

Bellasera Neighborhood News

May 2011

Electronic Edition

azbellasera.org

Nine Pages

Annual Meeting, Shades, Contractors, New Residents, Dogs

—By *Susan Loiselle*

A warm spring day brought together Members representing 52 residences for our Annual Meeting. Ballots from 205 homes were cast for the election of new Directors and for two ballot issues. President, **Dennis Carson**, and Treasurer, **Ted Dixon**, provided useful information to the members and the Board always learns something new and important from you, and this meeting was no exception. We thanked **Dennis Carson** for his 4 years of stellar service to the community then, regrettably, sent him back to his "real" life. At the Board of Director's meeting which followed, new Officers and committee liaisons were elected, details of which can be found in another section of this newsletter.

We had one disgruntled attendee ... a mother bird attempting to feed her young just behind where the Board was seated. She couldn't stop squawking at us.

Now, as the new Board rolls up its sleeves, following are a few reminders:

Window Shades: The new solar shades in the clubhouse are designed to reduce glare and heat and were chosen not only for appearance but to help us control our air conditioning costs. If you raise the shades while you are using the room, please remember to lower them when you leave. They can only save energy when they are down.

Contractors: Please remind your landscapers and contractors to clean up debris which they leave behind on our streets. Our assessments pay for street sweeping on an as needed basis so, please work with us to keep costs down.

New Residents: When you are just moving into our community, it is often difficult for us to reach you and give you a proper welcome. Please take a few minutes to drop by and visit with **Sharon** in our management office between 8:30 a.m. and 12:30 p.m., Monday thru Friday, or phone our Community Manager, **Viola, 602-288-2664**. We have important information to give you. We're here to help...we just need the opportunity to do so.

Dogs: Off-leash dogs were mentioned at the Annual Meeting and the questions are rolling in. Here's the best answer I can give you: Bellasera does not condone off-leash dog activities in our community. The Scottsdale Police Department has told me that dogs roaming off leash, with the owner's knowledge, outside of the owner's enclosed yard, is a criminal offense. Owners wishing more information or to file a complaint may call the Scottsdale Police Department at **480-312-5000**.

Susan Loiselle, shloiselle@cox.net, President of the Bellasera Board of Directors

Annual Meeting Report

—*By Keith Christian*

On Sunday, April 25, the 93 Bellasera Community Association members who gathered on the clubhouse patio in 88 degree heat were rewarded with good news. Board Treasurer **Ted Dixon** informed the assembled that the Association's quarterly dues in the coming year would remain at the same level as the past two years -- \$520/quarter. More on **Ted's** presentation later.

Outgoing Board President **Dennis Carson** reported on the state of the community – it's in good shape, and on a sound financial footing. He attributed this to the superb efforts of our management staff and the countless hours of deliberations by the community volunteers on the Budget & Finance Committee.

Ted Dixon then briefed the audience on the community's financial posture. Accounts Receivable (monies in arrears owed the Association) peaked last year and have leveled off. He expressed optimism the past due dollar total will continue to decline in the coming year.

He went on to explain the budget goals are to maintain critical services at high quality levels, manage costs from all providers, and examine all discretionary items to determine appropriate levels.

Ted reported that the BCA Reserve Fund is now at 76%, with a targeted level of 80% in the coming fiscal year. Out of each \$520 quarterly assessment, approximately \$155 goes to the Reserve Fund.

Dennis fielded questions that were submitted in writing, and from the audience on the patio. Subjects covered included: delinquent accounts; suggestion to call homeowner prior to mailing violation; guests using the clubhouse facilities; cutoff of funding for the Social Committee; gate transponder tracking; new resident welcome; and cell phone coverage.

Susan Loisel recounted a few of **Dennis'** experiences in his 14 months as President. Following her remarks, he was accorded a well-deserved SO (standing ovation) by the assembled Bellasera homeowners.

