

BELLASERA

NEIGHBORHOOD NEWS

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“Flowers don’t worry about how they’re going to bloom. They just open up and turn toward the light and that makes them beautiful.” – Jim Carrey



May - 2022



Clubhouse Corner

By Richard Hoffman, Board President

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Joe Carlon - V.P.
Tom Saari - Sec.
Jim Ragborg - Tres.
David Wyllie

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The 2022 Annual Meeting of the Bellasera Community Association was held on Sunday, April 24 at 2:00 p.m. on the Bellasera clubhouse patio. A quorum was established by 160 mail-in and delivered ballots. The weather was perfect, and the meeting was well attended. After two years of ‘socially/actually distanced’ Annual Meetings, it felt good to return to regular order and see many familiar and quite a few new faces.

Of the seven (7) candidates vying for four (4) open Board positions, **Richard Hoffman, Jim Ragborg, and Tom Saari** received the three top vote totals and were elected to new two-year terms, and **David Wyllie** received the fourth highest vote total and was therefore elected to a one-year term. At the Board meeting following Annual Meeting, the following Officers were elected: **Richard Hoffman** – President; **Joe Carlon** – Vice President; **Jim Ragborg** – Treasurer; and **Tom Saari** - Secretary.

Jim Ragborg – Treasurer – gave a presentation and took audience questions with respect to the Association’s finances. The Association’s finances are in excellent shape and the Budget for fiscal year 2022-2023, a summary of which was provided at the check-in table, was discussed. We thank **Jim** and the members of the Budget & Finance Committee and our Community Manager AAM, for their on-going efforts in monitoring the finances of the Association, including our Reserves. The proposed 2022-2023 Budget was approved at the Board Meeting following the Annual Meeting. A copy of the Budget will be mailed to all homeowners.

Richard Hoffman – President - reported that significant accomplishments this past year were:

1. **Continuing to Enhance Appearance of the Community.** Working with our landscaping contractor through the efforts of our Building & Grounds Committee members, we have been able to further improve and enhance the physical condition and appearance of the Bellasera Common Areas. For an example, the second application of the new Granite topping has been completed and the third and final application is scheduled for this summer. This effort is a continuing one.

2. **New Landscape Lighting.** Similar to Granite replenishment, we have taken a three-year ‘phased approach.’ Phase I (just completed) involved the repair, replacement, and upgrading of our front entrance lighting along Scottsdale Road. The second phase to begin this year will include upgrades and repairs to the landscape lighting around the clubhouse and the entrance road into our community, with the third phase to be completed next year.

Continued on page 3

3. Replacement of Clubhouse Workout Equipment. With the newly installed treadmills, we now have current state-of-the-art ellipticals, bikes and treadmills in a reconfigured exercise area.

Upcoming Projects –

1. Complete Replacement of Roof on Clubhouse and Guardhouse. The roofs over the Bellasera clubhouse and the gate guardhouse at our main entrance on Scottsdale Road are failing, leaking and causing ongoing interior damage. The Board has made the decision to totally replace both roofs and have accepted a bid from a qualified roofing contractor to begin the work sometime later in May, depending on materials being available. The funds required to complete this major project are available and allocated for this purpose in our Reserves. There will be no affect on our Budget or operating expenses.

2. Road Work Maintenance, Repair and Replacement. We will be working with our professional road consultant/engineer as we continue to perform regular ongoing maintenance and repair of our Roads. Our roads are scheduled for a major structural enhancement/replacement in the next few years, and we will be exploring a possible phasing of such work over several years to manage costs and to minimize disruptions and inconveniencing our residents. Our roads are our community's most significant capital asset and the most significant item in our Reserve Budget, comprising more than 65% of our future projected capital expenditures.

HonorHealth Honoree



At the recent HonorHealth Volunteer Appreciation Luncheon, Bellasera resident **Keith Christian** was recognized for his 20 years of service. Keith has accumulated more than 7,000 hours during the 20 years. Before the COVID volunteer furlough he worked one day a week at Shea hospital and one day at Thompson Peak. After COVID, he continues doing one day a week at Thompson Peak.

Congratulations **Keith**. Well done.

