

# Bellasera Neighborhood News

April 2013

Electronic Edition

azbellasera.org

Eleven Pages

## Easement Dispute Report

—By **Richard Hoffman, Board Vice President**

At a community meeting on the evening of March 7, 2013, the Association's legal counsel in the easement litigation with the owners of the adjacent 12-acre parcel, **Jason Smith** of the law firm of Carpenter Hazelwood, gave a report regarding the current posture of the lawsuit. **Jason** also responded to numerous questions from the audience regarding the status of the litigation and its potential impact on Bellasera. We understand many owners were not able to attend the community meeting and members of the Board continue to receive questions on this subject from homeowners. The community meeting was recorded and a transcription of the meeting will be posted on the Bellasera website, along with all of the other easement dispute documents.

I thought it would be useful to provide a sampling of some of the most frequently asked questions and answers for the benefit of our owners. While by no means complete, the questions and answers below are representative of the issues and concerns most frequently expressed by homeowners at the community meeting and to me directly.

**Question:** Is it true that Bellasera has lost the lawsuit and now the owners of the 12-acre parcel have full access through Bellasera?

**Answer:** The litigation is not over although we did suffer a setback when the Court agreed to grant the Plaintiff's Motion for a Partial Summary Judgment basically means we will be required to provide the Plaintiffs with access to their property through Bellasera. The exact terms and conditions of access are yet to be decided/or agreed to between the parties. We have tried to negotiate with the Plaintiffs but they have refused and prefer at least at this point to see what the Court will grant them. Until the Court enters a final Judgment in their favor (a hearing is scheduled before the Court early in April and the Court has 60 days to rule thereafter) we are not legally required to afford any access. What the terms of the access, and what contribution they will make for the cost of maintenance of our roads, gates and security has yet to be decided or agreed to. If we are unhappy with the Court's final Judgment, we may choose to appeal but that won't be decided until we know the Court's final decision. Access will most probably be through Bellasera via its roads and streets.

**Question:** If the Plaintiffs are successful in their lawsuit, will they have the right to use Bellasera's common amenities – i.e., the pool, clubhouse, tennis courts, dog park? Will they be required to contribute to the cost to maintain/replace such amenities?

**Answer:** Plaintiffs have not sought any such access in their lawsuit and there is no legal basis to grant such access to Plaintiffs without Bellasera's approval.

**Question:** As part of their lawsuit against Bellasera, Plaintiffs sought compensation for lost revenue as a result of their proposed cell tower lease with Verizon. What does that mean for Bellasera home owners? Will there be assessments?

**Answer:** Plaintiff's originally sought to recover lost revenue in their original complaint, but have now asked the Court to dismiss those claims against the Association. They have asked, however, for an award of attorneys' fees in the amount of approximately \$36,000 and we are opposing this. Even if the Court awards the Plaintiffs attorneys fees, we believe the Association's insurance carrier will pay these, otherwise we will pay out of operating revenues. The insurance company will not make any decision as to whether they will pay any costs awarded to the Plaintiffs until the case is over. There is no current need or plan for any assessments against the homeowners to satisfy such an award. *(continued on page 2)*

**Question:** Is it true that the owners of the 12-acre parcel have applied to the City of Scottsdale to construct a residential (or other) development on the 12-acre parcel? If so, what is the status of such application?

**Answer:** We have contacted the City of Scottsdale who confirms that no such application has been filed and nothing is pending — much less approved.

The Board will continue to keep the community informed as this litigation goes forward. Copies of all pleadings and filings in the case are available for review on the Bellasera website, [azbellasera.org](http://azbellasera.org).

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## **Flood Talk 101**

**—by Dennis Soeffner**

On February 28, 2013 The Flood Control District of Maricopa County along with the Cities of Scottsdale and Phoenix hosted the “Flood Talk 101” event at the Holland Community Center 34250 N 60th Street Scottsdale, AZ.

In an effort to determine the relevance to Bellasera, attendees from Bellasera included **Viola Lanam**, Community Manager, and Bellasera residents **Dan Bradley** and **Dennis Soeffner**.

