

# ***Bellasera Neighborhood News***

October 2013

Electronic Edition

[azbellasera.org](http://azbellasera.org)

Eleven Pages + Attachment

## **September Board Meeting**

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

At the Board's September meeting several items were approved.

**Revised Transponder Policy.** The Board of Directors approved revised rules regarding vehicle transponders. A copy of the new transponder rules is attached at the end of this newsletter with the changes to the current policy highlighted in red. A copy of the revised rules will also be posted on the community website, [azbellasera.org](http://azbellasera.org).

**Sidewalk Repairs.** The Board also approved a bid for the repair and replacement of cracked and damaged sidewalks and curbs in the community. We expect the work to be done sometime later this month and will advise the community when those repairs are scheduled.

**Holiday Lights and Decorations.** The Board also accepted a proposal for new exterior holiday lighting and decorations at our main entrance and guard house. Installation will start sometime later this month and lights will be turned on around Thanksgiving.

## Meeting Notices

**Board of Directors** will meet on **Thursday, October 17** at **3 p.m.**

**Budget and Finance Committee** will meet on **Wednesday, October 23** at **3 p.m.**

**Building & Grounds Committee** will meet on **Tuesday, October 8** at **3 p.m.**

**Communications Committee** will meet again on **Wednesday, November 6** at **8:30 a.m.**

**Modifications Committee** will meet on **Tuesday, October 8** at **3 p.m.** Applications must be received in the Community Manager's office no later than **Thursday, October 3** at **12 noon.**

## **Don't Feed the Animals**

They're cute and they might seem hungry, but feeding wild animals—whether in your own backyard, or elsewhere in our community—just isn't a good idea. Here's why.

1. "People" food isn't good for animals. Human foods aren't nutritious enough for animals and may cause serious health problems (especially when animals are continually fed bread, french fries, and popcorn).
2. It makes wild animals lose their natural fear of people. Feeding can make large, potentially dangerous animals become too comfortable in residential or recreational areas. Once animals learn they can panhandle for food, they can become a nuisance—or even worse, a safety risk.

Thank you allowing our natural neighbors to survive on their own.

## **September Weather In Bellasera**

(September 1—September 27)

Highest temperature: **104**

Lowest temperature: **56**

Rainfall this month: **1.75 inches**

Since January 1: **9 .09 inches**

Bellasera weather information is available 24/7/365 on our web site, [azbellasera.org/local.php](http://azbellasera.org/local.php), courtesy of a home owner's backyard professional weather station.

## **Newsletter Copy 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 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, October 7**, with the next pickup the week of **November 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, **480-312-5600.**



## Hikers

As it turns out, I am kicking off the 2013/14 Bellasera Hike season with the October hike. We missed September which is often marginal because the summer temperatures seem to hang on later than we would like. We have taken some pretty hot hikes in September. Remember Butcher Jones Trail?

For October, I have chosen to take the group out into the recently acquired North section (Known as the Brown Ranch area) of the McDowell Sonoran Preserve. By way of background, Scottsdale purchased this land last year as a part of the Preserve. The Preserve has done a lot of work on the trail system in this area and, last spring, opened two new trailheads providing access to the area. I think the area offers a lot of local hike opportunities, I want to introduce our group to the beauty of the area and the myriad of hikes which can be taken. All close to home. I hope that potential hike leaders will take note.

I am planning to hike from the "Brown's Ranch Trailhead" located at the north end of Alma School Road. We will follow a loop of connecting trails which will provide nice views and will expose the group to the area's terrain. This is a short 2.2 mile loop, with ups and downs, but minimal elevation gain. I would rank this as an easy hike. Depending on the how the group feels, I would add a 1.6 mile out and back extension to the top of Brown's mountain. This extension would add about 360ft of elevation gain along a section of trail rated as moderately difficult. I have not made the hike to the top, but think it should provide nice views.

The October hike is scheduled for **Thursday, October 24**. We will meet at the clubhouse at **9:00 a.m.**

Remember to bring water, sunscreen, trail snack, and a smile.

If you plan to join us on October 24, please sign up in the clubhouse or e-mail me to let me know. If you are thinking of signing up as a "leader of the month", I would encourage you to join us for this hike. **Don Bowman, dgbebb@cox.net**.

