

Bellasera Neighborhood News

November 2011

Electronic Edition

azbellasera.org

Ten Pages + attachments

The President's Column appears on page 2.

Gate Opener Changeover Begins

As many of you are aware we have recently replaced the front and back gate entry readers. The old readers were obsolete and not functioning properly. In addition, our old black transponders (gate openers) have been a continuing problem in that we have almost no accountability of how many old transponders are out there, and who has them. This should not be a surprise to anyone since it was announced at the last annual meeting that we needed to address the continuing problems associated with our old transponders. We now have new transponders that are designed to work with our new readers, and which will allow BCA to bring our system up to the standards in use at other upscale communities in the area. The new readers and new transponders will allow us to closely monitor and control access into the community.

We are now ready to begin the transition from our old transponders to a windshield model that updates our technology and improves our vehicular security. The new transponders will be available beginning Saturday, November 12, 2012. The transition period will continue until March 31, 2012. All old transponders will be deactivated at the Lone Mountain gate beginning February 1, 2012, and all old transponders will be deactivated at the Scottsdale Road gate beginning April 1, 2012.

Our initial transition event will be held on **Saturday, November 12** from **9:30 a.m.** until **4:00 p.m.** This event will be open to BCA Owners purchasing transponders for no more than two vehicles registered in the name of the Owner or a spouse, and full time lessees who have a Lease Certification on file at the clubhouse office. "Owner" is defined in our CC&Rs. Bellasera Owners/spouses and lessees may come to the clubhouse on Saturday to register and purchase up to two of the new transponders, and have them installed on their cars. We will schedule other events later for those who cannot make it to the clubhouse on the November 12, or have more than two vehicles. Also, we are aware that some Owners may wish to purchase additional transponders for vehicles registered to a non-resident family member or guest. We will not be able to handle those requests at the Saturday event, but we will deal with that at a later date.

The transition process involves registering and matching each new transponder (with proper identification) to the Owner and their registered vehicle(s). The paperwork for the registration process will be completed at the clubhouse. Once the registration process is completed the new transponder will be temporarily taped to the inside of the vehicle windshield. The Owner will then drive the vehicle to the front gate for testing. If the transponder works properly, it will be installed on the windshield. The new windshield transponders are permanent once installed and cannot be transferred between vehicles. No One Will Be Permitted To Do a Self-Installation.

Normally the cost of a new transponder is \$25.00 for each vehicle registered in the name of an Owner/spouse. The cost of all other transponders is \$35.00. However, as an introductory offer, Owners may purchase two new transponders prior to April 1, 2012 for \$12.50 each. The cost of the new transponders may be paid by check (preferred to expedite processing) payable to Bellasera Community Association, cash, or added to your account for payment on the next quarterly statement.

Individuals who purchased an old transponder on or after July 1, 2011 may exchange the old transponder for a new transponder at no cost.

The Board of Directors recently approved rules regarding the issuance of transponders, which are available at the Bellasera office. The rules deal with the number of transponders that may be issued and to whom. The rules provide for the Security Committee to approve exceptions for the issuance of transponders beyond what is described above upon submission of an Exception Form, which is also available at the office.

(Continued on page 2)

Again, the **November 12** event will begin at **9:30 a.m.** and run until **4:00 p.m.** In order to ensure a smooth effort, please take note of the following:

- Residents may come at any time, but in the interest of avoiding a logjam (and if your schedule allows), it would be helpful if residents whose last name begins with the letters A through L could arrive between 9:30 a.m. and 12:30 p.m., and residents whose last name begins with the letters M through Z arrive between 1:00 p.m. and 4:00 p.m.
- Bring a copy of your driver's license and vehicle registration so we can match the transponder to the Owner and vehicle.
- Resident Owners should complete the Vehicle/Driver Information sheet prior to arrival. This will help expedite the process. The form is attached to this newsletter and is available at the Bellasera office.
- Renters should also complete the Vehicle/Driver Information sheet and a Lease Certification Form that is available in the office (if one is not already on file). A copy of your lease is also required. New transponders issued to tenants/renters will be programmed to automatically deactivate on the lease termination date.
- **IMPORTANT:** Your current hard black transponders must be turned in before you can purchase a new transponder (one for one). Please bring them with you.

Please remember we're all volunteers trying to do the best we can, so bring along your patience and sense of humor with you.

For clarification or additional information please contact **Sharon** in the Bellasera office, **480-488-0400**, **sfoxworth@aamaz.com**.

