

Bellasera Neighborhood News

February 2014

Electronic Edition

azbellasera.org

Fourteen Pages

January 16 Community Meeting Recap

—By *Richard Hoffman and Gregg Dittoe*, *Bellasera Board President and Vice President*

Overview

Bellasera held a homeowners meeting on January 16 in the clubhouse. The meeting was very well attended, with every seat taken and some residents left standing. There were two topics on the agenda: Painting of View Fences and the Proposed Verizon cell towers.

View Fence Painting

Every homeowner is affected. The following important points were covered in the meeting:

- 1) The metal view fences that are in the back yards (and also sometimes in side yards) of homes are the responsibility of the Homeowners Association to maintain and repaint. This is spelled out in our CC&Rs. (Note: the shorter view fence sections that often separate you from your neighbor's home, are not part of the CC&Rs requirement for association maintenance. However, as a service to homeowners the Association has agreed to also paint these fences at no cost to the neighboring homeowners).
- 2) The CC&Rs stipulate the Association has an easement into the back yards of all homes in order to maintain and paint the fences. With proper prior notice, the painters will need access thru side gates to all back yards.
- 3) Homeowners have the responsibility to trim or tie-back all plants and remove all objects that would inhibit painters from fully accessing the inside of all fences. (Note: the painters need a minimum clearance of 6 inches to paint). Homeowners are responsible to remove all rabbit/snake fencing from the view fences prior to painting.
- 4) As a service to homeowners who need assistance with landscape trimming/tie-back and rabbit/snake fence removal, the Association has contracted with a commercial landscape company to provide these services for individual homeowners. As each Lot is unique, homeowners will be billed at the hourly rate of \$34/hour for all contracted services provided by the landscape company.
- 5) Any homeowner who chooses not to participate or fails to cooperate with the Association's current view fence repainting/maintenance program will be required to sign a new legal document (an "Opt-Out Form"), which effectively passes ownership and maintenance responsibility of the view fence from the Association to the homeowner. The last time the Association repainted/repaired the view fences in 2009, a similar choice was offered to homeowners and several homeowners chose that option. Those homeowners who opted-out last time and wish to continue will need to sign the new Opt-Out Form. A copy of the Opt-Out Form will be available in the Management Office for those who choose that option. Once signed, notarized and returned, it will be filed in the real property records in Maricopa County to give all future buyers and lenders record notice of a homeowner's assumption of the ownership and maintenance responsibility for the view fences on its Lot.
- 6) In early February and before repainting can begin, all view fences in the Community will be inspected to assess their condition and to identify those areas in need of repair. For homeowners who decide to (or continue to) opt-out, all required repairs and repainting obligations will remain the responsibility of the homeowner. Homeowners who have previously opted-out or who choose to opt-out now and whose view fences are in need of repair or repainting to comply with the Community-Wide Standard as set forth in the CC&Rs, either now or in the future, will be issued a violation and progressive fines for failure to repair/maintain and repaint their view fences. Failure to comply with correcting the violation will result in further action by the Board, including the auto gate transponder and pool/clubhouse fobs being shut off until compliance is achieved.
- 7) The Board strongly encourages all homeowners to participate in our current view fence repainting/maintenance program. Homeowners who choose to sign the Opt-Out Form will continue to pay the same quarterly HOA dues as all other homeowners, so there is no financial benefit (and indeed, an additional financial burden) for those who decide to opt-out of this program.

