

Bellasera Neighborhood News

May 2012

Electronic Edition

azbellasera.org

Ten Pages + attachment

2012 Annual Meeting Recap

—By **Gregg Dittoe**, *President of the Bellasera Board of Directors*

Nearly 100 residents attended the Annual Meeting this year, and braved the extraordinary 102 degree temperature. Thanks to all who attended, and to our residents who submitted mail-in ballots. Approximately 50% of our 360 residents voted for the four candidates running for the Board (**Jay Cole**, **Richard Hoffman**, **Craig Johnson** and **Joe Pruess**). I'm pleased to report that the 3 candidates with the most votes were: **Richard Hoffman**, **Craig Johnson** and **Joe Pruess**. Thanks to all four candidates for their willingness to volunteer and serve the community.

Here is a recap of the important issues:

1) **Ed Szkaradnik**-Treasurer – presented a recap of Bellasera finances. (See attached financial documents following page 10). The 2011-12 Operating Budget is running slightly favorable YTD. Reserve funds are in excellent shape, Bellasera reserves are 84% funded with \$1.15 million dollars in reserves. (This puts Bellasera in an elite class of HOA's compared to our peers throughout Arizona). HOA dues are being increased starting in July, 2012 from \$520/quarter to \$530/quarter – 1.9% annual increase. This is the first increase since FY 2009.

2) Access Lawsuit – Status Update from **Jason Smith** (Carpenter Hazelwood Law Firm). **Jason** is the lawyer representing Bellasera in the 12 acre parcel access lawsuit. He summarized the historical background facts of this case, and answered a myriad of questions from the residents in attendance. At this point in time the case is slowly progressing into the "Discovery Phase" with both sides exchanging information. You may access all case documents by going to azbellasera.org, click on the "Easement Dispute" tab.

3) Upcoming Projects – Tennis Courts 1&2 are scheduled for crack repairs and repainting during the week of May 14. The swimming pool wall repairs will also be done the same week. (Note: the pool will be closed for approximately 2 days the week of May 14).

Additionally, bids are being garnered at this time to re-seal all 6 miles of our roads throughout Bellasera. We expect this project to be done in the Oct-Nov time period. PMIS is our road consultant who will manage this project, and we expect the project to take approximately 2 weeks to complete.

4) The newly elected Board met for the first time immediately following the Annual Meeting. Board Officers were elected: **Gregg Dittoe**-President; **Richard Hoffman**-Vice President; **Ed Szkaradnik**-Treasurer; **Joe Pruess**-Secretary; **Craig Johnson**-Director. The Budget for 2012-2013 was also approved at this meeting, along with other organizational issues. The Board is comprised primarily of new residents to the Bellasera community; 4 of the Board members have lived in Bellasera for less than 2 years.

Meeting Notices

Board of Directors will meet on **Thursday, May 24**, at **2 p.m.**

Budget and Finance Committee will meet on **Wednesday, May 23**, at **2 p.m.**

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

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

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

Revised Community Directory

The Communications Committee plans to issue a revised printed directory of all Bellasera homeowners in July.

All homeowners names and addresses will be listed, unless a specific request to omit has been received.

A telephone number, e-mail address, and out of town address will be at the option of each homeowner.

Homeowners joining the Association since July 2011 will be e-mailed an invitation to customize their listing.

To add, change or revise your listing, please e-mail **directory@azbellasera.org** prior to June 30. The last printed directory was published in August 2010. Last year, an electronic version was released.

April Weather In Bellasera

(April 1—April 26)

Highest temperature: **95**

Lowest temperature: **44**

Rainfall this month: **0.19 inch**

Since January 1: **1.23 inch**

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, April 30**, with the next pickup the week of **June 4**.

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**.

Quick Pass Account Information

Quick Pass is a web site for all Bellasera homeowners designed to make your life easier, and help Securitas personnel at the guard house manage visitors and vendors. Here's how to set up a Quick Pass Account:

- ⇒ Log on to Quick Pass: **www.quickpass.us**
- ⇒ On the next screen click on **Log In** (it will be on the upper right side of the screen)
- ⇒ On the next screen click on **Request an Account**
- ⇒ Fill in the required information and click **Submit**. Exit Quick Pass
- ⇒ You will receive a separate e-mail advising you of your User Name and Password
- ⇒ Once you have the User Name and Password, log back on to Quick Pass: **www.quickpass.us**
- ⇒ Click on **Log In** (it will be on the upper right side of the screen)
- ⇒ Input your new User Name and Password, click on **Go**
- ⇒ Once you have an account you will be able to change your password, add/delete visitors and obtain a Key Pad Number for after hours entry.

