

Bellasera Neighborhood News

January 2013

Electronic Edition

azbellasera.org

Nine Pages

President's Report

—By Gregg Dittoe

2012 End of Year Thoughts:

As the current year comes to a close, the New Year brings fresh beginnings. I want to share my Praise, my Hopes and my Wishes for Bellasera.

First, **Praise** for all of our Volunteers and staff that make Bellasera a special place. It is easy to take for granted the work done by our Committees. They do their work quietly and mostly below the radar. The bulk of work that is done in running Bellasera has been done by 25 Volunteers comprising five permanent committees plus one Ad Hoc committee. Additionally, five Board members and Viola and Sharon are managing and directing our community. Together, these 32 people have invested thousands of hours making Bellasera an especially well run community. Thanks to all of our volunteers for your hard work.

Committee Contributions:

—Our **Finances** are solid as a rock. We have \$1.1 million dollars in Reserves (88% Reserved – Excellent Reserve Rating); our quarterly assessments are in great shape with only about 1% delinquent; a strong annual Audit report; and model budget management processes in place.

—Our **Buildings and Grounds** Committee is focused on overseeing the maintenance of all Bellasera assets. The Clubhouse/ Pool, exercise room, common grounds, roads and NAOS are constantly maintained and are kept in pristine shape.

—**Security** is the most controlled we have ever had in Bellasera. We have new Gate entry and Clubhouse entry systems in place, and we know who is driving into our community and entering our clubhouse area. An added bonus...we have **Keven** and four of the friendliest guards in Scottsdale.

—The **Modifications** Committee ensures adherence to our building standards, paint color schemes and exterior improvements. In short, we don't have any "Pink" houses in Bellasera, and we all reap the financial benefits of these closely monitored standards, in our Real Estate values.

—**Keith Christian** and his **Communications** Committee have kept us informed and in touch via Directories, Newsletters and Postings. This is a never ending job, and remarkably **Keith** has been diligently at the helm of the Committee for 10+ years.

—And, we are so appreciative for **Sharon** and **Viola**, and **AAM**. They handle every detail of community management; from paying bills, collecting dues, managing dozens of vendor relationships, and most important – taking care of our resident's myriad needs.

—Lastly, a special praise this year for the **Recreation Area Ad Hoc Committee**. Through the hard work and vision of this Committee the Bellasera Dog Park is fast becoming a reality.

2013 Hopes and Wishes:

1) I sincerely desire more thoughtful and respectful communications between Bellasera residents and our volunteer leaders. With the coming of the New Year, I hope all residents will try to be more respectful and considerate when communicating with the office staff and the Board.

2) I wish the residents who refuse to clean up after their dog(s) would give the gift of consideration and common courtesy to all of their fellow Bellasera neighbors. I have heard from many residents about their mounting frustration with dog owners who disregard the concept of "common decency", by not cleaning up after their dog(s). If you are one of these inconsiderate owners, please change your behavior. It really is disgusting, especially for those of us who regularly walk in our beautiful community.

3) I wish folks would slow down on our neighborhood streets - **our speed limit is 25 mph**. I understand that we occasionally may be in a hurry to get somewhere, or we're late for an appointment. But it is not OK to constantly exceed our speed limit. I would appeal to those of you who make speeding the norm, rather than the exception, to please slow down.

4) Finally, I hope in 2013 we are able to come to a satisfactory resolution on the Easement Dispute regarding the adjacent 12 acre parcel. This is the Number One item for our Board this coming year. To date, the lawsuit has been relatively quiet. This is not likely to be the case in 2013. Our Board is laser focused on this issue, and we will keep you informed as the lawsuit progresses.

Meeting Notices

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

Budget and Finance Committee will meet on **Wednesday, January 16** at **2 p.m.**

Building & Grounds Committee will meet on **Tuesday, January 8** at **3 p.m.**

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

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

Christmas Tree Roundup

Scottsdale's citywide Christmas Tree Roundup takes place **January 7-12**. Please have your Christmas tree curbside by 5 a.m. on the morning of Monday, January 7.

Remove stands, lights, tinsel and ornaments. No artificial trees will be collected. If you miss the tree roundup you can drop off your tree between 7 a.m. and 2 p.m. on Saturday, January 12, at Scottsdale Ranch Park, 10400 E. Via Linda, or Eldorado Park, 2311 N. Miller Road.

All trees collected will be turned into compost or mulch. For more information, call **480-312-5600**.

December Weather In Bellasera

(December 1—December 28)

Highest temperature: **73**

Lowest temperature: **32**

Rainfall this month: **2.72 inches**

Since January 1: **8.96 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, December 31**, with the next pickup the week of **January 27**.

