

Bellasera Neighborhood News

August 2013

Electronic Edition

azbellasera.org

Nine Pages

Bellasera Community E-Directory

The revised, up-to-date Bellasera Community E-Directory was e-mailed on July 11 to all residents with an e-mail address on file.

Recipients are reminded that clicking on the colored links in the directory will open an e-mail message window on many computer and mobile devices.

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

Special thanks to **Sharon Foxworth** in the Manager's Office for faithfully providing much of the data used to compile the directory. Kudos as well to Communications Committee member emeritus **Pat Manion** who designed the software used during the production of this year's directory.

The Communications Committee produces an annual community directory, alternating between printed and electronic versions. The last printed directory was released in July 2012.

Easement Litigation Update

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

The July heat brought an encouraging development in our ongoing litigation with the owners of the adjacent 12-acre tract who continue to seek permanent and unrestricted access to their property through Bellasera. As you should be aware, in January of this year the Court hearing our case granted Plaintiff's Motion for a Partial Summary Judgment, essentially deciding that Plaintiff's were entitled to permanent access to their property through Bellasera as a matter of law.

In response to the Court's January decision, the Association filed a Motion for Reconsideration with the Court, essentially asking the Court to re-think its decision. In reaction to our filing, the Court heard oral arguments from the respective counsel and required that additional written briefs be submitted by both parties.

On July 10 the Court granted our Motion for Reconsideration, vacated (withdrew) the prior Summary Judgment in favor of Plaintiffs and set our case for trial before the Court on April 22, 2014. The Court found that there are questions of material fact that preclude the entry of a judgment in favor of Plaintiffs as to access rights through Bellasera before discovery and trial.

We are very pleased with the Court's latest ruling but the litigation is far from over. We may have won this skirmish but the battle goes on. Our counsel will be initiating and vigorously pursuing discovery of the underlying historical facts in preparation for trial next year. It still seems likely that Plaintiff's will ultimately achieve some access through Bellasera via its roads and streets. However, the exact terms and conditions of such access are yet to be decided or agreed to between the parties. In the past we have attempted to negotiate with the Plaintiffs, but to this point they have stonewalled, preferring to pursue their case in Court. Perhaps this latest decision will convince them to sit down and talk.

The Board will continue to keep the community informed as this litigation goes forward. Copies of the Court's latest decision and all pleadings and filings in the case are available for review on azbellasera.org.

Meeting Notices

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

Budget and Finance Committee will meet again on **Thursday, September 19** at **3 p.m.**

Building & Grounds Committee will meet on **Tuesday, August 13** at **3 p.m.**

Communications Committee will meet again on **Wednesday, September 11** at **8:30 a.m.**

Modifications Committee will meet on **Tuesday, August 13** at **3 p.m. (tentative)** Applications must be received in the Community Manager's office no later than **Thursday, August 8** at **12 noon.**

July Weather In Bellasera

(July 1—July 28)

Highest temperature: **107**

Lowest temperature: **70**

Rainfall this month: **1.55 inch**

Since January 1: **6.93 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, August 5**, with the next pickup the week of **September 9.**

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.**

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, August 2003, 10 years ago

- Mark down Sunday, Sept. 17 on your calendars — the date of the giant Bellasera Barbecue. The Activities committee is developing plans for this event now, and is putting out a call for Hamburger Chefs. If you are interested, contact Caryn Briedis at 488-5033.
- A favorite summer event — an Ice Cream Social — has been arranged for Sunday, Aug. 10 at 7 p.m. at the clubhouse by the Activities committee. The fee will be \$4 for adults and \$2 for children under 12.
- A Bellasera Creative Arts Cooperative is being formed for a show and sale at the clubhouse on Saturday, Nov. 1 — the first of what is planned as a twice-per-year event.
- The guidelines allow rabbit fencing if: the fencing is installed on the INSIDE of the view fence, the fence material is not more than 24” above the knee (block) of the wall. the material is not opaque. the material conforms to color guidelines in the design guidelines document. the material is not too shiny — in conformity with Scottsdale’s Environmentally Sensitive Land Ordinance.

Bellasera Neighborhood News, August 2008, 5 years ago

- The clubhouse strength machine incremental weights disappeared this past month. The perpetrator of this dastardly deed will be granted unconditional amnesty upon return of said items. All strength machine users thank you for your consideration.
- KEEP ‘EM TRIMMED Arizona law, and common good neighbor courtesy, requires trees and shrubs to be confined to your property and not intrude on your neighbor’s space. Please remember to keep yours trimmed...and your neighbors happy.
- My name is Sharon Foxworth, and I am the new Administrative Assistant at Bellasera. I came to Arizona three years ago from Austin, Texas. I lived all of my life in the Austin area and I raised my three sons there. I have worked many years as an Executive Administrative Assistant and the last three years were in the hospitality industry.
- Starting in September - RISE and SHINE YOGA - Thursday Mornings from 7:00 a.m. to 8:00 a.m. Open up to the beauty of the day! Beginners welcome! Class fee \$10. Questions? Call Marci Sheer, 480-488-3426, youryogamarci@gmail.com.

