

Bellasera Neighborhood News

October 2012

Electronic Edition

azbellasera.org

Eleven Pages + attachment

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Community Meeting on Dog Park Addition

—By **Keith Christian**

Roughly 75 Bellasera residents turned out on Thursday evening, September 27, to learn about the community's proposed Dog Park Project. Several architectural renderings of the park were on display.

Board President **Gregg Dittoe** welcomed all and gave the rationale for finding a new use for the deteriorated condition of tennis court #3. This followed an informal survey of residents earlier this year indicating a large majority of respondents favored an alternate use for the court.

The Board tasked an ad hoc committee to come up with a new use for the court. **Gregg** turned the meeting over to **Dennis Carson**, chairman of the Recreation Area Ad Hoc Committee.

The retired attorney proceeded to make the committee's case to a 'jury' of fellow homeowners. He reported the committee met 9 times over the summer, and after much deliberation agreed a dog park was the best option.

Dennis proceeded to field questions from those in attendance. What follows is a brief synopsis of the Q & A session, in no particular order.

Several residents questioned the need for an amenity that would only be used by a minority of residents. Considering the estimated \$60K cost to return the court to desert, the committee decided to proceed with a dog park.

Many residents wanted to know why the issue was not voted on by the community. **Gregg** indicated the likelihood of a Association majority (181) approving *any project* is unlikely, based on vote totals in past community elections. He indicated that if more than 10% (36) of homeowners object in writing, any Board approved resolution is nullified.

One resident's opinion is about 25-30% of homeowners have dogs, and he favored the use of the funds available be used for a dog park.

(continued on page 2)

Dennis indicated the committee recommends that if the park becomes reality, the Board strictly enforce the no-dogs-off leash in community areas outside the dog park confines.

Dog clean-up in the park is to be the responsibility of the users. Over seeding or replacement of the park's grass turf is not planned.

The landscape architect's opinion is the installation of grass where concrete was laid will not adversely affect drainage. Hours of lighting will be the same as the adjacent tennis courts. Concern was voiced that dog barking in the park would disturb nearby tennis players, and adjacent homes.

Bellasera resident realtors have indicated the dog park addition will likely increase property values as more local communities include them.

As with existing clubhouse facilities, guests with dogs must be accompanied by a resident. A fob entry is not planned. The committee has drafted a proposed set of rules for the park.

Several residents gave the ad hoc committee kudos for the time and effort expended.

One resident was disappointed in the representation of members of the ad hoc committee. Five of the seven members are non-dog owners.

Another resident questioned the need to expend reserve funds for the project. The ad hoc committee was assured by the Budget & Finance committee that about \$70K is available to pay for the project.

Estimated monthly maintenance (water, grass cutting) for the park is \$100.

The community's current insurance policy will cover the dog park with no increase in premium.

At the conclusion of the meeting **Gregg** invited all to attend a special meeting of the Board called to consider the project.

During this meeting the Board approved the project by a unanimous vote.

A copy of the approved resolution is attached to this newsletter.

A notice was mailed on September 28 to all homeowners advising of their right to object in writing to the approved resolution. Included is a report to the community from **Dennis** with a detailed explanation of the ad hoc committee's work.

New Clubhouse Key Fobs

On Monday, October 15, the existing key fobs now used to open the clubhouse doors will be deactivated and no longer work. The Association is updating its clubhouse security hardware and software. The old key fobs will not be compatible with the new installation. The new system will give the Association better control and accountability over the access to the clubhouse.

Owners may pick up new key fobs at the clubhouse office during business hours (8:30 a.m. – 12:30 p.m., Monday thru Friday) now. The new key fobs will not work until after the installation of the new software and hardware on Monday, October 15. The new key fobs are very similar in size and shape to the old ones. There is no requirement to turn in the old fobs.

The installation is scheduled to start in the morning on Monday, October 15, and should be completed by early afternoon. During that time the doors may be opened without using a key fob. As with any contractor, there is always a possibility of delay. Be patient and keep using your old fobs until the installation is complete, and as soon as the installation is complete the new key fobs will be required for entry.

Two (2) new key fobs will be available to each existing Lot Owner at no cost.

