

Bellasera Neighborhood News

July 2013

Electronic Edition

azbellasera.org

Ten Pages

Bellasera Community E-Directory

The revised, up-to-date Bellasera Community E-Directory will be e-mailed this month to all residents with an e-mail address on file. The encrypted, password-protected Adobe PDF file will be attached to an e-mail message.

Residents with a valid e-mail address who do not receive the mass mailing by July 31 may request one via message to directory@azbellasera.org.

The Communications Committee produces a community directory annually, alternating between printed and electronic versions. The last e-directory was released in July 2011. A printed directory was distributed in July of last year.

Modifications Committee Rationale & Mission

—By *Dennis Corbett, Board member & Modifications Committee Chairman*

The Modifications Committee is a committee established per the Bellasera CC&Rs to ensure continuity of the standards set forth in the Bellasera Design Guidelines and the CC&Rs. Currently the members of the Committee are **Jim Gleason, Stan Green, James Cole** and Board member **Dennis Corbett**, Chairman.

A brief list of modifications that require a Modification Application are :

- Construction improvements
- Modify or add to existing improvements (including painting a different approved color)
- Installing a pool, spa, or other water features
- Constructing walls, fences, or hard permanent materials such as pavers, brick, masonry, railroad ties, wood trim, concrete, rocks, flagstone, outdoor barbecue, fireplace, or other inert materials (hardscape)
- Landscaping
- Altering grade or drainage, including rain gutters
- Placing any object (i.e. lighting or decorations) on homeowner's lot

As you can see there are numerous areas of responsibility by the homeowner to make application to insure Bellasera continues to hold its original appeal and value, which is one of the main reasons that we all choose this community to live in. It's much easier to make an application and proceed through the process in an informed manner rather than have to deal with the grief of an enforcement issue for non-compliance.

To make application for an improvement, the form can be found on the Bellasera website, azbellasera.org, click on the "Forms" tab. This form is referred to as the Home Modification Application. The form is also available from the clubhouse office during regular business hours. Once the form is completed (more information is better than too little information) please return it to the office. The Committee meets monthly on the second Tuesday at 3:00 p.m. to discuss all modification requests submitted. Homeowners are welcome to attend these meetings in the event there are any questions. A determination of the application will be made that day and the owner will be notified in writing the following day.

This process is necessary to insure the proposed modification meets the intent of the design guidelines and CC&Rs and has been approved and that such action has been noted on the permanent records for the homeowner's address.

Some of the most recent enforcement issues that could have been avoided had the homeowner followed the modifications application process include satellite dishes, outside lighting, prohibited plants, and rain gutters. As you can see, by being proactive and following the process homeowner frustration can be eliminated, thus guaranteeing compliance community-wide and ensuring positive harmony with your neighbors.

We look forward to the opportunity to service any modification application you may have in the future.

Meeting Notices

Board of Directors will not meet in July or August. Next meeting is on **Thursday, September 26** at **3 p.m.**

Budget and Finance Committee will meet on **Thursday, July 25** at **3 p.m.**

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

Communications Committee will meet on **Wednesday, July 10** at **8:30 a.m.**

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

Butt Be Gone

People who use the front walk-in gate think nothing of dropping their cigarettes on the path or in the gravel. It certainly doesn't leave a pretty sight as you walk by! Thank you for your cooperation.

House Number Paint

A large number of house numbers on homes in Bellasera are nearly unreadable from the street. Solution: stop by the clubhouse office and **Sharon** will be glad to provide a magic marker for you to make your house number look great — and easy to read when a visitor or vendor is looking for your home. Also, if you have trees or bushes blocking the house number please prune them for better visibility.

June Weather In Bellasera

(June 1—June 27)

Highest temperature: **104**

Lowest temperature: **63**

Rainfall this month: **0.00 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, 480-382-9310.**

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, July 8**, with the next pickup the week of **August 5.**

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.**

QuickPass Account Information

QuickPass is a web site for all Bellasera homeowners designed to make your life easier, and help Securitas personnel at the guard house manage visitors and vendors. If you have not set up your account yet, you're strongly encouraged to do so. Our guard guys will really appreciate it.

Here's how to set up a Quick Pass Account:

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

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

To obtain a Key Pad Number:

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

For clarification or additional information contact **Sharon Foxworth, 480-488-0400, sfoxworth@aamaz.com**, in the clubhouse office. She'll be glad to 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. Clips from past newsletters follow.