Bellasera Community Events

Board of Directors will meet on **Wednesday, May 18 at 1:00 p.m.**

Budget & Finance Committee will meet on **Monday, May 23 at 1 p.m.**

Building & Grounds Committee will meet on **Tuesday, May 10 at 10 a.m.**

Communications Committee will meet on **Wednesday, May 18 at 8:30 a.m.**

Modifications Committee will meet on **Tuesday, May 10 at 12:30 p.m.**

Applications must be received in the Community Manager's office no later than **Thursday, May 5 at 12 noon**

May Wine and Cheese Event: Australian and New Zealand Wines

We're inviting all wine and cheese lovers to join us at our May Wine and Cheese Event on Friday, May 20 from 5:00 to 7:00 p.m. We're going to mix it up a bit this month! Bring a bottle of a nice red or white wine from Australia or New Zealand, along with a favorite cheese, appetizer, or dessert to share with each other. The May gathering will be hosted by **Sanford "Sandy"** and **Sarita Simmons** at **30858 N. 78th Place**. Please contact **Sarita, 949-416-6391, rita.simmons@gmail.com**, to let us know if you can attend or have any questions. You can also sign up on the sheet inside the front door at the clubhouse. We look forward to seeing everyone!

Below are a few links you can explore on the wine regions of New Zealand and Australia:

<https://www.nzwine.com/en/region>

<https://www.wine-searcher.com/regions-new+zealand>

<https://www.wine-searcher.com/regions-australia>

Yoga: Bellasera yoga instructor **Joy** continues to offer Zoom classes, in addition to the clubhouse sessions **Monday & Thursday at 8:30 a.m.** You may contact her via e-mail, **joy.blonstein@gmail.com**.

Fitness Center: New cardio equipment: 4 new Precor treadmills, and 3 Precor elliptical machines. Earlier this year, two recumbent, and two upright Precor stationary bicycles were added replacements to the clubhouse fitness center. New strength & conditioning equipment was installed in August of 2019.

Mangia Foodies. We had such fun at our yeast bread demo making dough in a food processor then shaping and filling it. And then we took on a whole new technique and made pretzels. I'd like to do one more demo before we break for the summer. I'm thinking some new ways with vegetables is timely. We will be making Caponata, a lovely Italian eggplant based dish, pickles, lots of roasted vegetables, some with a vinaigrette and some you wouldn't think of roasting but are absolutely wonderful, and an unusual broccoli combo. Then of course we eat! Please let me know if you can join us in my kitchen, **30994 N 74 Way, Thursday May 12 at 5 p.m**, contact **Rae** by text/phone, **516-987-2897** or email **rsugarrae@aol.com**.

Bellasera Book Club will meet on **Wednesday, May 25 at noon**, by the clubhouse. We've switched our selections and are doing "*Tears of Amber*" by **Sofia Segovia** in April and "*Unbearable Lightness of Being*" by **Milan Kundera** in May. Any questions contact **Karen Moore, kkmoore40@yahoo.com**.

Got news to share with the community? Send to: **editor@azbellasera.org**.

Water aerobics will be held every **Monday, Wednesday, and Friday** from **10 to 11 a.m.** Both lap lanes will be used.

Weather and General Information

April Weather in Bellasera

(April 1 - April 30)

Highest Temperature: **95 degrees**

Lowest temperature: **36 degrees**

Rainfall: **0.00 inches**

Rainfall this year: **1.46 inches**

Bellasera weather 24/7/365: **weather.azbellasera.org**

Bellasera Weather at a Touch: A free app for your iPhone, iPad, or Android phone. Provides instant Bellasera weather information at a touch. This app is available in the Apple App Store or Google play. In the App Store or Google play, search for “PWS Monitor” (no quotation marks). Install the free app.

Touch the gear icon at the lower left of your display.

The Settings screen will appear. Touch “Enter A Known Station ID”

Enter “KAZSCOTT79”

Touch OK.

That’s it. More information, if required, is available by e-mail, **editor@azbellasera.org**

Newsletter Copy Deadline

If you have classified ads, 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 community during the week of **Monday, May 23**, with the next pickup the week of **Monday, June 28**. 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. **Remember, here in Bellasera, items cannot be put out prior to Friday of the previous week.** For more information, contact Solid Waste Management, **480-312-5600**.

Web Site Search

Bellasera’s web site, **azbellasera.org**, has a wealth of information about our community. It’s easy to search for whatever you’re looking for by doing a Google (or equivalent) search as follows. To find everything on the site about the word “rain”, enter the following: **azbellasera.org:rain**. After the colon, enter any topic you wish to search for.

