

Bellasera Street Scenes



Rentals In Bellasera

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

The Board has recently become aware of certain leasing of homes in our community that run afoul of our CC&Rs. The CC&Rs which govern Bellasera provide that leases must be for a minimum of thirty (30) days and that leases must be for the entire home. Owners are not permitted to lease a portion of their home – a casita or a bedroom - to unrelated third parties, unless the Board consents, in advance.

Such restrictions are important to maintaining the character, desirability and values of our community and the Board takes such violations very seriously. Some neighboring communities against whom Bellasera is compared have much stricter requirements, in some cases leases must be for a minimum of six (6) months.

A situation recently came to our attention regarding a Bellasera home listed for rent by the day or week on the online rental site Airbnb. Airbnb is a website for people to rent their homes (or rooms) online to others. If the Board becomes aware of similar situations in the future, we have the ability to assess significant fines against an offender and can apply such fines retroactively to the first day of the prohibited rental to assure compliance.

Meeting Notices

Board of Directors will meet again on **Thursday, September 24** at **1 p.m.**

Budget & Finance Committee will meet again on **Tuesday, September 22** at **1 p.m.**

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

Communications Committee will meet again on **Wednesday, September 23** at **8:30 a.m.**

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

QuickPass Request — Start Time

When using QuickPass software to alert the gate guard of expected visitors/vendors on a particular day, please make the start time 7:00 a.m. If a later time is indicated, the request is not visible to the guard until the time you specify. If the visitor/vendor is early, it's unknown to the guard.

For clarification or additional information, please contact **Sharon** in the office,

480-488-0400, sfoxworth@aamaz.com.

July Weather In Bellasera

(July 1—July 29)

Highest temperature: **106**

Lowest temperature: **66**

Rainfall this month: **0.73 inches**

Rainfall this year: **7.74 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 25th 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 3**, with the next pickup the week of **August 31**.

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**.

Resident's Congressional Act Introduced

Barry Kluger, a Bellasera resident since 1999, lost his only child, daughter **Erica** in a car accident in Scottsdale in 2001. Fourteen years later, as a result of his efforts to expand the Family Medical Leave Act to add loss of a child, two bi-partisan bereavement bills were introduced in the US House and Senate on May 12 of this year. It is called The Sarah Grace-Farley-Kluger Act and more than 30 Representatives and 10 Senators from both sides of the aisle have signed on as co-sponsors. If you care to learn more about this effort, visit www.farleykluger.com.

Free Irrigation Audit

You could save water and money with a free irrigation audit. City of Scottsdale offers free irrigation audits to its single-family residential customers. An irrigation audit could reveal system leaks and inefficiencies that, when fixed, can help you save water. Contact Scottsdale's Water Conservation Office, **480-312-5650** to request an irrigation audit. Limit one per property.

Summer Early Trash Collection

Summer brings earlier hours for refuse collection. If you have curbside refuse collection, please have your container at the curb by 5 a.m. the day of your scheduled collection. You can also help minimize spillage -- please make sure the lid on your container opens toward the collection vehicle. For more refuse tips, contact Solid Waste Management, **480-312-5600** or visit the city's web site, <http://www.scottsdaleaz.gov/recycle>.

Community Directory

An updated community directory was e-mailed on July 27 to all homeowners with an e-address on file. If you didn't get a copy, it's available upon e-mail request to: directory@azbellasera.org.

The directory is distributed twice a year to all in the community. It's updated as required in the interim, and available on our web site: directory.azbellasera.org.

Bellasera in the Rear View Mirror

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

Bellasera Neighborhood News, August 2005, 10 years ago

- A quickly and effectively organized management selection process and a thorough analysis of management companies by an ad hoc committee enabled the Board of Directors to choose a new management company to replace CCMC, which cancelled its contract effective July 31.
- The review and selection process also gave the community the opportunity to look at a new method of customer service delivery.
- The Board unanimously awarded a management contract to Associated Asset Management, known as AAM, effective August 1. AAM, recognized as one of the premier community managers in Arizona, was chosen over another strong organization, Rossmar & Graham, following presentations to the Board and homeowners on July 14. Both came with high recommendations from other homeowner associations in communities similar to ours.
- Cool off at the ice cream social on Sunday, August 7 at 7:00 PM. Adults will be charged \$3.00 and children will be free. Goodies to be served will include ice cream, brownies, soda and like sweets.
- The Bellasera Modifications Committee reports discussions continue with the Pederson Group on site plan details. The Scottsdale Planning Commission hearing scheduled for July 13 was continued until late August or early September, after Pederson received feedback from three Scottsdale City Planning Commissioners indicating they would not support the proposed plans. The committee wishes to thank all Bellasera residents who sent letters to Scottsdale city leaders, and reports the community response had a very positive impact. The Modification Committee expects to view new revised plans from the Pederson Group by late July. Updates will be posted on our bulletin boards, via e-mail, and on our web site. For specific answers to your questions you're invited to attend the next Modifications Committee meeting, planned for August 9.
- The Creative Hands Art and Craft Show is scheduled for Saturday, November 5th...mark your calendars for an exciting and fun day.