Bellasera Neighborhood News, July 2003, 10 years ago

- Ace Asphalt must return to resurface our streets again. The streets that were resurfaced in September 2002 will be targeted once again because of premature wearing of the material. It is difficult to determine why the resurfacing product didn't hold up; therefore, the contractor will be re-doing our streets under the warranty
- July 13 will be the time to put those tootsies in the cool water of the Salt River. That's the day of Bellasera's Salt River Tubing Outing arranged by the Activities committee. The leisurely journey down the river on inner tubes is almost a tradition for those brave Valley of the Sun residents that remain here through the summer.
- It may have worked for the hound of the Baskervilles, but a barking dog in Bellasera simply aggravates neighbors...especially early in the morning.
- Bellasera's Activities committee has a membership at the Wrigley Mansion that can be used by Bellasera residents.

Bellasera Neighborhood News, July 2008, 5 years ago

- As we finish up fiscal year 2008 and move into fiscal 2009 the Board and I want to make sure we continue to keep you informed of any activities that may impact you, our membership. First of all, we will finish the year over-budget solely due to the expenses we incurred to repair the flood damage from last year's rains. We spent over \$50,000 on this project and believe we are now better prepared should we have a repeat of the significant rains we experienced last July. The good news is that we were under-budget in a number of other areas so we were able to absorb this cost without any significant financial impact to our members.
- Bellasera Administrative Assistant, Earlene Morgan, has resigned from her position, effective July 3. At newsletter deadline, a replacement had not been named. The Bellasera community wishes to thank Earlene for all the fine work she has done for the community these past 10 months. All the best to her in the future.
- Warning: there is a mother bobcat with her 2 adorable cubs traveling around Bellasera. If you must take pictures, do not go close to them. These are wild animals. The mother bobcat came very close to attacking an adult sitting in her backyard one morning. It seems the mother bobcat was agitated because a neighbor was photographing the cubs.
- Bellasera property owners wishing to make any addition or modification to the exterior of their home, casita, garage, pool house or to modify the landscape or hardscape plan that was originally approved for their home in accordance with the Design Guidelines, MUST submit an application to the Modifications Committee, as required by the Design Guidelines and CC&Rs.

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



July in the Garden

—By Joe McDade

Summer is Here!

July can be a demanding month for your garden. In addition to monitoring the watering needs of your plants due to the hot weather, you will need to cope with the upcoming monsoon season which can impact **watering** frequency as well as increase the importance of **pruning** your native trees. I'll cover both of these topics below as well as some others.

Summer Watering

Last month we went over summer watering guidelines. In addition to following them, it is important to properly maintain your irrigation system. This includes the Controller and

Drip Emitters.

Controller- Most of us have an automatic timer/irrigation controller. You need to periodically check and ensure that the controller program is correctly programmed. Instructions are usually on the inside of the panel. Most systems have a battery (9 volt) that safeguards against losing the program info. If not, it will definitely need to be reprogrammed after a power outage. Replace the battery yearly.

Drip Emitters- Move emitters out to the drip line as plants grow (the drip line is the outermost area where water will drip after a rain) or increase basin sizes for bubblers.

July is a good time to check for leaks and keep in mind that, if monsoon thunderstorms bring adequate rain, you may be able to turn off your irrigation for a few days...just remember to turn it on again when the ground dries a little.

Native Tree Maintenance

You may have noticed quite a bit of tree **pruning** occurring in Bellasera lately including our clubhouse area. That's because summer is the recommended time to prune native desert trees as they are actively growing and can recover quickly. Just remember:

- Remove no more than one-quarter of a tree's branches in a year. Cutting off too much foliage "starves" the plant by reducing its ability to synthesize and can leave it susceptible to disease.
- It's advisable to hold off any pruning for at least one year after planting. Two years is even better. If you allow as many branches as possible to survive, the tree will develop strength and trunk girth.

It is important to thin out your trees in preparation for the high winds that usually accompany the monsoon.

Miscellaneous

Texas Ranger (Texas Sage)

This evergreen shrub whose masses of bell-shaped rose-purple flowers open intermittently after warm season rain or irrigation should be planted in full sun and allow ample room for growth. Very little pruning should be required, but if you must prune, do it in the spring because the summer heat and rains will produce a flush of new growth.

Please do not to prune them into gumdrops or table tops. Not only does this destroy their lovely natural form, it removes many of the flower buds. Just let them do their thing and you'll be rewarded with masses of fragrant flowers

Herbs

During the summer monsoon season, carefully monitor the watering of Mediterranean herbs like lavender, rosemary, sage and thyme. These herbs enjoy a dry summer, but if there have been exceptionally hot temperatures or no rain, water deeply to keep them healthy. Double check that they have excellent drainage during monsoon rains as they rot easily in hot wet soils.

Ocotillo

For much of the year this curious plant appears to be an arrangement of large dead sticks that exist on very little water. However, if you want to give it a boost, it must be watered several times a year. Since it has been an exceptionally dry year so far, it probably would be a good idea to supplement it with once a month watering.