The results of the election were reported. **Ted Dixon** and **Gregg Dittoe** were each elected to a two-year term on the Board of Directors. The ballot proposal to amend the Bylaws failed to gain the necessary 184 yes votes: 111 NO, 97 YES.

The total numbers of ballots submitted this year was the largest ever for an annual election in Bellasera.

Following the meeting the newly formed Board of Directors elected their officers for the coming year:

President: **Susan Loisel**

Vice President: **Gregg Dittoe**

Secretary: **Anne Chernis**

Treasurer: **Ted Dixon**

Director: **Bruce Martin**

Keith Christian, editor@azbellasera.org, is the Editor of this newsletter.

Meeting Notices

Board of Directors will meet for a study session on **Thursday, May 12**, and for a regular meeting on **Thursday, May 26**. Both meetings at **2 p.m.**

Budget and Finance Committee will meet on **Thursday, May 19**, at **1:30 p.m.**

Building and Grounds Committee will meet on **Tuesday, May 10**, at **3 p.m.**

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

Modifications Committee will meet on **Tuesday, May 10**, at **3 p.m.** Applications must be received in the Community Manager's office no later than **Thursday, May 5**, at **12 noon**.

Guest Use of Bellasera Facilities

Homeowners are reminded the Bellasera Recreational Facilities Policy requires that homeowners be physically present when guests use our facility. Quoting the policy: "An Owner extending his or her right to use to a Guest/Invitee must be physically present at all times while the Guests/Invitees are using the facility..."

The policy is available on our web site using the following link:

<http://azbellasera.org/docs/BCA-RecFac.pdf>

April Weather In Bellasera

(April 1—April 28)

Highest temperature: **89**

Lowest temperature: **34**

Rainfall this month: **0.68**

Since January 1: **2.55**

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, May 2**, with the next pickup the week of **June 6**.

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**.

—**Resident Reports**

Deer Here

Easter Day around 6:00 p.m. we witnessed a family of four deer behind our house (we back up to the Lone Mountain preserve). It looked like they were trying to get to our pool as they were walking along side our fence staring at the water. When we went outside to take a photo, they scampered off into the preserve. It was an amazing site and one that makes us realize how privileged we are to live here.

-- **Ramona & Daniel Visconti**

Snakes

Last month my dog and I had a "close call" with a rattlesnake in the backyard. I made some telephone calls regarding the snake's removal. Here is what I learned:

If you have a snake in your house or garage, the Scottsdale Fire Department will remove it for you. You should dial the department's non-emergency number, **480-312-8911**.

If the snake is outdoors on your property, you could try the "leave it alone and hope it goes away" approach. If that does not sit well with you, the Fire Department suggests you telephone the Phoenix Herpetological Society, **602-550-1090**. For a \$75 fee, this organization sends a volunteer to pick up the snake and "re-home" it in a suitable location away from your property. The fee, fully tax-deductible, is used to fund education and wildlife programs. When I called, the volunteer arrived within 15 minutes, performed his duty quickly and professionally, and gave me helpful advice on avoiding snake encounters around my home in the future.

—**Jody Wilson**

—**May Personality Profile**

Get to Know: Joan and Steve Wallace

—**By Emily Shriver**

Joan and **Steve Wallace** came to Arizona for sun, work and great living. They have been married for 41 years and have 2 children and after living here decided to earn their real estate licenses together and begin a business. **Joan** began her career in Human Resource Management in Iowa, and in Arizona was Human Resource Administrator for the developer of Desert Highlands and Desert Mountain. She also worked for DMB at DC Ranch. **Steve** has many years experience in Civil Engineering and real estate fields.

Coming to Arizona in 1998, **Joan** and **Steve** settled in Bellasera in 2003. They have seen **Joan's** parents, her identical twin sister, and her two children all settle in the area. Now with the addition of the *quadruplet* grandchildren (1 boy and 3 girls), life is very full! The **Wallaces** spend time at the pool with the 4 little ones – you might just see them having a great time.



