

# Bellasera Neighborhood News

August 2014

Print Edition

azbellasera.org

Ten Pages

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\* Residents returning to Bellasera after a long absence may find something missing across the street: No more \*  
\* Vertical Visual Pollution (aka utility poles) on the west side of Scottsdale Road in our neighborhood. \*  
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\* The Scenic Drive Underground Utility project is \*finally\* completed. It does make the prolonged lane closures, \*  
\* traffic slow-down, etc., that we've endured seem worthwhile. \*  
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## Easement Litigation & Noise Abatement

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

### Easement Litigation Settlement Is Now Final

As I reported last month, on June 9 the Judge in our case denied the Motion of one of our homeowners, who objected to the terms of our settlement, to reopen the case. The time to appeal the Court's denial has now passed, our Settlement is now final and the case has been dismissed. As a reminder, a copy of the recorded Easement granting access through Bellasera to the owners of the adjacent 12-acre parcel is posted on the Bellasera website, **azbellasera.org**, under the "Adjacent Property Easement" tab.

We have seen no further activity to date regarding any efforts to develop the adjacent 12-acre parcel or placement of any new cell towers thereon and will keep the community advised when any such information comes to our attention.

### Noise Abatement/Vendor Community Access Policy Update

There is apparently some confusion regarding the Board's recently adopted Noise Abatement policy which limits the days and times that vendors/contractors will be granted access to the community and to perform their work.

Simply stated, vendors and contractors will only be admitted to Bellasera through the front security gate and allowed to work in the community, from 7:00 a.m. to 5:00 p.m., Monday through Friday, and from 7:00 a.m. through 3:00 p.m. on Saturday. No vendors or contractors will be admitted or allowed to work in the community on Sundays or on the following major holidays: **New Years Day; Memorial Day; Fourth of July; Thanksgiving; and Christmas Day.** No exceptions will be made except in the event of an emergency.

Examples of such 'emergency' situations are: fire and weather emergencies; medical emergencies; emergency plumbing/water/electrical repair; emergency air conditioning/heating repair; restoration of telephone service; service vehicles from the utility companies; and 'house checking' services. Standard plumbing/electrical/air conditioning/heating/cable TV and other similar repairs and installations do not constitute emergencies.

Please schedule your vendors and contractors with these limitations in mind.

## Meeting Notices

**Board of Directors** will meet again on **Wednesday, September 17** at **1 p.m.**

**Budget & Finance Committee** will meet on **Wednesday, August 27** at **2 p.m.**

**Building & Grounds Committee** will meet on **Tuesday, August 12** at **1 p.m.**

**Communications Committee** will meet again on **Wednesday, September 24** at **8:30 a.m.**

**Modifications Committee** will meet on **Tuesday, August 12** at **3 p.m.** Applications must be received in the Community Manager's office no later than **Thursday, August 7** at **12 noon.**

## **Community Directory**

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

Homeowners who did not receive the directory may request one via message to **directory@azbellasera.org**.

A limited number of printed copies are available upon request in the clubhouse office.

Thank you to **Sharon** in the office and resident **Pat Manion** for their valuable assistance in producing this year's directory.

The Communications Committee publishes an annual community directory. It's updated periodically, and available on our web site, **directory.azbellasera.org**.

## **July Weather In Bellasera**

(July 1—July 28)

Highest temperature: **111**

Lowest temperature: **71**

Rainfall this month: **0.98 inch**

Rainfall this year: **3.57**

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, August 4**, with the next pickup the week of **September 8**.

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 Voice***

(Correspondence from homeowners is always welcome. Send to: [editor@azbellasera.org](mailto:editor@azbellasera.org))

Recently the Board members voted in the new Noise Policy. Living here in Bellasera I like the idea about no noise from gas powered blowers, chain saws, hedgers, jack hammers, construction workers on room additions, roofing Contractors, etc.

The problem I am having with the new Noise Policy is this policy also says that "All Vendors" are not allowed in Bellasera on Holidays.

This is where I think the Board members need to review this new policy again and look at "All Vendors" not allowed to work on Holidays.

I work with a lot of "vendors", e.g., window cleaners, housekeepers, pool services, car detailers, etc. These type of services do not make outside noise like blowers do.

The pool service companies get upset because on Friday or Mondays, which Holidays usually happen on, they can get backlogged up to 10 homes because they are not allowed in Bellasera because of the new policy.

On the 4th of July we had our first Monsoon storm and the wind, dust, & heavy rains arrived. Some homeowners needed immediate help following the aftermath for planned 4th of July parties. The Guard Gate said "no one allowed in", only A/C repair companies.

They asked me to help them clean up their pools and windows due to the monsoon rain because these vendors are not allowed in.