Thank you,

Security Advisory Committee — **Joe Carlon, Dennis Carson, Dennis Soeffner**

Revised Assessment Collection Policy

—*By Susan Loiselle*

You will soon be receiving a copy of our revised Assessment Collection Policy in the mail which will go into effect on January 1, 2012.

Bellasera's primary source of income is from the collection of assessments. As a result of current economic circumstances, our community has experienced an increase in unpaid or overdue assessments. These shortfalls make it difficult for our Association to keep up with ongoing operating expenses, eventually resulting in our inability to maintain the community to the high standards our owners have come to expect.

The new policy reminds us that although our assessments are billed quarterly, each payment is due on the first day of the first month of each quarter. Assessments which remain unpaid 15 days after that date are considered to be delinquent and a collection process consisting of letters, fines and fees begins, culminating with legal action on the 90th day.

Although Bellasera's Accounts Receivable is greater than in past years, only two to three percent of our owners are delinquent. Still it's not fair to the majority of Owners who do pay on time, because they will ultimately be required to bear the additional financial burden of the Association which will be reflected in increased assessments. Our revised Assessment Collection Policy is intended to keep our delinquent accounts receivable low and to ensure that we have sufficient cash in order to meet our scheduled budgetary requirements.

Thank you for working with us to maintain the financial integrity of our community.

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

Meeting Notices

Board of Directors will hold a special meeting on **Thursday, November 17**, at **2 p.m.** to consider a Reserve Study.

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

Building and Grounds Committee will meet on **Tuesday, November 8**, at **3 p.m.**

Communications Committee will meet on **Wednesday, November 2**, at **8:30 a.m.**

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

Meet Bellasera Author

Come meet Bellasera resident **Barbara Lukavsky** who will be signing her book, "The Road Home - Finding my Way", at Tatum Ranch Golf Club on **Wednesday, November 2** from **5:00 to 7:00 p.m.** **Barb** describes an American woman's journey through grief, peril, romance and rediscovery in South Africa after the death of her son and husband within a six month's period. Books will be available on site and she will be happy to meet you and personalize your book.

October Weather In Bellasera

(October 1—October 28)

Highest temperature: **94**

Lowest temperature: **57**

Rainfall this month: **0.23 inch**

Since January 1: **7.84 inches**

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, October 31**, with the next pickup the week of **December 5**.

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**.

New Residents on Visao Drive

David and **Mary Lou Dinoffria**, who moved into their Visao Drive home in July, are about as close to being a "native" Phoenix area couple as you'll meet.

Mary Lou is from Buffalo, but has lived here since being a senior in high school. **David's** a true native. They met while both were high school seniors, she at Xavier and he at Brophy. **David**, now retired, is a graduate of ASU. **Mary Lou** is a Registered Nurse at St. Joseph's Hospital.

The couple has three grown children, and five grand children. They lived in the Tatum and Greenway area for 27 years while their kids went through school. All three graduated from college and have their own families. Their daughter has a boy and a girl, and their son has three children: two boys and a girl. The couple's oldest son is single and lives in Castro Valley, California.

David & Mary Lou have always wanted to come farther north near Cave Creek. Things just fell into place for them when they sold the Phoenix home and bought their house in Bellasera. They both love the area and are looking forward to meeting other people.

Hands-Only CPR

There's a relatively new CPR technique that may someday save the life of a loved one, co-worker or a stranger in cardiac arrest by using a the Hands-Only CPR technique.

This new technique is easy, safe, and does not require mouth to mouth contact. Hands-Only CPR dramatically can improve a person's chance of surviving a heart attack.

Here's a link to an informative video:

<http://ahsc.arizona.edu/node/730>

The Scottsdale Fire Department offers periodic training using this technique. For more information contact **Patty Jo Angelini, 480-312-1815, pangelini@ScottsdaleAZ.gov**.

Bellasera in the Rear View Mirror

Editor's Note: A look back in Bellasera history that may bring back memories for long-time residents and be of interest to those not living in our community in the early years—Keith Christian

Bellasera Neighborhood News, November 2001

- Join your neighbors at Bellasera's second Wine and Appetizer Event at the clubhouse Sunday, Nov. 11, at 7 p.m.
- Lessons in pastry and baking techniques given by Bellasera resident Joseph Baiamonte is scheduled for November 6, 7 and 8 at the clubhouse kitchen.
- Bellasera's hiking group is searching for a new leader. Its long-time leader, Herb Marx, decided to step down.
- Ruth Evatt won a \$25 American Express gift certificate offered by the Bellasera Community Association in a random drawing from those who responded to the resident survey.
- Responding to a community-wide survey, 83% of those residents responding reported having Internet access.
- Anna Ingram, Frank Biondo and Paul Anetsberger were appointed to the Buildings and Grounds Committee.
- The Buildings and Grounds committee is calling for volunteers to help remove litter along Bellasera's perimeter on Saturday, Nov. 10.

