want, give-away, etc.? Do business within Bellasera. Send in a classified ad — it's very 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.

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—**Dennis Carson, dmcarsen@q.com**
Vice President—**Susan Loiselle, shloiselle@cox.net**
Secretary—**Anne Chernis, morvac@cox.net**
Treasurer— **Ted Dixon, teddixon@aol.com**
Director—**Anna Ingram, bananarama49@msn.com**
Director—**Bruce Martin, marbru@cox.net**

Committees

Budget & Finance

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

Buildings & Grounds

Paul Anetsberger, *Trish Benninger-Dixon*, Anne Chernis, Bob Huff, Robert Miller

Communications

Keith Christian, Bruce Martin, Joe McDade, Emily Shriver

Modifications

Jim Gleason, Stanley Green, Anna Ingram, Craig Johnson, Bob Shriver

Social

Denise Attard, Dennis Carson, Jeannine Dittoe, *Suzanne Guyan*, Marcia Lefkowitz, Myrna Levin,
Carolyn Passero, Cheryl Renaud, JoAnne Seres, Marci Sheer, Vicki Snyder

—— indicates committee chairperson

BELLASERA COMMUNITY GUIDELINES

When we purchased our homes in Bellasera we joined a community and, by accepting Bellasera's governing documents, we agreed to form a partnership with our neighbors to preserve the integrity of our neighborhood.

The following sets forth a summary of the most referred to sections of the CC&Rs and Design Guidelines. This document may not be all inclusive. The rules set forth in our governing documents control if there is any conflict between this summary and our governing documents, therefore, Owners are urged to refer to the CC&Rs (including Use Restrictions), Bylaws and Design Guidelines as well as Bellasera's website at www.azbellasera.org for complete information.

Architectural and Design Standards

All exterior improvements to a home (including but not limited to site work, exterior alteration of existing improvements, artwork displayed on the exterior surface of any residence or in the front yard, fences, signs, antennae, playground equipment, lighting, fences, solar panels, and landscaping) must be in accordance with Bellasera's Design Guidelines and approved by the Modifications Committee prior to the commencement of work. Design Guidelines, modifications applications and submittal procedures are available on our website. **Any condition that exists on a residential property which does not strictly comply with the Design Guidelines will be treated as a violation in accordance with our Violation Policy available on our website.**

Signage

One "security" sign, measuring no greater than 100 square inches, no higher than 18 inches tall and placed no more than 2 feet from the foundation of the home may be installed in the front yard of a residence.

Open House Signs shall not exceed 18 x 24 inches and a sign rider shall not exceed 6 x 24 inches. Open House hours are limited to between 8:00AM and 6:00PM.

For Sale or For Lease signs, shall not exceed 18 x 24 inches and a sign rider shall not exceed 6 by 24 inches.

For Sale, For Lease, Open House signs or directional signs of any kind are prohibited on common area.

Political Signs may be displayed no earlier than 45 days prior to an election nor later than 7 days after an election day on an Owner's property. Signs shall not exceed 24 x 24 inches.

Trash

Trash and recycling containers may not be stored in the front area of any home and shall be placed in the pick up area no earlier than 5:00PM the day prior to pickup and removed no later than 11:59PM the day of pick up. Bulk trash shall be placed in the trash pickup

area no earlier than three days prior to the designated beginning day of the week specified for bulk pickup by the City of Scottsdale. See <http://www.scottsdaleaz.gov/recycle.asp> for more information and schedules.

Lights

All exterior lighting shall comply with the requirements of local ordinances and should be low level and recessed to shield the source of light with a maximum height of 12 inches. Spotlights and floodlights are prohibited unless activated by a motion detector. Garage eave lights shall be controlled by a dusk-to-dawn photo cell. Developer-provided trees in front yard shall be illuminated by uplights or hanging lights from dusk to Midnight daily. Excessive exterior lighting is prohibited. See page 27 of the Design Guidelines for further information.

Flags/Flag Poles

Bellaser's policy regarding the flying of flags and flagpoles is in accordance with Arizona Law and is described in detail on page 29 of the Design Guidelines.

Holiday Decorations

Residents may display religious and holiday signs, symbols, decorations or temporary structures on their property of the kinds normally seen in single-family residential neighborhoods.

