

# Bellasera Neighborhood News

March 2012

Electronic Edition

azbellasera.org

Ten Pages + Forms

**Last Chance—Final Gate Opener Changeover Event—March 10—See Page 3**

## Protecting Bellasera's Blindside

—By **Gregg Dittoe**, Bellasera Board President pro tem

One of my favorite movies is "The Blind Side." For those of you who haven't seen it, the movie stars **Sandra Bullock** and **Tim McGraw**. It features a wealthy Memphis family who adopt a poor disadvantaged high school aged boy. The young man goes on in life to become an All American football player in college, and eventually an NFL player. It is based on the true life story of **Michael Oher**, and today **Oher** is a starting offensive tackle for the Baltimore Ravens. His job is to protect the quarterback. I find many parallels in "The Blind Side" movie and our community – Bellasera.

Bellasera residents have adopted this community as their home; and much like a quarterback on a football team, our home might be the most valuable asset we possess; and something we all desire to protect. Our Bellasera Board of Directors is our community's version of an offensive tackle on a football team – to protect our neighborhood from being blindsided by detriment.

Unlike the real life story of an offensive tackle in the NFL, you are not going to get financially rich serving our community as a member of the Bellasera Board of Directors. In fact, the pay stinks? But, as the newest elected member of the Bellasera Board (April, 2011), I can tell you that my own experience as a Board Member has provided many other riches and rewards. Most importantly, my wife **Jeannine** and I have had the immense pleasure of meeting so many of our Bellasera neighbors. I am certain we would not have met nearly as many neighbors without our personal choice to get involved in our community.

Many of you volunteer for causes that you believe in. Like any volunteer activity, giving time for a worthy cause generates feelings of accomplishment and gratification - which far outweigh the investment of time. My experience as a Bellasera Board member has paid many dividends. In addition to meeting so many wonderful neighbors, the knowledge I have acquired in the past 9 months concerning Bellasera finances, community assets, legal issues facing Bellasera, and myriad other areas of our community is extensive. Most importantly, I genuinely believe my investment of time as a volunteer for our community is helping to protect Bellasera's blindside.

On behalf of our Board, and all of the 360 homeowners in Bellasera, I ask you to carefully consider the individual decision only you can make to raise your hand and step forward by volunteering for your community. We have 3 Board positions to be filled at our April 22 Annual Meeting. There are also myriad opportunities to volunteer by joining one of our committees. Our community could not function without the immense contribution we receive from each of our committees. There are many dedicated committee volunteers who give generously of their time and talents. A heartfelt thank you goes out to all of you!

Attached to this newsletter is an application to join Your Board. Simply fill it out and return it to **Sharon** at the Bellasera office before the deadline of **March 8**.

## Loiselle Legacy

—By *Susan Loiselle*

You might have noticed the recent addition to my home --- a "For Sale" sign.

After 12 happy years in Bellasera and making many good friends along the way, **Clayton** and I have decided that taking care of a single-family home and long drives to activities which we enjoy is becoming more difficult for us.

We have watched our community grow from a "start up" to a mature community (who knew those tiny cacti would grow so high?). Over the life of our community, we have had six Board presidents, almost 150 volunteers and 144 luncheons, all the while welcoming new people into our community who brought with them new ideas and new energy.

I was pleased to serve for seven of those twelve years as a volunteer and as a Board member. I am proud of what we have accomplished together by working toward the common goal of a well-run, well-maintained community.

My term as President and member of the Board expires at the annual meeting of April 22. However, the Board has accepted my resignation effective February 24 in order to allow me the time I need to devote to moving (it's exhausting, if you haven't done it lately) and to participate in a smooth transition of the Board Presidency from me to our wonderful and extremely competent interim President, **Gregg Dittoe**.

As I leave, I will make one last pitch for volunteers. They are the heart of our community and Bellasera would not be the great place it is today if it were not for them.

## In Memory — Bob Shriver

The Bellasera Community extends its sympathy and condolences to the family and many friends of resident **Bob Shriver**. **Bob** passed away on February 18 at Mayo Clinic Hospital at the age of 77. He died of complications related to a recent diagnosis of leukemia.

**Bob** was always an active volunteer in our community. He generously gave his time and talents, serving on the Transition, Building & Grounds, and Modifications Committees as well as successive terms on the Board of Directors.

He was a retired United States Navy Captain, with a distinguished record of service which spanned the Korean War, Cuban Missile Crisis, Vietnam Conflict and the Iraq War.

**Bob** is survived by his wife of 52 years, **Emily**, children **Elizabeth** and **Andy**, of Washington, DC, and **Glenn**, of Las Vegas, as well as brother **George**, of Seattle.

## Last Gate Opener Event

Our final transponder transition event will be held on **Saturday, March 10, 2012**, from **9:30 a.m.** until **1:30 p.m.**

On April 2, 2012, the old transponders will be deactivated.