Authorized visitors, or residents without the new gate opener, will need a Key Pad Number to enter the Scottsdale Road gate between 1:00 and 5:00 a.m. every day.

To obtain a Key Pad Number:

- ⇒ In the Main Menu (after you obtain your password)
- ⇒ Go to **Manage Account**
- ⇒ Under Permanent Visitors click on **Quick Add**
- ⇒ Input Name of Visitor
- ⇒ Under Add/Modify Visitor - click the drop down arrow and click **Family & Friends**
- ⇒ Click **Assign Code**
- ⇒ Click Visitor type and choose **Family & Friends**
- ⇒ Input a code of at least five (5) numbers
- ⇒ Click **SAVE**

For clarification or additional information contact **Sharon Foxworth, 480-488-0400, sfoxworth@aamaz.com.**

The Perfect Nutritional Day

—By *Jolene Goring*

We all know that no one is perfect, but this outline provides the basis of how to eat throughout the day to keep your body lean, healthy and full of energy. If you follow this guideline closely, you will feel and look better than you ever thought possible!

Upon waking (7 a.m.):

½ fresh lemon squeezed into a glass of warm water. This stimulates your digestive system and detoxifies the body

7:30 a.m.

One serving lean protein (half the size of your palm)

½ cup complex carbohydrates (such as brown rice, yam, oatmeal)

1 tsp 'good' oil (such as flax, olive, coconut, or fish oil)

Example: egg white omelet fried with 1 tsp coconut oil, ½ cup oatmeal with milk

10:30a.m.

One serving lean protein (half the size of your palm)

Green veggies (such as spinach, broccoli, green beans)

½ cup complex carbohydrates (such as brown rice, yam, oatmeal)

1 tsp 'good' oil (such as flax, olive, coconut, or fish oil)

Example: small grilled chicken breast, stir fry with olive oil and broccoli, served on ½ cup brown rice

1:30 p.m.

One serving lean protein (half the size of your palm)

½ cup complex carbohydrates (such as brown rice, yam, oatmeal)

1 tsp 'good' oil (such as flax, olive, coconut, or fish oil)

Example: lean hamburger on a whole wheat bun with olive oil based mayonnaise

4:30 p.m.

One serving lean protein (half the size of your palm)

Green veggies (such as spinach, broccoli, green beans)

1 tsp 'good' oil (such as flax, coconut, or fish oil)

Example: grilled salmon filet on a spinach salad with flax oil and vinegar dressing

7:30 p.m.

One serving lean protein (half the size of your palm)

Green veggies (such as spinach, broccoli, green beans)

1 tsp 'good' oil (such as flax, coconut, or fish oil)

Example: tuna and green bean salad with flax oil and vinegar dressing

Before bed:

One serving low carb protein powder. This feeds your muscles as you sleep and prevents you from waking up starving.

The key to this plan is consistency. By eating every 3 hours you never allow yourself to get too hungry, and this makes it easier to avoid overindulging. Embrace this plan, and in no time at all you will look and feel fabulous!

Jolene Goring is a leading health and fitness expert based in Scottsdale. She has been featured in USA Today, is a featured personal trainer in various fitness videos, and has recently been named one of 'America's Premier Fitness Experts'. You may contact her at **480-510-5305** for a free fitness or nutrition consultation, or go to **www.geo-fit.com** for more information.

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, May 2002, 10 years ago

- A fiscal-year 2002-03 budget of \$527,426 for the Bellasera Community Association was presented to members at the April 16 annual meeting. As a result, monthly dues would be increased to \$122 from \$115 if the Board of Directors approve the budget as presented. There were few comments on the budget presentation from the approximately 70 residents attending.
- An incident of vandalism to the Clubhouse could mean more stringent regulations on private use of the clubhouse facilities, homeowners were told at the Community Association's annual meeting. The Board of Directors will review current rules and develop a new policy for how Bellasera homeowners arrange to use the clubhouse for private events. The Board would then implement the policy, which would cover items such as fees and damage deposits. Community Manager Janyth Martin said the investigation into the vandalism — a fire extinguisher set off and sprayed in the clubhouse women's room on the night of April 12 — was continuing.
- Bellasera resident Bob Littlefield is in a runoff election for an open seat on the Scottsdale City Council. The election takes place May 21, with early ballots available.
- Complaints about noise from low flying aircraft continue to surface in Bellasera. Initially, the complaints focused on small planes believed to be from pilot training schools, but more people now are linking the noise to lower-flying corporate and general aviation aircraft, said Christiane Chenault. The Bellasera resident has been following the problem for several months and has attended discussions prompted by a group of North Scottsdale, Phoenix, Carefree and Cave Creek residents who are campaigning to cut the aircraft noise pollution.
- To reduce noise in the exercise room, Management has installed Broadcast FM, a system to let each exerciser listen to the audio portion of programs on the three TV sets using headphones.

