

# Bellasera Neighborhood News

December 2013

Electronic Edition

azbellasera.org

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## From the Editor:

With the hope my sentiments are shared by many others in our community, I take this annual opportunity to express my appreciation to special folks in our community.

A sincere thank you to:

- ◆ Bellasera community volunteers (see page 14), who validate that self-government works with homeowner participation. These members of the community volunteer their time and talent to serve on the Association's Board and Committees. *Volunteers don't get paid, not because they're worthless, but because they're priceless.*
- ◆ **Viola Lanam & Sharon Foxworth** of AAM, LLC in the Bellasera office, who so capably manage the day-to-day affairs of the community in a superb, professional manner. Both have been with us for over 5 years now. We're indeed fortunate to have them.
- ◆ **Mike Meindl, Mike Mellaci, Ray Palado** and **Keven Peterson**, our cordial and competent Securitas gatekeepers, whose friendly welcome brightens many a day.
- ◆ All monthly newsletter contributors, especially **Joe McDade** who faithfully provides the monthly garden column for this newsletter.

From the International House of Newsletters to each of you who read these words every month -- my wish for a very Merry Christmas, a joyous Hanukkah Holiday, and a year 2014 that gives meaning to the saying "the best is yet to come."

---**Keith Christian**

## Cell Towers & Fence Maintenance

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

As we approach year end, the Bellasera community has two significant issues to address. First, whether to allow Verizon Wireless to construct and operate two faux saguaro cactus cell towers in Bellasera and secondly, how to handle the ongoing maintenance and repair of the iron “view” fences between the owners’ lots and the Association Common Areas (NAOS).

On pages 3 & 4 is an excellent discussion of the cell towers issue by our Vice President, **Gregg Dittoe**, and the report of **Dennis Corbett**, a Director and the Chairman of the Special Ad Hoc Committee appointed by the Board to study the view fence issue.

To put these two important issues in their proper context, I offer the following overview and commentary:

**New Cell Towers.** The question of additional cell towers should initially be judged from a historical perspective. Several years ago Verizon approached Bellasera with a request to construct faux cactus cell towers in order to provide better high-speed wireless service to our residents. When Bellasera declined to pursue Verizon’s request, Verizon then approached the owner’s of the adjacent 12-acre tract with a proposal to construct a cell tower on their land. This is the genesis of the lawsuit brought against Bellasera by the owners of the adjacent 12-acre tract who now seek permanent access to their property through our community. Without the financial incentive of a long-term Verizon cell tower lease, it is unlikely that the owners of the 12-acre tract would have brought the lawsuit. At this time there are no other impending development opportunities for their land in today’s economic environment. This is not to question or criticize past actions or decisions, but a just statement of the facts and circumstances that led us to where we are today. Hindsight is always 100%.

Furthermore, I believe it is likely the owners of the 12-acre tract will ultimately obtain access to their property through Bellasera. The only question to be decided by the Court (or negotiated between the parties) is what are the terms and conditions as well as financial contributions for that access.

Bottom Line: There will be new Verizon cell towers constructed either in Bellasera or just across Bellasera’s boundary line and on the adjacent 12-acre tract.

**View Fence Repair and Maintenance.** The Community (acting through the Budget & Finance and Building & Grounds Committees, in consultation with the Board of Directors) conducts annual reviews of the adequacy and cost/useful life assumptions of our Community Reserve Funds. Every few years we have our reserve funds analyzed and our assumptions ‘tested’ by an outside consultant. While we have used the same outside consulting firm for many years, this year (and for the first time) they raised the issue of reserving for the scheduled replacement of the iron ‘view’ fences between the individual lots and the Association Common Areas (NAOS). Previously, our outside consultant was satisfied with our reserving only for regular repair, maintenance and repainting of the Common Area view fences.