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## Ice Cream Social in November

The Bellasera Social Committee is planning an ice cream social on **Sunday, November 10**, at **7 p.m.** to welcome back our snowbirds and vacationing residents.

We will have a full ice cream/make your own sundae selection. Cost is \$5 per person. All are welcome. Please contact **Carol Padwe, 480-242-8183, carol.padwe@cox.net**, with any questions. We look forward to seeing long time residents and newcomers.

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## Tatum Ranch Golf Club Car Show

You are invited to attend and participate in the 3rd Annual Tatum Ranch Golf Club Car Show on **Saturday, October 19** from **10 a.m. to 2 p.m.** Come see Hot Rods, Muscle Cars, Exotics, Classics. Best in Show and People's Choice Awards. There will be music, vendors, 50/50 raffle, family fun. Food & beverages will be available for sale.

To register your car, go to **www.tatumranchcarshow.com**. Details on the web site.

Questions? Call **Vivian Kurtz, 480-575-1391**.

Tatum Ranch Golf Club is located at 29888 N. Tatum Ranch Dr., Cave Creek.

Free entry, but donations for the Foothills Food Bank will be accepted.

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## **\*\*Bellasera Voice\*\***

We solicit your comments on anything relating to the Bellasera community. The usual caveats prevail: avoid abusive or offensive language; use your full real name; don't use commercial messages; don't plagiarize copyrighted material that belongs to someone else; don't include personal information about yourself or others. Think about what you write before hitting that button. Editor reserves the right to edit and refuse any comments. Address yours to: **editor@azbellasera.org**.

## Scottsdale Road Trash Pickup

Picking up litter is more enjoyable than you would expect, and there will be at least 13 miles of roadside (6 1/2 miles on each side) that will look terrific. New volunteers are welcome. Join 20-50 other Friends of the Scenic Drive volunteers which means two sign-in locations: #1, northern Scenic Drive entry sign (located on the west side of Scottsdale Road south of Carefree Highway, immediately south of Terravita Marketplace); #2, Scenic Drive monument sign area (located on east side of Scottsdale Road 3/4 mile north of Happy Valley Road, across from MacDonald's Ranch). Safety vests, pickup "sticks," and plastic trash bags will be provided. Complimentary coffee, and water are available. Gloves and long pants recommended. When you sign-in you will be assigned a specific roadside area to cover. For information and to register, visit [www.scenicdrive.org](http://www.scenicdrive.org) or call **480-361-6498**. Next clean up is **Saturday, October 12, 7:45 a.m.**

## Scottsdale Road - Desert Foothills Scenic Drive Construction Update

Crews will begin trenching and installing conduit along Scottsdale Road in locations where overhead power lines will be relocated underground. The project has been divided into four phases, scheduled as follows:

- 1) Pinnacle Peak Road to approximately 1/2 mile north of Pinnacle Peak, September — November
- 2) North of Happy Valley Road to Jomax Road, September—January
- 3) Mary Sharon to Ashler Hills Drive, October — February
- 4) Northeast corner of Dixileta Drive and Scottsdale Road, September — February

During each phase, crews will trench and install electrical conduit, backfill the trench and pave as necessary. Once all conduit is installed, APS crews will pull wire through the newly placed conduit and once complete, the power poles will be removed.

Traffic controls and reduced speeds will be in place to accommodate the construction activity. Access to businesses and residences will be maintained. Disturbance of the adjacent desert will be minimized, and native plants will be salvaged as needed. The project is estimated to be completed in Feb 2014. It is anticipated that native plant restoration and re-vegetation will commence soon after.

The city asks that residents continue to patronize businesses in the project area and thanks you for your patience during the upcoming construction. For information, call the project hotline at **480-990-4444** or visit [www.ScottsdaleAZ.gov/Construction/ScenicDrive](http://www.ScottsdaleAZ.gov/Construction/ScenicDrive).