Three Flood Talk Sessions were held during the event. Attendees learned about different types of flood hazards, how flood hazards are identified and solutions to prevent flooding and flood insurance.

Since our Bellasera homeowners may not know how they might be affected by a flood plain designation on their property along with the strong potential for rising flood insurance rates, the following resources may help:

**<http://www.floodsmart.gov>**

Information on the National Flood Insurance Program (NFIP) may be obtained by calling: 800-427-4661 or you may want to contact your insurance company or your insurance agent to see if you wish to consider flood insurance.

Should you need an agent referral: **888-435-6637**, TDD **800-427-5593**, **<http://www.fema.gov/business.nfip>**

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## **Manager’s Memo**

**—By Viola Lanam**

It has been brought to our attention that some homeowners and/or tenants are feeding javelina. People should never feed javelina or any wild animal. Feeding them causes wildlife to lose their fear of people and become regular visitors. Per the Game and Fish Department, they will sometimes bite humans and it is usually associated with feeding them. Javelinas have a keen sense of smell. They do not see well and can appear as if they are charging when they actually are trying to escape. If they become a regular visitor around your home they may attract mountain lions as they prey on javelina. Dogs and coyotes are natural predators of javelina. If you are walking your dog and you see a javelina, it is suggested that you turn and go in another direction.

Again, please do not feed javelina or any wild animal.

## Meeting Notices

**Board of Directors** will meet following the Annual Meeting on **Sunday, April 21**.

**Budget and Finance Committee** will meet on **Wednesday, April 24** at **3 p.m.**

**Building & Grounds Committee** will meet on **Tuesday, April 9** at **3 p.m.**

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

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

## Annual Meeting

The Annual Meeting of the Bellasera Community Association will be on **Sunday, April 21**, at **2 p.m.**

All homeowners have been mailed an information packet, including a ballot to elect two Board directors, each for a two-year term.

Incumbent Board members **Dennis Corbett** and **Gregg Dittoe** have applied for the open positions.

Please remember to vote, either by mail or in-person at the meeting. To meet quorum requirements, 108 valid ballots are required.

## March Weather In Bellasera

(March 1—March 27)

Highest temperature: **82**

Lowest temperature: **36**

Rainfall this month: **1.58 inches**

Since January 1: **5.34 inches**

## 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, April 1**, with the next pickup the week of **April 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**.



## Summit Shopping Center Site Legacy

—By *Jim McAllister, Scottsdale Republic*

If you drive north on Scottsdale Road, you will notice the Summit Shopping Center, located on the east side of the road just before you reach Carefree Highway. It's a high-volume center that contains a Safeway and a Target surrounded by many other businesses, including three Starbucks. There is nothing unique about that, but the land where the center was built has a story that may not be familiar except to those who have lived in the area for the last 40 or so years.

The Summit was built in 2000 on 47 acres that used to be part of Carefree Studios, a movie and television production company. It was originally called the Fred Graham Studios when built in 1968, as it was established by Graham, a movie stuntman and actor who appeared in almost all of John Wayne's films. By 1970, Graham had recruited **Dick Van Dyke** to do a new sitcom series at his property. It was a good fit as **Van Dyke** was living in nearby Cave Creek and didn't want to make the weekly trip to Hollywood for taping. It was around that time that the property's name was changed to Carefree Studios.

The 160-acre complex featured three state-of-the-art sound stages, edit bays, a 35-mm screening room, a make-up department, production facilities, a "Western" street and a back lot. One of Orson Welles' last films, "The Other Side of the Wind" (1972) was done there, as was **Bob Hope's** last feature film, "Cancel My Reservation" (1972). Scenes were shot there for **Paul Newman's** "Pocket Money" (1972) and **Bill Cosby's** feature debut, "Man and Boy" (1971), which was filmed mainly on the Western street.

**Fred Graham** died in 1979 at age 71. After the **Van Dyke** show completed its run in the early 1970s and the aforementioned films and others were completed, the studio didn't have much activity. In the 1980s, a local broadcaster led a group trying to establish more business at the site, and its name was briefly changed to Southwestern Studios, but it didn't last long.

