

MESSAGE FROM THE BOARD

DIANNE CLEMENT, PRESIDENT

During this quarter, we were assessing our needs to repair damages caused by Hurricane Harvey. This is a long process in that to repair one area, we need to repair another first. In our case, we are still trying to get a roofing company to repair the leaks in the Clubhouse roof (slate roof). Additionally, we need to have the drainage area in front of the Clubhouse repaired. Our Grounds Committee has a plan for that area. We'll be looking at their plan this week and hopefully, we can be implement it immediately. The walls in the Clubhouse that were damaged by the water have received a good report. They will be closed up very soon afterward. Lastly, the carpet will be cleaned. Fortunately, our insurance is covering the costs of most, if not all, these repairs caused by the storm.

The Board approved the budget for 2018 as of the October 25th Board meeting.. This was voted upon at our October 25th Board meeting. Many hours have gone into this preparation, with a goal of a balanced budget and no increase in HOA dues. We really appreciate the efforts of our Finance Committee in this endeavor.

After many months of looking for and negotiating a landscape contract, the Board has decided to go with Maldonado Landscape and Nursery. The company is based in San Antonio, but has locations locally. They also do landscaping for the city of Pearland. They will begin at BellaVita on January 1st. You will be receiving more information regarding schedules and backyard mows before that date.

It's that time of the year when we ask homeowners to consider running for the Board. Our Elections Committee will be sending information in the near future explaining the process. Those who are interested in running will be asked to complete a Willingness to Serve Form. I highly encourage you to give this serious consideration.

The year has flown by! As the holiday season approaches, let's all give thanks for the many blessings we have. BellaVita is a lovely community and we thank all of you for making it so.

FINANCE COMMITTEE

JOE DEKUNDER, CHAIR

The goal of the Finance Committee is to benefit BellaVita homeowners by addressing financial aspects of the community. The committee has been involved in a number of areas within the past six months.

The Finance Committee has reviewed and made recommendations to the Board in the following that we believe have a positive impact for the homeowners:

- **2018 BellaVita Budget** - We recommended to the Board a \$1,870,000 operating budget with limiting expenses where possible.
- **Reserve and Engineering Study** - We have engaged a company that will do a reserve study and identify major risks associated with the lake, concrete bordered fence, and other long term risks that could impact the community financially.
- **Insurance** - We have renewed our Flood policy and have started the process of renewing the major content and liability insurance policies that need to be renewed by January 1, 2018.
- **Severn Trent** - We have started the process and accomplished several areas of recoded General Ledger accounts and financial statement information with Severn Trent
- **Audit** - An accounting firm will perform a needed audit or financial review of our books. This will be done and the Finance Committee is identifying the scope. Severn Trent has also requested a review be done. The transition between HOA's has caused a delay.
- **Reserves** - The Finance Committee has noted their concern of our underfunded reserves. We need to increase reserves but continue to be limited by operational expenses. The reserve study will help us identify the financial risk and increase additional reserves by reducing operational expenses or increase homeowner dues.

COMMITTEE RELATIONS COMMITTEE

JANET DELSARDO, CHAIR

We wish to thank the BellaVita community for the great support for the Health Fair which we had in September. There were a few glitches that we have discussed and will improve on for the one next year.

We look forward to future CRC events in 2018!

BID AND CONTRACTS SUBCOMMITTEE

FRITZ RING, CHAIR

Since the last update, the following projects were completed:

- **Landscape Bids and Contract** – As reported last quarter, at the Board's request, we solicited bids for the Landscape Maintenance Contract which expires December 31, 2017. As a result of the bid review process, the Subcommittee recommended to award the contract to Maldonado Landscaping. This was approved by the Board at the September 2017 meeting. The Board decided to make the move to Maldonado based on Maldonado's capabilities, references and pricing. They made an excellent presentation to the representative members of the Subcommittee, Grounds Committee and Board members. Maldonado's responsiveness throughout the bid process was excellent.

With over 30 years of experience, Maldonado Nursery and Landscaping is one of the largest privately owned landscape and irrigation contractors in the state of Texas. They have offices located in San Antonio, Austin, Houston, the Rio Grande Valley & Corpus Christi. They offer a full range of services, including Commercial Construction, Irrigation Design & Installation, Commercial & Residential Maintenance, Landscape Design & Installation, and Limited Site Development. You can check them out at mnlssa.com

The Grounds Committee will be communicating more information about the change in the Landscape Maintenance provider.