## Bellasera in the Rear View Mirror

*A look back in Bellasera history that may 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, October 2003, 10 years ago**

- Our second Town Hall meeting will be held Thursday, Nov. 13 at 6:30 pm at the Legend Trail Community Center (we had an overflow crowd for our facility in 2001). As before, the meeting is to discuss issues of general interest to the community. The purpose of the meeting is informational only. No decisions will be made or considered by the Board.
- Representatives of Qwest, the local telephone utility, will discuss the company's new services for the Bellasera area, including DSL internet service, at the clubhouse on Saturday, Oct. 25.
- TREE AND GARAGE LIGHTS are an important aspect of the beauty of Bellasera. Within the community, lighting consists primarily of landscape lighting. Please do your part to check that your exterior lighting is functioning properly.
- In many instances the photo-cell controlling the lights has gone bad, and/or the timer for your tree and garage lights may need to be adjusted. Please inspect on a regular basis to ensure the lights are working properly.
- Bellasera's first arts and crafts cooperative, called "Creative Hands," has signed up 15 artists from the community for the November 1 exhibit and sale at the clubhouse.
- A new City park project slated for development at Scottsdale Road and Ashler Hills Drive has been put on the back burner by the City because of a drop in sales tax revenues. The Whisper Rock Park, sometimes called The Summit Park, could be the site of another branch of Scottsdale's public library, an art and cultural performance facility and a children's playground.

### **Bellasera Neighborhood News, October 2008, 5 years ago**

- The Board is continuing the planning efforts necessary to paint the view fences next spring. We are presently preparing an information letter to send out to all residents. We are also preparing specifications for the bid package.
- Bellasera residents Carlton & Sandy Rooks are proud to share news of their first grandchild. Zora Kili Rooks was born September 24 (her Dad's birthday), weighing in at 8 pounds exactly and measuring 20.5 inches. She's the daughter of Chris and Jes Rooks. The new grandparents report hearing evidence of a great pair of lungs over the phone shortly after her birth.
- Steve and Joan Wallace - we have lived in Bellasera for 5 years and are resident Realtors. Originally from Iowa, we moved to Arizona for the warmer weather and love it. We never dreamed we would be grandparents to "Quadruplets", but we are!
- For those residents who'd like to use their laptop at poolside, or anywhere in the clubhouse, Wi-Fi is available.
- Copies of the latest approved minutes from the Board of Directors meeting are available in the clubhouse, and always on [azbellasera.org](http://azbellasera.org).
- The Bellasera clubhouse parking lot trash container is now locked, after a recent resolution passed by the Board of Directors. Thank you for your continued cooperation in not using this container for your personal trash disposal.
- Got a favorite photo you'd like to share with the community —and the whole wide world? The Bellasera web site, [azbellasera.org](http://azbellasera.org), would like to display your photographic talent. Attach your JPG file to an e-mail to: [editor@azbellasera.org](mailto:editor@azbellasera.org).

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A newsletter archive is available on our web site: <http://azbellasera.org/newsarch.php>



—By Joe McDade

## October in the Garden

### The Month of Change

We welcome October as it brings with it a delightful change in our weather as evidenced by our cool morning and evening temperatures. This is a reminder that we can now look forward to seven or eight months of moderate, comfortable weather as we begin to welcome back our neighbors who escaped to cooler climates. More importantly, October is the prime planting month for our low-desert gardens and provides an opportunity to give our gardens some new life especially as our summer annuals will have begun to look a little *droopy*.

### Overhaul & Rejuvenate Flower Beds

If you have summer annual flower beds (most likely in pots), it's time to pull them out (perhaps compost them) and replace them with cool season annuals which are best planted in mid-to-late October. The nurseries will be packed with glorious selections in every size, color, and shape. Spend time preparing the soil which simply entails tilling the soil (invest in a hand held cultivator) and adding some amendment along with potting soil, if needed. Some flower recommendations are:

Lobelia	-Geraniums	-Alyssum	-Marigold
Dusty miller	- Pansy	- Blue salvia	-Sweet Pea
Petunia	- Dianthus	-Snapdragon	-Johnny Jump Up

The availability of the above as well as other winter annuals will depend on the nursery.

Note: It might be helpful to distinguish an annual vs. perennial. Simply put:

*If a flower is an annual it means that the plant will only grow one season. If a flower is called a perennial then it means it will come up year after year, continuing to bring you beautiful flowers. Feel free to plant a perennial as long as it blooms in the fall through winter.*

### Planting

October is the premier planting month in the low desert. So, take a pass on landscape maintenance chores this month and simply enjoy the fall planting frenzy. Our hot temperatures will abate but the soil is still warm enough to encourage seed germination and root development, as we benefit from a seven- to eight-month cool-growing season.

