



# BellaBuzzy

*BellaVita at Green Tee -- a 55+ Active Adult Community*

An Official Publication of the BellaVita Homeowners Association

## **BellaVita Clubhouse**

1548 N. Riviera Circle  
 Pearland, TX 77581  
 281-464-3150  
[www.club-bellavita.org](http://www.club-bellavita.org)

## **Board of Directors**

### **President – Ruth Southard**

713-409-1328

[rsouthard@club-bellavita.org](mailto:rsouthard@club-bellavita.org)

### **V. Pres – Ron Gerlach**

281-922-5050

[rgerlach@club-bellavita.org](mailto:rgerlach@club-bellavita.org)

### **Sec. – John Rodriguez**

281-484-4579

[jrodriguez@club-bellavita.org](mailto:jrodriguez@club-bellavita.org)

### **Treas. - Marc Wormser**

832-288-3494

[mwormser@club-bellavita.org](mailto:mwormser@club-bellavita.org)

### **Bill Burdick**

281-464-0555

[bburdick@club-bellavita.org](mailto:bburdick@club-bellavita.org)

### **Carol Barber**

281-464-3310

[cbarber@club-bellavita.org](mailto:cbarber@club-bellavita.org)

### **Billy Potter**

281-484-5198

[bpotter@club-bellavita.org](mailto:bpotter@club-bellavita.org)

## **Management: FSR**

*(FirstService Residential)*

12234 Shadow Creek Pkwy.  
 Building 3, Suite 100  
 Pearland, TX 77584  
 713-332-4675 (Main)  
[www.fsresidential.com](http://www.fsresidential.com)

## **MESSAGE FROM THE HOA BOARD PRESIDENT - RUTH SOUTHARD**

### **What a busy first quarter!**

If you have not heard yet, we are working a marketing campaign to raise homeowner awareness of what it takes to operate the community of BellaVita. We are the Magic!! The fact is, there is no magic. The 100+ volunteers committed to service in the community are the magic. Have you found your part of the magic? This issue of the Buzz, which is typically our annual report, may help you to identify your place in the magic. There is always room for another volunteer.



In the last issue, I reported on the possibility for a deficit in the financials for 2015. However, the Finance Committee reported at the last Board meeting that, because of many efforts, we ended the year with a small surplus. This is quite remarkable given the costs related to the fence project. We really appreciate the work of the committees and the staff for the time they spend researching new options and opportunities for maximizing our funds while conserving usage.

The Election process for four director positions is in progress. See status article and plan to attend the annual meeting on Wednesday, March 23, 2016 at 7:00pm to meet the new board members and celebrate the awesome volunteerism we have in this community.

In response to recent concerns about the gates, I would encourage all homeowners to review Article XII, Section 11 on p. 39 of the BellaVita covenants. The HOA is a business and we all must be conscious of the rules that govern the duties of the Board. Safety of persons and property are the responsibility of the individual, not the HOA. This may sound callous and uncaring but it is important for homeowners as well as the board members to understand the difference between responsibilities as a board member compared with those of a homeowner. Board members wear both hats. We should try to be more diligent in distributing awareness tips but leave homeowner safety to the authorities.

The latest information on Section 6 from the office of Rene West is that they are waiting on the City of Pearland. At this point there have been no permits issued for either infrastructure or home construction.

This is my last BUZZ Message as President of your HOA. It has been my privilege to serve the community the past 14 years -- as a Board member (6 years), as your President (4 years), and in various capacities under the Developer board. I am confident that the strong HOA organization we have developed and the 100+ committed individuals who serve will keep the community the great place in which we all enjoy living.

**WE'RE THE MAGIC!!!**



# We're the Magic!

BellaVita is a neighborhood of Pride; made up of 120+ homeowner volunteers that keep the dreams, values, integrity, appearances and fun alive. There's NO Magic here! These volunteers (YOU!) are the essential core of our Community. YOU make it happen, all of it! In the spirit of better understanding, let's view a few key structures of the community and see HOW things work.