May in the Garden

—By *Pauline Marx*

Vegetables

When you think of a vegetable garden, visions of beans, corn, peppers, squash and tomatoes probably enter your mind. However, you might consider some less common vegetables that can be grown in our desert garden which are delicious and have a high rate of productivity. With that in mind, I would urge you to consider the list below.

Amaranth

This is a delectable pot herb whose young seeds are excellent steamed or sautéed. The small seeds are like poppy seeds and, when dried, can be popped like corn. They can also be milled into flour (gluten free!) which will make pastries moister and sweeter. Amaranth leaves can be used in the same way as spinach. These attractive plants like the heat and grow through the summer.

Chayote

The fruit of a plant originally from Mexico and Central America is very similar to squash. It grows as a perennial vine from a tuberous root. Chayote can be used in place of summer squash in most recipes.

Fava Beans

These tan, rather flat beans are one of the most beautiful of all vegetables. They're very popular in Mediterranean and Middle Eastern dishes and grow as a tall multi-stemmed plant over the winter. Beans are held in large pods that arise at leaf nodes up the stalk. They are eaten raw, green, or dried.

Fennel

A plant, originally from the Mediterranean region, has a mild and slightly sweet flavor reminiscent of aniseed or licorice. It is composed of a pale green or white bulb formed from interwoven leaves, and topped with stems decorated with a multitude of feathery leaves. Young bulbs are delicious raw or cooked, and grow easily through the winter or early spring.

Jerusalem artichoke

This is a member of the sunflower family and grows from a tuberous root. It is originally from North America and has a yellow-white flesh covered in a thin edible skin. You'll find it crunchy, juicy and sweet with a delicate flavor. It requires about 120 days from planting to harvest.

Jicama

It is perennial vine that grows from a tuberous root. The crisp flesh of the root is delicious and refreshing and is used in lots of tropical cooking. It can be eaten raw (as a salad, with dips and as an hors d'oeuvre) or cooked. It's harvested about 120 days after planting.

Tomatillo

This fruit is similar to a gooseberry and makes delicious sauces and salsa. It is thought to be originally from Mexico and is related to the tomato, eggplant, bell pepper and potato.

So get out your cookbooks and enjoy!!

If you have any gardening questions call the Cooperative Extension Service at **602-827-8200** or write to them at 4341 Broadway Rd Phoenix, AZ 85040.

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

Community Calendar—May 2011

Sunday 1	Monday 2	Tuesday 3	Wednesday 4	Thursday 5	Friday 6	Saturday 7
Brush & Bulk Collection Week	Yoga 8:45 a.m. Water Aerobics 10 a.m. Pilates 5 p.m.	Poker 7 p.m.	Water Aerobics 10 a.m. Pilates 5 p.m.		Water Aerobics 10 a.m. Bridge 2 p.m.	Pilates 9:30 a.m.
8	Yoga 8:45 a.m. Water Aerobics 10 a.m. Pilates 5 p.m.	Modifications 3 p.m. Building & Grounds 3 p.m. Poker 7 p.m.	Water Aerobics 10 a.m. Pilates 5 p.m.	Board Study Session 2 p.m.	Water Aerobics 10 a.m. Bridge 2 p.m.	Pilates 9:30 a.m.
15	Yoga 8:45 a.m. Water Aerobics 10 a.m. Pilates 5 p.m.	Poker 7 p.m.	Water Aerobics 10 a.m. Book Club 12 noon Pilates 5 p.m. Poker 7 p.m.	Lunch 12 noon Carefree Station Budget & Finance 1:30 p.m.	Water Aerobics 10 a.m. Bridge 2 p.m.	Pilates 9:30 a.m.
22	Yoga 8:45 a.m. Water Aerobics 10 a.m. Pilates 5 p.m.	Poker 7 p.m.	Hike 8 a.m. Water Aerobics 10 a.m. Pilates 5 p.m.	Board Meeting 2 p.m.	Water Aerobics 10 a.m. Bridge 2 p.m.	Pilates 9:30 a.m.
29	Memorial Day	Poker 7 p.m.				