Evaluate your needs and feel free to plant transplant *desert-adapted trees, shrubs, vines, ground covers, ornamental grasses, perennials, cacti and succulents*.

### Monsoon

Last month we bid au revoir to the monsoon and it promptly dumped a late, but very welcome, surge of rain amounting to 1.75 inches in Bellasera. How do I know this? Go to [www.azbellasera.org](http://www.azbellasera.org), click on "Local Links" and you will find a link for our weather. More importantly, the rain had the effect of producing a bright display of rose-purple flowers throughout Bellasera from Texas Sage blossoms.

### Miscellaneous Tasks

Prune- Cut back spring-flowering perennials like *brittlebush, globe mallow, ruellia*, and groundcovers like *sundrops*, and *trailing bush* this month. If the plant is especially leggy or unruly, prune to remove at least 1/3 of the plant or more. After pruning, water well.

Roses- Resume full fertilizing of established roses as the weather cools.

Trees -Avoid pruning in October unless it is to correct wind damage. However, eliminate suckers from below the graft as these are the shoots that grow fast and should be removed whenever they emerge.

Fertilize- If you did not fertilize established cold-hardy shrubs last month, do so early this month. This is the final fertilization of the year.

Winter lawn- If you have a lawn and choose to overseed warm-season Bermuda grass with cool-season ryegrass, do so from mid-October to mid-November, when nighttime temperatures are in the mid-60s.

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

# \*Community Calendar—October 2013\*

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

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

Please Allow Me to Help Lower Your Monthly Essential Service Bills. My name is **John Dubuc** and I've been a Bellasera home owner since 2004. My business, Total Essential Services, allows me to work with both residential and commercial consumers to help lower their monthly essential service bills. We are an extension of the world's largest seller of telecommunications, energy and essential services. This means I can help lower your monthly bills for cable or satellite TV, High-Speed Internet, Home Security, Cell Phones, Computer Support, or Local & Long Distance phone services for your home and business. If you own a home or company in a state with deregulated energy I can provide you with the lowest rates possible for your gas and electric bills. And, if you are a business owner that accepts credit cards, we guarantee a lower rate on your merchant services.

I am licensed in the US, Canada and 21 other countries - so please help me spread the word of my services to your friends and family. Visit my website, **www.TotalEssentialServices.com**, and enter the state you would like to get service quotes for.

To introduce my business and to answer your specific questions I hold an informal Open House on Thursdays from 6:30-7:30 p.m. at my home at 30834 North 74th Way.

If you could please call ahead to let me know you will be attending, that would be appreciated. My number is **480-283-7014** and I am available to meet with you in person at your home as well.

It's comforting to know you're getting the lowest rates for all of your essential services. Many thanks for your support! **John Dubuc**, President, Total Essential Services, **www.TotalEssentialServices.com**, 30834 N. 74th Way, Bellasera, **480-283-7014**.

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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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Baldwin Upright Piano—Excellent condition-seldom used. \$850. **480-575-7528**.

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White wash wicker bedroom set includes: two twin headboards with frames, one night stand, one chest/mobile TV. Please contact **Georgette**, **480-862-9013**.

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Stairmaster 4000PT Climber. Very good shape. Originally \$1495. sale: \$500. LifeCore r900 rowing machine. Like New. Originally \$899. sale: \$600. Both: \$1000.00. **Hope Kirsch**, **480-575-8470**.

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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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*(more Classifieds on next page)*

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

**Steve and Joan Wallace** – Realtors in Bellasera: We sold **Barry and Karen's** home in Bellasera – read what they said about us:

“**Joan and Steve** sold our home speedily and with great skill. They handled all necessary tasks as we live out of town. They were our "agents" in every sense of the word and took care of the house and the entire process as if this were their own residence. We would recommend them without question and with the highest regard to their expertise and a joy to work with.” **Barry and Karen** - August 28, 2013. We would love to sell your home! Give us a call:

**Steve Wallace, 602-463-5254. Joan, 602-361-8111, [www.joanwallacehomes.com](http://www.joanwallacehomes.com).**

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**All About Cleaning LLC**, \*\*\*Quality Home Cleaning. \*One Time Cleaning-Regularly Scheduled- Move In/Out Cleaning. \$89 2 Hrs/2 Cleaners. We have excellent referrals from Bellasera, Terravita, DC Ranch Residents. Call **Maria, 480-206-5237**, (owner-operator, Bellasera resident for 10 years). Licensed-Bonded-Insured. **[www.AllAboutCleaningArizona.com](http://www.AllAboutCleaningArizona.com)**, e-mail **[Info@AllAboutCleaningArizona.com](mailto:Info@AllAboutCleaningArizona.com)**.

