

Bellasera Neighborhood News

January 2012

Electronic Edition

azbellasera.org Ten Pages + attachment

VOLUNTEER!

—By *Susan Loiselle*

Once again we are seeking volunteers to work on behalf of the community on our Board of Directors.

Our Annual Meeting and Board election will take place on April 22, 2012, and there will be four Board seats which will need to be filled. Three of the open seats will be filled by election and the fourth seat, recently vacated by **Ted Dixon**, will be filled by appointment in accordance with 3.5 of our Bylaws (see * below).

Arizona Law requires that Homeowners' Associations be run by a Board of Directors. This is not an option for Bellasera. We must fill these seats with volunteer homeowners. Having done this job for a while, I can tell you a little about what to expect as a Board member.

It is nothing like what I expected and it is not thankless as I was told it would be. Homeowners thank me all the time for the work we do. It is certainly not boring. "Varied" would be a good description. I've learned a lot, I've met a lot of my neighbors and it feels good to be working on behalf of my community and friends.

There are two categories of residents that might volunteer for the Board. People who are toying with the idea and people who are convinced they would never consider it. If you fall into one of these categories and you would like to meet and talk with me, another member of our Board or any combination thereof, let me know. Please don't say "no" until you have the facts.

We have spent the last two years focused, in part, on organizing our community so that it can run more smoothly and with less effort on behalf of our Board members and we can see the difference. We have updated our administrative component, creating new filing systems, updating our policies, tossing outdated rules and creating new systems to keep our owners informed. Our Committees are running smoothly, our community looks good and we have made big strides in keeping up with aging assets.

Now is a great time to volunteer. We are purring along.

Previous Board Presidents have said "get off the fence and volunteer." So, hop off that darn thing and come and help your neighbors maintain their property values and their standard of living in beautiful Bellasera. If you think someone else will volunteer instead of you, our history suggests that you are wrong.

The deadline to apply is March 8, 2012. An application is attached to this newsletter and is available from our management office.

Please re-read paragraph three, above.

*NOTE: The Board may appoint a volunteer to the fourth seat prior to the election. Our five-member Board is currently working with only four members and we need help. If you are interested in this seat, the term of which will run until April 2013, let us know.

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

Second Gate Opener Event

Our second transponder transition event will be held on **Saturday, January 14, 2012**, from **9:30 a.m.** until **1:30 p.m.** To date, 161 residents have completed the process and so far the experience has been very positive.

This event will be open to BCA Owners purchasing transponders for 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 should come to the clubhouse on Saturday to register and purchase new transponders, and have them installed on their cars.

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 should be completed at the clubhouse. Once the registration process is completed those individuals will be asked to drive their vehicle to the front gate for temporary placement and testing. If the transponder works properly, it will be permanently installed on the windshield. Once installed, the new transponders are permanent and cannot be transferred between vehicles.

No self-installation will be permitted.

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.

Again, the **January 14** event will begin at **9:30 a.m.** and run until **1:30 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 11:00 a.m. and residents whose last name begins with the letters M through Z arrive between 11:00 a.m. and 1:30 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.
- Lessees 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 lessees 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.

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**

Meeting Notices

Board of Directors Special Meeting on **Friday, January 6, 11 a.m.** Board will also meet for a study session on **Thursday, January 12**, and a regular meeting on **Thursday, January 26**. Both begin at **2 p.m.**

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

Building and Grounds Committee will meet on **Tuesday, January 24**, at **2 p.m.**

Communications Committee will meet on **Wednesday, January 4**, at **8:30 a.m.**

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

Board Member Resigns

It was with regret that the Board accepted the resignation of our Treasurer, **Ted Dixon**. **Ted** has been a valuable member of the Board and the Budget and Finance Committee since 2009 and he will be greatly missed by the Board members as well as the community.

As **Ted** recovers from a recent illness, we wish him well and look forward to his return to volunteer service in our community. —**Susan Loiselle**

December Weather In Bellasera

(December 1—December 29)

Highest temperature: **63**

Lowest temperature: **31**

Rainfall this month: **1.87 inch**

Since January 1: **11.17 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, January 2**, with the next pickup the week of **February 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**.

Christmas Tree Roundup

Scottsdale's citywide Christmas Tree Roundup starts **Monday, January 23**, and runs through Friday, January 27. Please have your Christmas tree curbside by **5 a.m.** on the morning of Monday, January 23. Remove stands, lights and ornaments. Artificial trees will not be collected.

Light Inspections

We will conduct our quarterly light inspections in January. Please make sure that your garage eave lights are operating on a dusk-to-dawn photo cell and your tree lights are illuminated from dusk to midnight.