Maybe the Board members can review this policy and allow the Guard House to just figure if a truck & trailer pulls up on Holidays full of tools -- landscapers. These contractors will not be allowed in. A pool service company, house keeping services, window cleaners would be. Please think about this.

Vendors are starting to call Bellasera, where I Live, "Bellasera Home Society", "Old Folks Subdivision", and have said they do not want to work here any more. Also, landscapers & pool services have mentioned to me to ask the Board to approve Summer Hours Only, 6 a.m. to 5 p.m., June, July, August.

Vendors that make noise -- not allowed in on Holidays.

Thank you for your time. Please think about it.

--**Bruno LeDonne**

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## ***Manager's Memo***

I want to update you on the projects at the clubhouse.

- The demolition of the steam room tiles started this week. Thank you for your understanding during this reconstruction time.
- The outside water fountain will be installed soon which will be an added asset to the clubhouse.
- A mat has been added just inside the building to avoid slipping when someone comes inside the clubhouse from the pool area.
- A compressor went out on one of the air conditioner units at the clubhouse. Our vendor is working diligently to get it back up and running as soon as possible. Until it is completely repaired, the clubhouse may not be as comfortable as you would like, but please know the problem is being resolved.

Please try to stay cool this summer and remember to drink plenty of water.

I hope you have a safe and happy summer.

—**Viola Lanam**

## 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, August 2004, 10 years ago**

- Bellasera has a new Community Manager — Anne Marie Fitness. She has been with Bellasera's management company Capital Consultants Management Corporation (CCMC), for 2 1/2 years. She began her CCMC assignment as Director of Activities/Administrative Coordinator for Legend Trail. She moved to the Corporate Headquarters a year ago in the capacity of Manager in Training with the Regional Vice President and assisted in many aspects of twelve communities under the guidance of Stephanie Fee, ARVP for the Western Region. Anne Marie is very enthusiastic about her new position and looks forward to getting to know the residents of Bellasera.
- Bruce Martin was chosen by the Board of Directors to fill the vacant seat on the Board until the next election in April. He was named at the July 13 board meeting to take the post vacated by Bob Tack in June. He will serve the remaining period of Tack's term.
- Marsha and Michael Aloni are celebrating their 40th wedding anniversary on Aug. 16.
- Paul Anetsberger scanned the green on the par-3 sixth hole at Dove Valley golf course in early July after his tee shot with a 7-iron but couldn't spot the ball. He did find it, though — in the cup. He sunk it for a hole-in-one.
- Do you want a community New Year's Eve party? Can you assist in the arrangements? It seems somewhat strange to be asking in the middle of summer — but if there is to be such an event, planning is needed now, before bands, caterers and disc jockeys, for example, get booked up. Initial ideas for the celebration are: A catered buffet dinner and music provided by a disk jockey. The cost is expected to be about \$90 per couple.

### **Bellasera Neighborhood News, August 2009, 5 years ago**

- An evening of casual dining and fun took place August 1 with Burgers, Bingo and Root Beer floats. Thanks to our outstanding committee members Darlene Locke, Cheryl Renaud and Vicki Snyder, who helped make the evening a memorable success. The committee appreciates your generous food donations that have been graciously received by the Foothills Food Bank. See the lucky winners and photos of the evening's highlights on the clubhouse bulletin board. If your photo is posted, please feel free to take yours home with you.
- If you are interested in a Bellasera logo baseball cap or white t-shirt, both are available for order at the clubhouse bulletin board. These are offered at rock bottom prices to residents. Mens White T-shirts and Ladies Cut White T-shirts - \$10 each & XXL \$12.
- Bring your penny jar and good luck for an evening of Texas Hold 'Em, Dueces Wild and other winning hands. No experience necessary. You may start as a beginner, but by evening's end, will have learned a new vocabulary of Poker speak and hopefully accumulated piles of pennies (yours and/or your neighbors). Pizza and soft drinks will be provided. BYOB. Remember to bring your food donations for the local food bank that evening. Sign up sheets are posted at the clubhouse.



—By Joe McDade

## August in the Garden

### The Monsoon and Your Garden!

With our recent storms, I'm sure you are well aware of and have an appreciation for our monsoon season and the changes that it can bring to the desert, not always for the good when you have to deal with high winds along with the beneficial rains. However, as the monsoon gets into full swing, it triggers some important garden events related to **planting, maintenance** and **pests** that you should be aware of and take necessary action where required. I'll cover each of these below.

### Vegetable Planting

August is the start of our late summer/early fall vegetable planting season and continues into November. If you'd like to try your hand, consider one or more from the following list.