Under the Bellasera CC&Rs, the maintenance and repair of the iron view fences which separate an individual owner’s lot from the Association Common Areas (NAOS) are the responsibility of the Association and not the owner. Section 54 of the Bellasera CC&Rs grants the Association the right and easement to access the backyard of an owner’s lot for the purpose of performing such repair, maintenance and repainting. On the other hand, the portions of the iron fences between lots which do not face the Common Area (NAOS) are the sole responsibility of the owner’s of the adjoining lots and the cost of their maintenance, repair and repainting is shared equally between the lot owners.

The financial consequences of these decisions are significant. While we are adequately reserved against the cost to regularly repair, maintain and repaint the Common Area view fences every five years (next currently scheduled for Spring 2014), no reserve has previously been set aside for replacement. The cost to replace the Common Area iron view fences is estimated to exceed \$2,500,000. If we were to accept the assumption that these fences would need to be replaced 25-30 years after their initial installation, that would mean we would need to increase assessments by approximately \$500/per home/per year to be fully reserved at the end of that period.

Your Board as well as B & F and B & G Committee members were understandably skeptical of this ‘new’ requirement. The Board established an ad hoc committee of community members to study the issue and report back to the Board. Members of the committee studied the issue and tested their conclusions with outside engineers and the company that fabricated and installed our fences originally. Their conclusion: If properly and regularly inspected, repaired, maintained and repainted according to the manufacturer’s specifications, the iron Common Area view fences will last indefinitely and certainly during the life of the community.

Proper maintenance, repair and repainting of the Common Area view fences on a regular schedule will require the cooperation and support of all of our members, including the timely trimming of plants away from the interior side of the fences and removal of any snake/rabbit fences prior to painting.

## Board Considers Verizon Contract

—By **Gregg Dittoe**, Bellasera Board Vice President

Last Spring our Board made a decision to approach Verizon directly to request they consider placing cactus cell towers on Bellasera property, instead of on the adjacent 12 acre parcel. I am pleased to announce that after many months of discussions, our efforts have paid off. Verizon has submitted a contract to Bellasera and the Board granted preliminary approval of Verizon's proposal at the November 21st Board meeting. Our legal team at Carpenter-Hazelwood is currently reviewing the contract, and will advise the Board of possible changes. Once the legal vetting is completed, the Board plans to hold a community-wide meeting in January to answer homeowners questions. Following the meeting, residents will have the opportunity to vote their opposition, if they oppose the project.

Here are some key facts:

- 1) The proposed two cell towers are 26' faux cactus structures, very similar to the two New Path towers currently located in Bellasera. In addition to the two cactus towers there will be a small stucco walled area containing a diesel generator. This generator will merely serve as an emergency back-up, in the event electricity in the area goes out. The generator will be virtually silent, and will run 30 minutes per week as a test of the back-up system.
- 2) Both cactus cell towers and the generator will be located in the far southeast section of Bellasera property in the open NAOS land at the end of 78th street. This is the same general area as the disputed access to the 12-acre parcel of land.

Benefits for Bellasera:

- 1) The primary reason Verizon wants to build cell towers in this area is to provide improved cell phone coverage **for Bellasera residents**. The two existing New Path cell towers do not re-transmit Verizon signals, and some of our residents experience weak Verizon cell phone coverage. With the advent of 4G technology it is even more important for Verizon to have sufficient signal strength to serve our neighborhood.
- 2) **Income** - for the benefit of our Bellasera HOA. The Verizon contract is effectively a 25 year contract, which initially pays Bellasera \$18,000/year. Over the life of the contract our HOA would receive at least \$450,000 (and this is before any escalator clauses are potentially negotiated). By way of comparison, the two current New Path cell towers pay the Bellasera HOA \$6,900/year.
- 3) **Location** - The area that Verizon has selected is located in a more remote perimeter of our community. This is the same general area where Verizon was originally proposing to place the towers, except originally it was planned to be on the 12 acre site (in litigation). Fortunately, there is already a small grove of Saguaro Cactus plants located in this area. The two 26' faux Saguaro Cactus cell towers will actually blend in nicely.
- 4) **Effect on Litigation** - The owners of the landlocked 12 acre parcel are presently suing Bellasera to gain access to their 12 acre parcel through our community. We disagree with their claim for access over our roads; hence the existing lawsuit. The potential income generated from the possible Verizon contract was previously a key incentive for the owners of the 12 acre parcel. If our transaction with Verizon is successfully completed, Bellasera will gain that potential income.

