

# Bellasera Neighborhood News

October 2005

www.azbellasera.org

## SHOPPING CENTER DOMINATES RECENT BOARD MEETING

—By Carol Sotnick, President, Bellasera Board of Directors

The Pederson development on Lone Mountain and Scottsdale Road dominated the agenda of the well-attended September 19 Board meeting. There were a number of outside guests who had been invited to address issues concerning the development. These guests included Bob Littlefield, Scottsdale City Councilman and a former resident of Bellasera, Graham Kettle, a Director of the Coalition of Pinnacle Peak or COPP, and Jim Pederson, President of the Pederson Group.

Bob Littlefield spoke about the City Council process as it hears requests for shopping centers. He said that while the Council's desire is to make "everyone happy," it recognizes that not everyone can agree on all the details of a project. He further said that he was well aware that the shopping center would be a controversial project as homeowners bought in North Scottsdale looking for a low density, low land use environment. But he noted that the plans for the property as a commercial development had been approved by Maricopa County in 1984.

The councilman went on to say that the developer's attorney followed the process that the city required, which is to consult with the neighborhoods closest to the project. He said that the developer had been negotiating with the Modification Committee as directed by the Board.

The Board believes that Crawford Love, who has headed the negotiations for Bellasera, has won many concessions from the developer to gain an acceptable plan. Just to cite a few of the details negotiated, height elevations have been drastically reduced to 28 feet from 40 foot towers, a screen wall has been set back rather than placed on Pederson property line so that the open space on the Bellasera side of the wall will appear much larger, options for sinking the floor elevations lower are being explored, architectural elements incorporating the "Bellasera" look and feel will be incorporated, additional vegetation is being provided, setbacks of buildings from the property line have been improved, etc.

Given these improvements to the site plan, there were still a large number of Brisa and 72nd Way homeowners that were unhappy with the Board's support of the development. These homeowners, numbering about 25 people, invited Jim Pederson and Johnny Basha to meetings to discuss their individual concerns. In a separate meeting with city officials on September 15, five homeowners discussed what else could be done to reach an amicable solution to this matter. Gary Pederson was also present at this meeting. One of the city officials suggested that a berm could be placed on Bellasera NAOS (Natural Area Open Space) common use property.

Brisa resident Ed Burch presented this proposal to me in an e-mail, and I invited him to attend the Board meeting to discuss the proposal. The Board was supportive of the proposal, recognizing that there are several issues and passed a resolution supporting the building of a berm. One issue is drainage, which the Pederson Group has agreed to fund research on as well as funding construction costs for the berms. An issue that remains to be negotiated is who will be responsible for the ongoing costs of maintaining the increased vegetation on the berms.

Bellasera would have to grant the Pederson Group a construction easement to build the berms. Our Board attorney has informed us that this impacts the "changes in use" of a common area. Our CC&R's requires that either a meeting be called for the approval of such a resolution and a majority of the homeowners present must approve the transaction or that a notice be given to all homeowners of the proposed transaction and if owners representing less than 10% of those eligible to vote object in writing to the Association within 30 days after the giving of such notice, the transaction shall be deemed approved.

I salute the effort of Ed Burch to bring his issue forward to the Board and provide the opportunity to address his concerns, which were shared by a large number of his neighbors. **(cont. on page 5)**



## **MEETING NOTICES**

**Board of Directors** meeting will be on **Tuesday, October 18, at 6:30 p.m.**, in the clubhouse.

**Budget and Finance Committee** will meet in October, date and time will be posted.

**Building and Grounds Committee** will meet on **Monday, October 10, at 3 p.m.**

**Modifications Committee** meeting is scheduled for **Tuesday, October 11, at 5:30 p.m.** in the clubhouse. Modification applications are due no later than the Monday before the meeting.

**Activities Committee** will meet in October, date and time will be posted.

**Communications Committee** will meet **Tuesday, October 25, at 4 p.m.** in the clubhouse.

**Governance Committee (*ad hoc*)** will meet in October, date and time will be posted.

## **MANAGER'S MEMO**

First, I would like to thank all the Bellasera homeowners for making Sheila and me feel so welcome in the community. Part of my role is to help ensure that the community remains a desirable place of residence.

And so, this is a reminder to all of our seasoned homeowners and to our new homeowners who may be settling in at Bellasera. Please remember that any exterior changes that you may consider making to your home or landscaping must be submitted for prior review to the Modifications committee.

Applications are now available on the Bellasera website ([www.azbellasera.org](http://www.azbellasera.org)) in the What's New Section, Forms Available Online, or at the clubhouse office. Once you have completed the Home Modification form on line, you may send it by e-mail to the community manger or you may drop it off at the office in the clubhouse.

