



# BellaBuzzy

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

An Official Publication of the BellaVita Homeowners Association

## **BellaVita Clubhouse**

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www.club-bellavita.org

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

2015 will be the thirteenth Christmas in BellaVita for me and my husband. Typically, 13 marks a new phase of growth (teenage years) and that is true of your HOA. The organization structure is sound and the committees have a maturity that enables them, as well as the board, to operate more effectively. This operation is also due to the commitments of so many capable homeowners. The committees, along with the Clubhouse staff, assist the Board with the various functions of the HOA. As we begin a new year, I would encourage you to review the various opportunities for service to the community. Resolve to become involved in 2016. Almost every club, committee, and/or Task Force would welcome new members.



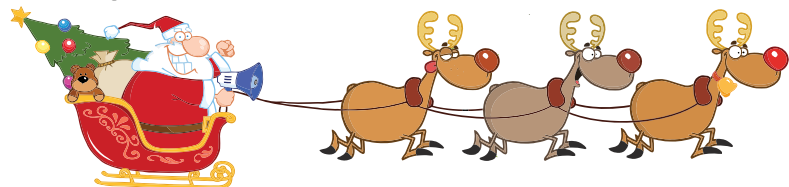
A new opportunity will be presenting itself in January 2016. The current contract with Comcast is due to expire in 2018. This contract represents more than \$350,000 (or 25%) of the annual operating budget. We expect to see some amount of changes to this contract. The Board will be approving the appointment of a Task Force to review the contract, survey the homeowner needs, investigate options, and propose a solution. We are looking for homeowners interested in serving on this task force. It will be an 18-month commitment. Contact the HOA President for more information.

In addition, road construction could begin as soon as January as West Development is proceeding with the plan to add homes at the end of Berlino.

As the year winds down, we see closure to several major projects and renewal of ongoing tasks. The 2016 budget was approved with no increase in the monthly assessment. There is a small deficit in the operating budget due, in part, to the Board's decision to aggressively pay back the fence loan over the next two years. There is no need for alarm at this point because of the operating surplus that accrued over the last several years. The fact remains that the budget is tight and changes may be required in the next couple of years. A very conservative Strategic Plan 2016-2021 was approved providing a roadmap for the organization. New legislation impacting HOAs was passed in Austin and has been integrated into our procedures.

As the lights glow and decorations abound, we are reminded, once again, what a lovely community this is.

*Wishing you and your family a wonderful holiday season and a memorable New Year.*





## MEET YOUR NEIGHBOR...

### Larry Alvarez, aka Tom Sawyer



Larry Alvarez has a passion for nature and pioneered our nature trail in 2005 when he hand cut the walkway with clippers. His early pictures captured his work and interest in wildlife with flash cameras. He has since upgraded and is responsible for the clubhouse pictures of beavers, river otters, bobcats, coyotes, opossum, raccoons, skunks, etc., and, along with his committee, the maintenance and preservation of the nature preserve. Pretty cool for a man who studied mechanical engineering at the University of Houston!

But then Larry is a pretty interesting man. His grandparents emigrated from Spain for economic opportunities in 1896. They came by ship through Galveston and settled in Houston. Larry's grandfather earned his living pushing a knife sharpening cart and later driving a car with a grinding wheel/sharpener. Larry's father owned a millwright business manufacturing turbines and compressors for the refineries and petrochemical companies. Apprenticeship, years of hard work and education led Larry to the top and he assumed ownership after many years and retired early only to be recruited by Dresser Rand as a consultant and then as a full time employee.

He met his wife Carolyn when they were 17 and 16 respectively. They have been married for 42 years and Pearland residents for 41 years. Carolyn has been a school teacher in Pearland for 25 years. They have 3 sons, 2 grandchildren and are actively involved in family activities.

Both Larry and Carolyn are long-time residents of this area and have seen a lot of changes in Houston and Pearland and have made substantial contributions to the growth and development of Pearland and BellaVita. We appreciate their efforts!



## ELECTION COMMITTEE

Connie Harry, Chairperson

The BellaVita Homeowner's Association Board of Directors Election for 2016 will have four (4) positions open, each to serve a two year term. Below is the schedule of events pertaining to the 2016 election:

<b>Date:</b>	<b>Action:</b>
Monday, January 4, 2016	1st Election Mail out - Willingness to Serve form
Thursday, January 21, 2016	Candidate Orientation - tentative date & time
Tuesday, February 9, 2016	Willingness to Serve Forms due
Tuesday, February 16, 2016	2nd Mail Out (Includes copies of all Willingness to Serve forms from all candidates)
Wednesday, February 24, 2016	Meet the Candidate Forum
Friday, February 26, 2016	3rd Mail Out – Ballot
Saturday, February 27, 2016	Meet the Candidate Forum
Wednesday, March 16, 2016	Ballots Due
Thursday, March 17, 2016	Count Ballots – FSR Office
Wednesday, March 23, 2016	Annual Meeting and Reception