Street Sweeping

The street sweepers will be here on **Friday, January 20**. Please do not park on the street starting from **7:00 a.m.** so the sweepers can do their job.

Loose Bulbs

For many months, someone has been loosening two of the three light bulbs at our mailbox kiosks. As fast as we tighten them up, they are loosened again. It is frustrating to us because we don't know why someone would do this. If the lights are annoying you for some reason, please let us know and we will attempt to rectify the situation for you.

Front Yard Trees

All Bellasera Homes are required to have a minimum number of 36" box or larger trees, as follows:

- Series One Homes (lot size 55' x 115') - One tree required must be placed within 3' of the sidewalk or if no sidewalk, within 10' behind the curb.
- Series Two Homes (lot size 95' x 135') - Two trees required. One tree must be placed within 3' of the sidewalk or if no sidewalk, 10' behind the curb. A second tree must be placed within 7' of the side property line and within the front 15' of the property.
- Series Three Homes (lot size 110' x 135') - Three trees required. One tree must be placed within 3' of the sidewalk or if no sidewalk, 10' behind the curb. One of the two remaining trees must be placed within 7' of the side property line and within the front 15' of the property.

These trees must be illuminated from dusk to midnight daily by at least one exterior "up light" or "hanging fixture" located in the branches/canopy of the tree(s).

(See Design Guidelines, page 22, #3c)

Bellasera in the Rear View Mirror

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 prior years. A newsletter archive is available on our web site: <http://azbellasera.org/newsarch.php>

Bellasera Neighborhood News, January 2002, 10 years ago

- Join friends and neighbors at a Sunday night Pizza Party on Jan. 13 at the clubhouse. Pizza, salad and soft drinks will be served. The cost is \$10 per adult and \$5 per child under 12. Feel free to bring your own wine or beer.
- THE SNOOPS FIND FIVE BELLS! By Carol Keleher & Debbie Kaslov. This is a column that I didn't think we'd ever get to write. There are a lot of very fine restaurants in the valley but few that I'd really give 5 bells. Having said that, we found one that we just couldn't find negatives. The name...Persian Room at 17040 N. Scottsdale Road.
- The Board of Directors approved the establishment of a web site for the Bellasera Community Association. The site address is www.azbellasera.org.
- The Board of Directors appointed Anne Chernis to the Activities committee, filling the vacancy created by the resignation of Norma Agranoff. Board member Jane Hillerson was named as the Committee's liaison with the Board.

Bellasera Neighborhood News, January 2005, 7 years ago

- Diane Berney, on the staff of Scottsdale's Pinnacle Peak Park, will present a talk entitled "Creatures of the Desert." She will discuss the desert environment and its animals. She specializes in the flora and fauna in the area and gives nature walks at the park. Beverages and a dessert will be served.
- A shopping plaza anchored by an upscale Bashas' food market is planned for the 14.5-acre site at the corner of Scottsdale and Lone Mountain Roads, the developer-owner, Gary Pederson, told the Board of Directors and the approximately 60 people attending the Dec. 14 Board meeting.
- TOWN HALL MEETING THURSDAY, JAN. 20 6:30 P.M. at TERRAVITA'S DESERT PAVILION
- A representative of the Dixileta Neighborhood Alliance asked Bellasera's Board of Directors to join in voicing opposition to using residentially-zoned land for private schools, gymnasiums and theater facilities. Graham Kettle, a resident of N. 74th Street near the intersection of Scottsdale and Dixileta Roads, presented his case at the Dec. 14 Board meeting.
- The Budget & Finance committee has recommended to the Board of Directors that the Bellasera Community Association consider initiating a "Resale Assessment", also known as a "Transfer Tax." This would be a fee due at closing from the buyer or seller or shared by both on a home sale in Bellasera. The amount of the fee has not been established. The Board, at the November meeting, voted to place information about the possible adoption of such a fee before the Association members.
- The Board of Directors voted to notify Nextel Corp. that the community is not interested in any offer to lease Bellasera property for a telecommunications building and antenna. The Board at the December 14 meeting also removed the discussion from the agenda for the Jan. 20 Town Hall session.