Watch for the announcement of the date for a community meeting in January. The Board will look forward to answering your questions at this meeting.

## View Fence Ad Hoc Committee Report

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

As the result of a reserve fund study conducted by an outside consultant, the Board of Directors established an “Ad Hoc Committee” to evaluate the report relating to the maintenance and/or replacement of the HOA owned view fencing.

The Ad Hoc Committee was chaired by **Dennis Corbett** and assisted by numerous members of our community: **Gregg Dittoe, Mike Ruotolo, Paul Antesberger, Marilyn Lillienfeld, and Don Bowman**. I truly appreciated working with such committed individuals in a focused format.

A comprehensive Engineering Survey was prepared by **Mike Ruotolo**, an accomplished Chief Mechanical Engineer with 42 years of experience and who has a Master of Mechanical Engineering Degree from City University of New York (CCNY). The report addresses the construction type, fabrication methods, failure modes and a final recommendation. **Mike’s** report was read and endorsed by two outside engineers and the original fence manufacturer.

From the Ruotolo Study, the Ad Hoc Committee agreed to recommend to the Board a four-point process to enhance the longevity of the view fences within Bellasera.

The Committee recommends the following:

1. Adopt an on-going funded maintenance program to inspect, repair, and repaint the view fences every 5 years.
2. Hire a painting contractor
3. Work through the Logistics of Painting.
4. Homeowners will not be allowed to opt out of the painting of the HOA owned fence.

We have \$195,000 reserved for painting the view fences in our 2013-2014 reserve budget. We have a preliminary estimate that is less than the amount we have reserved, so the community finances are in a healthy position to complete this project.

Failure to adhere to a disciplined maintenance program of painting all the view fences every five years will result ultimately in a one-time replacement cost to the community estimated to exceed \$2,500,000 in the next 10-15 years.

We will be conducting spot checks on the fencing in early January, looking for any failure points and hope to begin painting by March with a 2 week window to complete all the work.

Our Board is planning a joint Community meeting in January to discuss the view fence painting and the Verizon cellular towers.

## Meeting Notices

**Board of Directors** will meet on **Tuesday, December 17** at **2 p.m.**

**Budget and Finance Committee** will meet on **Monday, December 9** at **2 p.m.**

**Building & Grounds Committee** will meet on **Tuesday, December 10** at **3 p.m.**

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

**Modifications Committee** will meet on **Tuesday, December 10** at **3 p.m.** Applications must be received in the Community Manager's office no later than **Thursday, December 5** at **12 noon.**

## **CPR Class**

You're invited to come and learn the value of knowing CPR. Scottsdale Fire Volunteers will be giving a free CPR/AED awareness class at the Bellasera clubhouse on **Wednesday, December 11** from **6:30 until 8:00 pm.**

This class will include CPR and AED (Automatic External Defibrillator ), like we have in the workout area. There is no certificate given for this short awareness class, but you do not need a certificate to save a life. This class teaches the latest "hands only" method of CPR and will include a chance to practice on a rescue manikin.

Please sign up in the clubhouse. This class is limited to the first 15 residents of Bellasera.

## **November Weather In Bellasera**

(November 1—November 30)

Highest temperature: **89**

Lowest temperature: **39**

Rainfall this month: **3.02 inches**

Since January 1: **12.18 inches**

Bellasera weather information is available 24/7/365 on our web site, [weather.azbellasera.org](http://weather.azbellasera.org).

## **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, 480-382-9310.**

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, December 9**, with the next pickup the week of **January 6.**

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.**



## In Memory

**Herb Marx**, a longtime resident of Bellasera, recently passed away. He was originally from Brooklyn, N.Y. and attended Wagner College on Staten Island where he met his wife of more than 50 years, **Pauline**. After obtaining a Master's degree in Microbiology from Long Island University, he would go on to have a long and successful career with Warner Lambert in Rockaway NJ and Durham NC. In 1999, he and Pauline retired to Arizona and became one of the early residents of Bellasera.