All other new key fobs (including replacements for lost key fobs) will cost \$10 each.

Tenants with a valid Tenant Agreement on file with the clubhouse office may purchase new key fobs for the occupants listed on the Tenant Agreement. The cost will be \$10. The new key fobs purchased by a Tenant will be coded to deactivate upon termination of the Lease Term as set forth on the Tenant Agreement.

Lot Owners may purchase an additional new key fob for each full time resident living in the residence with the Owner for \$10.

The new key fobs may not be assigned or transferred by any Lot Owner or any Tenant. If a Lot Owner sells their residence their assigned fobs will be deactivated. The new Lot Owner of record can request reactivation.

The Board reserves the right to deactivate any new key fob for any reason including, but not limited to, a violation of the Bellasera Common Area and Recreational Facilities Use Policies.

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

Meeting Notices

Board of Directors will meet on **Thursday, October 25**, at **2 p.m.**

Budget and Finance Committee will meet on **Tuesday, October 23** at **2 p.m.**

A joint **Board of Directors** and **Budget & Finance Committee** meeting on **Friday, October 5** at **2 p.m.**

Building and Grounds Committee will meet on **Tuesday, October 9** at **3 p.m.**

Communications Committee will meet again on **Wednesday, November 7** at **8:30 a.m.**

Modifications Committee will meet on **Tuesday, October 9** at **3 p.m.** Applications must be received in the Community Manager's office no later than **Thursday, October 4** at **12 noon.**

Bellasera 2012 Directory

The printed 2012 Bellasera Community Directory is now available. You may pick up your copy two ways:

1. In the clubhouse office, Monday through Friday, 8:30 a.m.—12:30 p.m.
2. From the guardhouse, using the exit lane (north side of building) from 5 a.m. to 1 a.m. every day.

To minimize our expense, one per household please.

An electronic version is also available by e-mailing directory@azbellasera.org.

The Communications Committee produces an annual community directory, alternating between printed and electronic versions. The last printed directory was released in July 2010.

September Weather In Bellasera

(September 1—September 30)

Highest temperature: **99**

Lowest temperature: **62**

Rainfall this month: **0.92 inch**

Since January 1: **5.54 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 1**, with the next pickup the week of **October 29.**

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.**

Hikers

The September hike along the West Fork of Oak Creek was really nice. As predicted, the weather in the canyon was very comfortable and the scenery was gorgeous. There were eight of us, including a visitor from Terravita, who made the journey to the Sedona area. I believe everyone enjoyed the hike along and across the creek.

Moving on to October, we will stay closer to home and hike the Gateway Loop, a familiar hike in the McDowell Sonoran Preserve. The hike is about 4.4 miles long with an elevation gain of 680 feet. Just a nice exercise hike! The hike does provide some nice views back over the valley. The last time we hiked this trail, we shared the trail with a desert tortoise. Who knows what we will see this time. We will plan to stop for lunch after the hike, so you might just need some trail snacks with you. (I'm thinking of Mexican food at X-Tapa Joe's?) It should be cooler by then, but that does not mean you should forget water and sunscreen. I think some of our summer travelers should be back in town by the end of October and we look forward to seeing you on this hike.

The October hike is scheduled for **Thursday, October 25**, and we'll meet at the clubhouse at **9:00 a.m.** Remember to bring water, sunscreen, trail snack, and a smile.

Looking ahead, I'm going to combine the November and December hikes into one. I have tentatively set the date for this hike to be Monday, December 10. I hope this will avoid conflicts with the Thanksgiving and Christmas holiday activities. Busy time of the year! Mark your calendars. If you plan to join us on October 25, please sign up in the clubhouse or reply to this e-mail to let me know. **Don Bowman, 480-948-9814, dgbebb@cox.net**

Community Manager's Memo

As you know, tennis courts 1 and 2 were resurfaced this spring and they looked great when they were completed. Now, that is not the case. The cracks and spidering have returned and we are working with the Association's consultant on the issue. There is a warranty in place and the courts will be re-done next spring when the temperature is right for this work.

