



BellaBuzzy

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

An Official Publication of the BellaVita Homeowners Association

BellaVita Clubhouse

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MESSAGE FROM THE HOA BOARD PRESIDENT RON GERLACH



Over the last few months the board has completed several reviews. The annual Strategic Planning meeting was conducted with the BellaVita Leadership Team that includes Committees and Clubs to review needs and wishes for the next several years. This activity results in a plan and is used to develop the next few years' budgets. Additionally, we reviewed our contracting activities and decided to put together a sub-committee of the board, which will include several volunteer homeowners, to analyze and assess competitive bids for projects and services costing over \$3500.00. This will not only help the board but help the committees make selections.

Finally, with the completion of the fence project this year, the board desired to outline the official turnover of the fences to homeowners. This notice is provided to all homeowners:

The BellaVita HOA is officially out of the fence business and fences are now the responsibility of the homeowner. The HOA fence project conducted in 2014-2016 replaced homeowner fences in the community with new fences consistent in design and sturdier in construction. These new fences were warrantied for workmanship by the installers for 12 months per our contracts. That period of time has expired for all of those fences installed by Hurricane Fence Company and for some of those installed by Rockin-D Fence Company. The metal fences have a 20 year manufacturer warranty for material defects and the homeowner should have received documentation for warranty purposes. This does not include the installers' workmanship. Thus, please keep in mind that the BV fence task force, FSR, and BV HOA are no longer involved in repair or replacement of fences and homeowners must contact a fence company of their choice if repairs are needed.



COMMUNITY HEALTH FAIR



COMMUNITY RELATIONS

Janet Del Sardo, Chair

It's time for another community Health Fair. BellaVita residents will have the opportunity to get Flu, Pneumonia, Shingles and other shots as well as blood pressure screenings, blood sugar testing and information about Advanced Directives. A representative from Memorial Herman Hospital will be present in the Ballroom between 2:00 and 4:30 on September 24. Be sure to bring your insurance cards.

A New Look is Coming to the Pool Area!

The inner area of the pool is getting a fresh, new look that will keep cost and maintenance lower. In keeping with the Mediterranean style of the clubhouse area, the flower beds in the inner pool will be cleared and replaced with rocks and 5 sculpted juniper trees. The beds will be accented with blue pots in the corners.

Becky Spedden, Chair Grounds Committee

BELLAVITA BOARD OF DIRECTORS

Billy Potter, Secretary

Your board appreciates your questions and concerns submitted via the concern forms. However, in order for these forms to be considered and acted upon they must have the name of the person submitting the concern form. These concern forms are private except for the concerned portion.

When you have concerns and take the time to fill out the form please put your name on the form along with contact information, I will acknowledge that I received the form and will keep you updated on the progress until the issue is closed.

TELECOM TASK FORCE *Update*

Ruth Southard, Task Force Facilitator

The Telecom Task Force is making progress toward a solution for the community. The first survey is complete with a little less than 50% response. Some interesting findings are:

- Most people have 3-5 televisions
- Of those, half are Smart TVs
- Almost everyone has a computer and at least one cell phone
- Most homeowners are using the basic service provided by Comcast through the HOA assessment
- Email is the biggest reason for people to have internet
- Most people are satisfied with Comcast except for the price

The Task Force wishes to thank those who participated in the survey. If you have not yet responded to the survey and wish to, please request a paper copy at the clubhouse and submit it.

On July 18, the Task Force met with Comcast to discuss future trends, business directions, etc. Comcast was represented by the executive responsible for contracts, the BellaVita account executive, and a Sales engineer.

They reported on the Comcast initiatives to prepare for the new standards expected as early as first quarter 2017 and the new partnerships they are forming in order to provide the best programming service to customers.

The most interesting news was that Comcast has created a Call Center with a special number for bulk contract customers (BellaVita homeowners are bulk contract customers). That number is 855-307-4896. BellaVita homeowners should use this number for questions about billing, ordering, and technical support.

Also, the new Xi set-top box may be purchased by homeowners without having to bundle video, data, and phone. This box features voice activated control making it possible to find the programs or channels you want without having to search through a guide listing. Say the word and your program is there.

The Telecom Task Force may be able to conclude the work required earlier than expected. Watch for announcements and events that should keep homeowners informed and better educated about the coming technologies.