**Herb** also leaves three children, **James, Bill** and **Kathy** along with 6 grandchildren. **Pauline** remains in the area, residing in an assisted living facility.

You may recall that she was the original author of our monthly Garden Column and contributed years of helpful advice. She can be reached at [plantperson@cox.net](mailto:plantperson@cox.net).



## Bellasera's Adopted Road

Our community recently agreed to "adopt" Lone Mountain Road, from Scottsdale Road to Hayden. Doing so requires periodically clearing the roadway of trash.

First cleanup is planned for **Saturday, January 11** at **9 a.m.** If you'd like to volunteer to join members of the Communications Committee in this worthwhile endeavor, please e-mail [editor@azbellasera.org](mailto:editor@azbellasera.org). Additional information will be provided.

## **\*\*Bellasera Voice\*\***

We solicit your comments for this space next month on anything relating to the Bellasera community. The usual caveats prevail: avoid abusive or offensive language; use your full real name; don't use commercial messages; don't plagiarize copyrighted material that belongs to someone else; don't include personal information about yourself or others. Think about what you write before hitting that button. Editor reserves the right to edit and refuse any comments. Address yours to: [editor@azbellasera.org](mailto:editor@azbellasera.org).

## 2013 Welcome Wagon

This year brought 41 new homeowners to Bellasera. We welcome each and every one. Move-in date, names, and street of residence are listed below.

January 28, **David & Deborah White**, Visao Drive

March 4, **Gary & Ann Glandon**, Visao Drive

March 14, **Ralph & Carolyn Vernacchia**, Corva Drive

March 15, **Leonard & Emily Van Niel**, Balao Drive

March 28, **Carl Brown & Manoj Raval**, Briso Drive

April 4, **Nathaniel & Barbara Harris**, Brisa Drive

April 12, **Richard Bottarini & Janet Shubert**, Balao Drive

April 15, **Peter & Carla Sommer**, Corva Drive

April 17, **Susan & Manuel Kramer**, Visao Drive

April 24, **George & Madeline Geuther**, Ponte Bella Drive

May 6, **Ann & Jim Blum**, Visao Drive

May 15, **Ann Rouse**, Balao Drive

May 29, **Jason & Larisa Newell**, Brisa Drive

May 29, **Bradley & Rosanne McKeown**, Ponte Bella Drive

May 31, **Mark & Christi Reischmann**, Balao Drive

June 28, **Steven & Linda McVey**, Balao Drive

July 12, **Robert Bruce**, Visao Drive

July 30, **Thomas & Vicki McCartney**, Brisa Drive

July 30, **Carlton & Sandy Rooks**, Balao Drive

August 5, **Fred & Bette Meyer**, Corva Drive

September 20, **Kurt & Carol Hemrich**, Balao Drive

December 4, **Scott Pursley**, Balao Drive (pending)

## 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, December 2003, 10 years ago

A group of approximately 100 residents, representing about 15 percent of Bellasera's homes, discussed topics of general concern to the community and gave the Board and Association committees their view on where the community as a whole may stand on the topics.

The time has come, inspections are underway and letters will soon be issued to those homeowners who have failed to adhere to the guidelines on rabbit fencing. Along with rabbit fencing, various forms of protective barriers have been installed in the front landscaping and on the view fences that do not meet the guidelines established.

Mike and Maureen Simpson are a little more than a month into learning the techniques of grandparenting now that they have their first grandchild.

The group of 15 artists and craftspeople that launched Bellasera's first Creative Hands show and sale in November are ready to make it a spring and fall event.

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

The Bellasera Activities Committee has teamed with "Advocates for Kids" to Adopt-A-Family for the Holidays. We received a family of ten. A mom, dad and eight kids (2 sets of twins)!

