

Bellasera Neighborhood News

September 2006

www.azbellasera.org

Six pages

POOL, CLUBHOUSE, TVs, LIGHTING, NEW PROJECTS

—By **Chuck Roach, President, Bellasera Board of Directors**

Unlike last month, we have a number of projects completed or in progress this month. Here's a recap:

Pool Area--We completed repairs to the cool decking and then painted the entire deck. The flower pots were all replanted. As they break, the pop-up cleaning nozzles are being replaced. The plaster in the pool bottom is beginning to show its age and we will need to consider the best way to refurbish it. That project has been deferred until next year.

Clubhouse--The clubhouse is showing its age. It seems as if we get one thing fixed and something else comes up. After a number of years dealing with leaks in the roof, we believe the current repairs will resolve the problems. The entire roof is now under warranty. Unfortunately, the storm that hit while the repairs were being made caused some minor damage to the ceiling in the fitness room—repairs are scheduled for the last week of August.

After evaluating our options for repairing the water leak in the men's shower, we are now ready to proceed. We determined that only one of the showers needs repair so we will be able to keep one in operation at all times. We checked the women's room showers for leaks and found none. The outside shower faucet seems like it has been down forever. We are having a problem getting parts for it—we may decide to take the old plumbing out altogether and use a more readily available faucet controller.

The new TVs were installed in the fitness room and the service was upgraded to digital HD. We hope you enjoy the improved resolution, sharpness and color separation these changes create. When we considered the changes, the Board did not feel there was enough usage of the lounge TV to justify the replacement of that TV.

We have been working with our landscape maintenance company to improve the look and maintenance of the grounds around the clubhouse. Progress has been made.

The card reader on our back gate was destroyed by lightening earlier this month. As with other specialty products, it's taking a long time to get the replacement parts. We hope to have the gate operating within the next few weeks. (*See page 2 for update—Editor*)

Entrance Lighting—We had all of them working for a short period of time!! Then, another transformer blew. We'll keep after this as long as necessary to get them all shining as they should be.

New Projects—Our next big project is to get the remaining common walls painted. This is the last year of this project. We are in the process of obtaining bids and we should be able to get started in September.

We will proceed with a professional asphalt evaluation in preparation for updating our reserve study. The evaluation will provide information on current condition, recommended maintenance practices and estimated life remaining before replacement is needed.

I would like to provide a reminder that will help in keeping our community a beautiful place to live. Please be sure your bulk trash is put out the week of scheduled pick-up only (would the people who are putting their yard clippings in the common area at the corner of Balao Drive and 77th Way please STOP). Pick-up dates are shown in our newsletter, which can be found on the Bellasera website.

MEETING NOTICES

2



Activities Committee will meet on **Thursday, September 7, at 10 a.m.**

Governance Committee has not scheduled a future meeting.

Building and Grounds Committee meeting date & time will be posted.

Board of Directors will have a study session on **Thursday, September 21,** and their regular board meeting on **Thursday, September 28,** both at **7 p.m.**

Modifications Committee meeting is scheduled for **Tuesday, September 12, at 5:30 p.m.** Modification applications are due no later than the Monday before the meeting.

Budget and Finance Committee will meet on **Monday, September 25, at 5:30 p.m.**

Communications Committee will meet **Tuesday, September 26, at 8:30 a.m.**

WATER AEROBICS

Continues on **Monday, Wednesday** and **Friday** from **10:00—11:00 a.m.** Note: If anyone borrowed the DVD and is no longer using it, please return it ASAP.

BOOK CLUB

Will meet at the clubhouse on **Wednesday, September 20, at 7 p.m.** And the third Wednesday of the following months. Listed below are future meeting dates and the books that will be discussed on those dates. There will be no meeting in December. If anyone has any questions they may contact **Maureen Simpson** at **480-575-7693** or e-mail <maurensimpson@cox.net>

September 20 - "The Year of Magical Thinking" by Joan Didion

October 18 - "An Unfinished Life" by Mark Spargg

November 15 - "Snow Flower and the Secret Fan" by Lisa See

December - No Meeting

COMMUNITY LUNCHEON

Will be on **Thursday, September 21, 12 noon,** at the Bamboo Club, in Desert Ridge Shopping Center. Please sign up at the clubhouse by September 18.

POTLUCK

Will be on **Friday, September 29, at 7 p.m.** Please bring your favorite dish and come to socialize with friends after a long, hot summer. Please sign up at the clubhouse by September 26.

LONE MOUNTAIN GATE READER DAMAGED—NOW WORKING

The Lone Mountain Road entrance gate to Bellasera is back in operation, but with a temporary replacement SmartPass ID reader. This reader may require a resident to hold their black transponder up close to the reader mounted on the pole. It may take as long as 12 weeks for the repaired unit to be returned.