First and most important is the BellaVita Board of Directors. These are seven of your neighbors that get elected annually to fill vacant positions on the Board. They are volunteers entrusted to prioritize the "betterment of the community" above their personal agendas. These are selfless positions that are dedicated to making BellaVita the best community it can possibly be. Board Directors work countless hours at home and at meetings, serve as liaisons to committees, represent homeowners perspectives, work with the property management company, engage in workshops and lastly Board Meetings. Their unified commitment to BellaVita is essential to the success of the neighborhood.

Each Board Director is assigned to be the "Liaison" to one or more of the 10 active committees. The committees have streamlined commitments to specific aspects of running the corporation of BellaVita. The Board Liaisons serve as mentors, and offer guidance, suggestions and information to the committees, and in turn, the Board, to help them most effectively fulfill their roles in BellaVita.

The ten (10) committees include: Architectural Review, Awards, Clubhouse, Communications, Community Relations, Elections, Facilities, Finance, Grounds and Nature Reserve. A chairperson is appointed by the Board to head each committee. The committee chair organizes the volunteers, delegates the workload, sets meetings and agendas, consults with the Board liaison and acquires any approvals needed from The Board of Directors. Most importantly, the committee works together to accomplish its goals effectively, and support the corporation of BellaVita. Further, they enhance the lifestyle of the community and contribute to the accomplishments of the Homeowners Association (HOA). Most committees meet on a monthly schedule and post their mission statements, member names and meeting notes on our BellaVita website. These volunteer efforts are the backbone of the success of the community as it takes all kinds of different gifts and talents to fill the workload demands of this community. It requires YOU and a whole lot of others!

Clubs of BellaVita actively fill the social role within the Clubhouse. Although their focus is lighter hearted in nature, their importance

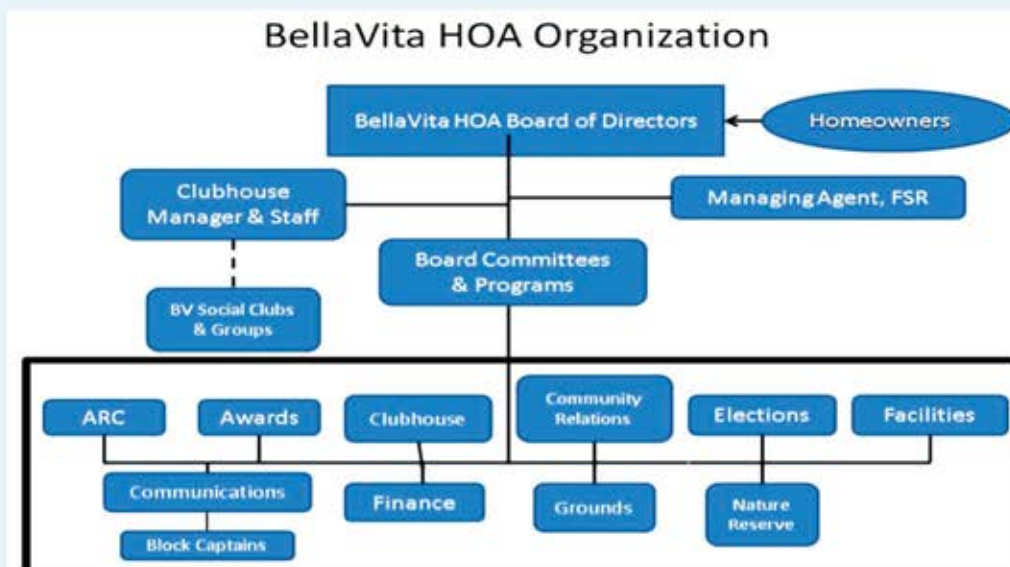
is paramount! Who doesn't want to have FUN? There are 4 active clubs in BellaVita, the Belles, Men's Club, That's Entertainment Club (TEC) and Veterans Organization. Each club has a unique focus and operates as an individual non-profit organization with a slate of officers as a leadership team. The individual calling of each club varies and is more closely defined in their mission statements. Overall, the clubs host all of the larger parties and events that occur at the Clubhouse. These functions require a lot of planning, shopping, organizing and managing of people to be successful. The clubs all contribute to the betterment of BellaVita by providing entertainment that brings us all together as a community and by donating from revenues, items and upgrades to the Clubhouse. There are endless opportunities to volunteer through the clubs and functions, from serving as an officer or event chairperson to taking out the trash, cleaning up and washing dishes; all help is welcome, valuable and appreciated.