September 5th

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



Veterans Club

Dennis Mulcahy, Commander

The July 4th Independence Day Ceremony, is the largest event of the year for the Veteran's Club. We raised about 800 flags around the community and the clubhouse. We sold 200 tickets to the residents, which just about covered all of the expenses. The weather, although hot, was favorable. Our outdoor ceremony, parade and Mayor Reid's Invocation added spirit to the event. BellaVita is truly a great community and is proud to be a part of the great City of Pearland.

Inside, the air conditioning felt good. We had good old American food-hamburgers and trimmings. Once again we had a great patriotic performance by the Pearland Community Orchestra. Thanks to all in the community and all that helped make this 4th of July a memorable event.

We honor our Servicemen and women who maintain our freedoms. The Veterans Organization contributed \$1500 this year to the Military Mom's and Wives of Brazoria County. They have acknowledged our contribution as they have many expenses in their worthy endeavor.

Seems like there is always a war going on somewhere all the time. We close with this. Besides I.S.I.S, we remain, technically, at war with North Korea. They still have not signed the Cease Fire after all these years since we withdrew our troops. However, we do have troops standing by in South Korea and the Navy and Airforce nearby. Let's never forget the "forgotten War" of 1950-1953.



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Ladies Night-In



Bathing Beauties



Patsy Cline



Tina Turner and the Girls



That's Entertainment Club

David Kittelson, President

TEC had a very active summer; we helped with the 15 year BellaVita birthday party that was a huge success. Everyone had a great time. Everybody enjoyed the fresh seafood, cake and ice cream. We will see who will be able to attend the 20th birthday party.

In June TEC presented first time performers in Bella Vita "Dueling Piano's". It was a packed performance and with all of the song requests made by the audience it was a great time had by all. Looking forward to their return next year.

An upcoming event for August is a band that plays music by the Beatles. TEC hopes we have the same success as we had with the "Dueling Piano's" Come and stroll down memory lane we are looking forward to everybody letting their hair down (as much or as little applies LOL) and having a great night.

The next big event will be the Halloween Party in October. It is never too early to start planning what you are going to be this year!! In the meantime we hope to see you at the TEC meetings and events.



Dueling Pianos



Happy Birthday BellaVita



4th of July



More Dueling

MEET YOUR NEIGHBOR, A BORN TEACHER!



Debra Warneke has had an interesting life. She grew up in the St. Louis area and graduated from Western Illinois University with a degree in teaching. For her first job as a teacher, she travelled to Spain to teach English. Settling in Puerto de Santa Maria, near the Bay of Cadiz, she married an Engineer and had two children.

Debra lived there for 20 years and traveled extensively throughout Europe. She learned a lot about Spanish culture and really loved Southern Spain.

After returning to the United States, she used her extensive ability to speak Spanish to teach English as a second language to Spanish children in Orlando Florida, Austin Texas and finally Texas City, TX. In Texas City, she headed up the ESL program, creating lesson plans for other teachers, teaching strategies to teachers and handling parent-teacher conferences with Spanish speaking parents.

In 2012, she met Michael Warneke, her husband, a physician at S.E. Memorial Hospital. They moved to BellaVita in 2014. Since her move she co-chaired the Ladies Tea which had a Spanish theme, works out in the gym, takes exercise classes and best of all has been teaching Spanish classes to BV residents.

She and Mike feel fortunate to be a part of the BellaVita community and we are fortunate to have them.

LET'S COMMUNICATE!!

Bob Stockinger, Chair, Communications Committee

BellaVita has various official means of communication, the Buzz, Weekly News, Daily News updates and the Homeowners Directory.

As you know, we have added cell phone numbers to the directory and many of us feel the need to expand the directory to include e-mail addresses. This is especially beneficial for the committees and clubs.

If a homeowner wishes to add his/her e-mail to the directory, he/she should obtain a form from the front desk, fill it out and turn it in. As a reminder to all homeowners, old directories should be shredded to ensure privacy.



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.

We're looking forward to an active 4th Quarter of the year. In October we will be serving grilled hamburgers on the first Saturday of the month, the same day as the Mistletoe Market. In November we will have a Fish Fry on the First Saturday & a Bar-B-Q at the end of the month. In December our annual Breakfast with Santa will return.



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Club
BELLA VITA
The BellaVita Belles

Kay Simpson, President

Absolutely the best ever Ladies Night In.... 138 ladies in attendance. 19 ladies on the committee worked tirelessly from decorating to entertainment and the delicious food was amazing. Our charitable donations for Dress for Success topped the charts. We had entertainment from Patsy Cline (Kay Simpson) and Tina Turner and her backup signers (Linda Sanders, Margie Parham and Carolyn Beeson), and last but not least our Olympic Swimmers entertained us with their synchronized swimming routine. The swim team consisted of Kay Simpson, Paula Hagan, Sandra Bornstein, Tamara Skeete, Sheila Wheat and Laural Shuptrine. You can check out the pictures on the Club BellaVita website.