Bellasera Neighborhood News, January 2007, 5 years ago

- Patti Smith, our community manager, and Sheila Ricci, her assistant, will be moving on to new roles in life effective the first of the year. They have both served our community well and I want to acknowledge their contributions and wish them well. The Board is currently interviewing prospective replacements.
- SCOTTSDALE NORTH MARKETPLACE Earth moving machines are busy preparing the land for the shopping center at the southeast corner of Scottsdale and Lone Mountain Roads. AJ's will anchor the center with their newest prototype that caters to a more affluent shopper. It's scheduled to open in the Fall of 2007.
- ATTENTION BELLASERA SINGERS AND MUSICIANS (and want-to-be's). Residents Roger and Kim Deane would like to host a get together (on a week night) for all who would like to share their "talent." They have several instruments, and a piano, and you could also bring your own. This promises to be a really fun night of jamming. Please call Sheila Lavin at 480-473-0348 if you are interested, and we will set up a date and time.

January in the Garden



—By **Pauline Marx & Joe McDade**

As evidenced in December, winter ushered in cold weather and overnight freezing temperatures. By now, you are probably well aware of the precautions one should take if frost is predicted, particularly with bougainvillea, citrus, hibiscus, natal plum and annual flowers. In addition to these tender plants, one should not overlook Succulents.

Succulents and Cold Weather

First, let's define **Succulent**: "Any fleshy plant that belongs to one of many diverse families, among them species of cactus, aloe, stonecrop, houseleek, agave, and yucca." We have a variety of indigenous succulents that have adapted to the extreme heat and dryness of our environment. During our winter months, you will need to follow some specific guidelines for their proper care which are outlined below.

Frost Protection- When freezing temperatures are predicted, protect tender succulents or those in bloom by covering them with a blanket, sheet, frost cloth (available in plant nurseries) or cardboard box overnight. Remove the covering in the morning when it warms up.

Aloes- Many aloes are hardy enough to withstand short-duration freezes, but their flowers are not. To protect flowering aloes, use a frame of pipe, wood or bamboo stakes over the plant then lay the protective covering over that.

Pruning- As a general rule, if plants have severe cold damage, resist the urge to prune affected stems until the weather warms next month. The only exception is flowering stalks on **aloes**, which can be removed anytime. The stalks should not be allowed to bloom if you want to continue to grow that plant. The stalk can be cut and the plant will continue to grow. If allowed to bloom the plant will die shortly after blooming.

Watering- Water cactus and other warm-season succulents every four to five weeks if there has been no rain. Water winter growing succulents every ten to fourteen days. Large and small plants should be watered to a depth of 3 to 4 inches. Be sure the surface is dry before watering again. If there is any doubt about watering... don't!

Planting- Plant winter-growing succulents in the ground or in containers. Choose a location with high, filtered shade or one that is shaded from the afternoon sun. While winter sun suits all winter-growing succulents, summer sun, especially in the afternoon, can be too much for them.

Fertilization-Do not fertilize succulents this month.

Disease- If cochineal scale or other diseases ravaged your prickly pear or cola, cut them back severely this month to an uninfected portion of the plant. Keep well watered to encourage growth.

Miscellaneous Winter Maintenance

Prune Modern Roses- Remove dead, crossed, or crowded canes and those that grow across the center of the bush, inhibiting air circulation. For *hybrid teas* and *grandifloras*, cut back one-third to one-half of the bush, leaving four to eight of the youngest, sturdiest canes for optimal bloom. Remove all of the foliage and the small twiggy growth. For *floribundas* and *miniatures*, leave eight to 12 canes and more of the small growth. Wait to prune *Old Garden roses* until after their spring bloom.

Fertilize Citrus- Fertilize citrus in January or February with one-third of its total annual nitrogen requirement.

Happy New Year!

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—January 2012

Sunday 1	Monday 2	Tuesday 3	Wednesday 4	Thursday 5	Friday 6	Saturday 7
New Years Day Brush & Bulk Collection Week	Water Aerobics 11 a.m. Pilates 5 p.m.	Golf Poker 7 p.m.	Communications 8:30 a.m. Water Aerobics 11 a.m. Pilates 5 p.m.		Water Aerobics Board Mtg. 11 a.m. Bridge 2 p.m. Potluck 6:00 p.m.	Pilates 9:30 a.m.
8	9 Yoga 8:45 a.m. Water Aerobics 11 a.m. Pilates 5 p.m.	10 Golf Modifications 3 p.m. Poker 7 p.m.	11 Water Aerobics 11 a.m. Pilates 5 p.m.	12 Study Session 2 p.m.	13 Water Aerobics 11 a.m. Bridge 2 p.m.	14 Pilates 9:30 a.m. Gate Opener Event 9:30 a.m.
15	16 Yoga 8:45 a.m. Water Aerobics 11 a.m. Pilates 5 p.m.	17 Golf Poker 7 p.m.	18 Water Aerobics 11 a.m. Book Club 12 noon Pilates 5 p.m.	19 Luncheon 12 noon Budget & Finance 1:30 p.m.	20 Water Aerobics 11 a.m. Bridge 2 p.m.	21 Pilates 9:30 a.m.
22 Christmas Tree Roundup Week	23 Yoga 8:45 a.m. Hike, 9 a.m. Water Aerobics 11 a.m. Pilates 5 p.m.	24 Golf Building & Grounds 2 p.m. Poker 7 p.m.	25 Yoga 9 a.m. Water Aerobics 11 a.m. Pilates 5 p.m.	26 Board Meeting 2 p.m.	27 Water Aerobics 11 a.m. Bridge 2 p.m.	28 Pilates 9:30 a.m.
29	30 Yoga 8:45 a.m. Water Aerobics 11 a.m. Pilates 5 p.m.	31 Golf Poker 7 p.m.				