<u>What to Plant</u>	<u>When</u>	<u>How</u>
<b>Carrots</b>	Sept.20-Nov. 1	Seeds
<b>Beets</b>	Sept. 20 -Dec 15	Seeds
<b>Green Onions</b>	Sept. 15 - Nov. 15	Seeds
<b>Radishes</b>	Oct. 1 - Nov. 30	Seeds
<b>Garlic</b>	Oct. 1- Oct.31	Cloves
<b>Endive</b>	Sept. 1 - Nov. 15	Seeds
<b>Lettuce (head)</b>	Aug. 20 - Sept. 20	Seeds
<b>Lettuce (leaf)</b>	Sept. 1 - Nov. 15	Seeds
<b>Cabbage</b>	Sept. 20 - Oct. 1	Transplants or Seeds
<b>Cauliflower</b>	Sept. 20 -Oct. 1	Transplants or Seeds
<b>Broccoli</b>	Sept.20 - Oct. 10	Transplants or Seeds

Next month I'll go over the major keys to success regarding site **selection** and **soil preparation**. However, if you are getting started in August refer to the August 2007 Bellasera Newsletter which can be found in our "Newsletter Archives", [azbellasera.org](http://azbellasera.org).

### Garden Maintenance

--**Fertilize Citrus** - Apply one-third of a tree's annual nitrogen requirement in August or September. Amounts vary depending on the tree's maturity, type of fruit (i.e., grapefruit trees in the ground 5 or more years require half the amount of nitrogen as other citrus), and the percentage of nitrogen in the product.

--**Replenish Mulch** - As needed, replenish several inches of bark chips, compost, dried leaves, grass clippings, pine needles, straw or a mix of these as top dressing in garden beds, containers, around the root zones of landscape plants and on permeable paths. Mulch reduces soil temperatures, maintains soil moisture and inhibits weeds. Granite mulch performs these same functions, although the above organic mulches add nutrients to the soil as they break down.

### Garden Observations

--**Monitor Yellow Foliage—Iron Chlorosis** appears in new leaves that turn yellow but have obvious green veins. This condition may be apparent in non-native plants during monsoons and can occur when: (1) The soils remain overly wet due to heavy rains and (2) Your automatic irrigation system continues to run.

The excess moisture displaces the oxygen in the soil that roots require in order to absorb iron. The desert's alkaline soil also contributes to **iron chlorosis** in non-native plants. Native plants, on the other hand, have adapted to alkaline soil and seldom, if ever, experience **iron chlorosis**. If your soil is not wet and non-native plants exhibit this condition, apply iron chelates or ferrous sulfate. Finally, if the condition is not severe, it may self-correct when soil moisture returns to normal levels after the monsoons.

--**Roses:** Cut back on fertilizing established roses to encourage plants to slow down for the hot summer; Water deeply as temperatures climb; Hose off plants in the early morning to increase humidity and control spider mites.

### Garden Pests

--**Eliminate mosquito breeding areas** - Monsoon rains can dump a deluge of water in minutes, filling shallow depressions in the soil or saucers beneath plants. Mosquitoes can breed in very shallow water. Make sure that any standing pools of water on the ground drain within 24 hours, and empty saucers beneath containers or other receptacles holding water.

--**Hose off dusty plants** - Summer storms promote populations of spider mites, which thrive on dusty foliage and 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 to control mites.

--**Control crickets** - Although they do not bite or carry disease, their chirping indoors may drive you crazy. Keep them out of the house by caulking and sealing all cracks and openings. Natural predators include birds, lizards, spiders and cats.

--**Monitor plants for spider mites** - Barely visible with the naked eye, mites may be detected by their fine webbing or tiny yellow spots where they suck the juice from leaves. Mite populations increase during the monsoon season, when blowing winds create dusty plant foliage—their preferred environment. Wash off dusty foliage regularly with a blast of water from the hose. Spray early in the morning before the sun gets too hot. (If you have a gardening question, please contact the Maricopa County Cooperative Extension Service at **602-470-8086**.)

# \*Community Calendar—August 2014\*

Sunday 31	Monday	Tuesday	Wednesday	Thursday	Friday 1	Saturday 2
3	4	5	6	7	8	9
<b>Brush &amp; Bulk Collection Week</b>	Yoga 8:45 a.m. Water Aerobics 10 a.m. Bridge 1:30 p.m.		Water Aerobics 10 a.m.		Water Aerobics 10 a.m.  <b>Potluck 6 p.m.</b>	
10	11	12	13	14	15	16
	Yoga 8:45 a.m. Water Aerobics 10 a.m.	<b>Building &amp; Grounds 1 p.m.</b>  <b>Modifications 3:00 p.m.</b>	Water Aerobics 10 a.m.		Water Aerobics 10 a.m.  Bridge 1:30 p.m.	
17	18	19	20	21	22	23
	Yoga 8:45 a.m. Water Aerobics 10 a.m.		Water Aerobics 10 a.m.		Water Aerobics 10 a.m.  Bridge 1:30 p.m.	
24	25	26	27	28	29	30
	Yoga 8:45 a.m. Water Aerobics 10 a.m.		Water Aerobics 10 a.m.  <b>Budget &amp; Finance 2 p.m.</b>		Water Aerobics 10 a.m.  Bridge 1:30 p.m.	

