

# August 18, 2020

Dear BellaVita Homeowners:

In the next few days, you will be receiving a letter concerning a proposed agreement with Villas Master Association which oversees various areas of governance of maintenance for the communities of BellaVita, Villa Verde and Villa de Este. The Villas Master Association is considering adopting a resolution splitting some of the common area maintenance responsibilities among the three communities. If this resolution is passed, BellaVita will similarly adopt this agreement at its own meeting immediately following the Villas Master meeting. The board of directors of both the Villas Master and BellaVita have been working with our respective attorneys on this proposal.

One of the responsibilities of the MASTER is the maintenance and repair of the concrete fences that front on Scarsdale. BellaVita's governing documents mirror this same responsibility for maintenance and repair. Approximately two years ago, after numerous concerns for deterioration of the interior of the concrete fences in our neighbors' back yards, a vendor was found who came and inspected all backyards within the 3 communities. A bid in July 2019 was approximately \$286,000. Unfortunately, the reserves of the MASTER are completely inadequate to pay for these repairs, most of which exist within the BellaVita community.

Currently BellaVita is paying 62% of the expenses of the MASTER, Villa Verde at 28% and Villa de Este at 10% based on the number of homes in each community. The two communities of Villa Verde and Villa de Este have low annual assessments. The proposed agreement would partition the expense as it relates to the frontage of the community along Scarsdale, including fence and landscaping.

Adoption of this proposed agreement, with budget adjustments, will allow BellaVita to develop a plan to repair the interior concrete fencing for our own community and adequately finance our reserves for the future of BellaVita's entire fence.

You may submit any questions/concerns to [Katie.Ivanics@inframark.com](mailto:Katie.Ivanics@inframark.com) or by calling 281-504-1303 by August 21 at 5:00pm. or a Special Homeowner Concern form will be available at the BellaVita front desk.

**A Town Hall Meeting will be held on Monday, August 24 at 6:00pm through Zoom. The meeting details are below:**

**Zoom Link:** <https://us02web.zoom.us/j/82766118859?pwd=cDNqUkptRFJzWjcyYkZOU3hzbmNvdz09>

**Phone #:** 346-248-7799

**Meeting ID:** 827 6611 8859

**Password:** 314209

**The BellaVita board of directors believes this agreement will be beneficial to our community.**

Dear Homeowners:

Election Day is quickly approaching. Because of COVID-19, Harris County is extending the early voting by an additional week and the hours of operation on Election Day will be extended because of the anticipated large turnout. The cost for expanded hours of operation and professional cleaning would be cost prohibitive Bellavita.

Harris County was looking for large voting spaces to accommodate social distancing requirements and voter turnout. Because the Ballroom is the only space which would meet their requirements and due to the fact the facilities are not open for use of our homeowners because concerns for the spread of the virus, the Board did not feel it was in the best interest of the community to allow use of our facilities for this election. Hopefully, this will not create a hardship for our residents, but it was a necessary decision not to allow hundreds to come through our doors without any screening ability.

Mail-in voting applications will be published in the newsletter and will be available for distribution at the front desk. We encourage everyone to exercise your right to vote, but to do so in the manner in which you are most comfortable.

The locations and times for early voting have not been published by Harris County at this time, but this information will be made available as soon as it is known.

<b>Election date</b>	<b>General election - Nov 3</b>
<b>Registration deadlines</b>	<b>By mail - Oct 5</b> <b>In person - Oct 5</b>
<b>Absentee voter deadlines</b>	<b>Application by mail - Oct 23</b> <b>Application in person - Oct 23</b> <b>Submission by mail - Nov 3</b> <b>Submission in person - Nov 3</b>
<b>Early voting</b>	<b>Begins - Oct 13</b> <b>Ends - Oct 30</b>

YOU CAN ALSO REQUEST OR PRINT AN APPLICATION FOR MAIL IN VOTE AT EACH OF THE FOLLOWING WEBSITE:

<https://www.sos.state.tx.us/elections/voter/regabbm.shtml>

<https://harrisvotes.com/Docs/app4BallotByMail.pdf>

The address for early voting for Harris County is:

Christopher G. Hollins, County Clerk

P.O. Box 1148

Houston, Texas 77002



DO NOT REMOVE PERFORATED TABS. Moisten tab and fold top to bottom to seal.