Within the clubhouse there are multiple Groups operating on a regular basis. Each group serves the needs of its participants by providing a forum based on interest. We have a Sewing group, Bridge, Yoga, Line Dancing, Bible Study, Bunco, Mah-Jongg and others to fill endless hours of activities. Each group is organized by a coordinator. The coordinators communicate to the participants and the Clubhouse Manager with regard to scheduling and special needs. So, next time you look at the BellaVita Calendar remember that for every activity/event on each day there are countless volunteers donating their time, gifts and skills to make BellaVita a Better Place to LIVE!

The BellaVita Calendar is established through the Advisory group. Advisory meets monthly and is made up of the Clubhouse Manager, the Presidents from each Club, members of the Communication Committee and sometimes Event Chair Persons. The Calendars are works in progress and the final draft gets released after Advisory meets on the month before.

As we move forward, let's all toss some pixie dust and spread the word "There are lots of ways to volunteer at BellaVita"! Focusing on the "betterment of the Community" allows volunteers to set aside their personal agendas and work together for BellaVita. All this selfless work helps to keep the dreams, values, integrity, appearances and fun alive. There's NO Magic here; YOU are the essential core of the Community. YOU make it happen, all of it!

**Where does your MAGIC fit in BellaVita?**



*Serving the plumbing needs of BellaVita and the greater Pearland area*



Present this coupon for  
**\$25 off**  
 of your next plumbing service

**Affordable Quality Plumbing**  
**281.482.1900**  
[www.affordablequalityplumbing.com](http://www.affordablequalityplumbing.com)

*Under New Management*  
**Ken Gates, President**  
**Eva Gates, Vice-President**  
**BellaVita Residents**

## Support BellaVita

### HOMEOWNER ASSOCIATION NEWSLETTER MAGAZINE

Official Community Magazines that Local Residents READ.

Re-Commit to your Business Increase your Profits!

#### ADVERTISE NOW

Where have you been? This newsletter is provided free to the residents of BellaVita because of Advertisers like you who care and understand your success comes from the local community. Residents support businesses that support them.

To advertise in this Official Publication of the community, call 713.331.0344 or email HOA NewsMag today at [advertise@hoanewsmag.com](mailto:advertise@hoanewsmag.com) for rates and requirements. Your local Advertising Executive will assist you in meeting your goals while staying within your budget.

Multiple month subscriptions and discounts are available.



## That's Entertainment Club

*Helen Fargo, Vice-President*

The BellaVita That's Entertainment Club, TEC, is organized to plan, promote, and provide entertainment activities for the benefit of all BellaVita residents. All residents of BellaVita are members of TEC.

In the past year TEC has sponsored activities including: Mardi Gras parade & dance, Valentines Dinner/Dance, Kentucky Derby Party, John Denver concert featuring Chris Collins, Red Hot Night dinner/dance honoring our local Fire Fighters & EMS, gala Halloween Costume party.

A Varsity Show is in the planning stage.

The club meets the second Wednesday of each month at 6:30 PM. Come join us for fellowship and fun.

# Nature Reserve

Bob Dennett, Chair



## Nature Reserve Committee

This committee oversees the activities, maintenance and improvements to BellaVita's nature reserve; 65 acres of pristine parkland that has 5 oxbows and nearly 2 miles of trails. Comprised of 12 members, the committee is responsible for trail maintenance (keeping trails clear, combating poison ivy, etc.) and making improvements as needed.

One of the major improvements in 2015 was to help keep platforms at oxbows in place following major rainfalls. The platform rises and falls with the water level held in place by guides driven into the ground (see the photo above).

Additional platforms are planned for 2016. Major projects, such as an observation platform at Ameno dead end and several bridges over the oxbows for trail improvement, are planned for the future.



## Lynn Rodriguez Realtor

Your neighbor who . . .  
Consistently provides results  
and  
Gets you the best value for your home

713-854-5872  
lynnr2008@gmail.com



Pace Realtors  
281-479-9100

## MEET YOUR NEIGHBOR, A MANY FACETED AMERICAN BY CHOICE!



You know Sarah (Huang); she is the one you see at the talent shows; the happy clogger, tap dancer and line dancer! She also plays the ukulele, square dances and sings.