****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).

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**.

Pet Sitting: 6 year Bellasera resident, almost 17 year old honors student & Student Council member at Cactus Shadows HS would love to care for your pets while you're away. I love animals. We have 2 cats and a dog of our own. **Katie Kaufman** (cell) **480-544-9330**, katie.k704@hotmail.com.

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.

Randall RC-235 Stereo Chorus Amp, \$200. Two black upholstered chairs, \$15. each. 48" round dining table (glass with pedestal base) and 4 Parsons-style chairs--paid \$590--will take \$275 (or chairs only for \$37.50 each). **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**.

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.

Landscape Lighting, Landscape Rocks & Boulders, Paver Installation. Steve, **480-206-3378**, Steve@CactusCityLandscape.com. Website: www.CactusCityLandscape.com.

Wanted: area rug approx 9 X 12, colorful, **781 710-8503**.

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**

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

Committees

Budget & Finance

Don Bowman, Marilyn Lillienfeld,

Clayton Loiselle, Carlton Rooks, Charles Schroeder, Paul Snyder

Buildings & Grounds

Paul Anetsberger, James Cole, Gregg Dittoe, *Bob Huff*,

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

BELLASERA COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS ELECTION POLICY
Amending and Restating all prior policies/rules regarding the subject matter
Adopted and Effective December 15, 2011

WHEREAS, Section III, Article 3.3 of the Amended and Restated Bylaws of the Bellasera Community Association requires that nominations to the Board of Directors shall be made in accordance with policies and procedures established, from time to time, by the Board, and;

WHEREAS, Arizona Revised Statute 33-1812 provides the rules the Association must follow regarding absentee ballots, and;

WHEREAS, the Board has determined that the Election Policy adopted December 9, 2010 must be updated to meet the requirements of the 2012 Election;

NOW THEREFORE, IT IS RESOLVED, effective immediately, the Election Policy adopted December 9, 2010 is revoked and the following Election Policy is adopted to be in effect during the 2012 election period.

ANNUAL MEETING To be held April 22, 2012, 2:00PM at Bellasera Clubhouse.
Organizational meeting immediately following annual meeting.

BOARD APPLICATION A copy of the Application for the April 22, 2012 election is attached.

NEWSLETTERS January, February and March, 2012, newsletters to include the following information: Time and place of Annual Meeting; Three Directors' seats with two-year terms are open; Applications will be mailed to Owners on or before February 22, 2012; Applications will also be available at the Clubhouse office or at www.azbellasera.org; Completed applications must be received on or before 12:30 PM on March 8, 2012 (see below).

April newsletter to include reminder of "Meet the Candidates" night (if applicable) to be held on April 12, 2012, and will include list of candidates.

NOMINATIONS Mail applications to Owners on or before February 22, 2012.
Application and cover letter to include the following statements:

a) "Copy of Bellasera's **mandatory** Board training requirements are included with the enclosed application form", and

b) "Applications for Board positions **MUST** be either hand delivered to the Bellasera Community Association clubhouse

office or faxed to 480-488-2103 on or before 12:30PM on March 8, 2012, **LATE APPLICATIONS WILL NOT BE VALID FOR THIS ELECTION.**”

ADDITIONAL BALLOTS In addition to the election of Board Members, the Board of Directors shall determine other community-wide initiatives to be included on ballot.

ELECTION PROCESS Mail-in ballots will be opened at the annual meeting. Owners who do not mail in a ballot may receive and cast a ballot at the meeting. Four Owner-volunteers will read the ballots, tally and record the votes. Volunteers must be unrelated to nominees. The final summary shall be prepared by the Community Manager and announced by the President.