Bellasera Neighborhood News, November 2002

- In mid-July the clubhouse carpet was completely replaced with new industrial-quality carpet.
- A holiday luncheon for Bellasera residents is set for Thursday, Dec. 5 at Tonto Bar & Grill, 5734 E. Rancho Mañana Boulevard in Cave Creek.
- Bellasera homeowner John Denio reported an attempted break-in to his home after returning from a brief trip away. He believes his security system, when tripped, helped to deter further damage to his home and property. If you are planning an extended vacation or just a day away, ask a neighbor to keep an eye on your home. Thanks, John, for the information.— Janyth Martin
- An informal group of Canasta players is searching for another player — or more to form additional tables — for their Tuesday night game at the clubhouse. Anyone interested in playing should contact Ellie Broad.
- Bradley Beaman and his wife Heather moved to Bellasera in July, from Scottsdale's Sonoran Hills development where they lived for only a few months. He explained that their realtor was so enthusiastic about Bellasera and the North Scottsdale area that it rubbed off on them.

Bellasera Neighborhood News, November 2003

- I have recently received a number of calls from residents concerned about dogs who are being allowed to roam in the community; free from leash control.--Janyth Martin
- The Creative Hands Co-op of Bellasera has 15 artisans showing their creative efforts at the clubhouse on Saturday, Nov. 1, thus launching what is planned as a twice-yearly event.
- STRENGTH TRAINING: Cory Schidler has returned from military duty and resumed as instructor for the class, which meets Mondays, Wednesdays and Fridays at 7 a.m.
- Securitas Security named Bellasera's officer-in-charge, Sgt. Keven Peterson, as the company's Supervisor of the Month for July.
- Lloyd and Ginny Price will be celebrating their 50th Wedding Anniversary on November 8.
- Bellasera's Activities committee has a membership at the Wrigley Mansion that can be used by Bellasera residents.
- Questions regarding your Homeowner's Association Account? Contact Capital Consultants Management Corporation (CCMC).

November in the Garden



—By *Pauline Marx*, edited by *Joe McDade*

Watering Considerations

I hope you have been enjoying (finally!) our milder temperatures, cool nights and short days. This climate is ushered in during November and will lull your plants into a much needed rest now through January. Some plants begin dropping a few leaves, last month's growth spurt slows and citrus fruit begins to color. Although most plants will be dormant soon, they still need to absorb water, but at a much reduced rate. The cool temperatures significantly reduce the loss of water from evaporation. When plants are dormant, they stop actively growing and roots cannot absorb nutrients due to cool soils and inactive roots. So, save your fertilizer for spring.

General Watering Guideline- Apply the same amount of water to soak through the entire root zone of a plant but not as frequently. In other words, reduce watering frequency, not time of watering.

Some specific watering tips:

Herbs- Water established herbs once a week or less depending on the temperature.

Vegetables- Should be watered every three days.

Bougainvillea

This is the best time of the year to plant Bougainvillea plants and, perhaps, replace any that were lost as a result of last winter's frost. If you do plant Bougainvillea, here are some guidelines to follow:

- Plant in well-drained soil and full to reflected sun (they will not bloom well in partial shade).
- Feed them lightly in the spring and summer after planting.
- Do not over fertilize them or they will not bloom.
- In early spring, prune the bush after danger of frost to remove dead branches and keep their height in check.

Artichokes

Artichokes are exotic-looking vegetables that can be grown successfully here in Arizona. A new desert strain that is more sun-tolerant and a better producer is now available at local nurseries.

Some planting guidelines to follow:

- Select an area that provides ample sun and room for this large plant to grow.
- Spray to control aphids.
- Harvest buds while they are still tight and plump (the bud is actually the marketable portion of the plant). If not cut, buds soon open into thistle-like flowers that can be used in flower arrangements.

Miscellaneous

Seeds - Soaking seeds overnight in warm water helps speed germination in many species. This is especially true for hard-coated seeds like beans, beets, chervil, cilantro, dill, lavender, peas and spinach.

Frost- Watch for frosty nights, and be prepared to cover tender crops. Most cool-season vegetables are unaffected by frost.