Sarah is originally from Taiwan; she and her family emigrated from Taiwan and found a home in New Jersey. Although her husband was a lawyer and actuary and she was a nurse, they purchased a motel and managed it for many years.

After her husband's death, Sarah moved to Chicago for 6 years and then to BellaVita where she continued to expand her horizons. She is a member of the Star and Stripes Ukulele Band and the Chorus Line Tap Dancing Group. She enjoys quilting, crocheting, yoga, takes piano lessons and is a volunteer on the fence project.

Sarah is quite a traveler who has visited Israel, Egypt, the Philippines, Alaska, Italy, France, England, Scandinavia, Canada, the Mediterranean, and various states in the United States. Her family includes 2 sons and 6 grandchildren. Pretty great for a woman who came to our shores with her family and four suitcases!

## ALL FENCED IN !!

*Ron Lauve, Project Manager*

By the time you read this BellaVita's Fence Replacement Program will be complete. The Program was the most expensive, expansive and longest running in BellaVita history. Early thinking and exploration of possibilities for replacing fences dates back to 2010. Questions of scope, cost, rollout period and construction standards were explored. Other locations having fence replacement programs were visited. Discussions were held with project personnel, fences under construction were examined and pictures were taken for future reference. Then alternatives were considered, considered, considered (no, this is not a typo)! By necessity the BellaVita Board of Directors was cautious, and rightfully so. Major concerns in the final decision were cost, rollout time, appearance of the community and property values.

The next steps were seeking and evaluating bids, selecting a contractor and awarding a contract. Construction began in June 2014. Meanwhile a group of over 30 BellaVita volunteer homeowners—the Fence Task Force—was assembled to carryout oversight, measurement and inspection activities to ensure fences were constructed according to approved standards and payments to the contractor were based on accurate measurements of completed fences.

Overall, actual construction time was 19 months. There was a 2-month delay when it became necessary in late 2014 to change contractors. All wood and metal fences were replaced at 613 homes. In total, about 57,000 linear feet of fencing was installed—about 10.8 miles.

It was a journey! My thanks go out to the Board of Directors; all Homeowners who volunteered; BellaVita Clubhouse staff; BellaVita Grounds Committee; FSR and Rusticscapes. Last but not least I appreciate the cooperation, patience and endurance of Homeowners. All of this contributed to the final result—high quality fences, improved aesthetics of BellaVita and increased property values.

## FINANCE COMMITTEE

*Steve Anderson, Chair*

2015 started with a projected budget deficit of about \$35,000. The potential was apparent after the first month that the deficit could go higher. The Finance Committee reported this to the Board and they evaluated the situation and took decisive action. Thanks to the good efforts of the Board, the various Committee Chairs, and to Nancy's efforts in the clubhouse, the finances turned around and the preliminary year end 2015 results show a surplus of \$40,000 to \$70,000 (final numbers to be determined). Notable efforts include negotiation of a new electricity contract by Don Jensen (Facilities Chair) which saved about \$25,000, and Board action and implementation by Nancy that saved about \$58,000 in payroll and supplies. While all Committee Chairs have worked to hold costs down, Don and Becky Spedden (Grounds Chair) have the largest budgets and have really concentrated on lowering costs or at least holding the line on costs where possible. Of course, the timely payment of assessments and almost total lack of any non-payments by our fine residents are major factors in our financial success as well.

The budget for the coming year again shows a projected deficit of near \$40,000. We start 2016 with a "checking account balance" (also called surplus) of about \$350,000 and a "savings account balance" (also called reserve funds) of about \$470,000. We start 2016 with \$185,000 in loans for the fence project and we are designating \$10,000 per month toward repayment, meaning they will be totally repaid within about a year and a half. The intent is that the final fence costs will be paid from the surplus funds or reserve funds with no additional loans being incurred.

The finance committee keeps a very close eye on any variances from the budget projections for all expense categories and will update the Board on any items of concern. We thank all of the residents for their efforts to support the financial health of our community. We also want to thank all of the Committee Chairmen for their help over the past year putting together the budget and for their help in keeping costs down where possible.