AFFIX FIRST CLASS POSTAGE



AFFIX LABEL HERE OR ADDRESS TO: EARLY VOTING CLERK

FROM:

Instructions for Application for Ballot by Mail

Residence Address - Give full address as shown on your voter registration certificate. If you have moved within the county but not yet changed your voter registration address with the voter registrar, indicate your new residence address.

Mail Ballot To - Give full address where you wish to have ballot mailed. If the address is different from your residence address.

Mailing Ballot to a Different Address - Your ballot must be mailed to your home where you live or to your mailing address on your voter registration certificate. There are some exceptions that allow you to have your ballot mailed to a different location as specified below.

Table with 2 columns: Reason for voting by mail, Location to mail ballot. Rows include: 65 or disabled, Nursing home, assisted living/residential center, relative, hospital; In jail; Address of jail or relative; Absent from county; Address located outside of county.

Expected Absence from County - If you choose expected absence from county, you must expect to be absent from the county on election day and during the hours of early voting in person or be mailed to an address outside the county. Important: Give date you can begin to receive mail at the address given.

Annual Application - If you are 65 years of age or older, or disabled you may apply to receive all ballots by mail for a calendar year. If you do not select any elections in Box 6a, your application will be considered an Annual Application. If you submit an annual application for a ballot by mail, your application may be forwarded to other eligible holding elections where you are a qualified voter. This means that you may receive a ballot for those elections in addition to the ballot(s) you requested with this application.

Submitting Application

1. Sign and date your application - If unable to sign, please go to Witness/Address boxes (11 on reverse) and have a person witness your mark. Witness/Assistant instructions follow below.

2. Deliver to Early Voting Clerk - You may submit your application via these methods:

- In Person: Only the applicant may submit their application in person to the Early Voting Clerk until the early voting period begins. However, after the early voting period begins for an election, the applicant may only submit their application via mail, common contact carrier, fax, or e-mail.
By Mail: You may mail your application via the U.S. Postal Service.
By Common Contact Carrier: You may submit via a common or contact carrier which is a bona fide, for profit carrier.
By Fax: You may fax your application to the Early Voting Clerk. Please contact your Early Voting Clerk, or the Secretary of State's Office for fax numbers.
By E-Mail: You may e-mail a signed, scanned image of your application to the Early Voting Clerk. Please contact your Early Voting Clerk or the Secretary of State's Office for e-mail addresses.

IF YOU FAX OR E-MAIL YOUR APPLICATION TO THE EARLY VOTING CLERK, YOU MUST ALSO MAIL THE APPLICATION SO THAT THE CLERK RECEIVES IT NO LATER THAN THE FOURTH BUSINESS DAY AFTER THE CLERK RECEIVES YOUR FAXED OR E-MAILED APPLICATION. If you fax or e-mail your application by the deadline noted below, your application will be considered complete and timely as long as the original is received by the early voting clerk by the fourth business day after it was submitted by fax or e-mail.

Deadline

Your application must be received by the early voting clerk of the local entity conducting the election not later than the 11th day before election day. If the 11th day is a weekend or holiday, the deadline is the first preceding business day. You may submit an application throughout the calendar year, beginning January 1. Please remember that the application must be received not later than the 11th day before the first election in which you seek to vote by mail.

If you submit an annual application for Ballot by Mail within 60 days before an election that takes place in the following calendar year, your application will be valid for any election that takes place to the end of the preceding calendar year. This applies to Annual Applications only and not to a regular application for ballot by mail.

Witness/Assistant Section

Witness: If you are unable to sign your name (due to a physical disability or illness), the application may be signed at Box #11 for you by a Witness. You must affix your mark to the appropriate box in 11 indicating the inability to make a mark. The Witness must state their name in printed form and indicate his/her relationship to you or, if unrelated, state that fact. The Witness must sign and provide his or her printed name and residence address. Unless the Witness is a close relative of the voter (parent, grandparent, spouse, child or sibling), it is a Class B misdemeanor for a person to witness more than one application for ballot by mail.