To date 244 residents and 429 vehicles have completed the process. We're pleased to report that our experience so far has been very positive.

The March 10 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. 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.

Again, the March 10 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 am 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 also 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.

We continue to offer the opportunity for individual resident transponder installation(s) every Thursday between 10 a.m. and 2 p.m. Please contact Sharon for an appointment.

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** will meet for a study session on **Thursday, March 8**, and a regular meeting on **Thursday, March 22**. Both meetings begin at **2 p.m.**

**Budget and Finance Committee** will meet on **Wednesday, March 21**, at **2 p.m.**

**Building and Grounds Committee** will meet on **Tuesday, March 13** at **3 p.m.**

**Communications Committee** will meet again on **Wednesday, March 14**, at **8:30 a.m.**

**Modifications Committee** will meet on **Tuesday, March 13**, at **3 p.m.** Applications must be received in the Community Manager's office no later than **Thursday, March 8**, at **12 noon**.

## Volunteer Opportunity — Communications Committee

The Communications Committee is hoping to lure new members to its every-other-month meetings.

This motley group of volunteers is responsible for keeping Bellasera residents informed: the monthly newsletter, community's web site, posting the mailbox bulletin boards, an annual community directory, et al.

Opportunities like this don't occur very often. Interested?

Contact **Keith Christian**, [editor@azbellasera.org](mailto:editor@azbellasera.org), **480-463-4745** for additional information

## February Weather In Bellasera

(February 1—February 27)

Highest temperature: **72**

Lowest temperature: **35**

Rainfall this month: **0.00 inch**

Since January 1: **0.07 inch**

## Newsletter Copy Deadline

If you have meeting dates, or articles for publication, please e-mail to: [editor@azbellasera.org](mailto: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, March 5**, with the next pickup the week of **April 2**.

Brush and bulk items to be picked up should be at curbside by **5 a.m.** at the start of the week. It will be removed during the week. For more information, contact Solid Waste Management, **480-312-5600**.



## Bellasera in the Rear View Mirror

*A look back in Bellasera history that may bring back memories for long-time residents and even 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, March 2002, 10 years ago**

- Pei Wei Asian Diner is opening a branch in our neighborhood — the Summit shopping center on Scottsdale Road and Ashler Hills Road. And to acquaint us with their food, they are providing free catering to us on Sunday, April 7 at 7 p.m. in the clubhouse. The dishes will include the chain's famous lettuce wraps, two appetizers, two entrees and a vegetarian rice.
- An afternoon filled with fun, food, entertainment, raffles and special surprise celebrities...all for a good cause, and right here in our community. "Groovin' on the Green" will be on Sunday, April 21 on the grass at the clubhouse. Bring your children, grandchildren, blankets, lawn chairs, sun hats, and appetite for the perfect way to spend a Sunday afternoon.
- Steve Comstock was named to the Modifications Committee. He replaces Dave Wolford, who resigned. Jerry Rose was named to the Buildings and Grounds Committee. He replaces Pauline Marx, who resigned.
- A St. Patrick's Day feast at the clubhouse will help the entire community become Irish for the day on Sunday, March 17. The dinner, at 7 p.m., will feature traditional corned beef and cabbage as the main course.

### **Bellasera Neighborhood News, March 2007, 5 years ago**

- The hiking group enjoyed two hikes in February. The hike up Black Mountain tested their durability, but the beautiful weather and the vista from the summit was spectacular. Lunch at the Cave Creek Coffee Co. made it all worth while. The hikers then did the Butcher Jones Trail at Saguaro Lake. This was a much easier trail, with good participation.
- The Pederson Group Inc., developer of the Scottsdale North Marketplace has revealed several recent developments relating to the center, now under construction just west of Bellasera. The company plans to construct covered parking canopies in a portion of the parking field, primarily in front of the AJ's building. The walls of the future AJ's Marketplace are clearly visible now on the construction site.
- At their February 22 meeting, the Board of Directors reluctantly accepted the resignation of members of the Ad Hoc Governance Committee. For several years, this committee has spent countless hours revising the community's By-Laws and CC&R. The community will be asked to approve these changes in the next few months. The Board, on behalf of the entire community, acknowledges with appreciation and gratitude the contribution of the committee's members: Pat Bradley, Susan Loiselle (Chairperson), and Joyce Winston. Those who have previously served on the committee are: Carol Sotnick, the late Patrick Quinn, and ex-resident Ken Willig.
- Ike Ironwood, continued - She said her name was Mrs. Ocotillo. "How may I help you, Mrs. Ocotillo", I asked. "Mr. Ironwood, it's... it's my husband, I think he's cheating...". She began to relate to me the same sad story I had heard many times before. Just different in the details. She said her husband was on one of the Bellasera committees, Ad Hoc Committee to Quell the Proliferation of Ad Hoc Committees, or some such. She doubted that he was going to the meetings. Her story was as sad as a fallen saguaro. I quoted her my usual retainers; \$200 dollars a day and a per diem of \$20 in gift certificates to Taco Bell. She nodded her head in approval.