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

Miss your grand kids? Bellasera residents need backup child care in the event one of our three children (ages 7, 5 and 2) is sick or unable to go to school. Do not anticipate needing assistance more than five times in a school year. Please contact **Beth, 602-828-1176, nillen@cox.net** to discuss. Thank you!

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Miss your grand kids? Bellasera residents need help transporting 7 year old daughter from Bellasera Clubhouse bus stop (at 3:40 p.m.) to soccer practice at Cactus/51 (at 4:40 p.m.) two nights a week from mid-August through March. (Parents are able to pick up from practice). Please contact **Beth, 602-828-1176, nillen@cox.net** to discuss. Thank you!

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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.

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I would like to take this opportunity to introduce myself to members of the Bellasera Community. Many of you will be leaving for the summer months. I am now living in this community and feel that I can take the worry out of your absence by checking your home on a regular basis. I started my Home Management Business in 1993 and have been successful in managing "Always There" for 21 years. I take care of homes in many surrounding communities. I also can provide you with a Reference List upon request. Please feel free to call me for a free estimate of my services that I provide. I also offer a complete list of vendors, all of whom have been with me for many years. I am happy to share these vendors with clients or meet your vendors who you have contracted with. I will be more than happy to visit with you regarding your Home Management needs. **Always There, LLC, Sharon Crowley, 480-363-4292, sharon@alwaysthereaz.com.**

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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, jcolehomes.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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Resident Realtors – **Steve** and **Joan Wallace** just sold **Mike** and **Maureen Simpson's** home. **Mike** and **Maureen Simpson**, said:

*If you are buying or selling a home in North Scottsdale, Joan and Steve Wallace should be your realtor!*

*We selected them based on the recommendations of neighbors who had also sold their homes with the Wallace's. Our experience was similar to our friends.*

*The Wallace's are exceptional realtors and a pleasure to work with. We were impressed with their knowledge of pricing in the area and their marketing, but more importantly they have established a network of area realtors who know and respect them. These realtors know that the Wallace's are extremely knowledgeable on available North Scottsdale homes and do not hesitate to contact them with buyers. We highly recommend Steve and Joan. You won't be disappointed!*

Call us if you are looking to sell or buy – we also work with new home builders and can represent you in purchasing a new home! **Steve, 602-463-5254, stevewallacehomes@cox.net. Joan, 602-361-8111, joanwallacehomes@cox.net.** Our website: **www.joanwallacehomes.com.**

*(more Classifieds on next page)*

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

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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Recommended by Bellasera resident **Steve Lewis: Bobbie Friedman**, PT Certified in Dry Needling, Plantar Fasciitis, Headache, Shingles, TMJ, Orthopedics, Post Mastectomy Pain. **480-540-8697, bobbiefriedmanpt@gmail.com**, treatment in your home or my office?

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Bellasera resident **Brona Lewis** highly recommends **Sylvia Blaszak, 602-763-2580**, for house cleaning services.

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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!

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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**.

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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**.

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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.

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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**.

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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**.

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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**.

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*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](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.*

**Board of Directors**  
[board@azbellasera.org](mailto:board@azbellasera.org)

President — **Richard Hoffman**, [hoffster1@cox.net](mailto:hoffster1@cox.net)  
Vice President — **Gregg Dittoe**, [greggdittoe@gmail.com](mailto:greggdittoe@gmail.com)  
Secretary—**Dennis Corbett**, [dcorbett55.dc@gmail.com](mailto:dcorbett55.dc@gmail.com)  
Treasurer—**David Reid**, [dreid997@gmail.com](mailto:dreid997@gmail.com)  
Director— **Craig Johnson**, [cl7610@aol.com](mailto:cl7610@aol.com)

## **Committees**

### **Budget & Finance**

Don Bowman, \*Marilyn Lillienfeld\*, David Reid,  
Chuck Roach, Carlton Rooks, Charles Schroeder, Paul Snyder

### **Buildings & Grounds**

Gregg Dittoe, Bob Gromko, \*Bruce Martin\*, Mike Ruotolo

### **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, Richard Hoffman, Dennis Soeffner  
\*———\* indicates committee chairperson