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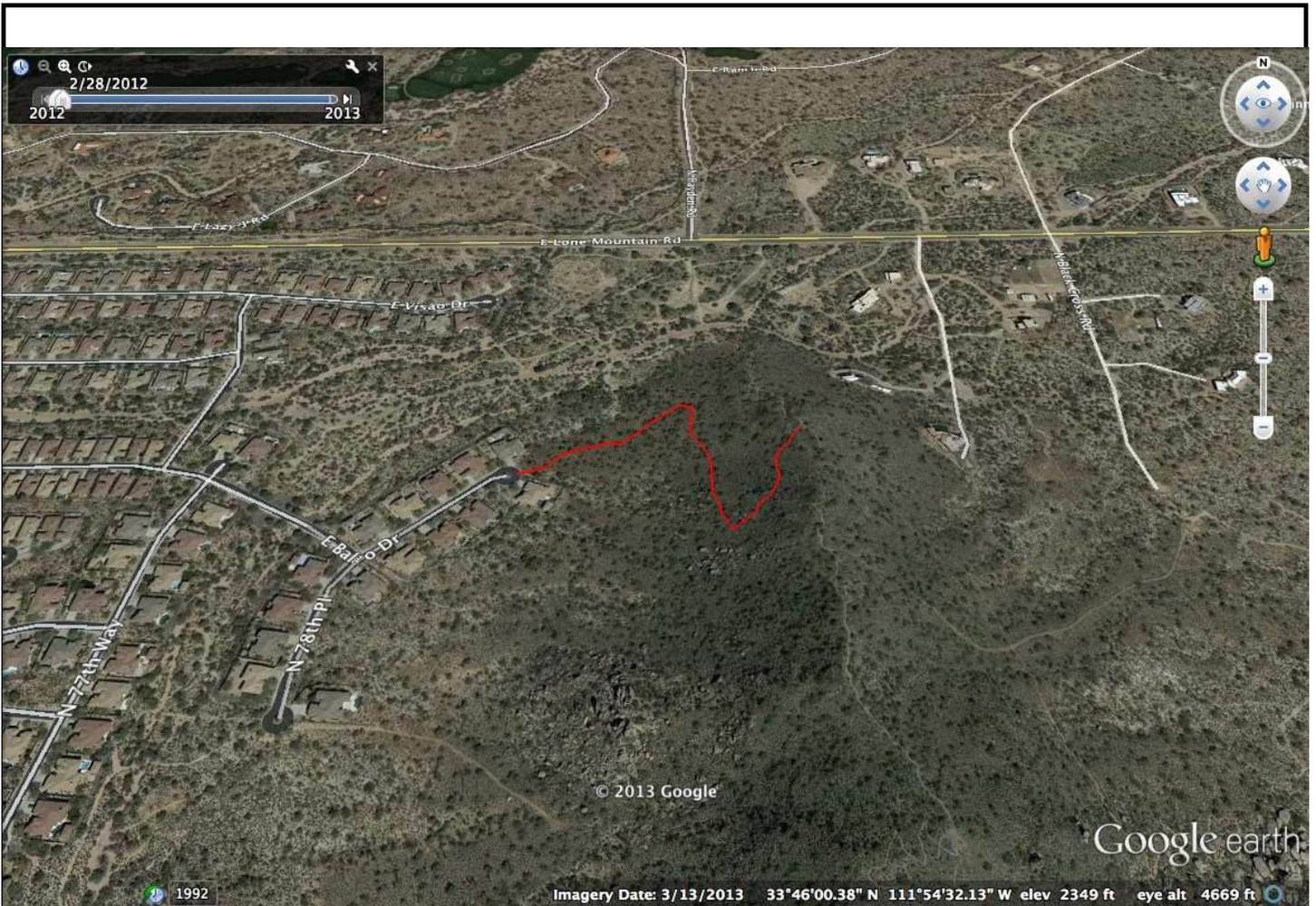
Verizon Cell Tower Update

The Board has approved the placement of two 26' faux cactus cell towers and a small building housing electronic equipment and a generator, at a location adjacent to the 78th Street cul-de-sac. This approval is subject to the following requirements:

- 1) The City of Scottsdale would need to release excess NAOS land.
- 2) Verizon needs to provide a detailed drainage study for this area which is acceptable to the City and the Board.
- 3) The contract offered by Verizon has been reviewed by Jason Smith and Lindsey Stearns at Carpenter Hazelwood and is currently being negotiated with Verizon. They have offered to pay Bellasera \$18,000/year.
- 4) Homeowners will be given the opportunity to vote their disapproval on this proposal once all the above items are completed.