Four Peaks Landscaping will over-seed the grassy area the first week of October. Because of this, the sprinklers will be turned on more than normal to allow the rye seed to germinate. —**Viola Lanam**

In Memory

Bellasera resident **Louis Vigna** passed away on September 7. **Lou** was 78 years old and died from complications brought on by a disease called Wegener's Granulomatosis. A memorial service will be held in the Bellasera clubhouse on October 6 at 4 p.m.

Long-time Bellasera resident **Ted Dixon** died on September 29. **Ted** had staged a valiant fight against cancer for many years. He was an active volunteer in the community and was elected to the Board of Directors in April 2009.

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. Unedited clips from past newsletters follow.

Bellasera Neighborhood News, October 2002, 10 years ago

- The Bellasera “goblins” and “ghouls” will be out roaming on Halloween once again. We’ll keep them happy, though, starting with a pot luck at the clubhouse from 5 to 6 p.m. on Oct. 31. Then comes the trick-or-treat parade, beginning at the west end of Ponte Bella Drive and continuing east. Please put your front door light on if you wish to participate. Call Judy Jones at 575-9502 for additional information. And remember — especially this night — DRIVE SLOWLY AND DRIVE SAFELY.
- An old-fashioned hayride for Bellasera residents has been arranged for Saturday, Nov. 2 at McDonald’s Ranch. The 4 p.m. hayride, which will last about 45 minutes, will cost \$9 per person. Sign up for the hayride at the clubhouse and give a check made out to Bellasera Community Association to Community Manager Janyth Martin by Thursday, Oct. 24.
- Eugene (Gene) Lukavsky, a winter Bellasera resident for several years, passed away from lung cancer on Sept. 15 in Des Moines, Iowa, where he and his wife Barbara lived for much of the year. He had been diagnosed with the disease earlier this year.
- Bellasera resident Christiane Chenault will give a class on cooking fish in the Clubhouse kitchen on Thursday, Oct. 17 at 10:30 a.m. And the clean-up will be reduced because you’ll wind up by eating the lesson.
- Two Bellasera couples have recently joined the “Quarter Century Club” — 25 blissful years of marriage. Caryn and Bob Briedis celebrated their 25th Anniversary in Las Vegas in August. Susan and Clayton Loiselle marked their 25th Anniversary in September.
- Bellasera resident Maureen Simpson is putting out a call for participants to join her for Memory Walk 2002, the largest national fundraiser organized to fight Alzheimer’s disease. This year’s Memory Walk will take place Saturday, Oct. 19, at Patriots Park in Phoenix.

Bellasera Neighborhood News, October 2007, 5 years ago

- The Pederson Company has begun work on East Brisa Drive to remove the little stub of asphalt that was a continuation of East Balao Drive on the shopping center side. They will install new curbing on Brisa where the old pavement was removed and plant vegetation.
- In accordance with Arizona Revised Statutes § 33-1808, effective September 19, 2007, Arizona community associations may not prohibit one industry standard “For Sale” sign, and one sign rider, on an owner’s property, regardless of whether it identifies a real estate brokerage or a “by owner” offer. No other changes have been exempted by this law. Therefore, the following continue to be Bellasera violations: More than one such sign on a property; Any such signage on common areas or common walls, including directional arrows; “For Lease” or “For Rent” signage in any fashion or location; Signs which obviously fall below Bellasera community standards (rusty, broken, etc.).
- As of September 25, 209 CC&R consent forms approving the revised Bellasera CC&Rs have been received; 241 are needed for approval. Homeowners who have not returned their forms are urged to send them in as soon as possible. The consent forms were included in the packet distributed to all Bellasera homeowners in June.
- A new Safeway gas station is now under construction in the Summit Shopping Center. It’ll be located west of the Safeway store, and just south of the Heard Museum North that opened on June 30. The new AJ’s Marketplace in the Scottsdale North Marketplace is scheduled to open in mid-November.
- Bellasera Community-wide Standards For Gates: The metal portion of all gates will be maintained so that no rust is visible from a distance of five feet. The metal portion of all gates will be painted to match wrought-iron fencing throughout the community. The paint color is Frazee Bernard Brown. The wood slats encompassed in side and other gates will be maintained so they do not appear weathered. A clear stain is preferable. A slightly darker stain, linseed oil, or paint, that matches the body color of the home are acceptable alternatives.