This year's November 15 Community Clean-Up Event rallied 43 residents to heed the call to "Keep Bellasera Beautiful". Walking the internal washes and the exterior roads 37 Bellasera volunteers collected discarded items that ranged from the mundane (bottles and paper) to the exotic...well if they weren't exotic at least they were interesting things like an industrial tank and an abandoned truck.

Our electric utility, APS, will be in the neighborhood over the next several weeks evaluating the transformer boxes throughout the community to determine if any units need to be replaced or painted. They will also determine if any bushes or other items such as sprinklers or irrigation systems are too close to the box.

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## North Scottsdale History: The Parrette Well

—By **Jim McAllister**

It's doubtful that many remember the Parrette Well but from the 1930's into the 1950's it was an important water source for the area south of its location at the southwest corner of Stagecoach Pass and Pima Road.

During the 1930's that area was open range so water was important for the cattle that grazed there. Because of the well's location, a two inch diameter pipeline was eventually built southward ending at MacDonald's Ranch at Jomax and Scottsdale Roads. Along the way other ranches tapped into the pipe for water to be stored in tanks for their cattle. The original reservoir south of the well was about seven feet deep and still exists with a date of 1935 scratched in the original concrete to probably designate the year it was built.

The pipe and well were probably established by a consortium of cattlemen who didn't have big ranches but who wanted to improve the general area for their stock. It was a good deal for them as open range pasture meant food was available for cattle and by having the intermittent water tanks along the pipe route, the cattle were easier to round up since they tended to dwell near water.

There are indications of campfires along the route of the pipe near the water tanks indicating where the cowboys would camp at night to manage the herd. Regulation of the water piped down the line was handled at the reservoir.

In a column from "A Peek at the Peak" by **Don Shoenau** in 1998, **Mrs. Leola Richardson**, who was a resident of MacDonald's in the 1950's, related how the ranch had no plumbing as their water was pumped from a well that the **Richardson's** had dug there. Later, they sold the well and bought water from the Carefree Water Company which ran a nine-mile pipeline to the ranch. **Mrs. Richardson** remembered riding frequently to check the pipeline with her husband.

That pipeline sounds curiously like the line that ran from the well at Stagecoach Pass and Pima. At that time, Scottsdale was still a bit primitive as **Mrs. Richardson** mentioned that Scottsdale Road was a only a "dirt trail that ended at Pinnacle Peak Road." I'm sure that **K. T. Palmer**, one of the founders of Carefree, would have agreed.

Although the well is called the Parette Well, it was there long before **Mr. Parette** moved onto the land around 1970. It originally was dug in that location because of its proximity to a large water source. **Parette** may have improved the well because it was a good source of water and was excellent for his own home use. However, he never participated in pumping water through the pipeline for cattle use since by the 1970's the days of cattle in those areas were gone.

**Mr. Parrette** died about twenty years ago and his home was razed by a developer. However, some remains of the well and pipeline that quenched the thirst of cattle for many years still remain.

(**Jim McCallister** lives in the Legend Trail community in North Scottsdale.)

# December in the Garden

—By Joe McDade



## Winter Is Here

December ushers in winter conditions, both temperature and rainfall, that we need to pay attention to, as they influence our garden activities. We certainly got a head start on the rainfall with our record-setting amount in November. The low nighttime temperatures, with accompanying frost, will surely follow at some point. With the weather in mind, we'll review the winter precautions you need to take related to watering and frost followed by opportunities for pruning as well as some holiday tips.

## Watering

With normal winter rainfall and temperatures, reduce watering frequency and reset automatic timers along the following guidelines:

**Native/desert adapted-** Trees (30 to 60 days) ; Shrubs (30 to 45 days);- Ground covers and vines (21 to 45 days); **Non-native-** Trees (14 to 40 days); Shrubs, ground cover and vines (10 to 14 days); **Plants in containers-** May not need watering as frequently as they did a month ago. Check before watering to be sure the top inch of the soil is dry.