State Farm Insurance took over the property, and stories have it that the company would allow use of the studios only for family-rated and general-audience type of pictures. By 1999, State Farm decided to sell it, and that is when the Summit developers stepped in.

In August of 1999, the Phoenix Business Journal reported that the buildings of Carefree Studios had been demolished the month before to make room for the Summit Center. There were many complaints initially, especially from homeowners associations, about the building of a Target. Many thought it was inappropriate for an exclusive area that included Terravita, Whisper Rock and Winfield. However, the Summit was built and has been quite successful.

Unfortunately, today there is no trace of the excitement that **Fred Graham's** Carefree Studios once produced. It's as though it never existed.

(Reprinted with permission)

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### Water in the Wall

Bellasera residents **Carol** and **Steve Padwe** have reported a problem with the copper plumbing in their home's water system.

Twice this year they've had a plumber out after hearing water running behind a wall in the closet, and then in the dining room. The plumber had to replace the copper pieces in the dining room due to a leak and constant spray. The drywall was taken out and replaced.

The problem in the closet was much worse. There is no water or pipes in the closet. However, the leak was in the hallway wall coming from the wet bar. The plumber had to run pipe up through the wall to the attic.

The plumber used by the couple believes that the subcontractor (at least in their house) used inferior copper pipe and it's now deteriorating. **Carol** and **Steve** feel fortunate to have heard the water before it became a flood.

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### Pool Visitors

Terravita will be having some work done on their pool on Tuesday, April 9 and Wednesday, April 10. Like a good neighbor, Bellasera has offered them the opportunity to use our pool on those days.

## 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, April 2003, 10 years ago

- A “candidates night” program designed to give Bellasera Community Association members a chance to learn about the four candidates for the Board of Directors has been set up for 7 p.m. on Thursday, April 3 in the clubhouse. The candidates are vying for two spots on the Board. The election will take place April 10 at the annual meeting of the association. The candidates are: Brad Gazaway, Al Ricciardi, Gary Stettner and Bob Tack.
- Bellasera resident Marcia Lefkowitz appears in one of the Phoenix Film Festival presentations in April, entitled “The Sum of One.” The film will be shown at 1:40 p.m. on Saturday, April 12, and at 2 p.m. Sunday, April 13.
- Carol Padwe, a resident of Bellasera, has been appointed to the Scottsdale Human Relations Commission.
- Barry Kluger, a Bellasera resident and former media director for several congressional and legislative races in 2002, is now a regular columnist for the Scottsdale Republic section of the Arizona Republic.
- Cory Schidler, who runs several fitness classes for Bellasera residents at the clubhouse, has been called to active duty with the military. He is assigned to a medical unit. While his class programs have been put on hold during his absence, he plans to return as soon as possible.
- A Bellasera resident is offering house sitting services to those in the community who leave their homes for either a short or long period of time. A number of residents have used this service and can be called for references. Call Grant Ingram.

### Bellasera Neighborhood News, April 2008, 5 years ago

- Congratulations to Freya and Robert Weissner, lucky winners of the \$50 AJ's gift card, drawn from the over 200 Bellasera homeowners who returned the 2008 resident survey. Results of the survey were published in last month's Bellasera Neighborhood News.
- Last spring Dee and Sharon Luse celebrated their 50th wedding anniversary with “old” high school friends. The whole group stayed at Camelback Inn for 3 nights of festivities and came up to Bellasera to finish the celebration.
- Well, it's that time of year again! As if you're not already sick of hearing about election this and election that, we're going to ask you to elect Board members to continue overseeing the affairs of your Association. The ballots will be going out very shortly and there will be a “Meet the Candidates night” on April 4. Our annual meeting this year will be at 10:00 a.m. on April 19 at the Clubhouse. Two of the incumbent Board members, Bob Shriver and I, are running for re-election for a two-year term. Shawn Meyer has a growing family and a thriving medical practice and has decided that's enough fun for one person. Hope Kirsch will be running for his seat on the Board. Our resident survey indicated that the vast majority of our residents are satisfied with the way the Association is being run so I ask that when you receive your ballots, you vote for Hope Kirsch, Chuck Roach and Bob Shriver to continue this record of success. Recently completed projects include receipt of our new treadmills and installation of the new windscreens at the tennis courts. Our new elliptical trainers should be coming in any day.
- The last Wine and Cheese Pairing at AJ's will take place on Sunday, April 20. This is limited to 15 guests, so sign up early. The sign-up sheet will be in the clubhouse on April 1. Other people who have attended these events have really enjoyed them. AJ's has done a great job for us.