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

October in the Garden

—By Pauline Marx & Joe McDade



The fall planting season continues on into October as our extreme temperatures abate while the soil is still warm enough to encourage seed germination and root development. During this cool weather gardening season, which will last until temperatures heat up again in May, almost anything can be planted. In recent months we emphasized vegetable planting but it should be pointed out that this is the perfect time to plant all but frost-tender woody shrubs. Here in the Sonoran Desert, we do not get the brilliant fall colors like other areas. However, I would recommend that you consider several shrubs (below) that rise to the occasion.

Recommended Shrubs

Heavenly bamboo - An Asian plant which turns bright red to red- orange in the fall. (*Nandina domestica*).

Firebush - As the weather cools, leaves begin to turn a dark coppery red. They remain this color through the winter. (*Hamelia patens*)

Beach vitex - Before this deciduous shrub loses its leaves they turn a dusky purple-red.

Crape Myrtle - Coloring is variable, but most plants turn a reddish hue before they lose their leaves. (*Lagerstomia indica*).

Mexican jumping bean - This hot weather loving shrub's leaves turn a fiery red in late winter.

Copper-leaved caesalpinia - The small leaves turn from a deep burnished red to a bright golden red through the winter.

Planting Shrubs

When planting shrubs, follow these simple steps:

1. Prepare a hole that is three to five times as wide as the container and just as deep.
2. Most soil amendments, including mulch, are unnecessary. However, if you choose to use mulch or compost in the hole, scratch it in well and roughen the sides of the hole to encourage the plant to move out of the hole.
3. **Do not prune as you plant.** It is tempting to prune shrubs in containers that are overgrown or unruly or have lost their form. However, pruning as you plant can severely reduce the vigor of the plant and increase the time it takes to overcome transplant shock. To start a good root system, it is best not to trim anything but dead wood from a plant as you're planting it. There should be plenty of time next year to correct any deficiencies in the form of the plant.

Miscellaneous Tasks

Roses- Resume full fertilizing of established roses as the weather cools.

Deciduous Fruit Trees- Prune the water sprouts.

Landscape Plants- Cut off spent blooms to stimulate rebloom.

Mesquite Trees- If your Mesquite trees are looking tall and scraggly, take action now to do some corrective pruning.

Prune- Cut back spring-flowering perennials like *brittlebush*, *globe mallow*, *ruellia*, and groundcovers like *sundrops*, and *trailing bush* hard this month. If the plant is especially leggy or unruly, prune to remove at least 1/3 of the plant or more. After pruning, water well.

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—October 2012

Sunday	Monday 1	Tuesday 2	Wednesday 3	Thursday 4	Friday 5	Saturday 6
Brush & Bulk Collection Week	Yoga 8:45 a.m. Water Aerobics 10 a.m.	Poker 7 p.m.	Water Aerobics 10 a.m. Mahjong 6:45 pm		Water Aerobics, 10a Bridge, 1:30p B&F+BOD, 2p Potluck 6:00 p.m.	
7	8 Yoga, 8:45 a.m. Water Aerobics 10 a.m. Columbus Day	9 Golf, 8:30 am Building & Grounds 3 p.m. Modifications 3 p.m. Poker 7 p.m.	10 Water Aerobics 10 a.m. Mahjong 6:45 pm	11	12 Water Aerobics 10 a.m. Bridge 1:30 p.m.	13
14	15 Yoga 8:45 a.m. Water Aerobics 10 a.m.	16 Golf, 8:30 am Poker 7 p.m.	17 Water Aerobics 10 a.m. Book Club 12 noon Mahjong 6:45 pm	18	19 Water Aerobics 10 a.m. Bridge 1:30 p.m.	20
21	22 Yoga 8:45 a.m. Water Aerobics 10 a.m.	23 Golf, 8:30 am Budget & Finance 2 p.m. Poker 7 p.m.	24 Water Aerobics 10 a.m. Mahjong 6:45 pm	25 Hike 9 a.m. Luncheon 12 noon Board Meeting 2 p.m.	26 Water Aerobics 10 a.m. Bridge 1:30 p.m.	27
28 Brush & Bulk Collection Week	29 Water Aerobics 10 a.m.	30 Golf, 8:30 am Poker 7 p.m.	31 Water Aerobics 10 a.m. Mahjong 6:45 pm Halloween			

****Bellasera Classifieds****

Baldwin Model 635 upright oak piano \$1200. Excellent condition. Bellasera resident. **480-575-7528**.