Homeowners should know the following :

- 1) The Board was not responsible for location/site selection. Verizon has selected the site based on their frequency transmission and coverage needs.
- 2) This site is a 4G technology site and thus Verizon needs their own towers and equipment in order to provide this service. The existing New Path towers in Bellasera re-transmit AT&T signals and T-Mobile signals but are not sufficient for Verizon.
- 3) The primary purpose for these Verizon towers is to provide coverage for Bellasera residents. The signal transmitted from the towers has an effective distance of less than one mile.
- 4) If Bellasera rejects the cell towers in the selected site, Verizon has made it perfectly clear that they will return to the owners of the 12 acre property (Lawsuit) and construct the towers on the 12 acre property. A road will need to be built on the easement access and the cell towers and building will be in plain view higher up the mountain. The \$18,000/year rent will go to the owners of the 12 acre property.
- 5) The Board listened to homeowner concerns expressed at the meeting, which exclusively centered on the location selected and the generator and building visibility issues. We can't affect the site selection – that is a Verizon decision. After the meeting and hearing homeowner concerns, the Board has gone back to Verizon to request the following changes: a) Natural gas fuel for the generator vs. diesel b) Consider moving the entire building further away from several nearby homes c) enhanced screening and landscaping to minimize the equipment building's visibility.
- 6) This entire process is "fluid"- it is subject to revisions and changes as the City, Verizon and the Board work through the myriad issues. The Board will keep our community posted as developments occur. Homeowners will receive a ballot to register their vote, when the process is further along.



Lone Mountain Hiking Trail - Update

—By Gregg Dittoe, Board Vice President

The Board has unanimously approved the award of the construction contract for the Lone Mountain hiking trail to Northwest Woodland Services. **Dennis Smith** (owner) is one of the top trail builders in Arizona, and he is looking forward to building ours beginning in February.

The trail begins at the cul-de-sac at the end of Balao Drive (shown above). It connects Bellasera directly with the main trail running along the ridge line on Lone Mountain.

Here are some important facts about our newest amenity in Bellasera:

- The trail is for the exclusive use of Bellasera residents and their guests.
- No parking will be permitted in the Balao cul-de-sac, it is a designated fire lane. (please note: all cul-de-sacs in Bellasera are designated fire lanes and no parking is ever permitted in cul-de-sacs. In the event of an emergency, fire trucks need to be able to turn around.) 'No parking' signs will be posted on Balao.
- The trail is limited to hiking only. No bicycles, motorized vehicles or horses will be permitted on the trail. This will ensure the safety of hikers and minimize erosion and trail damage.
- It will take approximately two weeks for the trail builders to complete the project –starting in February. There will be minimal noise and intrusion during the construction phase.
- The cost of building the trail is \$7,500, total expense.
- We will have a ribbon cutting ceremony (to be announced) when the trail is finished and ready for use.

Ready – Set- Hike!

Bellasera Adopt-a-Road Project Begins



(l to r) **David Johnson, Keith Christian, Chuck Barnard.**

Not pictured — **Jeff Melman**, who also participated.

Members of our community ready to go to work picking up unsightly trash along Lone Mountain Road on January 11. It's Bellasera's contribution to the City's Adopt-a-Road program.

Thanks to the members of the community who volunteered for duty but weren't needed this time. The Communications Committee will schedule another cleanup later in the spring — watch for the announcement.

Meeting Notices

Board of Directors will meet on **Friday, February 27** at **1 p.m.**

Budget & Finance Committee will meet on **Thursday, February 13** at **2 p.m.**

Building & Grounds Committee will meet on **Tuesday, February 11** at **3 p.m.**

Communications Committee will meet again on **Wednesday, March 5** at **8:30 a.m.**

Modifications Committee will meet on **Tuesday, February 11** at **3 p.m.** Applications must be received in the Community Manager's office no later than **Thursday, February 6** at **12 noon.**

Bellasera Community Directory

The latest update to the Bellasera Community Directory is available on our web site:

directory.azbellasera.org.

The required password was provided to all homeowners in July of last year. It's available only to residents via e-mail, **directory@azbellasera.org.**

January Weather In Bellasera

(January 1—January 27)

Highest temperature: **77**

Lowest temperature: **36**

Rainfall this month: **0.00**

2013 Total Rainfall: **12.67 inches**

Bellasera weather information is available 24/7/365 on our web site: **weather.azbellasera.org.**

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, February 10**, with the next pickup the week of **March 10.**

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.**

Hikers

The Bellasera hiking club is planning an outing on **Thursday, February 20**, to Balancing Rock in the Browns Ranch Preserve. From the Granite Mountain entrance off 136th Street, this hike offers spectacular scenery on an easy trail of 2.2 miles to our rest stop at Balancing Rock. We will then return by the same trail for a total hike of 4.4 miles.