- **Sidewalk Repair Bid and Contract** – After receiving bids on the repairs of the sidewalk around the lake, the joint recommendation of Al Wiley from Bid Subcommittee and Rex Hemme, Facilities Chair, was to award the business to Houston Concrete Raising (HRC). HRC is a new vendor to BellaVita and offered significant savings. The work has since been completed in a timely and professional fashion.

At this time, there is no additional bid work in progress.

BELLAVITA BELLES

CAROLYN BEESON, PRESIDENT

Fall is upon us and we have been busy little “Beavers.” The Mistletoe Market was extremely successful thanks to the efforts of Kay Simpson, Chair and her Core Committee who worked for months to make it “great.” Net profits for the Market were **\$14,927.45**. The Treasure Box which started its collections after Christmas in 2016 brought in **\$2,727.51** for the Military Moms and Wives of Brazoria County. Many thanks to all of the **residents of BellaVita** for all their contributions to this effort; our troops really appreciate it. And special thanks to all of the **women and men** who worked so hard to achieve a profitable market.

A luncheon was held by the Belles to show their appreciation to all of the women and men who worked throughout the year to make the Belles a successful and *fun* organization. Sandra Rodgers and her team worked hard to organize and put on the luncheon. We had pictures of Belles’ events from throughout the year. (We all like looking at our own pictures.) Of course, there were door prizes.

By the time you read this, we will have had our Annual Fashion Show...Fall Into Fashion. Chicos will sponsor the event as it has in the past. Luncheon will be provided by First Watch, a new restaurant serving breakfast and lunch to residents near BellaVita.

Scheduled shortly after that will be the Christmas Home Tour (hors d’oeuvres will be provided following the tour). All residents are invited to attend our final event which will be the annual gift exchange.

This will wrap up another interesting year for the Belles and the BellaVita Community!

It has been an honor to serve as president of the Belles and I want to thank the other officers for all their support and hard work:

Sarah Barnett	Vice President
Paddy Sankar	Secretary
Tommie Johnson	Treasurer

BELLAVITA MEN'S CLUB

CRIS BARRERA, PRESIDENT

It is fun and rewarding to be part of the Men's Club. This is a great opportunity to mix and mingle with fellow residents. We try to keep the meetings informative and interesting. A Director from the HOA often times attends the meetings and gives us an update on happenings within the Community. The members can ask questions and offer any comments to the Director. We discuss upcoming events sponsored by the Men's Club. The meetings normally last 30 to 45 minutes.

We sponsor various events throughout the year like Fish Fry's, Pasta Night, Fiesta Night, Pool Parties, etc.

The sale of tickets from our various events enables the Men's Club to sponsor at **no cost** to the residents activities like Movie and Burger Nights, Super Bowl Party, Annual Neighborhood Night Out, etc. This year we contributed just under **\$5,000.00** toward the upgrade of our Audio / Video System in the Ballroom. This would not be possible without the support of the Residents purchasing tickets to our events.

To finish out 2017, the Men's Club will be sponsoring an annual Fish Fry in November and Breakfast with Santa in December.

To be a member, any BellaVita male resident simply needs to show up on the first Wednesday of the month. We have tasty food and drink at 6:30 p.m. and the meeting starts at 7 p.m. You'll be most welcomed and you'll be happy you came.

COMMUNICATIONS COMMITTEE

NELDA HART, CHAIR

The Communications Committee is partnering with Shinece Haughton, Assistant Clubhouse Manager as she and her staff work to update all resident *ICE (IN CASE OF EMERGENCY)* information.

Is your *ICE* information current at the Front Desk? If there is an emergency at your home, who should be called? Have the phone numbers changed lately?

Simultaneously, the Committee will be working within the community to encourage that *ICE* information be shared with immediate neighbors. When the Clubhouse is closed, neighbors need to know whom to contact if there is an emergency on their blocks.

Do your neighbors know your current *ICE* information? *Do you know theirs?*

If you have a monitored security system, are you registered with the Pearland Police Department? The person to call to make sure your *ICE* information is current is Nancy Chambers at 281-997-4890 or email her at crywolf@PearlandTx.gov.