FORMAL NOTICE Formal Notice of the Annual Meeting Ballot and Candidate Information Sheet shall be mailed to Owners on or before March 23, 2012. The formal notice shall include the following:

a) Notice of the manner in which votes shall be counted, audited and announced.

b) Notice of a meeting of the Board of Directors immediately following the annual meeting to elect Officers and other agenda items.

c) The following statement:

“Arizona law prohibits the use of proxies, therefore, the 2012 election will be conducted by mail-in absentee ballot or ballots personally presented at the annual meeting. Nominations from the floor or write-in nominations cannot be considered due to the inability of Owners voting by absentee ballot to consider these nominations.”

**MEET THE
CANDIDATES NIGHT**

If more applications are received than there are open Director seats, a “Meet the Candidates Night” will be held on April 12, 2012, at 6:00PM.

**APPLICATION
FOR ELECTION TO
BELLASERA BOARD OF DIRECTORS**

Members of the Bellasera Community Association will elect new Board Members at the Annual meeting on April 22, 2012. Applications for Board positions must be hand delivered to the Bellasera Community Association clubhouse office on or before 12:30PM on March 8, 2012, or faxed to Viola Lanam at 602-870-8231 on or before close of business on March 8, 2012 to be effective.

LATE APPLICATIONS WILL NOT BE VALID FOR THIS ELECTION.

All candidates for the Board positions must be Homeowners; in good standing and not delinquent in the payment of their assessments. No more than one representative from a particular Lot may serve on the Board at the same time. In the case of a Homeowner which is not a natural person, any officer, director, partner, or trustee of such Homeowner shall be presumed to be eligible to serve as a director unless otherwise specified by written notice to the Association signed by such Homeowner. No Homeowner may have more than one such representative on the Board at a time.

A Director is also required to serve on at least one standing committee.

**ALL MEMBERS OF THE BOARD ARE REQUIRED TO COMPLETE ALL OF THE
TRAINING DESCRIBED ON THE ATTACHED TRAINING REQUIREMENTS POLICY.**

All information provided will be made available to voting members prior to the election.

Your Name: _____ **Local Phone:** _____

E-mail Address: _____

Your Bellasera Address: _____ **Lot #** _____

Please provide a brief description of your qualifications and experience: (Attach a statement if necessary)

Do you have previous experience serving on a Board of Directors/Committee for a Homeowners Association?

Please indicate community/location, position and term. _____

As a Board Member, on which particular aspects of the Bellasera Community do you intend to focus?

By signing below, I certify that I meet the qualifications required to serve on the Board and that I am not in arrears for any assessments for my Lot.

Signature

Date

RESOLUTION
BOARD TRAINING REQUIREMENTS
BELLASERA COMMUNITY ASSOCIATION

Adopted and Effective December 2, 2010

WHEREAS, pursuant to Article III, Section 3.1 of the Bylaws of the Bellasera Community Association, Inc., (Bylaws), all directors shall complete, as soon as practicable, such training requirements as established by the Board; and

WHEREAS, the Bellasera Board of Directors recognizes the importance of Board Members' understanding of all facets of planned community management, Arizona law and Bellasera's governing documents;

NOW, THEREFORE, IT IS RESOLVED that the current training requirements for the Bellasera Board of Directors shall be:

Within 45 days of election, each Board member shall:

1. Study and be familiar with Bellasera's CC&Rs, Bylaws, Design Guidelines, Title 33, Chapter 16, of the Arizona Revised Statutes and current AAM Contract.
2. Study and be familiar with Bellasera's policies including: Violation Enforcement; Operation of Committees; Purchasing and Contracting; Meeting Protocol; Access to Records; Use of Recreational Facilities; Assessment Collection.
3. Attend an in-house training session to review CC&Rs, Bylaws, Design Guidelines and Arizona law as it pertains to planned communities.
4. Attend a Bellasera-specific training session which covers information including, but not limited to, fiduciary duty; administrative and meeting protocol; finance; and powers and duties of Board members. This session to be planned and administered by Associated Asset Management.

In addition to the above, each Board member shall attend no less than one meeting of Bellasera's Budget and Finance Committee, as soon as practicable after election, and attend other training sessions as determined by Board President during director's term of office.

These training requirements are mandatory for all Board members. Dates and times for training, as set forth in paragraphs two and three, shall be set at the organizational meeting following the election of directors. **IN ACCORDANCE WITH BYLAW 3.5, BOARD MEMBERS WHO FAIL TO COMPLETE THESE TRAINING REQUIREMENTS MAY BE REMOVED FROM THE BOARD OF DIRECTORS.**