Cholla & Prickly Pear

If you see white cottony insects infesting cholla or prickly pear pads, hose them off with a strong jet of water. The white cottony substance acts as a protective coating for a tiny insect, the cochineal scale insect, which is barely visible. If there is a lot of scaling on the plant, the water will run red as the cochineal insect was a source of red dyes for fabric.

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—July 2013

Sunday	Monday 1	Tuesday 2	Wednesday 3	Thursday 4	Friday 5	Saturday 6
	Water Aerobics 10 a.m.	Poker 7 p.m.	Water Aerobics 10 a.m.	Fourth Of July	Water Aerobics 10 a.m. Bridge 1:30p	
7	8	9	10	11	12	13
Brush & Bulk Collection Week	Water Aerobics 10 a.m.	B & G 3 p.m. Modifications 3:00 p.m.	Communications 8:30 a.m. Water Aerobics 10 a.m.		Water Aerobics 10 a.m. Bridge 1:30 p.m. Potluck 6 p.m.	
14	15	16	17	18	19	20
	Water Aerobics 10 a.m.	Poker 7 p.m.	Water Aerobics 10 a.m.		Water Aerobics 10 a.m. Bridge 1:30 p.m.	
21	22	23	24	25	26	27
	Water Aerobics 10 a.m.	Poker 7 p.m.	Water Aerobics 10 a.m.	Budget & Finance 3 p.m.	Water Aerobics 10 a.m. Bridge 1:30 p.m.	
28	29	30	31			
	Water Aerobics 10 a.m.	Poker 7 p.m.	Water Aerobics 10 a.m.			

****Bellasera Classifieds****

Colin Elliott...Handyman...Odd jobs, small projects, yard work, painting, windows. 623-594-0621.

LOST – Priceless family photos in Sony Camera – Left at Pool. On Sunday afternoon, April 28, we left our family Sony Camera at the pool in a large black camera bag. The camera contains priceless family photos. If found, please call me at **602-828-1176**. If you desire to keep the camera, but have the photo SD disk inside the camera, please place in an envelope and slip under community association door with the phone number written on the envelope. Thank you!

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**.

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**.

Realtors – **Steve** and **Joan Wallace**: Currently, there are only 3 homes for sale in Bellasera. Finally, it is a “Seller’s Market”! We have several buyers looking for a home in Bellasera – please give us a call if you are thinking of selling your home. We will meet with you and give you a market update. **Steve, 602-463-5254; Joan, 602-361-8111**.

All About Cleaning LLC, ***Quality Home Cleaning. *One Time Cleaning-Regularly Scheduled-Move In/Out Cleaning. \$89 2 Hrs/2 Cleaners. We have excellent referrals from Bellasera, Terravita, DC Ranch Residents. Call **Maria, 480-206-5237**, (owner-operator, Bellasera resident for 10 years). Licensed-Bonded-Insured. **www.AllAboutCleaningArizona.com**, e-mail **Info@AllAboutCleaningArizona.com**.

Need some help? **Spencer Eisner**, a responsible 17 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 Mayo Clinic volunteer and student at the Barrett honors college at ASU. I would love to take care of your pets whenever you need. I love animals and have three of my own. Please call **Katie Kaufman, 480-544-9330** or e-mail **katie.k704@hotmail.com**.

(more Classifieds on next page)

****Bellasera Classifieds, continued****

Got Paint? I just had my property walls painted this month and I have a near full five gallon bucket of Bark Mulch exterior flat paint from Sherwin Williams. This is the color of paint needed for all of our external walls in Bellasera. This paint costs \$125 for 5 gallons. I will sell what I have in the bucket (about 4.5 gallons) for \$25. Please contact **Trish, 480-717-5800**.

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.

All About Cleaning LLC, *** Professional Window Cleaning. Inside-Outside-Screens-Tracks. Request an over the phone estimate or on-site Free estimate. Call **Maria, 480-206-5237**, **www.AllAboutCleaningArizona.com**. E-mail: **Info@AllAboutCleaningArizona.com**.

Cactus City Landscape, Yard & Lawn Maintenance-Pavers Installation-Synthetic Lawn Design & Installation-3D Design Rendering available. We have excellent referrals from Bellasera & Terravita Residents. Quality Service and Great rates! Call **Steve, 480-331-8707** (text or voice), **www.CactusCityLandscape.com**, e-mail: **Steve@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**.

Paver Installation -Landscape Rock & Boulders, Landscape Maintenance, Lighting Landscape. Call **Steve, 480-331-8707** (text or voice), **www.CactusCityLandscape.com**, e-mail: **Steve@CactusCityLandscape.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. - 2:30 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**

**** 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