Bellasera Neighborhood News, May 2007, 5 years ago

- Chuck Roach, Board President--Thanks to everyone that was able to attend our annual meeting. It was a nice day for a meeting out on our patio. We elected four directors—Bruce Martin, Dennis Noone, David Redman and Dennis Carson. We also provided a good deal of information on the status of our community and answered many questions.
- The Bellasera community extends its sincere sympathy and condolences to the family and many friends on the passing of Carol Sotnick and Marvin Lefkowitz.
- During the month of May members of the Communications Committee will be distributing copies of the revised documents for homeowner approval. To minimize the considerable cost of distribution, members will attempt to hand-deliver as many copies as possible. Please watch for the envelope, either in-person or by mail. And return the consent forms as indicated in the cover letter inside the package.
- Thanks to Bellasera resident David Johnson, it's been reported that many Bellasera homes have smoke alarms that may be defective. The units, BRK Electronics models 4120B and 4120SB have shown a pattern of battery failure—where the 9-volt battery will rapidly drain, overheat, expand, and even explode.
- Several residents have reported that the company, also known as First Alert, have sent them replacement smoke alarms when asked about the problem. To obtain more information, go to <www.brkelectronics.com> or call 800-323-9005.
- Ike Ironwood, Private Detective--On the day of the next meeting we put the plan into effect. Palo was down on the water in a boat while I waited in my car munching a Burrito Supreme. As I waited, listening for the crackle of the walkie-talkie, I mused that in Latin, the words "bella" and "sera" come together to mean "beautiful views of A.J's".



May in the Garden

—By *Pauline Marx & Joe McDade*

May is a busy month in the garden as you can be faced with a variety of tasks as the weather turns warm. If you haven't already replaced your winter flowers, I'm sure our recent above average temperatures has wilted whatever was left in your pots. All of our local nurseries have an excellent selection of "summer replacements" such as vinca or portulaca just to name a few.

In addition to flowers, May through the summer is the perfect time to plant warm season succulents. Remember, many plant families make up the succulent species, the best known being cactus. Virtually all cacti (or cactuses) are succulents, but many succulents are not cactus. So, this month, I'll give you some general planting and maintenance guidelines for succulents as well as some specific advice on Cactus, Aloes and container grown Agaves.

Planting

Newly planted **succulents**, regardless of size or type, may need to be shaded during the first summer to prevent sunburn. This can be accomplished by:

1. Planting near a tree, shrub, or building does not prevent enough shade to provide the necessary shade or,
2. Drape shade cloth with at least 30% coverage on a frame over the plant.

When you buy **cactus**, notice which side of the pot is facing south in the nursery. Mark that side and, when you replant the cactus in your garden, be sure it is oriented to the sun the same way.

Cactus Water Stress

Cactus have large reservoirs of moisture in the stems but can still become water stressed and display the following symptoms:

1. Skin that is soft to the touch and offers resistance to gentle pressure.
2. Shrinking distance between the ribs of columnar cactus (if you can't put your finger between the ribs, the plant is desperate for water).
3. Yellowing or paleness of the skin, especially on the south or western side.
4. Wilting, drooping, or falling pads on prickly pear.
5. Shriveling or shrinking of the skin.

These symptoms show up only when the plant is deeply stressed. Water frequently enough to avoid these symptoms. If they do appear, water immediately and adjust the watering schedule.

Aloes

Aloes, especially those that form extensive colonies, can be overgrown if not kept divided regularly. To properly divide them, cut out the plants along the edge until you have reduced the size of the colony by at least half or even more which is fine.

Container Grown Agaves

Container-grown agaves can enhance your landscape but can develop a difficult problem as the weather warms. This problem can be summarized as follows:

Symptoms- The base of the leaves may turn black or brown, and the area may turn dry and corky.

Solution- There is much conflicting information about both the nature and control of this problem and a chemical solution is not available. Badly infected plants become hosts to a wide range of virus, bacteria, and fungus and should be destroyed. Most plants are simply scarred on the leaf and do not lose vigor. Many agaves seem to "grow out of it". However, while controls are not well understood, overwatering and rich or organic potting mixtures seem to encourage the infection. At the first sign of trouble, reduce the watering frequency and consider replanting in a faster draining, less organic mix.