As usual we will meet at the clubhouse at **9:00 a.m.** Bring water, sunscreen, hat, and a trail snack or light lunch. You will also want your camera for this one! The leader for this hike will be **Pat Blix, 480-284-5527, pat.blix@gmail.com**. Please sign the sheet in the clubhouse or contact **Pat** directly if you would like to join us.

Manager's Memo

The following are some of the items and issues that your Board of Directors and Management are working on together.

We have several projects for the upcoming months. Proposals have been obtained to re-tile the steam rooms in both the men's and women's locker rooms. We are also planning to re-tile the outside shower at the same time.

Another required project is due to a new Maricopa County Environmental Services Department regulation that states all doors around a pool must open out away from the pool area. We received bids from two companies to obtain the cost of changing the swing of the clubhouse doors exiting to the pool area to swing in. A decision will be made on this shortly.

The first phase of the stucco wall repair and painting has been completed. We are now determining the walls needing attention for the second phase of this project. The view fence painting will begin in early March.

We have requested the landscape company to clean up the walking trail along Scottsdale Road and Lone Mountain Road and to make an evaluation on any erosion repairs that are needed.

Four Peaks Landscaping continues to clear a 5' perimeter behind the homes as required by the City of Scottsdale.

In the last year, 349 violations have been issued. Violation letters sent covered such issues as satellite placement, trash cans, painting of homes/garage doors/gates, landscape issues. We will continue to do inspections on a regular basis. Please do not get upset if you receive one of these letters. The goal of course is to follow the governing documents but also to maintain the beauty and integrity of Bellasera.

Please bear with us during this time as we strive to keep Bellasera the beautiful community we all love.

—Viola Lanam

****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.

Bellasera Resident Joins Phoenix Public Relations Firm

Knoodle, the leading Phoenix-based advertising, public relations and digital agency, is starting off 2014 with the acquisition of Kluger Media Group, a national communications and crisis management firm, founded by PR veteran and Bellasera resident, **Barry Kluger**.

Kluger joined knoodle as Managing Director, knoodle PR, on January 6. He has been a leading corporate communications and public relations executives for many years, serving in the roles of, among others, Senior Vice President, Communications, MTV Networks; Senior Vice President, Prodigy; and Managing Director, Communications, USA Networks.

Kluger began Kluger Media Group in New York in 1998 and over the years, has represented a diverse client roster covering the media, healthcare, legal, retail, solar, security, real estate, technology and financial industries. His client roster has included MedHelp, Freedom Debt Relief, ShopNBC, NBC Internet (MSNBC), Motor Trend Network, Federated Direct, ProxyMed, Wall Street Transcript, CondeNast, The Tucson Film Festival and The Sedona Jazzfest, to name a few. Prior to starting his firm in 1998 in New York, he was Senior Vice President, Communications for Prodigy Internet as well as Prodigy China, Prodigy Mexico and Africa OnLine. From 1985-1995, he was Senior Vice President, Communications for MTV Networks and its channels, MTV, VH1, Nickelodeon, Nick at Nite, as well as MTV Europe. He also served as Chairman of The Governor's Film and Television Commission from 2005-2009, Co-Chair of the Scottsdale Mayor's Television Commission and is Board Chairman of The MISS Foundation, a global nonprofit.

The Great Western Cookout Adventure

On **Saturday, March 1**, from **4:00** to 8:00 p.m. MacDonald's Ranch, 26540 N. Scottsdale Road, in north Scottsdale will be alive with family fun, food, wildlife, music, championship hoop dancing, and western games for folks of all ages. The event benefits the Desert Foothills Scenic Drive, local environment and quality of life and is sponsored by GPPA-Friends of the Scenic Drive and MacDonald's Ranch.