COMMUNITY DIRECTORY

The 2006 edition of the Bellasera Community Directory will be available in September. Watch the clubhouse and mailbox bulletin boards for availability.



SEPTEMBER IN THE GARDEN

—By Pauline Marx, Arizona Master Gardener

September ushers in fall and is an important month for your garden as your plants will start to recover from the heat of the summer with the cooling nighttime temperatures. It is a month that provides an opportunity for planting vegetables and winter annuals as well as the time to consider some critical maintenance chores.

Planting

Vegetables- Vegetable gardening here in the desert can be quite rewarding. Most greens, lettuces, spinach, radicchio, Chinese greens and collards are cool season growers and find the long, mild winter of the desert ideal conditions. Greens grow best when they can grow quickly and without either heat or water stress. Some

guidelines:

- Plant in rich soil that is fairly loose and drains well.
- Water frequently and never allow the soil to dry out entirely around the plants.
- Plant at two-to-three week intervals beginning in the fall and continuing through the spring.

Annuals- Before you start, you need to clear out all the old summer annuals to make room for cool-season annuals. It is best to wait until the temperatures are below 100 degrees to assure fast germination and quick growth. Most annuals will tolerate some heat once they are germinated and are actively growing.

When deciding what to plant, consider the traditional cool-season annuals that include: lobelia, pansy, petunia, snapdragon, stock, and sweet alyssum. These species are most often set out as transplants and are available in nurseries throughout the Valley. Because they are generally sold in bloom, mix and match the colors to suit your garden's style and color preferences.

There are also some excellent cool-season annuals that are not commonly used. These include: bachelor's buttons, bells of Ireland, nemesia, and sweet sultan. Although some of these are available as small transplants, all are sold in packets.

While the weather is still warm, water newly planted annuals daily until they begin to show growth. Then water to a depth of 6 to 8 inches, every three or four days depending on the soil and the temperature.

If you want to grow tulips and hyacinths, put the bulbs in paper bags or other containers, (never plastic bags) that will allow air to reach the bulbs. Put the bags in the refrigerator and keep them well away from apples or other fruit. Leave in the refrigerator for six to eight weeks before planting. Check the bulbs occasionally to be sure they do not begin sprouting or develop any soft spots while chilling.

Maintenance

Citrus- After the long hot summer, your citrus may look bleak this month as yellowed leaves and some leaf loss will combine to alarm us. Continue with deep watering and the declining temperatures later in the month will bring them back into good shape quickly. If citrus was not fertilized last month, do so before mid-month.

Container-Grown Plants- Continue to water often while temperatures are high. Check to be sure that the pot is dry an inch below the surface before you water. This is approximately the length of your finger to the first knuckle.

Roses- Early fall rose care includes pruning out all dead canes and moderately pruning back weak top growth. Follow this with fertilizing and deep watering.

Trees- Mature trees need regular maintenance to be the healthiest. Here are some things to do:

-Check irrigation around the tree to make sure you are wetting at least the top 2 to 3 feet of soil to the drip line and beyond. This may mean increasing basin size or the number of emitters as well as adjusting the placement of emitters.

-Remove any stakes from the tree if it can stand on its own. Trees build more strength in their trunks when allowed to sway in the wind. If stakes need to stay on, make sure that ties are loose and not cutting into the trunk.

-Prune only when necessary and leave lower branches on the tree for the first one to two years. This shades the roots and bark and strengthens the tree.

-Place organic mulch around the roots to hold in moisture and to keep soil temperatures lower. Top the mulch with decomposed granite.

Miscellaneous

The **agave weevil larvae** may be the cause of your agaves collapsing during late summer. They also infest the bases of yucca stems, causing chlorotic decline (decline of the normal green color of a plant) and death of infested stalks. The time to control the weevils is May and June but results even then vary in effectiveness.

Palo Verde beetles will continue to emerge from the ground from under infested trees. The best treatment is to keep the tree in the best possible condition. These borers have been found on many other type of trees especially ones with tap roots.

Climate information for September in the low desert:

Average rainfall for this month is 0.86 inches

Average temperature high is 98.3 degrees

Average low temperature is 72.8 degrees.

Questions about plants? Call (480-575-0404) or e-mail <PlantPerson@prodigy.net> me.