"Selling the Bellasera Lifestyle" - Steve and Joan Wallace - "Realtors who live in Bellasera! We love Bellasera and love selling it – we have sold 10 homes in Bellasera so far this year – call us if you want to sell your home. If you would like to receive our monthly "Bellasera Market Update", please e-mail us: **joanwallacehomes@cox.net** **Steve, 602-463-5254; Joan, 602-361-8111**.

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, **480-270-2881**.

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.

For Sale: 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**.

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, non-resident 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—**Ed Szkaradnik**, Eszkaradnik@Gmail.com

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

Director— **Craig Johnson**, cl7610@aol.com

Committees

Budget & Finance

Don Bowman, *Marilyn Lillienfeld*, Joe Pruess
Carlton Rooks, Charles Schroeder, Paul Snyder,

Buildings & Grounds

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

Communications

Keith Christian, Joe McDade, Emily Shriver, Ed Szkaradnik, Dennis Soeffner

Modifications

Jim Gleason, Stanley Green, Craig Johnson

Security Advisory

Joe Carlon, Dennis Carson, Richard Hoffman, Dennis Soeffner

——— indicates committee chairperson

Resolution Approving Conversion of Tennis Court #3 to a Dog Park

September 27, 2012

WHEREAS, the Board has received a Design Plan dated September 10, 2012 prepared by Paul Vecchia, landscape architect, to convert tennis court #3 to a dog park.

After due consideration, the Board adopts the following Resolution.

RESOLVED,

1. The Board has reviewed the design Plan and determined that:
 - a. The improvement will provide the opportunity for more hours of enjoyment for more Owners than the present use of the same space as a tennis court;
 - b. Is consistent with any deed restrictions and zoning regulations restructuring or limiting the use of the Common Area;
 - c. Is consistent with the effective Master Plan, and
 - d. The change in use of the Common Area as proposed will not have an adverse affect on the Association and the Owners.
2. The proposal to convert tennis court #3 to a dog park according to the Design Plan (Project) is hereby approved and adopted by the Board,
3. The attached NOTICE shall be mailed to all members of the community on September 28, 2012 advising the community that the Board approved this Resolution and their right to object in writing.
4. This Resolution is subject to:
 - a. The Project improvements comply in all respects with the City of Scottsdale's rules or regulations;

- b. The Board mails the attached NOTICE to the community according to the rule set forth in Section 4.8 of the CC&Rs giving community members the right to object in writing to this Resolution;
 - c. Fewer than 36 Owners submit a written objection to this Resolution on or before October 30, 2012.
- 5. If the Board receives fewer than 36 objecting votes from the community on or before October 30, 2012, the President is authorized and directed to take such action and execute such documentation as he deems necessary to proceed with the construction of the Project, including:
 - a. A contract to Hire Paul Vecchia, a landscape architect with Collaborative Vecchia design Studio, to prepare a Statement of Work
 - b. Solicit, or a contract to hire Paul Vecchia to solicit, a minimum of 3 bids to complete the Project,
 - c. Subject to consultation with the Board, a contract with a general contractor to complete the work if the bid for such work does not exceed \$72,000, and
 - d. A contract to hire Paul Vecchia to act as construction manager to manage the completion of the improvements according to the contract
- 6. Notwithstanding the above, the Board recognizes that not every event can be anticipated before construction begins, and every construction project is subject to changes and modifications after the work commences in order to complete a project substantially according to the plans. Therefore the President is authorized and directed to execute such change orders as the President, after consultation with the Board, deems necessary to complete the project provided the aggregate of such change orders are within 10% of the final accepted bid.