# March in the Garden



—By **Pauline Marx & Joe McDade**

March is here and since the last frost date for our area is usually around March 15, it's time to plant and prune. So, early this month, take a trip to a garden center and make your selections for spring planting. To help you, I'll provide some recommendations and tips on planting as well as pruning.

## Plant Selection

Flowers - Brighten up your yard with some colorful annuals such as:

-Celosia -Gaillardia -Globe amaranth -Portulaca -Lisianthus -Madagascar periwinkle -Marigold

Remember to choose only healthy looking plants and be careful not to judge a plant by its container size. Desert plants often appear unimpressive in nursery pots, but once transplanted into the ground they grow rapidly.

Fruit Trees- They grow well in the valley and you should try:

- Grapefruits
- Lemons
- Pummelo hybrids such as *Melogold* or *Oroblanco*
- Sweet oranges such as *Mars*, *Trovita* or *Valencia*

Dwarf varieties grow well here and take up less room in your yard while producing normal size fruit. Remember, in Bellasera, you need to plant these in your backyard.

Cactus- You can plant all types of cacti and succulents. In addition to purchasing them from a nursery, they can be easily propagated from existing plants via *cuttings* or *offshoots*. Simply allow the cactus cuts to become dry and callous or hardened before planting. This usually takes two to three weeks. The exceptions to this are agave, yucca and aloe cuttings which should be planted immediately.

## Planting Tips

A critical step in planting is to properly remove plants from the nursery pots. You should follow the following procedures which are different for small to medium pots and large pots.

### Small to Medium Pots

1. Lay the pot on its side and roll it back and forth while placing pressure on the side of the pot.
2. Turn the pot upside down while holding one hand across the top of the root ball.
3. Carefully slide the plant out.

If it doesn't come out, repeat the process.

### Large Pots

1. Lay the plant down onto its side.
2. Using a sharp utility knife, cut the bottom of the container around the circumference.
3. Gently lower the plant with the container into the hole, not letting the root ball fall through the bottom of the container.
4. Using a utility knife, cut the side of the container from top to bottom and carefully remove the container from the root ball.
5. Do not damage, loosen or alter the root ball unless the plant is root bound (the roots are growing in a circle around the bottom of the pot). If this is the case, then cut these roots about 3 inches apart which will encourage the plant to put out new roots in their new soil.

## Drip System

As temperatures warm, you will need to gradually increase irrigation frequency and check for clogged and leaky emitters.

## Pruning

Once all danger of frost is past, usually March 15, prune winter-damaged branches from bougainvillea, lantana, and other frost tender plants.

Do not be impatient! If you prune too early, late freezes, cold and drying winds can be devastating to tender new growth.

Remove side buds on hybrid tea roses and center buds on flouribundas.

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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—March 2012

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
					Water Aerobics 11 a.m. Bridge 1:30 p.m. <b>Potluck 6:00 p.m.</b>	Pilates 9:30 a.m.
4	5	6	7	8	9	10
<b>Brush &amp; Bulk Collection Week</b>	Water Aerobics 11 a.m.  Pilates 5 p.m.	Golf  Poker 7 p.m.	Yoga 9 a.m.  Water Aerobics 11 a.m.  Pilates 5 p.m.	<b>Board Study Session 2 p.m.</b>	Water Aerobics 11 a.m.  Bridge 1:30 p.m.	Pilates 9:30 a.m.
11	12	13	14	15	16	17
	Water Aerobics 11 a.m.  Pilates 5 p.m.	Golf <b>Modifications 3 p.m. Building &amp; Grounds 3 p.m.</b> Poker 7 p.m.	<b>Communications 8:30 a.m.</b> Yoga 9 a.m. Water Aerobics 11 a.m. Pilates 5 p.m.	<b>Luncheon 11:30 a.m.</b>	Water Aerobics 11 a.m.  Bridge 1:30 p.m.	Pilates 9:30 a.m.
18	19	20	21	22	23	24
	Yoga 8:45 a.m. Water Aerobics 11 a.m.  Pilates 5 p.m.	Golf Poker 7 p.m.	Yoga 9 a.m. Water Aerobics 11 a.m. <b>Book Club 12 noon</b> <b>Budget &amp; Finance 2 p.m.</b> Pilates 5 p.m.	<b>Hike 9 a.m.</b>  <b>Board Meeting 2 p.m.</b>	Water Aerobics 11 a.m.  Bridge 1:30 p.m.	Pilates 9:30 a.m.
25	26	27	28	29	30	31
	Yoga 8:45 a.m. Water Aerobics 11 a.m. Pilates 5 p.m.	Golf  Poker 7 p.m.	Yoga 9 a.m.  Water Aerobics 11 a.m. Pilates 5 p.m.		Water Aerobics 11 a.m.  Bridge 1:30 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](http://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).