Please note that the watering frequencies and ranges are affected by rainfall amounts. Miraculously, plants seem to know the difference between irrigation and rain. Even with steady, appropriate irrigation, fruit set and growth is always better with adequate rain.

## Frost

If freezing temperatures are predicted, follow these guidelines:

1. At sunset, drape frost cloth, burlap or old sheets and blankets (never plastic) over cold-tender plants, such as bougainvillea, citrus, hibiscus, natal plum, roses and annual flowers and vegetables.
2. Extend the canopy over the entire plant or area, allowing it to hang to the ground. If possible, support the cloth on temporary framework so that it does not touch foliage. The goal is to trap heat radiating from the ground beneath the cover, warming the air around the plant.
3. Remove the cover the next morning before temperatures reach 50 degrees F, or it will heat up like a greenhouse beneath the cloth.

## Pruning

December is an excellent month to start thinning, pruning, and reshaping many of our desert trees such as **mesquite, palo verde, acacia**, and other deciduous trees. Tree sap has moved down into the root system making it the most desirable time to thin and prune. Some guidelines:

- Remove touching branches that cross over each other and limbs that rub against structures and neighboring trees.
- Thin overall to decrease the trees susceptibility to wind damage.

December is also a good time to prune Texas sage, roses and other desert and deciduous shrubs. Do not prune frost sensitive plants such as bougainvillea and hibiscus.

## Christmas Tree Tips

Before purchase, grasp a branch between thumb and forefinger and gently pull it toward you. If the tree is fresh, very few needles will come off. Also, lightly shake or bounce the tree on its trunk base. It's OK to see a few interior brown needles drop, but do not buy a tree if many green needles drop.

Just before setting the tree in its stand, make a straight cut across the full base of the trunk, removing  $\frac{1}{4}$  to  $\frac{1}{2}$  inch. This eliminates the seal of dried sap that forms after the original cut, which prevents water from being absorbed.

Cut trees will absorb a gallon or more of water in the first 24 hours after being placed in the stand, and a quart daily thereafter. Keep well-watered, which is essential to maintain fresh, fragrant needles. If the water level drops below the cut, another seal will form in as little as four hours.

## Holiday Plants (e.g. Poinsettias)

After purchase, remove decorative foil wraps from pots so that water doesn't accumulate and cause root rot. Alternatively, remove the foil when you water, let the plant drain in the sink, and then rewrap. Place pots in a bright spot but away from cold drafts, heating vents and fireplaces. Feed with a slow-release fertilizer or with an all-purpose fertilizer for blooming plants at half-strength every two weeks.

## Miscellaneous

Citrus- Continue to harvest citrus, testing for sweetness.

Succulents- Do not prune them this month.

Fertilization- Do not fertilize this month.

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(If you have a gardening question, please contact the Maricopa County Cooperative Extension Service at **602-470-8086**.)

# \*Community Calendar—December 2013\*

Sunday 1	Monday 2	Tuesday 3	Wednesday 4	Thursday 5	Friday 6	Saturday 7
	Yoga 9:45 a.m.  Water Aerobics 11 a.m.	Pilates 9 a.m.  Poker 7 p.m.	Water Aerobics 11 a.m.	Hanukkah ends @sundown	Water Aerobics 11 a.m.  Bridge 1:30p	
<b>8</b>  <b>Brush &amp; Bulk Collection Week</b>	Yoga 9:45 a.m. Water Aerobics 11 a.m. Bridge 1:30p Budget & Finance 2 p.m.	<b>Modifications</b> 3:00 p.m. <b>Building &amp; Grounds</b> 3 p.m.  Poker 7 p.m.	Water Aerobics 11 a.m.  <b>CPR Class</b> 6:30 p.m.	<b>Luncheon</b> 12:30 p.m.	Water Aerobics 11 a.m.  <b>Potluck</b> 6 p.m.	<b>14</b>
<b>15</b>	Yoga 9:45 a.m.  Water Aerobics 11 a.m.	<b>Board Meeting</b> 2 p.m.  Poker 7 p.m.	Water Aerobics 11 a.m.  <b>Book Club</b> 12 noon	<b>19</b>	Water Aerobics 11 a.m.  Bridge 1:30 p.m.	<b>21</b>
<b>22</b>	Yoga 9:45 a.m.  Water Aerobics 11 a.m.	<b>24</b>	<b>25</b>  <b>Christmas</b>	<b>26</b>	Water Aerobics 11 a.m.  Bridge 1:30 p.m.	<b>28</b>
<b>29</b>	Yoga 9:45 a.m.  Water Aerobics 11 a.m.	<b>30</b>	<b>31</b>			