**Resident of  
BellaVita for  
13 Years**

- **Professionalism with a Personal Touch...**
- **Represent Buyers and Sellers**
- **Member RE/MAX Hall of Fame**
- **Member of Houston Association of Realtors**
- **Member RE/MAX 100 Club**
- **Member National Association of Realtors**
- **Realtor since 1986**

**Cris Barrera**  
**Cell: 713-304-3468**  
**Email: [barc@hic.net](mailto:barc@hic.net)**

**Very Active  
in the  
Community**

## **BellaVita Men's Club**

Cris Barrera, President

We invite all male residents to join in and have a great time. Come to our meetings the first Wednesday night of every month and participate with us in discussing events and other things around the community that make BellaVita such a fine place to live.

The Men's Club is looking forward to some great things in a fun-filled 2016.

In February we had our big Annual Super Bowl Party with all types of "football food" and drink to enjoy the game. We also had our monthly Movie Night where we furnished food like hot dogs, hamburgers, etc., at no charge to movie goers.

In March we'll have our annual St. Patrick's dinner consisting of wonderful food for the event and we're sponsoring the bus trip to the Coshatta Casino which we often do every two months. We finish the month with our Movie Night. In April, it's time for our very popular Fish and Chips and Movie Night at the end of the month.

***Come and be part of the group.***



### ***It is Time to Join Our Amazing Team...***

We are looking for high energy Advertising Ad Sales Executives to work with the best clients in Texas! This is the perfect full time or part time position for the right person. We offer one of the highest commission structures in Houston!

Call or email now....[Michael Gary mgary@hoanewsmag.com](mailto:Michael Gary mgary@hoanewsmag.com)  
or call 713.331.0344



*New Year's Eve Revelers*



*Country Western Dance, but not dancing*



*Judy Joe's exhibit at BellaVita d'Arte*



*More New Year's Eve Revelers*



*Some Guys have all the Luck!*



*Celebrating Ruth Cheek's and Donna Ferreri's Birthday*



## Clubhouse Committee

Mike Sanders, Chair

Written by Karen Bishop

The Clubhouse Committee is responsible for supporting the HOA Board in its oversight of the operations of Club BellaVita, the pool and the lake area 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 the Club BellaVita operations.

Working with Nancy Triggs, we accomplished the following in 2015:

- Refinishing the Clubhouse Doors
- New Cover and Poles for the Gazebo in the Pool Area to Match the Other Pergolas
- Cleaned and Painted Storage Room
- Cleaned and Repaired Grout in Men's Restroom
- Replaced AB and Back Exercise Machine with 2015 model
- Cleaned Moldy Grout and Replaced Grout in Men's Bathroom
- Replaced Broken Treadmill with New Model
- Accepted Donated New Freezer and Installed
- Approved Men's Club New Bar to be a Permanent Fixture
- Reviewed Rules & Regulations for Future Updating
- Reviewed (Monthly) and Answered clubhouse-related Concern Forms Club Members Submitted

### Preliminary Plans for 2016

The committee is working on the following:

- Getting the kitchen repainted. The BellaVita HOA approved the painting which will be paid by the Belles, Men's, and Veterans Clubs due to no money in the HOA budget for repainting
- Refurbishing and/or Replacing the Artificial Plants in the Clubhouse and Annex.



## 2016 Board of Directors Elections

Elections Committee - Connie Harry, Chair



It is no longer a question mark – the candidates for the 2016 Board of Directors Election are:

Diane Clement  
 Benny J. Frank  
 David Dommert  
 Frederick (Fritz) Ring  
 Milt Walker  
 Ken Wright

Thank you to the Homeowners who are willing to serve as Board Members

VOTING DEADLINE: March 16, 2016

### Your Vote is Important!!







# The BellaVita Belles

Kay Simpson, President

2016 will be a busy year filled with many opportunities for fun, fellowship, and volunteer service. In addition to the monthly Friday light movie night and Sunday bingo and pot luck, the Belle's will be sponsoring some very special events. As you can see things are in order for a great year!

