

Bellasera Neighborhood News

May 2013

Electronic Edition

azbellasera.org

Eleven Pages

Bellasera Street Tragedy

Got your attention? That's the intent. I hope this headline never appears in our monthly Bellasera newsletter.

*Only **you** can prevent it. By observing the posted 25 MPH speed limit on our streets, and by making a complete STOP at the signs so posted. Think about it...and thank you!*

---Editor

Annual Meeting Review, Violations Policy & Enforcement

—*By Richard Hoffman, President of the Bellasera Board of Directors*

A pleasant spring day was the setting for the recent Annual Meeting of the Bellasera Community Association on Sunday, April 21 at 2:00 p.m. A quorum was established by more than 120 mail-in ballots and we thank the many residents who attended in person. The two candidates for open Board positions, **Gregg Dittoe** and **Dennis Corbett** were elected to new two-year terms.

Treasurer **Joe Pruess** gave a short presentation with respect to the Association's finances. The financial state of the Association is excellent and the Budget for the upcoming fiscal year was discussed. To maintain a balanced Budget, a \$10 per Quarter increase in Association Dues was recommended – an increase of less than 1.9%. The new Board approved and adopted the proposed Budget at the Board meeting following the Annual Meeting. The increase will be effective beginning with dues starting July 1. We thank the members of the Budget & Finance Committee, our Community Manager, and AAM for their on-going efforts in monitoring the finances of the Association, including our Reserves. This fund now totals over \$1.2 Million, approaching 90% funding against scheduled and projected capital expenditures.

The most important issue for the new Board and our Community for the coming year is the resolution of the Easement Access Dispute with the adjacent landowner. The Board is singularly focused on this issue and will continue to keep the community informed as this matter progresses. For those residents who could not attend the Special Community Meeting on the Easement Litigation held on the evening of March 7 in our Clubhouse, a transcript of the questions and answers from our counsel, **Jason Smith** of the Carpenter Hazelwood Law Firm, will be available for review in the Management Office soon. I personally receive and regularly respond to questions on the status of the litigation and its potential impact on Bellasera from residents and prospective purchasers. If you have a question you would like me to address, please feel free to contact me at **hoffster1@cox.net** and I will do my best to respond.

(continued on page 2)

Outgoing President, **Gregg Dittoe**, reported the new Dog Park is an overwhelming success based upon the high level of utilization by our residents and the reaction of potential purchasers in our community to a new attractive amenity.

Another issue which generated a fair amount of discussion is the new Violations Enforcement Policy adopted by the Board in January and effective April 1. The new Violations Enforcement Policy was adopted only after the Board updated the Common Area and Recreational Facilities Policies to incorporate the new Dog Park Rules, among other changes. The new Violations Enforcement Policy was developed in consultation with our outside legal counsel and gives the Board more flexibility to enforce compliance with the CC&Rs and the Rules adopted by the Board, which all Owners agreed to when they purchased a home in Bellasera.

Compliance with the CC&Rs and the Rules is essential to maintain the appearance and value of homes in Bellasera and is a covenant each of us made with and to our neighbors when we purchased a home here. Fines are only imposed, if at all, as a last resort after an initial notice of violation is sent to a homeowner who then has an opportunity to work with the Community Manager to have the violation corrected or to request a hearing and appeal a cited violation to the Board. Fines are not the preferred result or a potential revenue stream for the Association. They are only a last resort to assure compliance with our CC&Rs and Rules.

The vast majority of Violations Notices are generated as a result of monthly property drive-throughs performed by our Community Manager or to complaints made by other residents to the Community Manager. Contrary to the assertions made by some residents, this Board is committed to enforcement that is equal, fair and consistent. AAM will work with homeowners who receive a Violation Notice to resolve the correction of a cited violation, based upon the facts and circumstances of each case, and short of imposing a fine, if a homeowner proceeds in good-faith to correct the violation.

Meeting Notices

Board of Directors will meet on **Thursday, May 16** at **3 p.m.**

Budget and Finance Committee will meet on **Wednesday, May 22** at **3 p.m.**

Building & Grounds Committee will meet on **Tuesday, May 14** at **3 p.m.**

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

Modifications Committee will meet on **Tuesday, May 14** at **3 p.m.** Applications must be received in the Community Manager's office no later than **Thursday, May 9** at **12 noon.**

Faded House Numbers

Good tip offered by a resident during the Annual Meeting Q & A.

To restore faded house numbers, use a large tip permanent magic marker.

