



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

Board of Directors

President - Ron Gerlach

281-922-5050
rgerlach@club-bellavita.org

V. President - Dianne Clement

281-506-7121
dclement@club-bellavita.org

Sec. - Billy Potter

281-484-5198
bpotter@club-bellavita.org

Treas - David Dommert

281-464-3991
ddommert@club-bellavita.org

Ken Wright

281-993-8392
kwright@club-bellavita.org

Fritz Ring

901-277-6149
fring@club-bellavita.org

Bill Burdick

281-464-0555
bburdick@club-bellavita.org

Management: FSR

(First Service Residential)
 12234 Shadow Creek Pkwy.
 Building 3, Suite 100
 Pearland, TX 77584
 713-332-4675 (Main)
www.fsresidential.com

MESSAGE FROM THE HOA BOARD PRESIDENT RON GERLACH



We have just completed another year here at BellaVita and numerous projects were done thanks to the many volunteers on our committees. The fences were complete early in the year. That year and half project has put us in a great position for several years to come. The loan that was used to supplement the reserves will be paid off by the time you read this and we are on track to replenish our reserve funds. We closed out 2016 with a very small surplus.

This year is a maintenance only year as all new facility and common area initiatives have been pushed out for reconsideration next year to allow the reserves to build. The accounting system changes recommended by the Finance Committee have been implemented and that process is working very well.

The telecommunications Task Force completed its work with the Board's approval of a new Comcast contract and many of the homeowners have benefited by a reduction in Comcast fees.

The Board has implemented a sub-committee to facilitate development of documentation to enable competition for several of our larger support contracts. We have not selected the contractors, at time of this writing, but the proposals received are very encouraging for cost savings.

Many other smaller committee activities were completed to keep our facilities and homeowner's yards in top shape.

We will also be electing 3 Board members by acclamation at the March 22 Annual meeting. Hope to see you there!



Comcast Contract Implemented

Submitted by Fritz Ring and Ruth Southard

The implementation of the new Comcast contract is complete. The final stage was held on February 25, 2017 for those homeowners who were not able to schedule an appointment during the three-week timeframe in January.

Originally, Comcast was to set up five account representatives in the meeting room. After about an hour on the first day, we quickly learned that it was so noisy that people could not hear. We immediately took over the 2 small meeting rooms in the Annex and spread out the conversations. This was a dramatic improvement for all involved. We are grateful to the Mahjong players for giving up their place to play for these 3 weeks.

A Demo Room was set up in a small room in the Annex and staffed by BellaVita homeowner volunteers. The Task Force members (Steve Anderson, Rex Hemme, and Chuck Seymour) were joined by Ruth Cheek, Joe DeKunder, DJ Harter, Janet Leavesley, Billy Potter, Rory Potter, Lynne Ring, Dallas Smith, and David Southard in showing the homeowners how to use the new voice-activated remote control. Ruth Southard and Fritz Ring were on site the entire time to oversee the implementation, greet homeowners, answer questions, and assist in any way needed.

The voice-activated remote control is so appropriate for BellaVita homeowners. Having homeowners show homeowners worked well to raise the comfort level of many who could have been intimidated by instruction overload. Our volunteers kept the training simple and relative to the needs of the individual homeowners. This also released

Comcast account representatives to concentrate on homeowner needs.

Over the three weeks, nearly 570 homes were signed up for the new contract. An additional 13 houses were handled in late February. There were up to 15 technicians on site every day, Wednesday through Saturday. The Task Force was diligent in trying to get EVERY homeowner to meet with Comcast for the information about the new amenity. There was no obligation to switch service but, if they switched during the implementation, there was no installation fee.

We cannot overlook the efforts of the clubhouse staff. Steve, Shinece, Allison, Gisela, and Mark were incredibly supportive in getting homeowners scheduled, calling to remind homeowners of their appointments, preparing and printing handouts on the fly, helping to identify those who had not responded and setting up the rooms.

Comcast has provided a complete User Guide for use by homeowners. The 16-page guide contains instructions on TV, internet, and phone. The Welcome Kit is available on the BellaVita website.