Roam the cookout site, in a western "town," and visit 15 Adventure Stations including a train ride, Sonoran wildlife, petting zoo, stage coach ride, silent auction bargains, Hohokam artifacts, rocks and minerals, local history and libraries. Then pick up your Reward Sack, filled with goodies, and special offer coupons from supporting organizations and merchants.

Then, it's time for live musical entertainment, championship hoop dancing, and a delicious sunset cookout with all the fixin's (steak, chicken, salad, vegetables, mac & cheese, desert, soft drinks and water), beer and wine available. Roast smore's on the bonfires, and hold your breath as the 50/50 Raffle and the Rewards Drawing winners are picked.

Advance tickets prices: Adult: \$49, Senior/Military: \$48, Children: \$35 (12 to 3 years old, kids 2 and younger are free. Stagecoach ride - Adult: \$5, Child: \$3 (limited availability). Ticket and information visit www.gppaaz.org or call **480-361-6498**.

Bellasera in the Rear View Mirror

A look back in Bellasera history that may bring back memories for long-time residents and be of interest to those not living in our community in prior years. Clips from past newsletters follow.

Bellasera Neighborhood News, February 2004, 10 years ago

- Filling out and returning the long range planning questionnaire paid off for Joseph Baiamonte. His name was drawn as the winner of an \$80 prize at the
- January 26 Board of Directors meeting. More than half of the surveys were completed and re-turned by the drawing cut-off date. A total of 184 responses have been received. The information will be compiled into a report which will help the Long Range Planning committee map out future proposals.
- Bellasera's second arts and craft show and sale was given a go-ahead by the Board of Directors at the January 26 meeting. The show's organizer, Janet Biondo, was also given clearance to advertise the event in local newspapers in an attempt to build attendance. The artists showing their works are all Bellasera residents. Janet said the first show, in November, was considered a success by the 15 artists who had displays in the clubhouse, but they hoped to generate a larger turnout through a modest amount of advertising.
- A special board of directors meeting took place January 15 to discuss with Bellasera homeowners the roles of the board, the Community Manager and the community's management company. Dick Chenault, board president, presented an over-view of the roles, including a detailed review of the community manager's job description. This was followed by questions and comments from homeowners among the approximately 55 people attending the two-hour session.
- Do you want to have a role in guiding your community? It's as simple as placing your name in the running for a spot on the Bellasera Homeowners Association Board of Directors. Bellasera homeowners will be electing three members to the community's board at the association's annual meeting, presently targeted for April 8. The term of office is two years. Candidates will be requested to fill out a form with some personal information for use as brief biographies in the March newsletter and a mailing prior to the election. In order to have the list of candidates ready for this mailing, we will need to have names and information available by Feb. 23.

Bellasera Neighborhood News, February 2009, 5 years ago

- After further consideration of requests from part-time residents to review the trash container policy, the Board decided to allow residents to use the facility with some additional controls in place. If you are not here during regular trash pickup and need to place your trash in the clubhouse dumpster, you can sign-out the key at the guardhouse. Please be sure to limit your trash to one bag and return the key promptly.
- The Cactus Shadows High School Wrestling team would like to thank all of those who contributed to the fund raiser. The team has just entered the busiest part of their schedule and are no longer available to do any more gates. However, Tom Locke (brother of resident Dan Locke) is available and will be picking up where the team left off. The services and costs remain the same. Tom will pick up the gates, sand gates clean, replace broken slats, stain, and replace slats including new galvanized hardware.
- Saturday night, February 21, 6 p.m. Disco Fever or the 70's. Food, decorations and dress of the era. Join the fun. Please sign up at the clubhouse or e-mail Suzanne or Hope, guyan1@msn.com or hopekirsch@ahoo.com.
- The Bellasera community extends its sincere condolences to the family and many friends of resident R. G. 'Jack' Rogers, 84, who passed away on January 9 after a long battle with chronic obstructive pulmonary disease. A memorial service was held at the home.

February in the Garden



—By Joe McDade

Well, contrary to what I wrote last month, January turned out to be beautiful but without any cold spells or rain that normally accompanies the first month of the year. So, on to February, a month when Winter normally loosens its grip on the deserts as only a couple of nights may dip below freezing which seems improbable with our current long term forecast. In any case, warm days will tempt us later in the month with thoughts of spring—days in the 80s are possible—but cold snaps are still more probable.