Bulbs- Plant them in rich garden soil and mix phosphorus fertilizer in the bottom, where it will be available for roots to absorb. Follow package instructions for correct planting depth, or, as a guideline, plant bulbs two times as deep as their height.

Cleanup- It's time to clean up the entire garden. Pull weeds and take out spent annuals and vegetables which can harbor insects and diseases during the winter season.

Happy Thanksgiving!

If you have any gardening questions call the Cooperative Extension Service at **602-827-8200** or write to them at 4341 Broadway Road, Phoenix, AZ 85040. Bellasera resident **Pauline Marx** is an Arizona Master Gardener.

Community Calendar—November 2011

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	
Brush & Bulk Collection Week		1	2	3	4	5	
			Golf	Water Aerobics 10 a.m. Communications 8:30 a.m. Pilates 5 p.m.		Water Aerobics 10 a.m. Bridge 2 p.m. Potluck 6:00 p.m.	Pilates 9:30 a.m.
	6	7	8	9	10	11	12
		Yoga 8:45 a.m. Water Aerobics 10 a.m. Pilates 5 p.m.	Golf Modifications 3 p.m. Building & Grounds 3 p.m. Poker 7 p.m.	Water Aerobics 10 a.m. Pilates 5 p.m.		Water Aerobics 10 a.m. Bridge 2 p.m. Veterans Day	Gate Opener Event 9:30 a.m. to 4 p.m. Pilates 9:30 a.m.
	13	14	15	16	17	18	19
	Yoga 8:45 a.m. Water Aerobics 10 a.m. Pilates 5 p.m.	Golf Poker 7 p.m.	Water Aerobics 10 a.m. Book Club 12 noon Pilates 5 p.m.	Luncheon 12 noon Board Meeting 2 p.m.	Water Aerobics 10 a.m. Bridge 2 p.m.	Pilates 9:30 a.m.	
20	21	22	23	24	25	26	
	Yoga 8:45 a.m. Water Aerobics 10 a.m. Pilates 5 p.m.	Golf Poker 7 p.m.	Water Aerobics 10 a.m. Pilates 5 p.m.	Thanksgiving Day	Water Aerobics 10 a.m. Bridge 2 p.m.	Pilates 9:30 a.m.	
27	28	29	30				
	Yoga 8:45 a.m. Water Aerobics 10 a.m. Pilates 5 p.m.	Golf Poker 7 p.m.	Water Aerobics 10 a.m. Budget & Finance 1:30 p.m. Pilates 5 p.m. 8				

****Bellasera Classifieds****

All About Cleaning, Quality Home Cleaning Service. 2 Hours/2 Professional Cleaners \$89. One Time Cleaning, Move-In and Move-Out cleanings , Regularly scheduled Service, Deep Cleanings, Real Estate Listing Preparation. Please visit our website: www.AllAboutCleaningArizona.com. Licensed-Bonded-Insured. To make an appointment please call **Maria Dixon: 480-206-5237** (mobile) or **480-422-3168** (office). Owner-Operator: **Maria Dixon** (Bellasera resident for over 8 years).

For Lease: 7771 E. Visao Dr for month-to-month rental during November - March. Fully furnished 2 bedroom with casita. Please e-mail **Betsy, betsy.dickinson@russlyon.com**.

1996 Mercedes Benz 500SL, Both tops...Beautiful Black on Black. Always garaged. Low miles. Asking \$13,500. Must see to appreciate. Bellasera resident. Call **303-947-7183**.

All About Cleaning, Professional Window Cleaning: Inside and Out. Screens, Tracks. As Low as \$120. Please visit our website: www.AllAboutCleaningArizona.com. To make an appointment please call **Maria Dixon: 480-206-5237** (mobile) or **480-422-3168** (office).

Cabin available for rent in Munds Park. Enjoy fall foliage or plan ahead for snow adventures. 3 bedrooms 2 sleeper sofas/2baths; Gas fireplace; Fabulous deck; Full kitchen; Washer/Dryer. \$300 weekend/\$500 for 3 night Holiday weekend. Cleaning fee negotiable. Call Bellasera resident **Marti Bening, 480-488-4297** for details.

"Moving- in-Sale". Werner 8 foot ladder (new) \$40, 6'4" X 3'3' wood dining table with 7 matching chairs (bought last year for \$3,800) \$900, 4' Round glass table with faux stone pedestal & 4 Parson-style chairs \$250, 4'6" X 3'2" Game table with 4 matching chairs \$300, Lazyboy Leather massage recliner chair (paid \$1,600) \$400. Yamaha Digital Piano (paid \$700) asking \$125. **303-882-2688**, after October 7: **480-219-4943** .