Mistletoe Market 2016 is just around the corner and we are looking for a huge crowd this year. Our vendor chairman, Sandra Rodgers, has sold over 70+ spaces for this annual event and many of the vendors are new to Mistletoe Market. Please be sure to get your wrist band for the market this year. We will be selling presale tickets so be sure to get yours early for \$3.00. Also, look for the announcements in the Newsletter about the Treasure Box donations. Carolyn Beeson will be the contact person for the Treasure Box.

Upcoming events:

- The Annual Fashion Show - November 19th
(A new twist on the fashion show this year TBA)...
- Annual Gift Exchange – December 11th



Mistletoe Market

Saturday, Oct. 1, 2016
10 a.m. – 4 p.m.
Admission \$3.00*
(*A portion of admission fees will benefit the Military Moms & Wives of Brazoria County)

The annual Mistletoe Market, hosted by the Belles Club of BellaVita, with the assistance of many of our residents, is coming soon. All vendor spaces have been sold and final plans are underway for this great event. We have 80+ spaces sold representing more than 70 vendors, some with multiple spaces. Some of our favorites are returning but there are also some new vendors with great products we can look forward to seeing.

Once again, lunch will be prepared and served by Hope Village, with all proceeds from food and drink sales benefiting Hope Village. Food and drink concessions, along with seating, will be located outside by the Pool Area.

The Treasure Box will be located in the Annex. The ladies on this committee are collecting your gently used items to be sold. Your donations would be greatly appreciated, excluding clothing, shoes, furniture and electronics. We are especially looking for holiday décor which sells very well along with jewelry and purses. Please call either of the following for times to drop off your donations:

Carolyn Beeson	281-922-4427	2303 Tuscany Ct.
Genie Dunnage	281-481-3289	1235 Modena

All proceeds collected from the sale of items will benefit the Military Moms & Wives of Brazoria County to provide "care packages" for our men and women in service.

Mark your calendars to come and spend a few hours browsing our vendors and supporting our charities and community. "Like" and "share" us on Facebook to get the word out to all of your friends.

Connie Harry
Mistletoe Market
Publicity Chair



**AWARDS
COMMITTEE**

Sandra Bornstein, Chair

The Awards Committee would like to announce the Volunteer of the Quarter, Maylene Moore, BellaVita Belles Club. The Volunteer of the Quarter is a program to publicly recognize the efforts of an individual for BV community service.

Maylene Moore has served the community well. Her willingness to volunteer has been remarkable and NO is not in her vocabulary. Maylene's talents and creativity have benefited the entire community and especially the Belles Club. She is the go-to person when something needs to be done. She is the BV Mistress of Design for many Belles events. She has been a leader in so many projects; here are a few: Easter Baskets Project, Garden Tour, King & Queen of the BellaVita Prom, Ladies Night In, Mistletoe Market, 2016 Belles Club Nominating Committee, BellaVita's first comedy play-set design, as well as Chairman for the 2016 Cancer Walk. Thanks to you Maylene Moore for all your hard work. Please congratulate Maylene on her outstanding contribution and recognition as Volunteer of the Quarter.



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FINANCE COMMITTEE

Steve Anderson, Chair

The finance committee is doing our best to monitor your money. We have found, however, that very few in the subdivision have any idea how our finances work. This article is intended to give a VERY quick overview with numbers approximated.

Our dues are \$222 per month. Following is a list of approximate monthly budgeted amounts for the larger expenditures:

Alarm Monitoring	9
Audit/Tax Prep	2
Cable TV (Comcast)	48
Clubhouse Cleaning	2
Electricity/Gas	12
Insurance	6
Landscape	51
Maintenance & Repair	7
HOA Mgmt Fees/Dues	14
Payroll	19
Swimming Pool	4
Water/Sewer	2
Debt Service (Fences)	16
<u>Reserve Expenditures</u>	<u>35</u>
Total	237

The budget obviously projects a loss and that cannot continue indefinitely. There are a number of smaller items that are not included on this list as well. Eventually, the HOA dues will need to increase or the amenities will need to be lowered. Please discuss our finances with your friends and neighbors. Offer your thoughts to the Board or the Finance Committee members so that everyone has a voice.

Thanks for your patience!!!!

Steve





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