MAY 2022

Bellasera Community Calendar

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2 Yoga - 8:30 am Water Aerobics - 10:00 am	3 Poker - 7pm	4 Water Aerobics - 10:00 am	5 Yoga - 8:30 am	6 Water Aerobics - 10:00 am	7
8 <i>Mothers Day</i>	9 Yoga - 8:30 am Water Aerobics - 10:00 am	10 Building & Grounds - 10:00 am Modifications - 12:30 pm Poker - 7:00 pm	11 Water Aerobics - 10 am	12 Bellasera Hikers - 8:00 am Yoga - 8:30 am Mangia Foodies - 5:00 pm	13 Water Aerobics - 10:00 am	14
15	16 Yoga - 8:30 am Water Aerobics - 10:00 am	17 Poker - 7:00 pm	18 Communications - 8:30 am Water Aerobics - 10:00 am Board of Directors - 1:00 pm	19 Yoga - 8:30 am	20 Water Aerobics - 10:00 am Wine & Cheese - 5:00 pm	21
22	23 Yoga - 8:30 am Water Aerobics - 10:00 am Budget & Finance - 1 pm	24 Poker - 7:00 pm	25 Water Aerobics - 10:00 am Book Club - noon	26 Yoga - 8:30 am	27 Water Aerobics - 10:00 am	28
Brush & Bulk Removal						
29	30 <i>Memorial Day</i> Yoga - 8:30 am Water Aerobics - 10:00 am	31 Poker - 7:00 pm				

BELLASERA HIKERS



The Bellasera Hiking Group enjoyed the Crested Saguaro, and the views from the Side-winder Overlook and Scorpion Point on their April 5 hike from the Pima-Dynamite Trail-head.

Pictured: kneeling, l-r, **Brian Blaesing, Ellen Roach and Cheri Valuet**; standing, l-r, **Joel Erickson, Bruce Van Cleave, Ralph Vernacchia, Carolyn Vernacchia, Karen Trisco, Mary Van Cleave, Michele Shannon, Rhonda Ruskin, Marc Ruskin, Tom Shannon Nancy DeMick, and Randy DeMick.**

Bellasera Hikers Next Event:

Come join us for the last Bellasera hike before the fall! We will be hiking from the Fraesfield trailhead on **Thursday, May 12**. Meet at the clubhouse at **8 a.m.** It will be warm so wear sunscreen and bring plenty of water.

This secluded 5.9-mile hike will take us along the Whisky Bottle Trail to Turpentine and then down the Black Hills and Morning Vista trails. It has minimal elevation but offers panoramic views of the Sonoran Desert and its many mountains. Note that there is a shortcut back to the trailhead at the 4-mile mark for those who decide they want to get home to a cold beer sooner rather than later, so separate cars are advisable. Sign up at the clubhouse or text **Tom and Michele Shannon, 714-264-1015**.

Bellaseria Rules Reminders

Minimum standards for landscaping front and rear yards and maintenance of the outside of the homes within the Bellaseria Community have been established to ensure that the visual integrity within the community is maintained. These standards establish the minimum acceptable level for landscape maintenance and home maintenance and will be used as a guide in issuing violations.

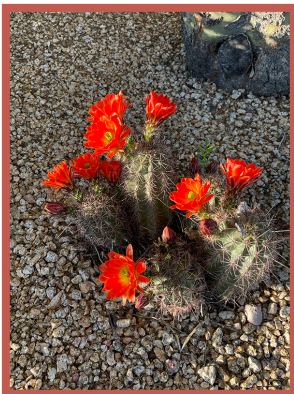
A. Landscape Maintenance:

Front and rear yards shall be covered with a combination of inert and living materials. Inert Materials: shall consist of Madison Gold granite ($\frac{3}{4}$ " to $1\frac{1}{2}$ " minus in size) and must be of sufficient depth and distribution so that no soil is visible, and all drip system hoses are substantially covered. No statues, sculptures, depictions or artifacts are permitted. Living Material: shall consist of shrubs, groundcover, accent plants, cacti and ornamental grasses in accordance with the Approved Plant List in the Design Guidelines. Dead trees or bushes must be removed and replaced. All weeds must be removed.