The Modifications committee meets monthly to review submittals. We appreciate your cooperation in adhering to Bellasera's CC&R's and Landscape and Architectural Design Guidelines. These guidelines are in place to ensure that the community's appearance is maintained and help enhance homeowner values.

Unfortunately, if prior approval is not obtained from the Modification committee and the alterations violate the Design Guidelines, the Board may order the homeowner to remove or remedy the violation and/or seek injunctive relief requiring the removal or the remedying of the violation. And it is sad to report, that this is what has happened with several homeowners in the past. It is easy to avoid this set of circumstances by submitting change requests to the Modification committee in a timely manner before work begins. Your homeowner Modification form will be kept in your file with dates, color choices, and approvals. This is an asset when selling and helps the new buyer with up-to- date information.

As part of my role as your Community Manager, it is my responsibility to inspect residential lots as well as the physical components of the Bellasera Community Association to insure that the community's rules are being followed. Your cooperation is always appreciated.

## COMMUNITY ACTIVITIES



**POKER NIGHT:** Every **Tuesday** at **7 p.m.** in the clubhouse. If interested in playing **Contact Mike Ruotolo** at **595-8218** or **Marv Lefkowitz** at **595-7738** for more information.

### OCTOBER LUNCHEON

Community luncheon will be on **Thursday, October 20, 12:00 noon**, at the **White Chocolate Grill** located at the Shops at **101 and Scottsdale Rd.** Please sign up by Tuesday, October 18. We will meet at the clubhouse at 11:40 to carpool. If you wish to drive yourself, please let Marcia Lefkowitz (480-595-7738) know.



### OCTOBER POTLUCK

This month's potluck will be on **Friday, October 28, at 7 p.m.** Please bring your favorite dish. This will be a Halloween theme. Costumes are **OPTIONAL**. Drinks and a Halloween cake will be provided by the Activities Committee. Please join us for a fun night. Sign up by Tuesday, October 25.

### BOOK CLUB



The Bellasera Book Club will discuss **THE FOUR AGREEMENTS** by **Miguel Ruiz**, on **Wednesday, October 19, at 7 p.m.** Please call Maureen Simpson (480-575-7693) for additional information.

### ATTENTION ALL TENNIS PLAYERS



The Bellasera Racket Club meets twice in October, on **Sunday, October 2**, and on the following **Sunday, October 9**, both days at **9 a.m.** in the clubhouse. Those interested are asked to e-mail Paul Broad <swagowhale@aol.com> for additional information.

### GOLF RESUMES



Golf will resume on **Tuesday, October 18 at 8:06 a.m.** at **Dove Valley**. Also on **Tuesday, October 25, 8:06 a.m.**, at **Dove Valley**.

Anyone interested in playing, please e-mail Ellen Bornstein <embornstein7@att.net>. She will be returning to Bellasera on October 15, but would like to get the schedule out before her return. Thank you for your **PROMPT** response.



## OCTOBER IN THE GARDEN

By Pauline Marx

### Statistics for the Month

Rainfall- The average rainfall for the month of October in the low desert is 0.7 inches. The record was 4.4 inches in 1972.

Temperature- The average high temperature in October is 88.1 degrees, the lowest high 56 degrees in 1959 and the record high 107 degrees in 1980. The average low temperature is 60.8 degrees with the highest low recorded in 1987 at 82 degrees and the record low 34 degrees in 1900

and 1911.

### Fall Planting

Fall planting begins in earnest this month so let's review wildflowers and shrubs.

Wildflowers- Many of us are fascinated with growing wildflowers. Although the term is loosely applied to a wide range of plants, most people think of a wildflower planting as an exuberant mix of native plants both annual and perennial. Begin by preparing a bed for your wildflowers by raking the soil gently in one direction to break up the surface. Add a thin layer (one inch or less) of compost or composted manure and continue to rake in opposite directions to work it into the soil. Water the area well, checking to be sure that it drains well and that there are no low spots where the water could pool. Add organic matter carefully as soil that is too rich encourages tremendous leaf growth, often at the sacrifice of flowering.

Shrubs- You can plant all but frost-tender woody shrubs. Plant shrubs the same way that you plant trees with a hole that is three to five times as wide as the container and just as deep. Most soil amendments, including mulch are unnecessary. If you choose to use mulch or compost in the hole, scratch it in well and roughen the sides of the hole to encourage plant roots to move out into the surrounding soil.

Now is also a good time to plant flowering bulbs such as alliums, anemone, butterfly iris, cape tulip, daffodils, Dutch iris, and ranunculus.