Comcast is expected to visit BellaVita on a quarterly basis to answer homeowner questions and provide demonstrations of new and different elements. Watch the newsletter or e-blasts for dates and times for these events. The HOA Board of Directors approved the appointment of Fritz Ring as the liaison between Comcast and the community with regards to this contract.

Bid & Sub-Contracts Committee

Fritz Ring, Chair

Late last year the Board of Directors approved a new policy which established a requirement that goods and services needed within BellaVita valued at over \$3,500 be put out for bid. This policy also established a Bid and Contracts Sub-Committee to have the accountability and oversight for securing these bids. It works closely with other BV Committees.

Since that time this sub-committee has been very busy establishing a bid process as well as working with the Facilities and Landscaping Committees on a number of projects. To date one project for the Landscape Committee which has been completed resulted in an approximate 20% savings. The team is now handling several projects including tree trimming around the lake, the parking lot light poles, gate maintenance, and pool maintenance. Other projects on the horizon include reviewing our management company contract, and our landscaping contract with Rusticscapes.

The members of the sub-committee include myself, Tom Rohwer, John Rodriguez, Mary Walker, Denise Barberis, and Al Wiley. The members have significant experience in contract administration and purchasing.

I want to thank you the members of this sub-committee for volunteering their time and expertise. I encourage others who would be interested and wish to learn more about what we do to contact me.

We will keep you the residents posted on our progress in future communications.

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

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



Veterans Club

Dennis Mulcahy, Commander

Our flag project is off to a good start. Renewals have come in earlier than previous years, thanks to team captains and volunteers delivering the Renewal Brochures to the front doors of every BellaVita residence. Our first flag raising is for President's Day. Again, volunteers stepped up to replace three Flag Team Captains. We always appreciate volunteers when it comes to putting up and taking down flags.

In December, we held a Christmas Dinner for all Veterans of BellaVita. A Turkey Dinner was served to ninety Veterans and guests. Six World War II Veterans attended and each received flags and medallions for their service. We also had three widows of WWII Veterans and they also received medallions.

Things we can look forward to this year are new projects to make our BellaVita community even a better place to live, serving veterans and widows of veterans with their benefits, and Honor Flights for WWII Vets, and maybe Korean War and Vietnam Veterans.

The new administration in Washington is promising improvements to the VA. Houston is blessed to have the Michael DeBakey Veterans Medical Center adjacent to the Texas Medical Center. However, the Vets are complaining they wait in long lines to get served. A more efficient operation would be a big improvement.

FINANCE COMMITTEE

Steve Anderson, Chair

First and foremost, the Finance Committee (FC) would like to ask any and all Bellavita residents to call, email or simply talk to any FC member with any ideas you might have that would help the HOA save money. Money Management is our reason for existence.

The 2017 Finance Committee includes Steve Anderson (Chairman), Walter Pasciak (Vice Chairman), Joan Cummings (Budget), Ruth Cheek (Budget), Jim Thompson, Mike Warneke, Joe Dekunder (Asset/Liability Review, Audit, Budget), Richard Harrison (Audit), Huda Pringle (Profit/Loss Review) and Chuck Seymour (Insurance). All of us wear all of the hats, but primary responsibilities are shown.

In 2016, the total cash in all BV accounts dropped by \$34,754. The two previous years have been similar. Obviously that cannot continue, which explains the dues increase for this year.

The 2017 budget is very tight even with the dues increase. The BV community is now 15 years old and is in the repair and replacement stage of life, which can be expensive – and unexpected (such as when parking lot light poles fall unexpectedly).

There are no “bad guys” when it comes to spending money in BV. The Board, the Manager and the Committees all try very hard to do the best they can. Still, it sometimes falls on the Finance Committee to be the “bad guy” and say NO if we just can’t afford it. Please understand if your particular project or idea is not funded that it is not personal. Money is REALLY TIGHT and we will try very hard to keep from needing another dues increase any time soon.

Even where money is budgeted, we would ask the Board, the Committees and the Manager to save money where possible and not spend money just because it is in the budget.

In the next Buzz, we will try to give an idea of how much of our money is committed to fixed contracts and required costs so that you will have an idea of how much control we all have on our spending.