Bellasera Neighborhood News, August 2010, 5 years ago

- Bellasera resident Sandy Fox has just had her second book on surviving grief published, "Creating a New Normal...After the Death of a Child." This book will help the newly bereaved as well as the seasoned griever find their way through the darkness and into the light again to a life full of happiness and new meaning. In addition to helping bereaved parents, the book is also for family members, friends, therapists and anyone who wants to know how to act and react to those who have lost a child.
- Our Italian conversation group is still having fun on the first Monday of each month, from 7 to 8:30 p.m. Call Janet, 480-488-0259 for more information.
- Our Memorial Day BBQ was exceptionally well attended with 60 or so residents enjoying themselves. The water balloon toss resulted in a few contestants being 'busted' with a refreshing surge of water. We honored our fellow residents in attendance who have served in the armed forces. Next year we will include a 'care package' collection to send to our active duty troops. Thank you to Vicki Snyder for chairing this successful event.
- Earlier this year Terravita allowed our residents to use their pool for a number of weeks while our pool was closed for construction. Well, it's time to reciprocate. Terravita's pool will be closed for repairs August 4 through August 6, and we are happy to make our pool available to them. Please go out of your way to make all our Terravita guests feel welcome.
- The Modifications Committee adopted restated Design Guidelines on July 13, 2010. These incorporate into one document the various amendments made over the years, especially those required to bring our Guidelines into compliance with changes in Arizona law.



—By Joe McDade

August in the Garden

Monsoon..... Where Are You?

According to the calendar, we are at the height of our monsoon but it certainly hasn't felt like it. We've been experiencing the humidity but the rainfall total is disappointing while other parts of the valley have gotten plenty. However, we may still get our share as the rain potential will continue in August, usually accompanied with dramatic lightning and thunderstorms. Temperatures remain high, although they are a little less hot than in July. Mornings tend to be clear, while the storms build and break sometime after noon. If the monsoon doesn't pan out, rumor has it that El Nino will be very strong this winter.

Wet weather or not, you cannot ignore the calendar and recognize that the beginning of the late summer/early fall growing season will soon be upon us. So, for those of you planning a vegetable garden, I've included the planting calendar as well as tips on building your own compost heap. If you're not into growing vegetables, this column should still be worthwhile as you'll find garden tips for August that will be helpful throughout the fall.

Note: I've decided to **feature a plant each month**, one that is widely found here in Bellasera. For August, I've selected the **Agave**.

Fall Vegetable Planting Calendar

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

Compost Heap

Hot and humid August is the perfect month to recycle and compost.

What goes into a compost heap? The following items are recommended:

- Dried and dying remnants of your vegetable and flower garden.
- The leaves dropped from trees.
- Vegetable scraps/peelings from the kitchen.

How do you build it? With the contents identified, follow these steps:

- Chop or break the dried brown materials into small pieces.
- Layer them into the compost with fresh green material.
- Add coffee grounds and attempt to achieve a general proportion of two-thirds browns to one-third greens.
- Moisten each layer well as you proceed.

Once these materials are recycled into compost they will provide an incredible boost to the soil fertility of next season's garden.

(there's more, next page—)



Fertilization

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

Specific Recommendations:

Citrus

- Apply one-third of a tree's annual nitrogen requirement in August or September.

Roses

- Cut back on fertilizing established roses to encourage plants to slow down for the hot weather.
- Water deeply as temperatures climb.
- Hose off plants in the early morning to increase humidity and control spider mites
- Toward the end of August and into September add an iron supplement if roses show yellowing from iron deficiency

Desert Trees

Planting- Late August is the best time of the year to plant hardy desert trees. Maintain a generous watering schedule to get the trees off to a good start. As the weather cools, they will be establishing a good root system. As these trees grow through fall and winter they will be in a much better position to handle next summer's heat than the spring-planted nursery stock.

Pruning - Prune *mesquites* and *eucalyptus* trees now if you haven't pruned them yet. There are two main reasons for summer pruning: First, these trees effectively compartmentalize pruning wounds, especially during this time of active growth so it's safe to prune in the extreme heat. Second, because they are near the end of their spring and summer growth.

Agaves

If you are considering adding Agaves to your garden, consider the Queen Victoria Agave (*A.victoriae-reginae*). It forms an intricate rosette shape with thick rigid leaves which are dark green with white markings on each side. Leaves end in black spines making this one of the most visually striking agaves for landscape or container planting. Cream-colored flowers appear after 20 to 30 years when this slow-growing succulent is 2 to 3 feet in diameter. Plant this cold hardy succulent in well-drained soil.