Do not fertilize native wildflowers or other annuals this month. You can apply fertilizer to plants growing in containers beginning two weeks after they are planted. This should be plenty of time for the root systems to be able to take up nutrients. Another sign that container-grown plants are ready to accept fertilizer is when they begin to show signs of active growth.

### Citrus

Do not prune citrus this month except to take suckers off from below the graft. These shoots grow fast and should be removed whenever they appear. Many growers recommend pulling them off rather than cutting them. It is thought that the action of pulling them off kills the tissue below the branch collar of the stem and discourages the plant from making a new stem.

### Insects

It is always important to correctly identify insects that you suspect have caused damage to your plants. Take a few of the insects and also some plant material to your County Extension Service office or a reputable nursery for identification.

Small, regular semi-circular, and oval holes cut into the edge of rose foliage are the work of female leaf-cutter bees. A little smaller than the honey bee, she uses leaf cuttings to make cells for her eggs. First she finds a hole about the diameter of her body in the ground or a thick stem or rotting wood. Then she gathers pieces of leaves. Shapes them into a thimble-like cone, and places it in the hole. Next she puts pollen and nectar in the hole, lays an egg, and closes the top with another piece of leaf. Young bees stay in the cells and emerge the following season. Pesticides are ineffective on leafcutters and their damage is purely cosmetic. Plus, leafcutters are valuable pollinators.

Pauline Marx  
Arizona Master Gardener

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(Questions about plants? Call me at 575-0404 or mail me at [PlantPerson@prodigy.net](mailto:PlantPerson@prodigy.net))

## Other News & Upcoming Activities

### **(SHOPPING CENTER DOMINATES RECENT BOARD MEETING — cont. from page 1)**

At the September 20 City Council meeting, the Council unanimously approved the Pederson site plan with the stipulation of the berm and landscaping of the berm.

There were two e-mails from residents that were of general interest to the homeowners who remained at the meeting. Both homeowners had been specifically invited to the meeting so they could discuss their concerns. One letter, from Mike and Helen Padgett, asked if there would be a reduction in quarterly fees being paid by homeowners because of the reduced contractual costs to AAM compared to the costs of CCMC. Bruce Martin, Board Secretary, had already sent an e-mail to the Padgetts explaining the process. As the budget is a plan and some line items are over budget at the end of the fiscal year and other items are under budget, I explained that there were no plans to reduce homeowner fees.

The second e-mail was from Al and Sally Buch who had been invited to express their concerns at the Board meeting but who were also not in attendance. Their e-mail stated "we do not believe the board is acting in the best interests of the Bellasera community by passing a resolution in support of the Pederson development group; or any other developer of assets inside or on the perimeter of the Bellasera neighborhood; without putting the issue to a formal or informal vote of the neighborhood. To act otherwise smacks of deal making on behalf of the board, members of which may have undisclosed vested interest; but who most likely believe they are doing the right thing."

Each Board member unequivocally stated that he or she had no business or financial interest in the Pederson Group.

The Board also addressed the issue of three slate walkways, which violated the Bellasera Landscape and Architectural Guidelines. As the walkways had been in existence for several years and had only recently been cited by Community Manager Patti Smith as violations, the Board concluded that too much time had elapsed and these violations should be grandfathered. The Board was also clear that future slate walkways would not be accepted and that homeowners must follow the approval process for any change to the external appearance of their homes. Patti Smith's article (p 2) has more detail on the Modification Committee process.

The last item discussed was to appoint Board members to committee assignments as follows: Paul Broad to Budget & Finance, Crawford Love to Modifications, Bruce Martin to Buildings & Grounds, Michael Simpson to Activities and Carol Sotnick to Communications and Governance.

A Special Board meeting was scheduled for September 28 to complete the rest of the agenda items that were not discussed.

## HEALTH & FITNESS

**GROUP CIRCUIT TRAINING:** This class, combining aerobics with strength training, meets **Mondays, Wednesdays and Fridays** at **7 a.m.** with **Marilyn Schletzer**. Please remember to be there 10 minutes before the class begins.

**WATER AEROBICS:** **Mondays, Wednesdays and Fridays, 10 a.m.** at the pool. There is no charge for the sessions, which uses audio tapes as part of the class. For more information, contact the instructor, **Janet Biondo**, at 480-488-0259.