Do you have *ICE* listed as a contact on your cell phone?

Did you know that Modern System Concepts will evaluate your security system for FREE? Call 281-599-7388 for an appointment.

Thank you in advance for helping us update this important information.

FACILITIES COMMITTEE

REX HEMME, CHAIR

In the past quarter your Facilities Committee has contracted Houston Concrete Raising to level the seams between the panels on the walkway around the lake. I trust you have noticed the difference. I am aware of one area that needs some attention, but in general I am very happy with their work.

After some delay, we finally got the fountain on the North Riviera end of the lake operational again.

I will take this opportunity, to note that early next year we will start again with the front door servicing and house painting. In 2018 we are scheduled to repaint 107 houses. This is the peak year in our nine-year cycle. This, along with the yard service, is probably one of the most noticeable examples of your Board working for you, all without any effort on your part in searching for a painting contractor. Sometimes I'm amazed at what we get for our HOA dues.

The Committee is also beginning to consider our biannual project of repairing curbs. I have talked with the contractor who did our curb work two years ago and expect a quote from him soon. If you have any small concrete jobs on your personal property, please let me know. While neither the Board nor the Facilities Committee guarantee the work of our contractors, you may be able to get a lower price if we can bundle a bunch of such projects in the neighborhood. My role would be nothing more than to put you and the contractor in contact with each other. I will not be involved in defining the scope of your specific project nor in negotiating price.

As always, there is room on the Facilities Committee for those who are interested in helping to keep the community in working order. If you have an interest, please call me at 281-216-1485, my cell phone, or email me at rhemme@aol.com. *Please don't call my home phone.*

Enjoy the cool weather!

ELECTION COMMITTEE

RON GERLACH, CHAIR

The upcoming election introduces a change to the election process for the HOA Board. The change from two year terms back to the original by-law initiated three year terms was approved by the Board in early 2017 by a by-laws change that was filed with the County Clerk. The change was initiated by the Board because of the fact that with the two year terms it was necessary every two years to find four candidates for the election. This could result in a majority of the seven member board changing in a single election and cause a significant hit to the continuity of the Board. Thus, this year will be the transition year whereby four directors will be elected and the two candidates receiving the largest vote count will serve for three years and the next two largest vote count candidates will receive a two year term.

You will be receiving the first of three election packets in the mail early in January so be watching your mail for a BellaVita letter. Please consider running for a director position. The Committee will be publishing more information on the election in BellaVita Newsletters and on the BellaVita Website under the Election 2018 Tab. We will be holding the Meet the Candidate Forums in February.

Responsibilities

Director BellaVita at Green Tee Homeowners' Association

- Recognize that the BellaVita (BV) HOA is an approximately \$2 Million (budget per year) **Non-profit Corporation** with specified duties and legal responsibilities to the subdivision

homeowners and governed by Federal, State, County, and City requirements. (Reference: Articles of Incorporation).

- Attend and participate in the standard board meetings and workshops. Board meetings are usually each month and workshops may be called by the president as needed (usually 1 to 2 a month maximum). (Reference: BellaVita Covenants Article III, Section 4w)
- Understand that the time required can vary from several hours per week up to many hours per month depending on the activities and meetings in any individual month.
- Represent the full subdivision as all board members are “at-large” elected per the bylaws.
- Recognize and accept that the execution of the duties requires a team effort and that once decisions are made by the board that decision represents the position of the board and is to be supported by each director.
- Serve as an officer when elected to a position by the directors. (Reference: BellaVita Covenants Article IV, Section 2).
- Work as a liaison to at least one of the board committees and periodically attend their meeting to keep that committee informed of the Board position on issues and support the committee chair as requested by the chair. (Reference: BellaVita Bylaws Article V).
- Serve as one of the 4 directors of BV HOA on the Villas Master Association HOA when elected to that position by the BV board. (Reference: Villas Master Covenants Article III, Section 3).
- Analyze the monthly financial information of BV and provide comments to support the BV Treasurer.
- Participate in the analysis of proposals for contracted projects and management contracts for BV work. (Reference: BellaVita Covenants Article III, Section 4bb).
- Recognize, respect, and adhere to the code of ethics for fiscal and legal responsibility. (Reference: Model Code of Ethics for Community Association Board Members).
- Respect all homeowner positions on subjects and listen to them in support of the board activities and reviews.
- Set an example for the homeowners by understanding and adhering to the BV policy, rules and regulations. (Reference: BV Architectural guidelines, Club BellaVita Rules and Regulations).
- Recognize that the capability of reviewing and managing e-mail and documents via computer and Web based internet is mandatory to successful board actions.