## Social Activities for 2016:

- Art de BellaVita - February 21st ..... Carolyn Beeson
- Ladies Tea - April 16th ..... Sandra Rodgers & Carolyn Beeson
- Garden Tour - May 14th ..... Pat Speer and Lynn Rodriguez
- Ladies Night In - July 9th ..... Dianne Clement & Ginger Downey
- Belle's Special Evening Event - August 13th ..... TBA (something new)
- Mistletoe Market – October 1st ..... All core committee teams are in place
- BellaVita Fashion Show – Nov. 12th ..... Linda Sanders & Marjorie Parham
- Gift Exchange – December 6th ..... Sue Steik

## Community Service:

- Fund Raisers for 2016 ..... Dianne Clement: Chairman
- March / Easter Baskets - Star of Hope Transitional Living Center .. Maylene Moore
- May / Pearland Animal Shelter ..... Donna Ferreri, Genie Dunnage & Cindy Simmons
- July / Dress for Success / Ladies Night In ..... Sandra Bornstein
- September / The Bridge Over Trouble Waters Center  
for battered and abused women / Paper goods, toiletries ..... Tamara Skeete
- October / Mistletoe Market Treasure Box
- Charity of Choice: Military Mom's and Wife's of Brazoria County .. Carolyn Beeson
- Nov. - Dec. / Adopt a Family through our school program  
for Christmas ..... Mary Walker

I would like to say "let's get down to business and Be Positive doing it". All ladies in BellaVita are considered a BellaVita Belle and are invited to join us the first Wednesday of the month for the Belles meeting. Delicious meal at 6:30 (no charge), business meeting at 7:00. Come visit with fifty plus of your neighbors and see what's happening in your community. ALL VOLUNTEERS ARE WELCOMED .....WE NEED YOU!

### SEE YOU AT BELLES!

*One last note, please wear your name badge so we will know who you are.*



March 17th



Daylight Savings: Sunday, March 13



## **Awards Committee**

**Sandra Bornstein, Chair**

At the Strategic Planning Workshop last summer there was discussion on volunteer recognition. As a result, the Volunteer of the Quarter was established. The purpose of this new program is to publicly recognize the efforts of individual community service. The Awards Committee met recently and determined the process for selecting and recognizing individuals. Each quarter (beginning second quarter 2016) committee chairs, club presidents, and board members will be asked to submit the name of a volunteer worthy of recognition. The Awards Committee will randomly select one name from the nominees. This volunteer will be publicly recognized at the board meeting. In addition, a brief summary (written by the person submitting the volunteer) and photo of the volunteer will be featured in the BUZZ and in the Weekly Announcements. A photo of the individual will appear on the Clubhouse video board throughout the quarter.

Remember, we are the magic...let's share that with the whole community.

## **Facilities Committee**

**Chairman, Don Jensen**

The BellaVita Facilities Committee currently consists of 17 members. Most of these members have a background or interest in engineering, finance, commercial or residential construction and project management. The Committee's role is to support the HOA Board in its oversight of all facilities, included but not limited to buildings, fences, gates, pool, fountains, streets, sidewalks, development and negotiation of contracts and home maintenance items handled by the HOA.

The committee also handles other fixed assets that have a requirement to be maintained or modified in order to keep the BellaVita community operating in an efficient and responsible manner. This committee supports the maintenance of these assets, recommends improvements, writes statements of work for replacement, repair or maintenance, determines costs and recommends and monitors the activities of contractors doing work for BellaVita.

Members include: Don Jensen Chairperson, Dorothy Barrera Assistant Chairperson, Nancy Triggs Ex-Officio and Billy Potter Board Liaison, Steve Andrews, Lyle Ganuchau, Rex Hemme, Ron Lauve, Jerry Marshburn, Boyce Maxwell, Mike O'Grady, Bob Paterno, Tom Paterno, Bob Stockinger, Tom Rohwer, Pete Steik and Don Talley.

Projects Undertaken in 2015: repairs to the Lake Apron, Lake Fountain, Pool Service Building, Street Curbs, Sidewalks, Gates, Front Fountain, and Dumpster Enclosure. We also developed the Budget, completed a Strategic Plan, Evaluated 6 Major Contracts for renewal, painted 50 Houses, and refinished 164 Front Doors.