Assistant: If a person (other than a close relative or person registered to vote at the same address) assists you in completing the application in your presence or makes/assists in the application on your behalf, then that person must complete Box #11. The Assistant must sign, provide his or her printed name, and his or her residence address. A person commits a Class A misdemeanor if the person provides assistance without providing the information described above unless a close relative or registered at your address.

If you have further questions or need additional assistance, please contact your Early Voting Clerk or The Secretary of State's office at 1-800-252-6883 or www.sos.state.tx.us.

Reset

The Awards Committee would like to announce Q3 2020 Volunteer of the Quarter, Barbara Gorman and Mickey Kinzer. The Volunteer of the Quarter is a program to publicly recognize the efforts of an individual for BellaVita community service. This Quarter the Awards Committee has selected 2 volunteers since they work in tandem with each other.



Barbara Gorman and her husband Jim moved to BellaVita in December 2001. Barbara started the library in 2003 soon after the Clubhouse opened with books from her own collection. The library grew quickly because of donations from BellaVita residents and the bookshelves in the long hallway of the clubhouse and the computer room were used in addition to the shelving in the TV room. When the Annex opened, Barbara was instrumental in getting the library moved to the annex and arranged for the Paterno brothers to build and install shelving for the rapidly growing collection. Since the library has grown, due to continued donations by residents, additional shelving had to be purchased.

Barbara has arranged to take anything that can't be used, to Half Price Books for possible sale. As a result of these sales, the library has been close to self-supporting. Through these funds, smaller things such as the magazine rack, movie shelving, bookends, small bookcases and many books have been obtained. Barbara says with the assistance of several loyal volunteers including Carol Grisanti, Don Talley, Mary Hearn, Sunny Ward, Mickey Kinzer and the Clubhouse committee, the library's operation and updates have been achieved.

In addition to Barbara's dedication to the BellaVita Library, she has volunteered as an instructor for yoga and pilates, 2004-2014 (3 days/week) and gentle yoga, 2019. She has participated on the HOA Clubhouse Committee and as a Block Captain since 2004. Her volunteer efforts also include the Art group, Party Bridge, and Bowling group.

We would also like to recognize Mickey Kinzer this quarter along with Barbara. Mickey moved to BellaVita in September 2001. After she retired, she began to volunteer in the library in 2018. Her assistance has been greatly appreciated at the library. She made the book shelf labels that help everyone find what they need and makes shelving books much easier. Mickey likes to decorate and introduced flowers and seasonal decorations for the library. She also makes regular trips to Half Price Books when boxes of duplicate and rejected books have accumulated. When the library was painted, and new carpeting installed; she coordinated volunteers to move the books out and then back into the library. Mickey not only has a love of books, she also loves animals, especially dogs. In 2015, she organized a BellaVita Dog Lovers group and in 2017, she and her Border Collie started a BellaVita Dog Play Date group.

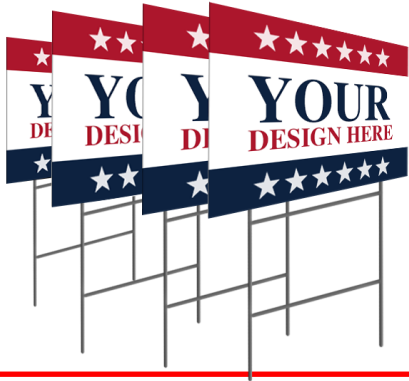
Due to the pandemic, the clubhouse and the library were closed. Mickey created a "BellaVita Library Al Fresco" which was books on the porch outside the annex. However, that had to be closed, so Mickey took it upon herself to take books, puzzles, etc. to her home and opened her garage as a satellite library for residents. When the library was opened again with some new safety regulations in place for residents, Mickey communicated to residents via BellaVita Facebook Group- Grapevine that they were open.