Developed by Elections Committee October 2017

THAT'S ENTERTAINMENT CLUB

ED JAMISON, PRESIDENT

TEC closed out the 3rd Quarter of this year with a bang, virtually selling out the venue for the Country-Western Dance in September. Patsy Womack chaired the event that featured Darwin Macon's band playing a passel of country tunes and, for the non-kickers, a fair number of songs from all genres of music. An added treat was the square dance demonstration by the talented group dancers. A huge bonus was the "calling" by Dean Crowell whom I had not heard before, but now, greatly admire. So well done and entertaining!! Many thanks go to Suzanne Matocha for arranging that entertainment! Oh, and all profits plus, donations, from that event were given to BV staff who experienced losses due to Hurricane Harvey. Special thanks go to Sue Steik for her great work toward the success of that night.

By the time you read this, you had a great time at the Halloween Party, if you attended. Marjorie Parham has worked her magic so that it will be another great event. More on this in the next edition of the Buzz.

TEC is getting ready for another NEW event. Have the singles in BV been left out of the fun things we do? Well, I didn't think so, but I've been reminded that I'm not single. (Sandra says so!) Nina Martin was the first to point out that we have no 'singles' events. I see singles at most of our dances/parties, but, simply put, there are singles who would like to have an event when they are the majority. **DONE!** On the 13th of December, TEC will sponsor a social in the ballroom specifically for all singles and there will be no charge, no entry fee, nada! More details will be forthcoming by mid-November, but **SAVE THE DATE!**

NATURE PRESERVE COMMITTEE

LINDA KUHN, CHAIR

Hello Residents! "Mother Nature" here...a quick update on the nature reserve (the "Reserve" a.k.a. "Harry Reed Audubon Trail"). Hurricane Harvey had a significant impact on the Reserve. As you know, the Reserve is a great buffer zone for the neighborhood and helps protect it from flood waters, but Harvey packed a whale of a wallop when it comes to water. The flood waters reached up to about 6 feet in some areas (especially along Huck's Bypass, near the Wood Duck boxes). It covered the Reserve with a layer of mud, deposited garbage and debris of all kinds, and toppled several large trees. The positive side is that the Reserve appears to be rebounding well. Birds and wildlife (displaced by the high water) appear to be returning and life seems to be getting back to normal. As a result of the October Nature work days all trails have been reflagged, fallen trees cut and all bridges put back on their foundations. In short, the **Harry Reed Audubon Trail is back up and running**...so come on out and walk the trails!!! Fall and wintertime are some of the best times to walk the trails. The Fall Tour of the Nature Trail was held on Saturday, November 18th. It was enjoyed by all.

Other activities include a recent visit by the City of Pearland Urban Forester, Jerry Bradshaw and a couple of his fellow biologists. Mr. Bradshaw's primary duties includes providing private land owners (and HOAs) with assistance to help them maximize the use of their natural areas or "green space." After touring the Reserve and evaluating our vegetation, he was impressed with the Reserve and trail system. He said the Reserve is generally in good health, but that it appeared that the trees are suffering from the long-term effects of hurricane IKE! He explained that other forested areas around Pearland are suffering from a similar decline in older trees due to wind related injuries they sustained during Ike almost 10 years ago. We look forward to an on-going and beneficial relationship with Mr. Bradshaw, as he seems to be a wonderful resource.

Calling all birders! We know that there are lots of you out there. The Nature Committee would like to find a resident birder who would be willing to serve on the Committee or advise it on birding issues. Currently, the Committee has a draft birding checklist that it would like to refine, periodically update and make available (via Club BellaVita website). This is for all residents who would like to enhance their birding experience in the neighborhood and track their sightings. The City also offers a birding class, so the watch for more information about a possible birding class in the months to come.