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Need some help? **Spencer Eisner**, a responsible 17 year old is available some afternoons and weekends to help with odd jobs, babysitting, yard work, etc. Please call if interested, **480-270-2881**.

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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](mailto: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](http://www.AllAboutCleaningArizona.com)**. E-mail: **[Info@AllAboutCleaningArizona.com](mailto: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](http://www.CactusCityLandscape.com)**, e-mail: **[Steve@CactusCityLandscape.com](mailto:Steve@CactusCityLandscape.com)**.

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Distinctive Art and Commissioned Portraits at Affordable Prices by Frank Biondo. Through the creative fusion of photography and digital painting, **Frank** brings together aspects of impressionism and realism that give his work such a distinctive character. His art can be viewed at On The Edge Gallery (Fifth Avenue & Marshall Way, downtown Scottsdale) and at Art Alliance Gallery Of Fine Art (Indian Bend Road off 101). Website: **[www.frankbiondo.com](http://www.frankbiondo.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](http://www.CactusCityLandscape.com)**, e-mail: **[Steve@CactusCityLandscape.com](mailto:Steve@CactusCityLandscape.com)**.

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*Got something to buy, sell, want, give-away, etc.? Do business within Bellasera. Send in a classified ad — it's very affordable, in fact, it's free. E-mail yours to [editor@azbellasera.org](mailto:editor@azbellasera.org). Ads only accepted from Bellasera homeowners; ad copy limited to 25 words if space is limited; 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—**Joe Pruess**, [joepruess@gmail.com](mailto:joepruess@gmail.com)

Director— **Craig Johnson**, [cl7610@aol.com](mailto:cl7610@aol.com)

## **Committees**

### **Budget & Finance**

Don Bowman, Butch Gaberman, \*Marilyn Lillienfeld\*, Joe Pruess  
Chuck Roach, Carlton Rooks, Charles Schroeder, Paul Snyder

### **Buildings & Grounds**

\*Paul Anetsberger\*, Richard Hoffman, Bob Huff, Bruce Martin

### **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, Gregg Dittoe, Dennis Soeffner

\*———\* indicates committee chairperson

## **Vehicular Transponder Rules**

### **Effective September 26, 2013**

1. Owners, Owner's immediate family members residing full time with the Owner, and Tenants who have a completed Lease Certification on file in the Bellasera Manager's office may purchase a transponder for each vehicle registered in the name of such Owner, family member, or Tenant ("soft transponder") for automatic ingress into Bellasera, unless otherwise provided below.
- 2. A transponder may be used only on the vehicle for which it was issued, must be permanently affixed to the windshield, and may not be transferred to any other vehicle.**
- 3. The cost of each new soft transponder is \$25, regardless of whether for a new vehicle or a replacement windshield.**
4. Residents may submit a written application to the Security Committee to purchase a soft or hard transponder for each vehicle owned by a care provider who visits regularly and frequently to provide medical care for the resident.
5. Residents may submit a written application to the Security Committee to purchase a hard transponder for use with rental cars or company cars. The annual cost of each hard transponder is \$50. Each hard transponder will be programmed to deactivate after one year, and may be renewed for \$50 annually by contacting the Manager.
6. Residents who experience technical non-read problems with the soft transponders or who own a motorcycle will be offered the opportunity to purchase a hard transponder for use with that vehicle. In these instances the cost of each hard transponder is \$25. Each hard transponder will be programmed to deactivate after one year and may be renewed annually.
7. All transponders issued to Tenants will automatically deactivate at the end of the lease term as specified on the Lease Certification on file with the Manager.
8. The Board may deactivate any or all transponders associated with any Bellasera address at any time the Board determines, in its sole discretion, the Owner at that address, any Owner's family member residing full time with the Owner at that address, or Tenant residing at that address, or a care giver servicing residents at that address has violated any policy or rule set forth in the CC&Rs or adopted by the Board.