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 November/December hike to the Marcus Landfill was a great success! We had a record turnout of 21 hikers and, I think, all felt the hike was very worthwhile. So now we move forward into 2013.

For January, we are going to hike the Dixie Mine trail in the McDowell Regional Park. The trailhead for this hike is in the NW corner of Fountain Hills. The trail traverses the base of the McDowell Mountains along the east side with nice views to the east. (We should be in the warm morning sun). For those who have not made this hike in the past, there is an interesting surprise at the end of the trail. The trail is about 5.6 miles round trip with little net elevation gain. As with the Marcus Landslide trail, there are up and down sections as the trail progresses along the base of the mountains. Hope everyone can join us.

The January hike is scheduled for **Tuesday, January 22**. We will meet at the clubhouse at **9:00 a.m.** Remember to bring water, sunscreen, trail lunch, and a smile. If you plan to join us on January 22, please sign up in the clubhouse or contact **Don Bowman, 480-948-9814, dgbobb@cox.net**.

New Yoga Studio

Deborah Cole is happy to announce she will be teaching Yoga at the newest Yoga Studio in Northern Scottsdale. Harumi Yoga+

This studio will focus on yoga for mature minds and bodies. Those who are new or have never taken yoga are welcome! Those wanting to deepen their practice, please come and be part of this community. Classes to include focus on breath techniques for stress reduction, meditation and gentle strengthening of core muscles. Safe Stretches for those recovering from surgeries. Mayo Clinic recommends yoga for good health!

Other classes to be offered include but not limited to: QiGong, Nutrition, Japanese Tea Ceremony, Ikebana and Meditation. Other therapies to be offered: Jin Shin Jyutsu (with Bellasera resident **Betsey Ricciardi**) Cranial Sacral Phoenix Rising Yoga Therapy.

Please watch for the grand opening in January. Two weeks of unlimited classes \$25.00. See website for further details: **harumiyoga.com**, or call **Deborah Cole, 330-550-9058**. Studio is located at 8787 Pinnacle Peak Road, on the SW corner of Pinnacle Peak and Pima Roads -- two story terra-cotta building located on the corner. 2nd Floor (elevator to your right) past Courtyard Fountain.

Pilates

Pilates Classes resumed live on **Saturday, November 3!** Instructor **Dona Perreault** (Bellasera Resident) is back to teach both current and new students. Classes are designed so that each participant, whether a beginner or advanced, can enjoy, learn and benefit from **Dona's** classes, in a supportive and fun environment. Please e-mail her, **dona2@shaw.ca**, if you are interested in joining the class. Classes are limited to 10 students, and are held in the Activity Room at the clubhouse at a new time during the week, **Tuesday** and **Thursday** from **10:30 – 11:30 a.m.** and on **Saturday**, at **9:30 a.m.**

All equipment is provided, just wear comfortable clothes and bring some water! Classes are one hour. Pilates is a great way to gently tone and strengthen your core, as well as every other muscle in your body! Pilates was originally developed as a rehabilitative program, and is used to help participants heal from injuries as well as prevent them. **Dona** adjusts movements for each student's condition, and works with participants, challenging them at their level only. Her students experience remarkable results – they feel better, are relieved of stress, have increased mobility and strength, and through Pilates are able to prevent common injuries that plague so many individuals. Dona invites anyone interested to contact her if you have questions or want to discuss your personal situation and how Pilates may help you.

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, January 2003, 10 years ago

- Bellasera's Activities committee has a membership at the Wrigley Mansion that can be used by Bellasera residents. Access to the Mansion's dining facilities requires a membership, which the Activities committee purchased in the name of Bellasera for a Residents' Luncheon in April. As a result, the membership will allow a Bellasera person and any number of guests to arrange a dinner at the historic Phoenix home.
- RESIDENTS' LUNCHEON

Thursday, Jan. 16 at noon at L'Academie Café, in the Galleria upper level, Scottsdale Road and Fifth Avenue. The restaurant features paninis, pasta, fresh pizza and salads. Sign up no later than Tues., Jan.7. If you can't come after signing up, or if you don't want to carpool, please contact Anne Chernis at 488-6565 as soon as possible. Otherwise, be at the clubhouse at 11:30 a.m. to carpool.

- YOUR COMMUNITY

Board of Directors: Dick Chenault — President, Dennis Lamb — Vice President, Jane Hillerson — Secretary, Robert Tack — Treasurer, Al Ricciardi — Director. Current Committee Chairpeople: Activities: Carol Sotnick, Budget: Paul Broad, Buildings & Grounds: Paul Anetsberger, Communications: Keith Christian, Modifications: Steve Dale. Community Manager: Janyth Martin.