The growing season officially starts in mid-February for us and, since it is short, don't lose time as we need to give plants and trees a chance to grow before the punishing summer heat. Below are some planting suggestions.

What to Plant

Peppers and Tomatoes- Set out transplants between mid-February and mid-March so they can flower and set fruit before summer; their pollen is not viable in temperatures above 90 degrees. Cover plants if frost is predicted. **Note:** If you are serious about planting tomatoes, please refer to the Garden Column in the February 2011 Newsletter which is archived on the Bellasera web site (azbellasera.org).

Bare-root plants- Continue transplanting bare-root roses and deciduous fruit trees until mid-month.

Cool-season vegetables- Continue to sow root crops (beets, carrots, kohlrabi, radishes, turnips) and salad greens (collard and mustard greens, leaf lettuces, spinach).

Landscape plants- Begin transplanting natives, but wait until mid-March to plant frost-tender tropicals such as bougainvillea and lantana.

February Garden Tasks

Pruning—Finish pruning non-native deciduous shade trees and deciduous fruit trees by mid-month. Prune frost sensitive citrus after they begin to leaf out, if needed. As a general rule, citrus needs to be pruned only if there are aberrant branches ruining the shape of the tree.

Remember: Have a purpose and an end result in mind before you make the first cut. Never remove more than 1/4 of the total plant. Always use sharp, sterile, quality pruning tools and disinfect them between cuts to prevent the spread of disease. Pruning is an art as well as a science. How much you cut off and where you choose to make the cuts will affect both the health and the beauty of the plant or tree.

Watering— Continue to water citrus and landscape plants deeply once every 3 to 4 weeks unless rain is adequate (which it hasn't been) to provide freeze protection.

Control aphids- To prevent populations of these tiny sap-sucking pests from getting out of control, monitor tender new growth on landscape plants, roses, annual flowers and vegetables. Squish aphids or knock them off with a strong blast of water from a hose as often as needed. However, if you don't mind some aphids, do not spray as they will attract beneficial insects such as lady beetles and green lacewings. These predators are voracious aphid eaters and will help create a healthy balance of critters in your garden.

Continue harvesting citrus- Fruit sweetens the longer it stays on the tree, so letting it hang is the best storage method. Most citrus, including kumquats, lemons, limes, mandarins, navels, tangelos and pigmented and sweet oranges, can be harvested this month. Taste-test grapefruit and Valencia oranges for sweetness. Many can be harvested through May.

Pull weeds- Remove London rocket to prevent large clusters of false chinch bugs from gathering later in spring. These insects like to feed on this weed in winter. They are harmless but sometimes annoying to have around in large groups. Eventually they will migrate elsewhere.

Divide and transplant aloe- Aloe is easy to propagate. Dig up overgrown clumps and gently separate entwined root systems.

Improve garden beds- Layer 4 to 6 inches of compost or well-aged manure on top of the soil. Organic matter improves water retention in sandy soil, drainage in clay soil and fertility in all soil types. To further improve drainage in heavy clay, add soil sulfur or gypsum. To curb weeds, thoroughly dig in amendments to a depth of 12 to 18 inches, rake smooth and water. Weeds will sprout but can be removed before planting your garden.

Roses

February brings us Valentine's Day and, perhaps, thoughts of roses. As it happens, February is a good month to pay attention to the roses in your garden.

Maintain roses—Finish pruning by mid-month. Rake up and dispose of leaf litter around shrubs, as it may harbor powdery mildew. Apply fresh mulch. Start fertilizing when new growth is about 2 inches long. Continue feeding every 6 weeks in preparation for April's major bloom fest.

Happy Valentine's Day!