SEPTEMBER 2006

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday 1	Saturday 2
					Fitness 7 a.m. Water Aerobics 10 a.m.	
3	4 City Bulk & Brush Collection Week LABOR DAY	5 Poker 7 p.m.	6 Fitness 7 a.m. Water Aerobics 10 a.m.	7 Activities 10 a.m.	8 Fitness 7 a.m. Water Aerobics 10 a.m.	9
10	11 Fitness 7 a.m. Water Aerobics 10 a.m.	12 Modifications 5:30 p.m. Poker 7 p.m.	13 Fitness 7 a.m. Water Aerobics 10 a.m.	14	15 Fitness 7 a.m. Water Aerobics 10 a.m.	16
17	18 Fitness 7 a.m. Water Aerobics 10 a.m.	19 Poker 7 p.m.	20 Fitness 7 a.m. Water Aerobics 10 a.m. Book Club 7 p.m.	21 Luncheon 12 noon Board Study Session 7 p.m.	22 Fitness 7 a.m. Water Aerobics 10 a.m.	23
24	25 Fitness 7 a.m. Water Aerobics 10 a.m. Budget & Finance 5:30 p.m.	26 Communications 8:30 a.m. Poker 7 p.m.	27 Fitness 7 a.m. Water Aerobics 10 a.m.	28 Board Meeting 7 p.m.	29 Fitness 7 a.m. Water Aerobics 10 a.m. Potluck 7 p.m.	30

GENERAL NEWS • UPCOMING EVENTS

MANAGER'S MEMO

This has been quite a harsh summer with the humidity and we're glad it's winding down to the end.

--A lot has been accomplished during the summer months and people who visit the clubhouse frequently will vouch for that: updated pool deck painting and crack repair, clubhouse roof repair, replacement of several transformers in community to reinstate landscape lighting, repainting of pool and Jacuzzi pvc pipes and fire hydrants around community, manhole damage repair throughout the community, and the list goes on. It has been b-u-s-y! We hope to keep the momentum going into the fall with other projects for enhancing the community. Stay tuned for updates in the newsletter periodically and on our community update posters on the mailbox bulletin boards.

--August 1st also marked our 1 year anniversary at Bellasera. It has been truly a rewarding experience. An ongoing challenge we have faced is the transition from full-time onsite management to part-time management. We continue to strive to provide the best possible customer support and assistance to homeowners. That is our #1 priority and consequently we receive many compliments on this. We want to personally thank you for that. Also, one of the most difficult challenges is the proverbial "making everyone happy." Bottom line is "we can't" but we sure do try! There will continue to be conflicting opinions from homeowners on what in their view is best for the community. We ascertain as to what needs most improvement and what can wait. Throw in unpredictable vendor and contractor schedules into the mix and it can cause some discontent. An example was the street signs that were taken down in batches in the community. This ongoing process lead us into mid-September due to unforeseen complications of the nature of the work. We apologize for the delay, but we also do not want to rush the job and then have another repair in a short period of time. We'd rather take the time to negotiate the best warranty, price, and quality of product to increase the longevity of the signs. We do aim to get the job done as quickly as possible. Sometimes this can take weeks or even months. Again, thank you for your patience.

--Just a reminder we rely on homeowners for feedback, comments, and concerns, so please feel free to contact us at <manager@azbellasera.org> or give us a call. There is also a "comments/suggestions" box created by the Board that is placed in the clubhouse.

—Patti

P.S. On a side note I'd like to congratulate my Assistant, **Sheila**, on her pregnancy. This will be her 1st child and it's a very exciting time for her and her husband!!!

NEWSLETTER 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 15th of the month. The monthly newsletter is produced by the Communications Committee. The editor is Keith Christian, 480-575-7109.

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, September 4.**

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 Dr, Scottsdale AZ 85262-2701

Community Manager : Patti Smith • 480-488-0400 • <manager@azbellasera.org>
Administrative Assistant : Sheila Ricci

—Office Hours—

Administrative Assistant: Monday thru Thursday, 8:30 a.m. - 12:30 p.m.

Community Manager: Tuesday & Thursday, 12:00 - 4:00 p.m.

Office closed Friday during summer

Questions regarding your Homeowner's Association Account?
Contact Associated Asset Management (AAM) • **(602) 957-9191**

Security/Front Gate• 480-488-3663

Internet Web Site: www.azbellasera.org

Board of Directors

e-mail: <board@azbellasera.org>

President—**Chuck Roach** <crpr797@msn.com>

Vice President—**Shawn Meyer** <meyerdc74@cox.net>

Secretary—**Bob Shriver** <ra_epshriver@hotmail.com>

Treasurer—**Dennis Noone** <dnoone@cox.net>

Director—**Bruce Martin** <marbru@cox.net>

Committees

Activities

Sheila Lavin, Marcia Lefkowitz, Karen Moore, Karen Weiss

Budget & Finance

Clayton Loiselle, Dennis Noone, Carlton Rooks, Charles Schroeder

Buildings & Grounds

Bruce Martin, John Mattox

Communications

Keith Christian, Pat Manion, Joe McDade, Shawn Meyer, Emily Shriver, Judith Zeiger

Governance

Pat Bradley, Susan Loiselle, Joyce Winston

Modifications

Anne Chernis, Steve Comstock, Roy Kurtz, Dottie Schultz, Bob Shriver