Watering

It is important to adjust your watering habits now that the heat has arrived. It is recommended that you:

- Water in the mornings, not during the heat of the day or evenings.
- Water slowly and deeply to get to the thirsty roots.

Your soil should be moist several inches below the surface.

Climate information for May in Phoenix, Arizona:

- Average rainfall is 0.1 inches (record 1.3 inches in 1930.)
- Average high temperature is 95.0 degrees.

Remember that plants in pots need more water than those in the ground as soil dries out faster in containers.

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—May 2012

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Brush & Bulk Collection Week		1	2	3	4	5
		Poker 7 p.m.	Water Aerobics 10 a.m. Pilates 5 p.m.		Water Aerobics 10 a.m. Bridge 1:30 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.	Building & Grounds 3 p.m. Modifications 3 p.m. Poker 7 p.m.	Communications 8:30 a.m. Water Aerobics 10 a.m. Pilates 5 p.m.		Water Aerobics 10 a.m. Bridge 1:30 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.	Poker 7 p.m.	Water Aerobics 10 a.m. Book Club 12 noon Pilates 5 p.m.	Luncheon 12 noon	Water Aerobics 10 a.m. Bridge 1:30 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.	Hike 8 a.m. Poker 7 p.m.	Water Aerobics 10 a.m. Budget & Finance 2 p.m. Pilates 5 p.m.	Board Meeting 2 p.m.	Water Aerobics 10 a.m. Bridge 1:30 p.m.	Pilates 9:30 a.m.
27	28	29	30	31		
	Memorial Day	Poker 7 p.m.	Water Aerobics 10 a.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).

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**.

Pet Sitting: 7 year Bellasera resident, 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 Amp (RC 235), \$185. Amp Stand, \$35. Six dining chairs, \$20 each, Six new chairs (wood), \$30 each. **480-219-4943**.

Starting to think about the trip back home for the summer months? Wishing you had someone to keep an eye on the place while away? Someone you can trust? Just call **Mark McCann**, Bellasera resident since 2001, **480-285-8969**.

For Sale: one green/ yellow designer suede sofa for \$475.00 and one yoga headstand support, \$75.00. **330-550-7235**.

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.

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

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 or call **480-488-0259**.

For sale. Girls bicycle, 24 inch 6 speed. Like new, \$50. Bellasera resident, **480-575-6802**.

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**.

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. 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 —**Gregg Dittoe**, greggdittoe@gmail.com

Vice President —**Richard Hoffman**, richardhoffmanlaw@att.net

Secretary—**Joe Pruess**, joepruess@gmail.com

Treasurer—**Ed Szkaradnik**, Eszkaradnik@Gmail.com

Director— **Craig Johnson**, cl7610@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, Joe Pruess, Emily Shriver, Dennis Soeffner

Modifications

Jim Gleason, Stanley Green, Craig Johnson, Bruce Martin

Security Advisory

Joe Carlon, Dennis Carson, Richard Hoffman, Dennis Soeffner

_____ indicates committee chairperson

Key Items

- **2011/12 Operating Budget On Plan**
 - Legal costs over
 - R&M/Utilities under
- **Accounts Receivable**
 - 41% below 2010/11
 - Fully Reserved
- **Equity Reserve \$47K**
 - Adequate for Operating Budget
- **Capital Asset Reserve \$1159K**
 - 84% of Theoretical Reserve/ “Strong” Rating
 - 30 yr. projection = Continued “Strong Rating”
- **Recommend 2012/13 \$10/Qtr./home increase**
 - In Line with Operating Budget Cost Escalation
 - Keeps Capital Asset Reserve in “Strong” Category

\$ in 000

Overview

	Feb YTD		2011/12		2012/13
	Budget	Actual	Budget	Projection	Budget
Income	512	512	763	763	775
Operating Expenses	364	361	539	533	544
Capital Expenditures	101	118	136	129	131
Reserve Increase	47	33	88	101	100
Operating Reserve		47		47	47
Capital Reserve		1091		1159	1259

\$ in 000

Operating Budget

Feb YTD

2011/12

2012/13

	Budget	Actual	Budget	Projection	Budget
Administration	59	72	85	97	97
Utilities	73	67	102	95	103
Rep./Maint.	47	32	76	61	65
Contract Services	185	190	276	280	279
Total	364	361	539	533	544