For sale: Heys 3 Piece luggage set. Like new, 2 pieces never used. Carry-on used once. Original cost over \$600. Asking \$285.00. Made of polycarbonate, silver tone w/black zippers and expansion zippers. Anyone that knows "Heys luggage" knows quality. **480-659-2112**.

For Sale: Beautiful leather sofa from Creative Leather in perfect condition. 74" x 36" x 36", \$900. Also, small den settee with cigar motif, also in perfect condition for \$300. Older cast-iron Craftsman radial arm saw for \$100. Porter Cable Omnijig for making dovetail joints in fine furniture for \$250. Pictures available by e-mail to swcomstock@gmail.com. **480-488-3277**.

We love our landscaper! If you are looking for a caring, reasonably priced Certified Arborist/Desert Landscaper, consider **Mike Meyer** with South Mountain Landcare, **480-440-3762**, or southmountainlandcare.com. Feel free to call us for a personal testimonial – **Daniel & Ramona, 480-393-7321**.

Stop by and see the exhibit **The Art of Photography by Frank Biondo** at the "Hidden In The Hills" (HITH) 15th Annual Art Studio Tour and Sale; held for 2 weekends - Friday, Saturday and Sunday - November 18, 19, 20 and 25, 26, 27. I will be at Studio #13, with 2 other artists. Join us for coffee in the mornings or snacks in the afternoons, at 39221 N. School House Road in Cave Creek, just past the library. HITH incorporates the work of 145 artists, in 45 studios located throughout Carefree, Cave Creek and North Scottsdale. Visit my website, www.frankbiondo.com, and click on HITH for more info and to see samples of my work. Also, be sure to pick up a directory map of HITH at various locations around town.

Cactus City Landscape Maintenance: Yard and Lawn Maintenance, pool cleaning too! Reliable service at affordable rates. Call **Steve Dixon** (Bellasera Resident), **480-331-8707** (text or voice) or **480-206-3378**(cellular), or visit our website www.CactusCityLandscape.com.

Carpet -- if you need new carpet and want great prices and workmanship, I experienced that at Arizona Floors, **Paul Samartgedes, 602-999-9400**. I would highly recommend him. **Brent Bourdeau**, 7651 E. Visao Drive.

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.

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—**Bruce Martin**, marbru@cox.net

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

Director—**Dennis Soeffner**, dennissoeffner@aol.com

Committees

Budget & Finance

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

Buildings & Grounds

Paul Anetsberger, Gregg Dittoe, *Bob Huff*, Larry Seres

Communications

Keith Christian, Joe McDade, Emily Shriver, Dennis Soeffner

Modifications

Jim Gleason, Stanley Green, Craig Johnson, Bruce Martin, Bob Shriver

Security Advisory

Joe Carlon, Dennis Carson, Dennis Soeffner

——— indicates committee chairperson

Bellaser Community Association
Exception Application
Additional Transponders (gate openers)
PLEASE FILE A SEPARATE APPLICATION FOR EACH
ADDITIONAL TRANSPONDER

Copy of vehicle registration is attached.

Applicant's Name: _____

Address: _____

Phone #: _____ **Lot #:** _____

PURCHASE : I hereby apply to purchase an additional vehicle transponder. (Owner @ \$25/unit & Non-Owner @ \$35.00/unit)

LEASE : I hereby apply to rent an additional vehicle transponder for _____ months, ending on _____. I agree to pay \$20 per month for the rental, which will be billed to my Bellasera account (can be rented weekly @\$5.00/wk). In addition, I agree to pay a refundable security deposit of \$100 to guarantee the return of the device at the end of the rental term, which will be billed to my Bellasera account. The \$100 security deposit will be returned upon the return of the device. I acknowledge the device will be deactivated at the end of the rental term.

The additional Transponder will be used solely on the following vehicle:

REGISTERED OWNER: _____

RELATIONSHIP TO APPLICANT: _____

MAKE/YEAR: _____

MODEL: _____

LICENSE NO. _____

PRINCIPLE DRIVER: _____

REASON FOR APPLICATION: _____

Bellaser Community Association
COMMITTEE ACTION

This application is:

DISAPPROVED:

APPROVED: The transponder will be deactivated on _____

Approval is subject to the following additional committee
comments/conditions: _____

_____ Date: _____