April Weather In Bellasera

(April 1—April 28)

Highest temperature: **91**

Lowest temperature: **42**

Rainfall this month: **0.04 inch**

Since January 1: **5.38 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, April 29**, with the next pickup the week of **June 3.**

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.**

Scottsdale Road Improvements

The City of Scottsdale is currently working with APS, Cox and CenturyLink to design and construct the conversion of the existing overhead power lines on Scottsdale Road, from Pinnacle Peak to Ashler Hills, to underground facilities as part of this road's designation as a Desert Foothills Scenic Drive. Construction is tentatively scheduled to begin in July 2013.

While this work is not scheduled to begin until the summer, as part of the design process, contractor crews are now doing preliminary work in the area. This work will take place weekdays during daytime hours, beginning at 6:30 am and should take 4-5 weeks to complete.

More information about other improvements to the Scenic Drive portion of Scottsdale Road will be presented at the Mayor and City Council Breakfast on **Thursday, May 2 at 7:30 a.m.**

The free event starts with a **7:30 a.m.** continental breakfast followed by an **8 a.m.** program at McDonald's Ranch, 26540 North Scottsdale Road. Speakers will share the history of the Scenic Drive and what its future holds. RSVPs to the event are not needed. For more information, call **480-312-7977**.

Residents established the Desert Foothills Scenic Drive in 1963 to protect roadside vistas and vegetation. The Scenic Drive runs along Scottsdale Road, between Happy Valley Road and the Carefree Highway.

Pool Closure

The Bellasera pool will be closed for necessary maintenance on **May 6, 7 & 8**. Arrangements are being made with Terravita to use their pool. As soon as the arrangements are complete the community will be advised.

Manager's Memo

1. Many homeowners have been contacted to stain the gates going to the back yards. I am asking everyone to check if your gate might also require staining. If you have a need for a vendor to do this work, there is a list available at the Bellasera office.

2. There are more and more trash cans that are being placed at curbside too early for pickup. The guidelines are as follows:

SECTION: III, DESIGN GUIDELINES, G. TRASH AND RECYCLING CONTAINERS

No garbage or trash shall be stored in such a way that it is visible from the street or adjoining properties unless it is in containers provided by the City of Scottsdale for such purposes.

Trash and recycling containers may not be stored in the front area of any home. They shall be placed in the trash pick-up area no earlier than 5:00 P.M. the day prior to pick-up and removed no later than 11:59 P.M. the day of pick-up.

Bulk trash shall not be stored in the front area of any home. Bulk trash shall be placed in the trash pick-up area no earlier than three days prior to the designated beginning day of the week specified for bulk trash pick-up by the City of Scottsdale.

Thank you in advance for adhering to the rules and regulations of the community.

—**Viola Lanam**

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, May 2003, 10 years ago

- Congratulations to our two newly (re)elected Directors, Al Ricciardi and Bob Tack. They will serve until April 2005. Also, I'd like to give a special thanks to Gary Stettner and Brad Gazaway, two Association members who stepped up and volunteered to run for a Board position. It speaks well for our community that they were willing to do this.
- The budget for 2003-04, presented at this year's Annual Meeting last month by Bob Tack, the Association's Treasurer, was approved without change at the Board of Directors meeting on April 28. The new budget will mean association membership dues will increase \$20 per month, to \$142 from the current \$122.
- The city of Scottsdale has no development requests before it for the 15-acre commercial-zoned parcel at the southeast corner of Scottsdale Road and Lone Mountain Road, said City Councilman and Bellasera resident Bob Littlefield. He offered the information in a message to Community Association President Dick Chenault, who read it at the Association's annual meeting. Littlefield further said that Scottsdale has no improvements to Loan Mountain Road in its current 5-year Capital Improvement Plan.
- Doug and Elizabeth Woods, among the early residents of Bellasera, are moving back to one of their favorite cities, Portland, Oregon. But they don't want to lose touch with the many friends they've made here in the past few years.
- Barbara and Marshall Turoff celebrated their 20th wedding anniversary last month at a surprise anniversary party given by their daughter Michelle Lang.

Bellasera Neighborhood News, May 2008, 5 years ago

- Bellasera's management company, AAM, LLC, has announced that Community Manager Marshall Chess has resigned from the company, effective immediately. A successor will be named promptly.
- At this year's Annual Meeting of the Bellasera Community Association on April 19, Hope Kirsch, Chuck Roach and Bob Shriver were elected to two year terms on the community's Board of Directors. Ballots were cast by 163 of the 360 eligible homeowners. The new Board convened immediately following the Annual Meeting and elected the following officers: President-Chuck Roach; Vice President-Dennis Cooper; Secretary-Bob Shriver; Treasurer-Dennis Noone.
- Our luncheons will continue through the summer thanks to our volunteer hostesses. Watch this newsletter for time and place. Thanks to Joanne Anetsberger, Susan Loiselle and Dottie Schultz for making the arrangements for us. Before some of us start scattering for the summer, we are having a BLOCK PARTY BY THE POOL on Friday, May 16 at 6:00 p.m. You will be served various style hot dogs and BBQ chicken sandwiches and salads. Beverages and desserts will also be served. If you would like to bring wine or alcohol, please do so in plastic containers. It should be a lovely evening by the pool and a great way to wind-up the social season for the summer.
- In the next year, we will be painting all the view fences in the community. This topic sparked a lively discussion! One resident threatened to sue the Association if we get any over spray on his plants! Another didn't think we need to do anything, apparently for a long, long time!