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

Community Calendar—February 2014

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1 Pilates 9 a.m.
2	3 Yoga 9:45 a.m. Water Aerobics 11 a.m.	4 Pilates 9 a.m. Poker 7 p.m.	5 Water Aerobics 11 a.m.	6 Pilates 9 a.m.	7 Water Aerobics 11 a.m. Bridge 1:30 p.m.	8 Pilates 9 a.m.
9 Brush & Bulk Collection Week	10 Yoga 9:45 a.m. Water Aerobics 11 a.m. Bridge 1:30 p.m.	11 Pilates 9 a.m. Building & Grounds 3 p.m. Modifications 3:00 p.m. Poker 7 p.m.	12 Water Aerobics 11 a.m.	13 Pilates 9 a.m. Luncheon 12:30 p.m. Budget & Finance 2 p.m.	14 Water Aerobics 11 a.m. Potluck 6 p.m. Valentine's Day	15 Pilates 9 a.m.
16	17 Yoga 9:45 a.m. Water Aerobics 11 a.m.	18 Pilates 9 a.m. Poker 7 p.m.	19 Water Aerobics 11 a.m. Book Club 12 noon	20 Pilates 9 a.m. Hike 9 a.m.	21 Water Aerobics 11 a.m. Bridge 1:30 p.m.	22 Pilates 9 a.m.
23	24 Yoga 9:45 a.m. Water Aerobics 11 a.m.	25 Pilates 9 a.m. Poker 7 p.m.	26 Water Aerobics 11 a.m.	27 Pilates 9 a.m. Board Meeting 1 p.m.	28 Water Aerobics 11 a.m. Bridge 1:30 p.m.	

****Bellasera Classifieds****

Massage is a potent medicine. There is no question that proper massage can relax tense muscles, and decrease pain. Relaxing therapeutic massage is available in the privacy of your home or at the clubhouse Massage Room. For an appointment or further information contact: Bellasera resident **Jim Birkholz**, Licensed Massage Therapist, **480-244-9567**. Gift Certificates available.

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**.

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..

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**.

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**.

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 – 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****

If you've always dreamed of playing the piano call Marcia's Studio in Bellasera. I specialize in teaching absolute beginners as well as advanced students, getting them to play with "that professional sound" quickly. Lots of theory and chord study. My father was a well known piano teacher who wrote books many years ago that are fabulous to get your fingers moving and rhythms getting into your "essence." References supplied. Call **480-595-7738** or contact **marciamuse@cox.net** today!

California King Bed with mattress originally \$1000, for sale with mattress \$500. Two side tables, one concrete topped and one steel, originally \$500 or both for sale for \$250. Rod iron mirror originally \$1500. For Sale for \$300. To see call **847-682-7124**.

Den furniture: Rattan round game/dining table with 1 leaf and four arm chairs. Table has glass top for protection. Originally \$3000, for sale for \$1500. Credenza and desk organizer originally \$1650. For Sale for \$800. To see call **846-682-7124**.

Tropitone Patio Set like new...54" round glass top table...4 arm chairs with new slings...Umbrella and umbrella base Originally \$1600+...Sell for \$400.00. **Jim and Mary Gleason, 480-620-1656**.

Pro-Form Treadmill...Model 730CS...Cushion Deck System...Good Condition. Originally \$ 740.00...Sell for \$ 100.00 or best offer. **Jim and Mary Gleason, 480-620-1656**.

Weber Gas Barbecue 900 LP...3 burner...Good Condition. Originally \$ 500.00...sell for \$ 75 or best offer. **Jim and Mary Gleason, 480-620-1656**.

Bakers Rack...Beautiful Kessler piece purchased at Ladlows...Distressed Wood with iron trim...42.5w 20.25d 81.5h...Tuscan Styling Originally...\$ 937.00. Sell for \$ 300.00. **Jim and Mary Gleason, 480-620-1656**.

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

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**.

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**.

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**.

*(E-mail your ad to **editor@azbellasera.org**. Ads only accepted from Bellasera homeowners; 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 & Treasurer — **Gregg Dittoe**, greggdittoe@gmail.com

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

Director— **Craig Johnson**, cl7610@aol.com

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Charles Schroeder, Paul Snyder

Buildings & Grounds

Paul Anetsberger, Richard Hoffman, Bob Huff, Bruce Martin

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

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

Security Advisory

Joe Carlon, Dennis Carson, Gregg Dittoe, Dennis Soeffner

_____ indicates committee chairperson