August in the Garden

—By Joe McDade



Monsoon

Unlike last year, our recent rainfall has more than met our monsoon expectations for July, bringing relief from the hot and dry days of May and June. This welcome rain has an impact on your garden as well as the rest of the Sonoran Desert from *flora* to *fauna*, as a second springtime begins with the abundant rain. Summer rains produce a second round of wildflowers, including summer poppies, devil's claw, and morning glories, as well as blooms of woody plants, and also some of the agaves. This "wet season" also triggers a second breeding season for many animals, from insects to the birds and mammals that feed on the insects. Many butterflies emerge or arrive with the rains; look for monarchs, sulphurs, queens, fritillaries, and two-tailed swallowtails.

For August, the rain potential will continue, usually accompanied with dramatic lightning and thunderstorms. Temperatures remain high, although they are a little less hot than in July. Mornings tend to be clear, while the storms build and break sometime after noon. I've outlined some garden chores for this month, some as they relate to the monsoon.

Pruning

Summer storm damage can occur throughout the monsoon season. Limbs often shear or break, leaving a ragged cut. When you are forced to prune from storm damage follow these guidelines:

- Prune the limb as soon as possible.
- Make a clean cut that will heal properly.
- Do not use seals or other products on the cut as it will heal best naturally.

While we are on the topic of pruning, we should cover "tree topping." This is defined as the indiscriminate cutting back of tree branches to stubs. It is not recommended by arborists but many unknowing landscapers will do it because it's the easiest way out — for the landscaper, not the tree. They will "top" your trees in order to reduce its size and avoid hazards. However, this makes a tree more susceptible to the elements in the long run.

Vegetable Planting

It may seem a little early, but August is the start of our late summer/early fall vegetable planting season. If you'd like to try your hand, consider one or more from the following list.

- *snap beans, carrots, corn, squash, broccoli, cauliflower, and kale.*
- *kohlrabi, head and leaf lettuce, leeks, mustard, and green onions.*

Most of the above are planted from seeds except cauliflower and broccoli which can also be planted from transplants.

Fertilization

Plants are struggling to produce a flush of growth before slowing down for the winter. The growth put on before dormancy will store more energy during the winter that will be available to the plant when it pushes growth in the spring. Fertilizing your plants in late August or early September will help provide a boost. Some specifics:

Citrus require specific care and should be fertilized for the third time this year with 1/3 to 1/2 pound of actual nitrogen for mature trees. Late summer application of nitrogen probably helps fruit sizing. This is more significant for fall ripening (navels and tangerines) than spring ripening (grapefruits and Valencia's) varieties.

Roses should be checked for yellowing from iron deficiency. Add chelated iron if needed by following the label directions. Cut back on fertilizing established roses to encourage plants to slow down for the hot summer. Water deeply as temperatures climb and hose off plants in the early morning to increase humidity and control spider mites.

Lawns

If you have a lawn and it is looking a bit pale, as often happens this time of the year, iron deficiency is the cause. Bermuda grass needs an extra bump in nutrition. Adding a light application of iron, not exceeding one-half pound per 1,000 square feet, will cure it. Adding extra nitrogen fertilizer will temporarily make the lawn green, but only masks the real problem. Additionally, the nitrogen will cause a flush of growth. If the grass needs lots of vigor to repair damage from dogs digging or kids playing, then the extra nitrogen is needed. Most lawns do fine with normal nitrogen and extra iron.

Miscellaneous

Hummingbirds- There is a dramatic increase in hummingbird activity this month, as many species begin "tanking up" fat reserves for migration, and other species arrive here on their way south.

Scorpions and black widow spiders are active during hot summer nights. Both are effective predators of other insects. Although the sting of a scorpion is painful, it is generally not life threatening. One species of scorpion is potentially dangerous, the bark scorpion.

Hose off Dusty Plants- Summer storms promote populations of spider mites, which thrive on dusty foliage. They are especially attracted to roses but appear on many plants. Look for their telltale fine webbing or a rusty appearance on leaves. Hose off plants early in the morning before the sun heats up. Spray as often as needed to remove dust or control mites.

Remember to adjust your watering schedules as we get rainfall! 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—August 2013

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

****Bellasera Classifieds****

Baldwin Upright Piano—Excellent condition-seldom used. \$850. **480-575-7528.**

White wash wicker bedroom set includes: two twin headboards with frames, one night stand, one chest/mobile TV. Please contact **Georgette, 480-862-9013.**

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

Stairmaster 4000PT Climber. Very good shape. Originally \$1495. sale: \$500. LifeCore r900 rowing machine. Like New. Originally \$899. sale: \$600. Both: \$1000.00. **Hope Kirsch, 480-575-8470.**

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 life-style, 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.**

One fully furnished office within professional suite at Pinnacle Peak and Pima. Includes use of reception area/lobby, conference room, kitchen, copier/fax/printer, free parking. For more info, 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, jcoleshomes.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