# OCTOBER 2005

2 Bellasera Racket Club 9 a.m.	3	4	5	6 Body Workout 8 a.m.	7 Group Circuit 7 a.m.  Water Aerobics 10 a.m.	1/8
9 Bellasera Racket Club 9 a.m.	10 Columbus Day  Building & Grounds 3 p.m.	11 Body Workout 8 a.m.  Modifications 5:30 p.m.  Poker 7 p.m.	12 Group Circuit 7 a.m.  Water Aerobics 10 a.m.	13 Body Workout 8 a.m.	14 Group Circuit 7 a.m.  Water Aerobics 10 a.m.	15
16 Ice Cream Social 7 p.m.	17 Group Circuit 7 a.m.  Water Aerobics 10 a.m.	18 Body Workout 8 a.m.  Board Meeting 6:30 p.m.	19 Group Circuit 7 a.m.  Water Aerobics 10 a.m.  Book Club 7 p.m.	20 Body Workout 8 a.m.  Residents' Luncheon 12 noon	21 Group Circuit 7 a.m.  Water Aerobics 10 a.m.	22
23 City Bulk & Brush Collec- tion Week	24 Group Circuit 7 a.m.  Water Aerobics 10 a.m.	25 Body Workout 8 a.m.  Communica- tions 4 p.m.  Poker 7 p.m.	26 Group Circuit 7 a.m.  Water Aerobics 10 a.m.	27 Body Workout 8 a.m.	28 Group Circuit 7 a.m.  Water Aerobics 10 a.m.  Potluck 7 p.m.	29
30	31 Halloween Group Circuit 7 a.m.  Water Aerobics 10 a.m.					

## GENERAL NEWS UPCOMING EVENTS

### IN MEMORIAM

Our prayers and thoughts to the Piosenka family upon the passing of Helen Piosenka on July 16, 2005. Helen was our dear neighbor and friend and we will miss her smile as well as the funny front yard conversations with her. We are at comfort that Helen is looking down upon us from heaven. God bless Helen Piosenka.

—Craig & Georgia Klos  
7682 E. Perola Drive

### NEWS OF NEIGHBORS

Frank and Janet Biondo want to let friends and neighbors know that their daughter-in-law, Anita, had a successful kidney transplant on September 20th at Mayo Clinic Hospital. About one year ago the family was trying to find a kidney donor. Following a story that appeared in the Arizona Republic, responses were received from a dozen people who were willing to donate one of their kidneys.

It took a while to make all the necessary arrangements, but on September 20th Anita received her gift of life from a complete stranger, who has become the family's cherished friend and special angel. Her name is Robin, a young woman living in Scottsdale, who was discharged from the hospital the day after the transplant. She seems to be as happy as the family that her kidney is now working for Anita. Anita was discharged from Mayo on September 23rd, and is progressing well. Frank and Janet express their sincere thanks to all for your prayers and caring thoughts.

### NEWSLETTER DEADLINE

**If you have meeting dates, or articles for publication, please e-mail to: [editor@azbellasera.org](mailto:editor@azbellasera.org), or turn them in to the Association office no later than the 15th of the month.**

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

### CITY OF SCOTTSDALE BRUSH COLLECTION DATES



The city of Scottsdale will pick up **brush and bulk items** in the Bellasera area during **the week of Monday, October 24.**

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 at **(480) 312-5600.**

Bellasera Community Association  
7350 E. Ponte Bella Drive  
Scottsdale, AZ 85262-2701

## **BELLASERA COMMUNITY ASSOCIATION**

### **Board of Directors:**

e-mail: [board@azbellasera.org](mailto:board@azbellasera.org)

President—**Carol Sotnick** ([carolsot@qwest.net](mailto:carolsot@qwest.net))  
Vice President—**Crawford Love** ([lovesinaz@cox.net](mailto:lovesinaz@cox.net))  
Secretary—**Bruce Martin** ([marbru@cox.net](mailto:marbru@cox.net))  
Treasurer—**Paul Broad** ([swagowhale@aol.com](mailto:swagowhale@aol.com))  
Director—**Mike Simpson** ([simpsonmike@cox.net](mailto:simpsonmike@cox.net))

### **Committee Chairpeople:**

**Activities:** Shelia Lavin

**Budget & Finance:** Carlton Rooks

**Buildings & Grounds:** Paul Anetsberger

**Communications:** Keith Christian

**Modifications:** Anna Ingram

**Community Manager :** Patti Smith • (480) 488-0400 • [manager@azbellasera.org](mailto:manager@azbellasera.org)

—Office Hours—

**Administrative Assistant: M thru F, 830-1230    Community Manager: Tu & Th, 12-4**

Questions regarding your Homeowner's Association Account? Contact Associated Asset Management (AAM) • (602) 906-4940

**Security/Front Gate• (480) 488-3663**

**Internet Web Site: [www.azbellasera.org](http://www.azbellasera.org)**

# CREATIVE HANDS

AT BELLASERA



# ART & CRAFT SALE

SATURDAY • NOVEMBER 5  
9:00 AM to 4:00 PM at Bellasera Club House