*Written by Dorothy Barrera*



## **Veterans Club**

**Dennis Mulcahy,  
Commander**

The New Year started with a bang. We have several new members attending our meetings and supporting our "Flags of BellaVita" Project. We also have had an increase in non-veterans volunteering for putting our flags up and down on the six flag days. We always appreciate their help. As the old/new saying goes, "we are always looking for one good man or woman" to join our teams. In 2015 we posted 714 Flags for 550 Residences. We replace, on the average, one-third of our flags each year, to keep your flags and community looking great.

The BellaVita Veterans support the Memorial Day and 4th of July programs and provide for the entertaining Pearland Band we had on the 4th of July. Projects we share in supporting include painting the Kitchen and, for the future, the Storage Building behind the Clubhouse. We maintain the trees around the Memorial garden, replacing dead ones and trimming the rest. One member, Henry Reist, helps anyone in the community with Veteran's Affairs. Veterans and widows of Veterans, you may have benefits coming to you that you don't know about. Contact Henry.

BellaVita has 15 World War II Veterans. In October we celebrated the 95th birthday of one of our most senior members of the "Greatest Generation", Jesse Raines. He still actively supports our organization and attends most of our meetings along with several others of the greatest generation .

The slate of officers for 2016 are Cmdr – Dennis Mulcahy, Vice-Cmdr - Steve Andrews, Secretary – Arlen Stiefvater, and Treasurer – Walter Pasciak. Steve Andrews and Wayne Johnson co-chair the Flag Project Management and David Southard is our Data Analyst; they support our eight Flag Teams. Bill Burdick and Walter Pasciak co-chair the communications.

## **Cable TV Task Force Appointed**

**Ruth Southard, President**

At the January 27, 2016 meeting of the Board of Directors a Cable TV Task Force was appointed and approved by the Board. The charge to this Task Force is to 1) review the current cable contract with Comcast, 2) survey the need for telecommunications service to the homeowners, and 3) research options regarding cable TV. The Task Force is to provide recommendations for action to board by November 2017. The Task Force members are Steve Anderson, Lark Billick, Bill Burdick, Rex Hemme, Chuck Seymour, Ruth Southard, and Nancy Triggs.

The current contract expires in June 2018. Part of the homeowner assessment each month goes toward basic cable TV service whether the homeowner uses Comcast or not. This provides Comcast with 100% coverage of the community and represents 25% of the annual HOA budget. This is a significant undertaking. Watch for information updates and be sure to participate when requested.



Say "Bye Bye" to the Summer Heat!



# Davis & Son HVAC

30+ Years of Sales and Service

TACLB208C

*"We stand behind the work we do, and we've built our business from the referrals of our customers to their family and friends."*

### Services Include:

- FREE Second opinions
- Financing Available
- Service & Install Residential HVAC Systems
- Service & Install Small Commercial HVAC Systems
- Preventative Maintenance Program
- Service All Makes and Models
- Free Estimates on Equipment Replacements



**FREE SERVICE**  
WITH ANY REPAIR  
*(no service charge)*

**Davis & Son HVAC**

Must present coupon.  
Not valid with other offers.  
Expires 07-31-16

**\$49**  
SPRING A/C CHECK-UP  
*(call for details)*

**Davis & Son HVAC**

Must present coupon.  
Not valid with other offers.  
Expires 07-31-16

**SAVE \$250.00**  
COMPLETE SYSTEM CHANGE OUT  
*(call for details)*

**Davis & Son HVAC**

Must present coupon.  
Not valid with other offers.  
Expires 07-31-16

**CALL TODAY**  
to get started on a path of **Worry-FREE**  
Home Air Conditioning & Heating!

Call **Billy**: 281-433-0029

Call **Nick**: 713-504-8104



[www.DavisandSonHVAC.com](http://www.DavisandSonHVAC.com)



**BellaVita Homeowners Association**  
**FirstService Residential**  
 12234 Shadow Creek Pkwy.  
 Building 3, Suite 100  
 Pearland, TX 77584



NO PARKING TIRE LANE

# What Is Your BellaVita Home Worth?

**Call Pam For  
 A Free Market Analysis**



**List Your Home With Pam  
 And Get Your Home  
 SOLD!**



**PAM MILLER**

Broker Associate  
 Five Star Real Estate Award  
 Multi Million Dollar Producer

**713-269-9017**

If you're lucky  
 enough to be Irish...  
 You're lucky enough