Election Committee — Connie Harry, Chair

Three Candidates to be Elected by Acclamation From the Elections Committee

The following three (3) candidates filed Willingness to Serve forms for the three (3) positions open on the Board of Directors for the 2017 Election:

Ronald Gerlach
William (Bill) Burdick
Billy Potter

As a result, the Elections Committee will present the following slate of officers for election by acclamation at the Annual Meeting on March 22, 2017. The community is invited and encouraged to attend the Annual Meeting. Candidate forums previously scheduled are cancelled.



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. Memberships are open!!



Christmas Choir



Ladies with Santa



Gift Exchange



B
R
E
A
K
F
A
S
T

W
I
T
H

S
A
N
T
A





Sandra Rodgers & Diane Nicolas

Looking for a companion?



BONBON CHIHUAHUAS

- 🐾 longcoats & smoothcoats
- 🐾 AKC champion bloodlines
- 🐾 litterbox & peepad trained

BONBONCHIHUAHUAS.COM

CHRISTY LEACH 713-899-8208



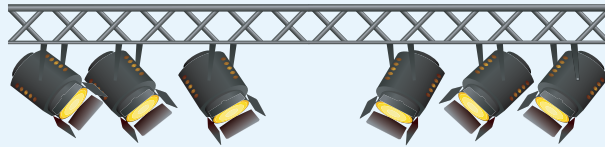
Cris Barrera, President

It is fun and rewarding to be part of the Men's Club. 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 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 often have a guest speaker discussing interesting topics. We talk about upcoming events sponsored by the Men's Club. The meetings normally last 30 to 45 minutes.

In February, we sponsored our annual Super Bowl Party. It was free to all BellaVita residents and delicious food and drink was provided. The Men's Club sponsors free events throughout the year like Movie and Burger Night and Neighborhood Night out.

We always have other events throughout the year to help fund our free events.

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.



That's Entertainment Club

Ed Jamison, President

The New Year has brought new energy and fresh entertainment to BellaVita. When I refer to new energy, I'm referring to your energy, and what it can do for everyone else here at BV. While we will present a variety of entertainment to you in 2017, foremost to our goal is presenting you with what you want. I realize this could be a challenge: some of you might want snake charmers or belly dancers, while most of you may not be very interested in these subjects. None-the-less, I would still like to know of your entertainment interests. To that end, you may contact me at anytime via email at ezlife71@comcast.net with suggestions. I said "anytime", but if you email me at 3:00 in the morning and I don't respond immediately, well, I'm either A. out honky tonkin' or B. sleeping. (If you answered B., you win!) Or, simply tell me the next time you see me.

By now, you will have enjoyed yourself at the Valentine Dinner/Dance or wished that you had been there. The other TEC events for the first half of this year are The St. Patrick's Day Brawl (dance), a play in April with an All-Star BellaVita cast, The Cinco de Mayo (translated, it means "FUN") party, and TEC's participation in the All-Clubs event, to be announced.

So, while we have thoughts about what our club can do in the second half of 2017, I'd like to hear what it is you want to see or experience. It's your club; share your thoughts and come join the fun!

Linda Sanders



B
E
L
L
A
V
I
T
A

d
e

A
R
T
E



Marc Wormser



Club
BELLA VITA
The BellaVita Belles

Carolyn Beeson, President

The Belles started off the new year with a bang! We thanked last year's officers, **Kay Simpson**, President, **Sandra Rodgers**, Vice President, **Genie Dunnage**, Secretary and **Karel Mulcahy**, treasurer, with bouquets of roses.

Our first event was BellaVita D'Arte, chaired by **Linda Sanders**. More than 100 people viewed the arts and crafts of talented residents.

We participated in the annual BellaView event, but failed to secure chairs for many of our upcoming events and charities. This spring the Belles are, once again, sponsoring Easter Baskets for Christian Helping Hands. **Sarah Barnett** is our Chairwoman.

The Belles are very excited about our upcoming tea. The Chairs for this event are **Sandra Bornstein** and **Maylene Moore**. This year's theme is The Great Gatsby, a nod to the Roaring Twenties, and we will be "tempting fate" because the date is April Fool's Day. Come out and join the fun. Hostess a table or participate as a guest. Come as you are or dress a la mode. Tickets are \$15.00.