Dwelling units may be leased only in their entirety. No fraction or portion may be leased. No structure on a Lot other than the primary residential dwelling unit shall be leased or otherwise occupied for residential purposes. There shall be no subleasing or assignment of leases without prior written consent of the Board of Directors. No transient tenants will be permitted, and all leases shall be for an initial term of no less than 30 days. Notice of any lease shall be provided to the Board by the Homeowner within 10 days of execution of the lease. The Homeowner must make available to the lessee copies of the CC&Rs, Bylaws and Use Restrictions. A LEASE CERTIFICATION CERTIFICATE MUST BE COMPLETED, SIGNED BY THE HOMEOWNER AND RETURNED TO THE ASSOCIATION PRIOR TO COMMENCEMENT OF THE LEASE.

Photo by Sandy Simmons





May in the Garden

by Joe McDade

Palo Verdes Join the Color Expo

As we approach May, we are experiencing our annual explosion of color highlighted now by corridors of yellow as our Palo Verde trees move into full bloom. They line our streets, fill in our landscapes and make the desert golden. And, a reminder, our Ironwood trees which will soon give off their beautiful lavender-pink blossoms. Our blooming trees will complement the current color show, the best in years, already being put on by our spring plants, cacti and wildflowers.



May Brings Summer into Sight

Our spring blooming season is at its peak and will slowly cycle down as temperatures start to increase during the month. This is the perfect time to start paying attention to **care, maintenance, and upkeep tasks**, which I've listed below, with special attention to **trees, succulents and watering**. There is still an open window for some selective planting which I'll also cover.

Maintenance

Mulch For Summer-Layer 3 to 4 inches of organic matter (compost, bark chips, shredded leaves) around the bases of plants and on the tops of containers and garden beds. Mulch maintains soil moisture, reduces soil temperature and inhibits weeds. As mulch breaks down, it releases nutrients into the soil.

Trees- May is a good time to pay attention to your trees. Specifically:

- **Pruning**- If you haven't already done so, lightly prune desert legumes (like palo verde or mesquite) removing dead limbs and small crossing branches. Delay hard-pruning until later in the summer as it will encourage a heavy regrowth which will make them unstable and prone to toppling over during monsoon season.

- **Stakes**- If you added stakes to trees that you planted in the fall, it is time to take them away. Expect the tree to lean at first, especially if it is small, but, as it gains strength, it will correct itself quickly

- **Watering (newly planted or young trees)** - Increase the watering to maintain a watering depth of 3 feet. This may mean watering once a week if the temperatures are already hot or, if the soil drains quickly. More on watering below.

Roses- Continue fertilizing established roses, liquid fertilizers can be added at 2 week intervals, follow the directions on the container.

Fertilization- Most native and desert-adapted plants in the landscape do not generally require fertilizer as they are adapted to our soil conditions. In most cases, fertilizers are generally applied to prevent deficiencies. If fertilizers are needed, one application for the year is usually sufficient. If you did not fertilize in March or in April, go ahead and fertilize your landscape plants if necessary. However, it is recommended to fertilize your landscape plants the early part of May.

Watering

May is the traditional month to raise your awareness to watering and let's start with a few basic reminders. Be sure that your drip system is activated and in good working condition. It's important to adjust your watering habits now that the heat has arrived and continue to adjust as we warm up. It is recommended that you:

- **Water in the mornings, not during the heat of the day or evenings.**
- **Water slowly and deeply to get to the thirsty roots.**

Your soil should be moist several inches below the surface. **Remember:** Plants in pots need more water than those in the ground as soil dries out faster in containers. Observe plants regularly for signs of water stress which include: **wilting, curling leaves, yellowing or falling of older leaves, and dead stems or branches.**

Watering amount and frequency depends on many factors notably: soil type, weather (temperature, humidity, rainfall, etc.), microclimates, plant size and species, and whether newly planted or established in the landscape (two years or more). Note: I'll cover this topic every month until cool weather returns.

Miscellaneous/Maintenance/Planting

Prune Winter Blooming Shrubs- Emu bush, cassia, salvia and natal plum should be pruned early in the month to keep from getting leggy. Cut back brittle bush to 6 inch stems. Remove spent flower stalks from hesperaloes and penstemons.

Vegetables-Sow warm-season Armenian cucumbers, black-eyed peas, cantaloupe, okra and yard long beans. Transplant sweet potatoes.