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

## April in the Garden

—By Joe McDade



### Spring Is Here!

As evidenced by our colorful gardens, spring has arrived in Bellasera and April will surely bring us warmer weather. By now, you should have started to see green sprouts emerging on your frost damaged plants such as **bougainvillea**, **figus**, **lantana** and **natal plum**. For bougainvillea and lantana, these sprouts will normally appear at the base of the plant. Some will take longer than others depending on how much sun they get. Complete pruning and cleanup, then turn your attention to **Birds**, **Bugs** and, of course, **Plant Maintenance**.

### Birds

Birds in the desert are always looking for food and a free handout. If you elect to feed them, please be aware that there are many dangers involved in feeding any of the wildlife here in the desert, the main one being the attraction of predators and other unwelcome visitors such as:

**Mice and Rats**- They love seeds

**Snakes**- They love mice and rats

**Coyotes**- They love Quail.

In addition, excessive bird droppings can create unsanitary conditions which can cause over sixty transmittable diseases. So, please think it through before you decide to feed the birds, especially this time of year.

### Bugs

Small white balls of frothy foam may show up on new growth of some of your herbs in spring, especially **Rosemary**, **Sage**, and other woody perennial herb plants. These ¼ to ½ inch "balls" are the protective hiding places for the nymph of a relatively harmless insect called a "spittlebug" (*Philaenus spumarius*) which feeds on the plant's sap and uses the foam to hide itself from predators. Spittlebugs are easily rinsed off your plants with the garden hose.

### Plant Maintenance

**Houseplants**- As days lengthen, houseplants begin producing fresh shoots. Gradually water more frequently and apply houseplant fertilizer according to package instructions. If roots poke out the bottom of the pot, or if growth was stunted last year, repot in fresh soil. As needed, trim or spread out encircled or overgrown roots, and wait to fertilize for a month to allow roots to re-establish. Clean and disinfect pots with a 10-percent bleach solution (1-part bleach to 9-parts water) before reusing. Don't be afraid to repot a plant! The internet has numerous sites that will help you.

**Roses**- During spring's peak bloom period, feed and water to promote continued flowering. Apply fertilizer every two weeks until the heat of summer begins. Water twice per week, when temperatures are below 80 degrees, increasing to three times weekly when temperatures are above 80 degrees or conditions are windy, which can dry out foliage and blooms.

**Rosemary**- Spring growth should be well underway and, following the blossoming of its vivid blue-violet flowers, it can be safely trimmed back. Note: rosemary does very well here in Bellasera and, remember, it is a herb that finds its way into many recipes.

### Drip System

Reprogram timers- As temperatures rise, adjust irrigation timers. The length of time that the system runs stays the same; it is the frequency that changes depending on plants' seasonal water needs. With each irrigation, water should soak 1 foot deep for shallow-rooted plants (annuals, perennials, cacti, succulents), 2 feet deep for shrubs and 3 feet deep for trees. Learn how to fine-tune your landscape watering schedule with an interactive guide and online publications at [amwua.org/watering.html](http://amwua.org/watering.html).

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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.

# Community Calendar—April 2013

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

## **\*\*Bellasera Classifieds\*\***

Professional office space available (two offices within law firm), fully furnished, use of lobby/reception area, conference room, kitchen, copier/fax/printer, phones, free parking. Located at La Mirada offices, Pinnacle Peak & Pima Roads. Contact [jeff@kgklaw.com](mailto:jeff@kgklaw.com).