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

May in the Garden

—By Joe McDade



With the warm temperatures that accompany it, May should be looked at as a transition month into summer presenting a variety of garden tasks, some strictly maintenance but important and others more ambitious such as planting or transplanting. So, I'll review some of the more salient tasks or projects below.

Maintenance

Watering- I'm sure you've heard this before! It is important to adjust your watering habits:

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

Increase the watering of newly planted or young trees to maintain a watering depth of 3 feet. This may mean watering once a week if the temperatures are hot or the soil drains quickly.

Citrus- Give some attention to your citrus this month:

- Fertilize citrus with its second feeding of the year. Apply 1/3 to 1/2 pound of actual nitrogen for mature trees.
- Protect citrus trunks from sunburn. Do not prune citrus (or other sensitive plants) during the summer as it exposes them to sunburn.

Remember, citrus can still be planted in May.

Prune Palo Verde and Mesquite lightly to remove dead limbs and small crossing branches this month. Delay hard-pruning these until later in the summer, as early pruning in these species encourages a heavy regrowth which may make them unstable and prone to toppling over during monsoon season.

Mulch for summer- Layer 3 to 4 inches of organic matter (compost, bark chips, shredded leaves) around the bases of plants and on the tops of containers and garden beds. Mulch maintains soil moisture, reduces soil temperature and inhibits weeds. As mulch breaks down, it releases nutrients into the soil.

Lawns- We seem to have fewer lawns in Bellasera. If you do have grass on your property, plant your Bermuda lawn after the soil warms from May through August.

Tree Stakes- If you added stakes to trees that you planted in the fall, it is time to take them away. Expect the tree to lean at first, especially if it is small. It will correct itself quickly as it gains strength.

Projects

Replace Winter Flowers- If you haven't already done so and you'll be here for the summer, renovate your flower pots with some attractive summer replacements. Our local nurseries have a wide selection right now such as vinca or portulaca just to name a few.

Transplant Cactus- This is usually an easy task but wait until blooms have fallen. Orient in the same direction as it was growing previously to avoid sunburn.

Trees – If you're looking to add a desert adapted or native tree, this an excellent month to plant them.

Vegetables—Sow seeds for warm-season black-eyed peas, cantaloupe and okra. Transplant sweet potatoes.

Did You Know?

Beautiful black and yellow **swallowtail** butterflies may be seen around citrus. They lay eggs on fresh citrus leaves that hatch into "orange dog" caterpillars. These gray, brown, and white mottled caterpillars resemble bird droppings. They will eat only a few leaves, therefore no control is necessary.

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—May 2013

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

****Bellasera Classifieds****

Recommended by **Ramona Visconti, 480-393-7321**. **Jacky Burke**, a Certified Personal Trainer and Certified Nutritionist, can help you develop a personalized workout and complete healthy lifestyle, including all areas of wellness. In-home personal training (no home gym needed) or meet at the clubhouse for one-on-one sessions. Contact **Jacky, 602-391-6210, jacky@bodydefinitions.com**.
Learn more at www.bodydefinitions.com.

Moving Sale - Fabulous futon in wood with premium mattress and stylish fabric. Beautiful end tables in black lacquer with water lily design; Brown leather chair.
Peruvian textiles and ceramics, Chinese jars, and unique decor items. Orrefors hand blown crystal wine glasses, contemporary style, 10 sets of 7 glasses.
Limoges French porcelain in white with hand painted orchids in an elegant style. Oil paintings, Dansk dinnerware (set of 6), Artificial plants, lamps and more...All items are priced at 50% or more off original price and are in excellent condition. Please call **MT, 720-334-1800**.

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**.

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, jay.cole@russlyon.com, 480-433-9153**.

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 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**, Website: **www.joanwallacehomes.com**.

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: 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**.

****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. 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.

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.

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.

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 ****

Volunteers don't get paid, not because they're worthless, but because they're priceless.

Board of Directors
board@azbellasera.org

President — **Richard Hoffman**, hoffster1@cox.net

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

Secretary—**Dennis Corbett**, dcorbett55.dc@gmail.com

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

Director— **Craig Johnson**, 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, Richard Hoffman, 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, Gregg Dittoe, Dennis Soeffner

——— indicates committee chairperson