Bellasera Neighborhood News, January 2008, 5 years ago

- The revised CC&R/Bylaw documents recently approved by members of the Bellasera Community Association will be distributed early in the new year. After the CC&Rs are recorded with the state of Arizona, as required by law, residents will be informed that the documents are available for pick up in the clubhouse office during normal business hours. Copies not picked up after two weeks will be mailed to all homeowners.
- The clean up took place as planned thanks to many willing participants with the much appreciated cooperation of the weather. A total of 36 neighbors came out, braving cool, damp weather and lots of mud, to help with the pre-clean up on Friday, December 7 and with the main clean up on Saturday, December 8. The event was organized by the newly re-established Building and Grounds Committee. We picked up trash from the areas between Scottsdale Road and Lone Mountain Road and the outer perimeter wall of the neighborhood, and also inside the neighborhood in the main wash from the northeast corner of the property all the way through to Scottsdale Road by the guard house, and from streets. The main clean up on Saturday was followed at 10 a.m. by a breakfast gathering in the clubhouse with coffee, bagels and cream cheese, soft drinks and cookies generously provided by AJ's. We accomplished a lot and a good time was had by all. We would like to make this a regular event every 3 or 4 months. Many thanks and kudos to the following participants: Pat Bradley**, Dan Bradley, Chuck Roach**, Ellen Roach, Joe McDade**, Anna Ingram, Bob Messinger, Dennis Carson, Trish Dixon, Keith Christian, Craig Klos, Georgia Klos, Flo Kostel, Dennis Lamb, Bob Gromko, Larry Seres, Robert Greco, Sarge Greco, Dennis Noone, Kim Deane, Mike Dietz, Phil Castrovinci, Bonnie Lahr, Lena Junker, Sid Charnock, Susan Rutledge, Barbara Rutledge, Joseph Rutledge, Jay Quinton, Hope Kirsch, Barry Kluger, Spencer Eisner, Marci Sheer, Eve D'Alleyrande, Maya Redman.

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

January in the Garden

—By *Pauline Marx & Joe McDade*



Winter Is Here!

Winter finally arrived in December as we received some much needed moisture along with chilly temperatures. January is generally a slow month for gardening in the low desert. Your primary focus should be related to protecting your frost sensitive plants along with some selective pruning and planting tasks. You should also take advantage of this “quiet” time by preparing and planning for upcoming spring projects.

Pruning

Deciduous Fruit Trees –Cut out all dead, diseased, or broken wood, any crossing branches, and watersprouts.

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.

Succulents - 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.

Planting

Bare Root Roses –This was covered in some detail last month and planting of roses can continue into January.

Succulents - 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.

Bare-Root Fruit Plants – Nurseries are stocked with deciduous fruit trees (apple, apricot, peach, plum and pomegranate). Keep roots moist until planting.

Miscellaneous

Fertilize Citrus – Feed in January or February with one-third of the tree's annual nitrogen requirement.

Houseplants - It's time to inspect houseplants for aphids, scale insects, spider mites, and mealybugs. Rinse infected plants with commercial insecticidal soap or a solution of 1 tablespoon of dishwashing liquid mixed with one gallon of water. Blast gray aphids off plants with a strong jet of water.

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 2013

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

****Bellasera Classifieds****

Top Five Things To Do When Buying Or Selling Real Estate: 1. Call **Jay Cole** with Russ Lyon Sotheby's International Realty. He'll take care of the other 4. **Jay Cole**, jcoleshomes.com, jay.cole@russlyon.com, **480-433-9153**.

Bellasera residents looking to rent 2-5 bedroom home in Bellasera for March 2013. Hosting a family reunion and not enough sleeping space at our home on Balao! Please e-mail **Carla Mahrt**, Carla@jjmsearch.com, or call **402-203-6324** if you have a house to rent during that time. Key week needed is week of March 17-24.

Bellasera residents - Take advantage of historically low mortgage rates. I am a Bellasera resident and licensed mortgage banker in Arizona for Quicken Loans. I can refinance your home in as little as 30 days. **Sam Krause**, Quicken Loans, **480-305-9901**, samkrause@quickenloans.com.

Steve and Joan Wallace, Realtors - We love living in Bellasera and love selling it for the last 9 years! It has been our pleasure to work with our Bellasera neighbors to sell 16 homes in 2012. If you are going to sell your home or are looking for a new one, we would love to work with you! Ask about our discount for Bellasera neighbors. Call **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

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. - 2:00 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**

**** Bellasera Community Volunteers ****

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