The Reserve Trails system now has "color-coded" flagging. The trail map is being updated to reflect the colors. The change is in response to requests from residents who wanted the map to be easier to use. The trail system now consists of five different colored trails, which are: 1) Core Trail (Red), 2) East Trail (Hot Pink), 3) Berlino Trail (Orange), 4) Huck's Bypass (Blue), and 5) West Trail (Lime Green).

Lastly, several residents have expressed concerns about armadillos burrowing in their front beds and under slabs and sidewalks. If you are having these issues, try liberally applying Caster Oil in the soils surrounding the burrow hole. They do not like the smell and should relocate. If they do not relocate, the resident may have to hire a wildlife relocation/ removal company to remove the animal. Deterrent activities, such as Castor Oil, are generally more successful in the fall and winter months, before spring breeding season starts. So now is a good time to try these techniques as pest removal can be costly. If you have any specific questions about this topic or any other nature topic, please feel free to drop Mother Nature a note at Lkuhn2015@yahoo.com or leave a note with the front desk. Your question may get answered in next Buzz. Happy trails.....

VETERAN'S CLUB

DENNIS MULCAHY, COMMANDER

Over the years we have contributed to several military related projects. Recently we donated \$1,500 to the USO, who provide hospitality and services to active duty military. Two USO representatives attended our October meeting to accept the check. The USO is not government funded, but receives volunteer donations to support their excellent work for our troops.

Our second military donation was \$2,000 made to the Military Moms and Wives of Brazoria County Service Men and Women. We have received letters from the troops enthusiastically thanking this charity.

One of our community projects was to clean and paint the BellaVita entrance sign, which deteriorated over the years. The project was completed the week before our Mistletoe Market.

Just after the first of the New Year, the Veterans Organization will be delivering to your front door our annual campaign pamphlet for flag renewals. If you are new to BellaVita and unfamiliar with our Flag Project, the Veterans with many volunteers will be putting up over 800 flags. There is an annual fee for having flags put up in your yard of \$25 for one flag and \$15 for each additional flag. Please return your pamphlets and checks as soon as possible. Our first Flag Day will be President's Day in February.

If you are a Veteran who has not attended a Veteran's meeting, we meet the Third Wednesday of each month. We have a light meal and refreshments and a lively social beginning at 6:30 p.m. The meeting starts at 7:00 p.m. Come and meet your fellow vets.

CLUBHOUSE COMMITTEE

MIKE SANDERS, CHAIR

The Clubhouse Committee is responsible for supporting the HOA Board in its oversight of the operation of the BellaVita Clubhouse, the pool and lake area and in the development and maintenance of BellaVita rules and regulations. It also supports the Clubhouse Manager in the administration of club activities and the social club's integration into Club BellaVita operations. The Clubhouse Committee works not only to solve large problems but also small problems too numerous to list. They range from the rodent problem in the pantry to game chairs in the game room, audio from the control room, A/C stabilization and of course, the ever present HOMEOWNER CONCERN FORMS. We don't always make a lot of noise but we are behind the scene working our "cute little butts" off. Join up and give us a hand. Membership is open to all BellaVita residents.

AWARDS COMMITTEE

SANDRA BORNSTEIN, CHAIR

The Awards Committee would like to announce Q4 2017 Volunteer of the Quarter, Steve Anderson. The Volunteer of the Quarter is a program to publicly recognize the efforts of an individual for BV community service.

Steve Anderson joined the HOA Finance committee in 2016. Immediately, he contributed enhancements to the functions of the Committee. Soon after, he took over the Finance Committee chairmanship. He organized it and really dug into the finance categories as well as supported the HOA Board with suggestions and analysis. This included review of invoices to ensure Bellavita's

financial responsible. In 2017, he supported the HOA Board with the annual audit analysis. This requires a lot of time and effort. In addition to his Finance Committee responsibilities, Steve supported the HOA Facilities Committee with analysis and equipment to determine the extent of the parking light pole deterioration project. He was involved in the lighting contract analysis, also. Steve's skills are invaluable to the HOA Board and committees as well as benefitting the entire community.

Thank you Steve Anderson for all your hard work. Please congratulate Steve on his outstanding contributions and recognition as Volunteer of the Quarter.