Herbs- Maximize the flavors and aromas of herbs by harvesting them in the early-morning hours, after dew has evaporated but before the sun heats up.

Warm Season Annual Flowers- We covered this last month but, If you have questions about what to choose, local nurseries are always glad to help as they will have a wide selection right now. You still have time.

Spring-Blooming Perennials- Penstemons, Brittlebush, Globemallow, Fleabane, and Golden Columbine will be producing seed. Allow them to produce seed before pruning spent flowering stems. The seed is a valuable food source for many animals.

Citrus Tree –Consider planting a **miniature** lemon or lime tree (in your backyard of course). May is an excellent month to add any desert adapted or native tree.

Ocotillo-Plant your Ocotillo from March through May as these are the ideal months to achieve greater transplanting success. This is a woody shrub and should not be treated as a succulent. Nurseries will have mature ones salvaged from the desert.



Pansy



Vinca

May Bloomers

There are a multitude of May bloomers such as:

Saguaro- The iconic Saguaro will soon start blooming. Their flowers open in the evening and will remain open throughout the following day. Many animals and insects are attracted to the white, fruit-scented flowers

Ocotillo- This native, deciduous shrub is already putting on quite a show right now with its spectacular fiery red flower clusters throughout our community and surrounding areas. They can be especially lavish during this first bloom cycle of spring.



Saguaro



Ocotillo

If you have a gardening question, please contact the Maricopa County Cooperative Extension Service at 602- 827-8200

LONE MOUNTAIN CLEAN-UP



It was a beautiful (and productive!) morning on April 23rd as ten Bellasera residents, participated in our semi-annual Lone Mountain Rd. cleanup.

Joe McDade of the Communications Committee welcomed the Bellasera residents shown in the photo as they gave up their Saturday Morning to pick up trash left along Lone Mountain Road. As you can see, there was plenty of trash to clean up. We thank those listed below for their efforts.

Picture: Left to right starting in first column
David Rasmussen, Georgette Demarte, Brenda Zeiger, Jeff Zeiger, Ellen Roach, Tom Ritman, Heidi Ritman, Shawn Brown, Jane Kiefhaber, Jordy Berger



B e l l a s e r a C l a s s i f i e d s

Moving Sale— furniture, art work, decorative accessories. Sectional sofa, chairs, tables, lamps, rug. Everything in like new condition. Please call **Fran, 480-284-5683**.

Introducing Desert Dwellers Home Watching Services exclusively serving Bellasera residents. Owned and operated by year-round Bellasera residents, we are dedicated to ensuring our neighbors have access to reliable and trustworthy home monitoring. Licensed and insured we provide visual inspections of the interior and exterior of your home. For a complete list of services and to schedule a complimentary assessment contact us at **480-634-1452** or e-mail, **ddhomewatch@gmail.com**.

I love living in Bellasera! The market is still on fire. We are seeing record prices per square foot in Bellasera with very favorable terms for sellers. Does your house need some work prior to sale? We have a program called REAL-VITALIZE. If you are interested in selling or just want an idea of what your home is worth, please call me! **Audrey Fischer**, Realtor – **Coldwell Banker Realty, 480-740-4223, audrey.fischer@azmoves.com**.

Bellasera Residents: The Kiwanis Club of Carefree can pick up your unwanted furniture, clothing and household goods. All items will be sold in our Marketplace resale store in Cave Creek. Proceeds go to support kids in our local school district. Contributions may be tax deductible and a receipt will be provided. Call **480-488-8400**, for information and to schedule an appointment. Thanks for your support.

Life Settlement - proven alternative for those who wish to terminate their life insurance. Recent market value vs. "disposal" value examples: 1. Term policy sold for \$800,000; 2. Whole Life surrender value of \$6,500 sold for \$550,000. Problem is people aren't aware of it: "What are life settlements"; "Sounds too good to be true." "My other advisor never mentioned this." Thinking about dropping a policy? Examining every opportunity before making important decisions is smart business. Contact **Marc Ruskin, 480-221-1070, ruskinmarc@aol.com**.

All new or renewal classified ads must be 75 words or less. Ads will run for 3 months and may be renewed upon request. Editor reserves the right to edit all ads submitted. Send yours to: **editor@azbellasera.org**