The Belles welcome participation of all women in the community. We have several events and charities we will sponsor for the balance of 2017 and we want you to join the fun. Meetings are the first Wednesday of each month. A light meal is served at 6:30. SEE YOU THERE!!

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
or call 713.331.0344

AWARDS COMMITTEE

Sandra Bornstein, Chair



Connie Harry

The Awards Committee would like to announce Q1 2017 Volunteer of the Quarter, **Connie Harry**. The Volunteer of the Quarter is a program to publicly recognize the efforts of an individual for BV community service.

The past few years have been a huge success in BellaVita and we would like to thank Connie Harry for her spirit and willingness to serve on many volunteer opportunities and committees. It is a pleasure working with her because she is so community-minded and knows what it takes to get the job done. When Connie has a plan, she becomes so focused and strives to make it happen, with ease. She would never admit to the many hours she puts into a project and really would not want to take credit for making it happen. She is a team player and true visionary for sure. Connie always has fresh ideas which keep things from being boring. Her volunteer credits include HOA ARC Elections Committee Chair, Belle's Officer and event chairs, fence task force, Mistletoe Market Communications Chair (4 yrs.), and the first editor for the Bella Buzz.

Thank you Connie Harry, for all your hard work. Please congratulate Connie on her outstanding contributions and recognition as Volunteer of the Quarter.



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 12-31-17

\$49

SPRING A/C CHECK-UP
(call for details)

Davis & Son HVAC

Must present coupon.
Not valid with other offers. Expires
12-31-17

SAVE \$250.00

COMPLETE SYSTEM CHANGE OUT
(call for details)

Davis & Son HVAC

Must present coupon.
Not valid with other offers.
Expires 12-31-17

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



MEET YOUR NEIGHBOR, HERE, THERE AND EVERYWHERE

Ed Jamison is a multi-talented man. Before moving to Galveston, he lived in Washington DC, Baltimore and Philadelphia. Ed became active in theater at the age of 14. He went on to become an announcer and director for Channel 11 when it was based in Galveston, then Channel 4 in Port Arthur. There he produced, co-hosted with “Cowboy John,” and interviewed children for the television show, the Circle 4 Club. It was a 2 hour show that interviewed 40 children a day. (A really patient man!) After his first child was born, he returned to Galveston and the family grocery business. He moved to Houston and left the business after Hurricane Carla.

During those early television days, Ed made personal appearances and subsidized his rent with a nickel slot machine. It was available at the for the many parties he threw. Other careers included multi-state management of paint stores, industrial sales and marketing. Finally, prior to retirement, he was a marketer for a national insurance company. While employed by the insurance company, Ed met Sandra Rodgers.

But Ed never let work slow him down. He was a volunteer director of a woman’s group, Director of the Galveston Little Theater, served on the Board of the Galveston Historical Foundation, Chaired Dickens on the Strand for 2 years, was a member of the Momus Crew and was President of the Laffite Society for four years, where he continues to serve as an advisor to the Board.

After moving to BellaVita with Sandra, Ed became active in the community as a member of the Men’s Club, a member, and now President, of the TEC and a member of the Communication and Elections Committees. Last year he directed the successful play A Typically A-typical Day. His goal as President of TEC is to bring successful and popular entertainment to BellaVita. Another play is planned, and St. Patrick’s Day and Cinco De Mayo are on the horizon. Ed and the TEC welcome new members. So, come on out, the second Wednesday of every month, and meet this interesting and talented man.



Join us for an
Adventure

Watercrest
AT
SHADOW CREEK RANCH

Watercrest at Shadow Creek Ranch is now open. Schedule your personalized tour today to see why so many of our residents compare our luxurious amenities to living on a cruise ship!

(832) 709-2230 ◆ **WatercrestShadowCreekRanch.com**



BellaVita Homeowners Association

FirstService Residential

12234 Shadow Creek Pkwy.

Building 3, Suite 100

Pearland, TX 77584



**Resident of
BellaVita for
14 Years**

Cris Barrera
Realtor

Cell: 713-304-3468

Email: barc@hic.net

Member RE/MAX Hall of Fame ■ Member Houston Association of Realtors

25+ Years Experience ■ Professionalism with a Personal Touch

**Active
in the
Community**