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

Please Allow Me to Help Lower Your Monthly Essential Service Bills. My name is **John Dubuc** and I've been a Bellasera home owner since 2004. My business, Total Essential Services, allows me to work with both residential and commercial consumers to help lower their monthly essential service bills. We are an extension of the world's largest seller of telecommunications, energy and essential services. This means I can help lower your monthly bills for cable or satellite TV, High-Speed Internet, Home Security, Cell Phones, Computer Support, or Local & Long Distance phone services for your home and business. If you own a home or company in a state with deregulated energy I can provide you with the lowest rates possible for your gas and electric bills. And, if you are a business owner that accepts credit cards, we guarantee a lower rate on your merchant services.

I am licensed in the US, Canada and 21 other countries - so please help me spread the word of my services to your friends and family. Visit my website, **www.TotalEssentialServices.com**, and enter the state you would like to get service quotes for.

To introduce my business and to answer your specific questions I hold an informal Open House on Thursdays from 6:30-7:30 p.m. at my home at 30834 North 74th Way.

If you could please call ahead to let me know you will be attending, that would be appreciated. My number is **480-283-7014** and I am available to meet with you in person at your home as well.

It's comforting to know you're getting the lowest rates for all of your essential services. Many thanks for your support! **John Dubuc**, President, Total Essential Services, **www.TotalEssentialServices.com**, 30834 N. 74th Way, Bellasera, **480-283-7014**.

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Bellasera Residents: The Kiwanis Club of Carefree can pick up your unwanted furniture, clothing and other household goods. All items will be put in our Flea Market Sale held every 6-8 weeks in Carefree. Proceeds go to support local kids programs in the Cave Creek Unified School District. Call **Ron**, **480-204-7877**, for information and to schedule a pick up..

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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**.

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Two fully furnished offices within growing professional suite at Pinnacle Peak and Pima. Ideal for attorney or accountant. Includes use of reception area/lobby, conference room, kitchen, copier/fax/printer, free parking. For more info, contact **ADMIN@KGKLaw.com**.

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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**, **jcoleshomes.com**, **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**.

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**\*\*Steve and Joan Wallace – Resident Realtors – We love to sell Bellasera and all that it has to offer. Give us a call for a Market Review. Our clients, Larry and Linda, said “Joan and Steve were a wonderful team. They helped us stage, market and sell our home, getting a good price and meeting all our objectives. They were prompt, attentive, and diligent in their efforts to maximize exposure for our home. In the process, we have become good friends and we highly recommend them as top notch real estate professionals.” Call Steve 602-463-5254 or Joan 602-361-8111 – sign in to our website to see homes that are for sale in Bellasera and other communities: www.joanwallacehomes.com.**

*(more Classifieds on next page)*

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

Come see **Frank Biondo's** – Impressions of the Southwest - and the work of 42 other artists at On The Edge Gallery, 7050 E. 5th Avenue, downtown Scottsdale, **480-265-8991**. During December he is also exhibiting at Arizona Art Alliance Gallery, 9011 E. Indian Bend Road, Scottsdale, just off 101, **602-870-7610**.

**Frank's** work embodies the spirit of both a photograph and a painting; bringing together aspects of impressionism and realism that give his work such a distinctive character. See a preview of his work at [www.frankbiondo.com](http://www.frankbiondo.com).

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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](mailto:katie.k704@hotmail.com).

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# **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. - 2:30 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.*

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