Barbara and Mickey see the library as an important addition to our community. They work toward improving and updating the collection for all BellaVita residents. They have done an incredible job in all their volunteer efforts. Thank you, Barbara and Mickey, for all your hard work. Please congratulate them on their outstanding contributions and recognition as Volunteers of the Quarter.

Sandra Bornstein

Awards Committee Chair

Homeowners, we are entering into a very contentious election cycle. There are specific Texas state statutes which govern the placement of political signs which the HOA cannot override; however, there is also specific language about lewd and offensive language which the signs cannot violate.



We want to be respectful of everyone's right to vote as their conscience dictates, but we also do not want to turn our beautiful community into a warring faction of political ideology that might be different than your own.

Dear Residents –

The staff has noticed that some residents are using their clickers to open gates for visitors. This practice defeats the purpose of visitors utilizing the call box for authorized entry.

If a guest is unable to access through use of an authorized code or call to a resident during business hours, they should use the call box to contact the office for authorization.

Please help us control in some small way the access of guests and service personnel on the property.

Thank you,  
BellaVita Staff





After much thought and consideration, the Belle's have decided that the best course of action is to cancel the Mistletoe Market for October 2020. This decision was made for the health and safety of the participants, the vendors and the residents of this community. The Belle's are looking forward to a wonderful Mistletoe Market in 2021.

**FOR EVERYONE'S  
SAFETY**



**PLEASE  
WEAR A FACEMASK  
TO ENTER THE ANNEX  
& CLUBHOUSE**



One of the great things about living in BellaVita is you are close to the Nature Reserve. The natural, forested areas of our City provide ideal habitats for wild animals of all kinds—from coyotes to raccoons and squirrels. Although all this wildlife outside your backdoor provides tremendous opportunities to view animals, people are sometimes tempted to put food out for wild animals in order to get up-close sightings. That is rarely a good idea. By feeding the wildlife animals you are creating unwanted messes in your yard, your neighbors yards and around the lake. Any receptacles which are found around the lake or on common property for feeding wildlife will be removed and disposed of.

Please note: Floats are not permitted in the pool per BellaVita Rules and Regulations, Section 15; L. However, flotation noodles are permitted. Thank you for your attention to this matter.



# CHILDREN'S POOL HOURS

**CHILDREN MUST BE SUPERVISED BY ADULT**

- Tuesday & Thursday 3 - 6 PM
- Saturday & Sunday 1 - 6p.m.
- Children's safety noodles are only allowed
- Children in Diapers must wear swimming diapers

## Front Door Maintenance

Your HOA dues includes having your front door maintained every 2 years. This means the door will be lightly sanded and a light coat of spar varnish applied. A new weather strip at the bottom of the door is included, if needed. This will help protect your door. However, if you postpone having the work performed and the door has to be refinished (not just maintained), the HOA will only cover a portion of the refinishing and replacing the weather strip. The HOA will pay \$130.00 (the cost to the HOA of a normal maintenance including the weather strip) plus an additional \$50.00 to cover the cost of a second coat of varnish. The homeowner will be responsible for the rest. If it has been 2 years since your door was maintained last please contact the Clubhouse 281-464-3150 to be put on the list or stop in during open hours.







PEARLAND, TX

Tue 8/18 Mostly Sunny 99° | 75° 20%

Wed 8/19 Mostly Sunny 97° | 75° 10%

Thu 8/20 Partly Cloudy 95° | 76° 20%

# Weather

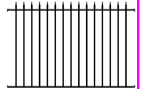
Fri 8/21 Partly Cloudy 95° | 76° 20%

Sat 8/22 Partly Cloudy 96° | 78° 20%

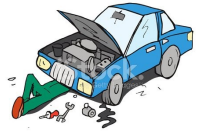
Sun 8/23 Partly Cloudy 96° | 78° 20%

Mon 8/24 Sctd Showers 96° | 78° 30%

Please keep the pool gate Closed at all times. The County Ordinance prohibits the propping open of pool gates. (CAMERA MONITORED)



Please do not work on motor vehicles in the driveway or in the street. The BellaVita CCR Section 8 states that motor vehicles can only be worked on in the garage or an approved enclosure..