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Need some help? **Spencer Eisner**, a responsible 16 year old is available some afternoons and weekends to help with odd jobs, babysitting, yard work, etc. Please call if interested, **480-488-3426**.

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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](mailto:katie.k704@hotmail.com).

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

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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.

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Chair Sale -- 6 matching upholstered chairs for \$25.00 each. 2 black upholstered chairs for \$15.00 each. 4 "ultraflannel" upholstered chairs for \$25.00 each. Round glass table for \$200. Randall amp for \$185. Please call **480-219-4943** or **303-882-2688**.

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For Sale: GE Monogram Beverage refrigerator – fits wine bottles, beer, soda, etc. Perfect for kitchen, garage or casita! - \$250. Also, 22" Raised Aerobed, twin size, built-in pump to make inflation & deflation super easy, skirt for bottom and mattress cover for top – \$150. Lastly, 47"w x 35"h floral painting, gold frame, green & pink tones – \$150. Pictures available by e-mail [jeannedittoe@gmail.com](mailto:jeannedittoe@gmail.com) or call **Jeannine Dittoe**, **480-264-6002**.

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Three high top wooden chairs with decorative iron rope legs, matching cooper top table with same decorative iron legs and trim. Asking \$200.00. Ducane 3 burner grill with back rotisserie (original \$800.00). Asking \$200.00. **330-550-7235**.

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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](http://www.CactusCityLandscape.com).

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Landscape Lighting, Landscape Rocks & Boulders, Paver Installation. Steve, **480-206-3378**, [Steve@CactusCityLandscape.com](mailto:Steve@CactusCityLandscape.com). Website: [www.CactusCityLandscape.com](http://www.CactusCityLandscape.com).

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Wanted: smallish bookcase or night table with a door behind which I can store books. Call **Myrna**, **781-710-8503**.

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The Photo Digital Artistry of Frank Biondo. Frank's work embodies the spirit of both a photograph and a painting; bringing together aspects of impressionism and realism that give his work such a distinctive character. Images are printed on fine art canvas using archival inks and materials, re gallery wrapped over a wooden frame and ready to hang. Other types of prints are available. To view Frank's work or for more information please visit his website: [www.frankbiondo.com](http://www.frankbiondo.com) or call **480-488-0259**.

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Grand Piano - Yamaha G2 studio grand piano and bench in mint condition. Black satin finish. One owner. Purchased new in 1988. Buyer to arrange delivery. Asking \$5800. Call **Clayton Loiselle**, **480-575-1202**.

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For Lease: Bellasera home, 7682 E. Perola; Oura model with casita and extended master bedroom and den; seasonal, six, or twelve month lease; furnished or unfurnished; inquires please e-mail **Craig**, [cklos@kcsportsrehab.com](mailto:cklos@kcsportsrehab.com).

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Recommended by **Brent Bourdeau**, **480-575-7028**: Quality Cabinets, building, repair, modification, installation. Book cases, entertainment centers, garage cabinets and furniture. Economy Cabinets, **Jim**, **480-473-0727**.

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](mailto: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](http://azbellasera.org)**

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**Community Manager : Viola Lanam, [vlanam@aamaz.com](mailto:vlanam@aamaz.com)**

**Administrative Assistant: Sharon Foxworth, [sfoxworth@aamaz.com](mailto:sfoxworth@aamaz.com)  
[manager@azbellasera.org](mailto: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](mailto:board@azbellasera.org)**

President pro tem—**Gregg Dittoe, [greggdittoe@gmail.com](mailto:greggdittoe@gmail.com)**

Secretary—**Bruce Martin, [marbru@cox.net](mailto:marbru@cox.net)**

Treasurer—**Ed Szkaradnik, [Eszkaradnik@Gmail.com](mailto:Eszkaradnik@Gmail.com)**

Director—**Dennis Soeffner, [dennissoeffner@aol.com](mailto:dennissoeffner@aol.com)**

## **Committees**

### **Budget & Finance**

Don Bowman, \*Marilyn Lillienfeld\*, Clayton Loiselle,  
Carlton Rooks, Charles Schroeder, Paul Snyder, Ed Szkaradnik

### **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

### **Security Advisory**

\*Joe Carlon\*, Dennis Carson, Dennis Soeffner

\*\_\_\_\_\_\*

\*\_\_\_\_\_\* indicates committee chairperson

**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.

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**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?**

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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.**