Pets

Residents may keep a reasonable number of common household pets only, however, pets which make objectionable noise, endanger the health or safety of, or constitute a nuisance to others or roam free, unleashed will be considered in violation of the CC&Rs. Pet owners are required to remove and properly dispose of pet excrement within the community.

Parking

All vehicles must be parked in garages or driveways and not on the street, except temporarily. Disabled or unlicensed vehicles must be parked in an enclosed garage. One boat or recreational vehicle may be parked in a driveway for a period of time, in the Board's sole discretion, to outfit or unload such vehicle. This paragraph shall not apply to emergency vehicle repairs.

Vehicles required at a resident's home as a condition of employment are allowed as set forth on page 40 of the CC&Rs.

Noise Abatement

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

Gate Card Responders and Clubhouse Access Keys

Residents may purchase new gate responders and clubhouse access keys from the Community Manager. Defective responders and access keys will be replaced at no charge for 60 days from date of issue.

Speeding

The speed limit within Bellasera is 25 miles per hour.

Leasing

Dwelling units may be leased only in their entirety. No fraction or portion may be leased. No structure on a Lot other than the primary residential dwelling unit shall be leased or otherwise occupied for residential purposes. There shall be no subleasing or assignment of leases without prior written consent of the Board of Directors. No transient tenants will be permitted and all leases shall be for an initial term of no less than 30 days. Notice of any lease shall be provided to the Board by the Homeowner within 10 days of execution of the lease. The Homeowner must make available to the lessee copies of the CC&Rs, Bylaws and Use Restrictions. A LEASE CERTIFICATION CERTIFICATE MUST BE COMPLETED, SIGNED BY BOTH HOMEOWNER AND TENANT AND RETURNED TO THE ASSOCIATION PRIOR TO COMMENCEMENT OF THE LEASE.

Bulletin Board

Postings on the Community Bulletin Board must be submitted to, approved and posted by the Community Manager. Postings will remain on the Bulletin Board for 60 days and may be renewed for an additional 60 days. Complete policy available on our website.

Newsletter

The Bellasera Newsletter is published monthly and is available to residents by email or mail. Complete policy is available on our website.

Clubhouse Parking Lot

Overnight parking of vehicles in the parking lot will be allowed for no more than 72 hours only with written permission from the Community Manager. Inhabiting the parked vehicle is prohibited. Violators will be fined \$27 per day.

Clubhouse Dumpster/Trash Cans

The dumpster located in the clubhouse parking lot is reserved for Bellasera Clubhouse use only, shall bear a sign to that effect and the gate shall remain locked. Residents encountering a hardship situation may sign out and receive a key from the guard house for short-term use. The trash cans located outside the clubhouse shall not be used for household garage.

Business Activities

Business or trade activities within a residence is restricted to activities in which a) the activity is not apparent by sight, sound or smell outside of the residence; b) the activity conforms to all zoning requirements; c) the activity does not involve regular visitation of

the residence by clients, customers or other business invitees; and d) the activity is consistent with the residential character of Bellasera and does not constitute a nuisance, hazardous or offensive use, or threaten security or safety of other residents.

Recreational Facilities

Use of the clubhouse, tennis courts, basketball court, and pool as well as information regarding rental of clubhouse facilities may be found in the Recreational Facilities Policy available on our website.

Miscellaneous Violations

- The front or side yard display of statues, sculptures, depictions or artifacts
- Pots, containers, raised planters and hanging baskets outside of the closed areas of a residential yard which do not meet Design Guideline requirements for size, placement, color and material
- Basketball hoops which are visible from the street
- Storage buildings or sheds which are visible from the street
- Clothes lines or clothes poles
- Tents, shacks or other structures of a permanent nature
- Excessive front-yard weeds
- Door-to-door solicitation or placement of unsolicited materials
- Garage doors left open except when entering or exiting the garage
- Storage of rubbish, debris, furniture, etc., which is visible outside the Lot
- Nuisances which are unsightly, unsanitary, offensive. Storage of material which would attract rodents, snakes or would potentially cause fire. Open fires are allowed only when contained in an outdoor fireplace or barbeque unit.
- Discharge of firearms within the community
- Activities which disturb or destroy the vegetation, wildlife or air quality within the community or which result in unreasonable levels of sound or light pollution
- Walls, dog runs, animal pens or fences must be approved by the Modifications Committee