## BE CONSIDERATE

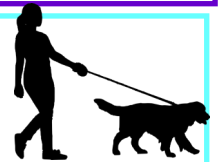
When you are finished with the umbrellas at the pool please be sure to put them down.

Thank you for your help!



NO PETS ARE ALLOWED IN THE CLUBHOUSE, ANNEX or on the POOL DECK

Please make sure all Cats and Dogs are on Leashes



## NOTICE

HELP KEEP THIS PLACE CLEAN



Please be considerate and pick up after yourselves when exiting the annex, gym and pool. Please also pick up after you pet.



Please tell your Guests and Vendors Do NOT Tailgate. The entrance gates are monitored by camera

### IMPORTANT ANNOUNCEMENT:

PLEASE DO NOT PARK ON THE CURBS!!!

BellaVita owns our streets within the community and when the curbs are damaged the association has to repair/replace. Please be cautious.

This is a friendly reminder that the Clubhouse's hours are posted as of June 1st:

## **CLUBHOUSE HOURS**

Sunday....Clubhouse  
Closed

**Monday...10a to 5p**

Tuesday.....10a to 5p

Wednesday...10a to 5p

Thursday....10a to 5p

Friday.....10a to 5p

Saturday .....10a to 5p

**Please maintain 6 ft. social distancing; Only 1 staff member will be at the desk; Only 1 resident may approach desk; Services available at this time:**

**Copies;**

**Notary Services (by appointment);**

**Distribution of Newsletter and**

**Directory;**

**No monetary change will be made;**

**No tickets are for sale;**

**Homeowner Concern Forms available;**

**Access for Gym/Fitness Center will be through the Lobby OR through the outside door. There is restroom access 10am to 5pm.**

## *Copy. Print. Fax. and more!*

**The Service Desk will provide the following FAX, Notary and Copy services for home owners:**

- Long distance faxes - \$1 for each page
- Sending local Faxes – no charge
- NO International faxes
- Receiving Faxes – 10 cents per page up to 25 pages and 25 cents per page over 25 pages.
- Notary services are free **by appointment only**.
- Notary services are for residents only. Please make appointment at the front desk.
- Scanning to email-No charge
- Copy Services – 10 cents per page up to 25 pages and 25 cents per page over 25 pages.

The **Copy Center** copying guidelines for the BellaVita HOA Board, Board Committees and Clubs and Organization Officers are at no charge as follows:

- Maximum of 25 pages – immediate copying
- Maximum of 400 pages – 24 hour copying
- Over 400 pages – one week copying
- Any specialty services (stapling, binding, hole punching, etc.) are the responsibility of the requester.
- **All copies are black and white on white paper only.**
- All specialty papers are to be provided by the requester.

**NOW OFFERING:** Laminating- 25 cents for 1/2 page and 50 cents for a full page.

## **ARCHITECTURAL**

### **GUIDELINES REMINDER:**

Remember to check the Architectural Guidelines before making any improvements or modifications to the exterior of your home or property. There are specific requirements for many changes.

The ARC Guidelines are on the BellaVita website along with an application which explains the time frame for approval and the documents required to be submitted.

The Rules and Regulations governing the use of BellaVita property (clubhouse, annex, pool and common grounds) state that no more than 10 guests per household are allowed. Exceptions to this rule are for Bereavement/Memorial services, private party rentals and events open to the public such as the Mistletoe Market. Your private homes are not governed by these Rules and Regulations.



2022 West Grand Parkway North, Ste 100

Katy, TX 77449

Ph# 281-870-0585



BellaVita Staff Contact Information

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HOA Board of Directors

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281-381-2273

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Director - Sandra Talley

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281-923-5509

Director - Billy Potter

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281-484-5198

Director - Dallas Smith

dsmith@club-bellavita.org

281-484-7912



Alarm Monitoring- Modern System- 281-599-7388

Animal Control- City of Pearland- 281-652-1970

Cable-Comcast-Transfer- 855-307-4896

Lawn Care-Rusticscapes- 832-620-6529

Street Light- Center point- 713-207-2222 Opt.5