****Bellasera Classifieds****

Professional Window Cleaning. "All About Cleaning." We have excellent feedback from our Window Cleaning service. Reliable, Fair Rates and Always including up to 10 SCREENS FREE. Please visit our website: **www.AllAboutCleaningArizona.com**. Request a quote or make your appointment with **Maria Dixon, 480-206-5237** (Cell) or **480-422-3168**. Licensed-Bonded-Insured.

ROOF TILES NEEDED. Do you know of a company that supplies our roof tiles? We can't find any that are still in business! If you have recently replaced your roof tiles, please let me know. Call **Daniel** at **480-393-7321** or e-mail **viscontid@cs.com**.

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.

Office furniture for sale: several desks (L-shaped, reception, secretary desks). \$200 to \$600. Credenzas, \$50 each. **admin@kgklaw.com**.

Any resident in the audio/video business? We are looking for someone to re-install our equipment or recommend replacements. **Harold Esralew, 480-595-8398, hesralew@cox.net**.

Tools: Power Router w/Bits, Router Table, 7 1/4" Circular Saw w/Blades, Belt Sander, Sabre Saw w/Blades & more. Best Offer. Call **Leon, 480-575-7837**.

Photo Equipment: Canon AE-1 Program 35 MM, 50 MM Lens, 28 MM Lens Wide Angle, 70-150 MM Macro Zoom, 2X Macro-Focusing Teleconverter, Canon 188A Speedlite, Gossen Luna-Pro Exposure Meter & more. Call **Leon, 480-575-7837**.

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

IF YOU WANT TO SELL YOUR VALUABLES ON E-BAY, MY SON CAN HANDLE IT FOR YOU. He will come to your home to take photos of the item you wish to sell; and he will discuss with you all details, taking into consideration your input. He will do the necessary research to determine the approximate value of your item; answer all your questions and give you a signed agreement. He will ascertain shipping costs, which the buyer pays. When the item sells, he will pick it up from you and pack it for insured shipment to the buyer. Payment is guaranteed before shipment, because he uses his "Pay Pal" account. In this way, the buyer's money is deposited into his Pay Pal account before the item is shipped; and the money is released to him as soon as the buyer confirms he has received the merchandise and is satisfied. You receive a check for 75% of the net selling price, after deducting small listing and selling fees from E-bay and a small fee from Pay Pal. (Remember, consignment stores only give you 50% of the selling price.) As he has sold many items on E-bay, I heartily recommend him and feel he will do a good job for you. Call me if you want him to get in touch with you. **Janet Biondo, 480-488-0259**.

We are looking for a tutor for our 8 year old son, three mornings per week for two hours, for most of the month of June. He will be going into third grade next fall. Areas of concentration are the basics: reading, writing, math and science. Please e-mail me if you are interested: **dsumnicht@gmail.com**.

Need some help? **Spencer Eisner**, a responsible 15 year old is available some afternoons and weekends to help with odd jobs, babysitting, yard work, etc. Please call if interested, **480-488-3426**.

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—**Susan Loiselle, shloiselle@cox.net**
Vice President—**Gregg Dittoe, greggdittoe@gmail.com**
Secretary—**Anne Chernis, 34anne@cox.net**
Treasurer— **Ted Dixon, teddixon@aol.com**
Director—**Bruce Martin, marbru@cox.net**

Committees

Budget & Finance

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

Buildings & Grounds

Paul Anetsberger, Gregg Dittoe, Bob Huff

Communications

Keith Christian, Bruce Martin, Joe McDade, Emily Shriver, Dennis Soeffner

Modifications

Anne Chernis, *Jim Gleason*, Stanley Green, Craig Johnson, Bob Shriver

—— indicates committee chairperson