In general, it can be hard to tell if succulents are receiving enough water. However, the following are specific things to look for in detecting water stress in Agaves:

- Leaves that are soft to the touch or pale yellow.
- Death of more than just the oldest leaves on the plant. Remember, younger leaves are on the
- Flattened or falling leaves, especially the oldest.

Miscellaneous Tasks and Observations

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

Black widow spiders-These beneficial garden creatures consume annoying pests, such as cockroaches and crickets. Black widow spiders (*Latrodectus hesperus*) are active on warm summer nights.

Scorpions- are active during hot summer nights and are effective predators of other insects. Although the sting of a scorpion is painful, it is generally not life threatening.

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

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

Community Calendar—August 2015

Sunday 2	Monday 3	Tuesday 4	Wednesday 5	Thursday 6	Friday 7	Saturday 1/8
Brush & Bulk Collection Week	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.	
9	Yoga 8:45 a.m. Water Aerobics 10 a.m. Bridge 1:30 p.m.	Modifications 12 noon Poker 7 p.m.	Water Aerobics 10 a.m. Building & Grounds 1 p.m.	13	Water Aerobics 10 a.m. Potluck 6 p.m.	15
16	Yoga 8:45 a.m. Water Aerobics 10 a.m.	Poker 7 p.m.	Water Aerobics 10 a.m.	20	Water Aerobics 10 a.m. Bridge 1:30 p.m.	22
23	Yoga 8:45 a.m. Water Aerobics 10 a.m.	Poker 7 p.m.	Water Aerobics 10 a.m.	27	Water Aerobics 10 a.m. Bridge 1:30 p.m.	29
30 Brush & Bulk Collection Week	Yoga 8:45 a.m. Water Aerobics 10 a.m.					

****Bellasera Classifieds****

Steve and Joan Wallace – Bellasera Resident Realtors for 12 years: We would love to sell your home and help you find a new one! We work with new builder communities and can represent you to get the best options for your new home. Call **Steve: 602-463-5254** or **Joan: 602-361-8111**.

We sold **Ed and Susann's** home – here is what they said:

*In the past three months, the Wallaces have helped us sell and then buy another home. They have been a pleasure to work with, and their professional skills and knowledge of the area have kept us in our favorite location, Bellasera. If you value professionalism and dedication, look no further; you have found **Joan and Steve Wallace!***

Ed and Susann

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.

See Frank Biondo's Photography — "Impressions of the Southwest and Riding Route 66" at "On The Edge Gallery", 7050 E. 5th Avenue, Scottsdale or check his website: **www.frankbiondo.com**. Frank's art photography embodies the spirit of both a photograph and of a painting. It brings together aspects of impressionism and realism, creating a distinctive work of art.

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.

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 **marciamuse8@gmail.com** today!

(more Classifieds on next page)

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

All About Cleaning ***Regularly scheduled Home cleaning *** One Time Cleaning ***Move In/Out cleaning, ***After Remodeling Cleaning. We have excellent references from long-time Bellasera Resident customers and surrounding areas. Call **Maria, 480-206-5237** (owner-operator, Bellasera resident for over 10 years). Licensed-Bonded-Insured. www.AllAboutCleaningArizona.com, e-mail: Info@AllAboutCleaningArizona.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 *** Professional Window Cleaning. Inside-Outside-Screens-Tracks. Power Wash (After Monsoon season Must!). Request an over the phone estimate or on-site Free estimate. Call **Maria, 480-206-5237**, www.AllAboutCleaningArizona.com, e-mail: Info@AllAboutCleaningArizona.com.

Pavers, Synthetic Lawn, Rock & Boulders. We specialized on Landscape Design & Remodeling. No Maintenance. We have excellent referrals from Bellasera & Terravita Residents. Quality Service and Great rates! Call **Steve, 480-331-8707** (text or voice), www.CactusCityLandscape.com, email: 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.

Ads will run for 3 months, and may be extended upon request.

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—**Guy Yates**, guypatyates@yahoo.com

Secretary—**Kirk Rimsnider**, kirkrim@gmail.com

Treasurer—**David Reid**, dreid997@gmail.com

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

Committees

Budget & Finance

Marilyn Lillienfeld, David Reid, Chuck Roach, Carlton Rooks,
Charles Schroeder, Paul Snyder

Buildings & Grounds

Steve Bennett, Bob Gromko, Richard Hoffman, *Bruce Martin*

Communications

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

Modifications

Jay Cole, Jim Gleason, Stanley Green, *Kirk Rimsnider*

Security Advisory

Joe Carlon, Dennis Carson, Richard Hoffman, Dennis Soeffner

——— indicates committee chairperson