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Designer furniture for sale at excellent prices. All items are less than 3 months old and are priced at 50% discount! Attractive sofa, \$850, Leather sleeper sofa, \$800, Coffee table and 2 end tables, \$750, 2 accent chairs, \$700, Designer futon, \$550, Sealy superior Queen bed, \$550, 2 beautiful lamps, \$300. Glass dining table and 4 chairs, \$400; Outdoor glass table and 4 chairs, \$350. Also, art for sale from \$100 - \$1,000. Please call **MT, 720-334-1800**.

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Thinking of Selling your home? Let residents **Dick** and **Missy Surges** with their 66 years of combined real estate experience and their vast network through RE/MAX International help you get top dollar for your home! RE/MAX is in 90 countries and has worldwide exposure for your home's exposure. Check out our new virtual tour of Bellasera: [www.livingandlovingbellasera.com](http://www.livingandlovingbellasera.com), **480-219-9230**, [missysurges@remax.net](mailto:missysurges@remax.net).

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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**, [jcolehomes.com](http://jcolehomes.com), [jay.cole@russlyon.com](mailto:jay.cole@russlyon.com), **480-433-9153**.

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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](mailto:samkrause@quickenloans.com).

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Steve and Joan Wallace – Realtors Living in Bellasera – Working with Sellers and Buyers in Bellasera for the last 10 years: It is a “Seller’s Market” – finally! If you are considering selling your home, please give us a call. We know the floor plans, can stage your home, we answer our phone 24/7. Call Steve, **602-463-5254** or Joan, **602-361-8111**, e-mail: [joanwallacehomes@cox.net](mailto:joanwallacehomes@cox.net), Website: [www.joanwallacehomes.com](http://www.joanwallacehomes.com).

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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, **480-270-2881**.

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Pet Sitting: Responsible 8-year Bellasera resident, 18 year old AP student at Cactus Shadows HS & volunteer at Mayo Clinic Hospital would love to take care of your pets whenever needed. I love animals and have three of my own. I am available anytime of the week and leave school at 11:30. May come before and after school. Please call **Katie Kaufman, 480-544-9330** or e-mail [katie.k704@hotmail.com](mailto:katie.k704@hotmail.com).

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**\*\*More Classifieds on next page\*\***

## **\*\*Bellasera Classifieds, continued\*\***

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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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**. Website: [www.CactusCityLandscape.com](http://www.CactusCityLandscape.com).

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Distinctive Art and Commissioned Portraits at Affordable Prices by Frank Biondo. Through the creative fusion of photography and digital painting, **Frank** brings together aspects of impressionism and realism that give his work such a distinctive character. His art can be viewed at On The Edge Gallery (Fifth Avenue & Marshall Way, downtown Scottsdale) and at Art Alliance Gallery Of Fine Art (Indian Bend Road off 101). Website: [www.frankbiondo.com](http://www.frankbiondo.com).

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*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, 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](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. - 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](mailto:board@azbellasera.org)

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

Vice President —**Richard Hoffman**, [richardhoffmanlaw@att.net](mailto:richardhoffmanlaw@att.net)

Secretary—**Dennis Corbett**, [dcorbett55.dc@gmail.com](mailto:dcorbett55.dc@gmail.com)

Treasurer—**Joe Pruess**, [joepruess@gmail.com](mailto:joepruess@gmail.com)

Director— **Craig Johnson**, [cl7610@aol.com](mailto:cl7610@aol.com)

## **Committees**

### **Budget & Finance**

Don Bowman, Butch Gaberman, \*Marilyn Lillienfeld\*, Joe Pruess  
Chuck Roach, Carlton Rooks, Charles Schroeder, Paul Snyder,

### **Buildings & Grounds**

\*Paul Anetsberger\*, Gregg Dittoe, Bob Huff, Bruce Martin

### **Communications**

\*Keith Christian\*, Craig Johnson, Joe McDade, Emily Shriver, Dennis Soeffner

### **Modifications**

Jay Cole, \*Dennis Corbett\*, Jim Gleason, Stanley Green,

### **Security Advisory**

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

\*——\* indicates committee chairperson