*2015 legislative changes to Property Code 209.0058 still requires Ballots be signed in an election to fill seats on Board of Directors. Sec. 209.0056 requires at least 20 days from date of mailing of the Ballots to the date that Ballots are due. We have changed time frame for the mailing dates to accommodate this change.*

*Sec. 209.0058 added the following provision: "each candidate may name one person to observe the counting of the ballots, provided that it does not entitle this observer to see the name of the person casting the ballot and also provides for the removal of any disruptive observer".*

Please mark your calendars for these dates and be sure to read the letters and accompanying documents as they are received. If you are interested in serving on the Board, please make plans to attend the Candidate Orientation. This program is held to introduce anyone interested in serving on the Board to the duties, responsibilities and commitment required to serve in this capacity. The Orientation is open to all residents of BellaVita. Your vote is extremely important as well as you decision to serve.

Reminders of these dates and other information regarding the election will be in the weekly newsletters. Additional information may also soon be updated on the BellaVita website ([www.club-bellavita.org](http://www.club-bellavita.org)).

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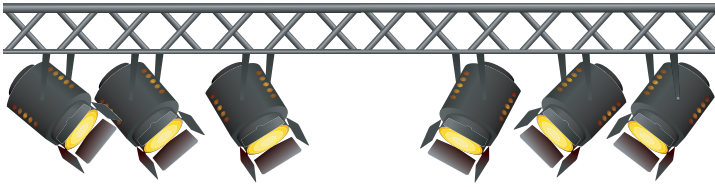
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## That's Entertainment Club

*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*

**Record level of participants in the fall Nature Reserve tour...**

The combination of excellent weather and some advertising led to a record 30 residents and guests (including four grandchildren) participation in the Fall Nature Reserve tour. "Tom Sawyer" (aka Larry Alvarez), our trail guide, did an outstanding job describing plants, trees and the wildlife that inhabits our woods. He also told the group some of the history of the area and what types of things the Nature Reserve committee does to maintain the trails.

The Nature Reserve committee appreciates the community turnout and the favorable comments from the group. It makes the committee's efforts maintaining the trails worthwhile. At the end of the tour, many of the participants said that they would be more apt to visit the woods on their own.



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## ROSE Award Committee

Dorothy Barrera, Chair

It is not too early to consider a nomination for the ROSE Award that will be presented at the annual homeowners meeting in March 2016. ROSE is an acronym for Recognition Of Serving Extraordinarily.

The ROSE is the highest form of recognition given by the BellaVita HOA to a single person for an idea/solution/project that occurred in the year 2015 and that directly benefits the entire BellaVita community and/or community life. These efforts are viewed as being "above and beyond" the normal service of homeowners.

Don Jensen received the first ROSE Award in 2014 followed by Ron Lauve in 2015.

Homeowners may submit nominations to the Clubhouse any time before February 16, 2016. Information and forms are available on the website under the Awards Committee tab.

*Written by Ruth Southard, Board liaison to Awards Committee*

## FINANCE COMMITTEE

Gari-Lynn MacGregor, Chair

The 2016 Budget has been drafted by the Finance Committee and accepted by the Board of Directors. It will be distributed to homeowners by FSR when the 2016 assessment coupons are mailed.

The budget shows no increase in dues, but it does include a small deficit, as did the 2015 budget. While existing retained earnings are easily sufficient to cover the projected deficit, this cannot continue indefinitely.

As most homeowners know, the subdivision is now built out. That means there is no steady increase in the overall dues base as there was in years past. From now until eternity, we face the same budget battles of any other group. We need to balance our desire to hold down dues with the need to provide amenities that make BellaVita a very desirable place to live.

To that end, the Board and the Finance Committee would welcome input from all homeowners as to what is important and what is not, what is necessary and what is not.

Amenities such as lawn service assure a uniform appearance throughout the subdivision and help support high property values. Amenities such as cable TV are of great importance to some, while others don't even use Comcast at all. The Board will establish a committee to research that issue but the current contract is in place until 2018, so no change will happen soon. Homeowners will be surveyed in 2016 to help set priorities for amenities and to assess feelings about a dues increase. To make the survey effective, please feel free to contact any of the Board members or Finance Committee members to be sure that subjects of high interest to you are covered in the survey.

*Article Written by Stephen Anderson*

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All advertisements are due by the 15th of the month for the next edition. Multiple month subscriptions and discounts are available.





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## **BellaVita Men's Club**

Cris Barrera, President

### **MEN'S CLUB BREAKFAST**

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.



In September we showed a classic movie, GODFATHER 3, on the big screen and served hamburgers with all of the trimmings. We ended the month with showing a football game on the big screen featuring the Houston Texans on a Sunday afternoon. Wonderful snacks & beverages were served and there was no charge to residents. A big crowd showed up in October after the Mistletoe Market, we sold bar-b-que plates. We smoked brisket all day the day before to sell on Saturday and it was delicious! On the 13th and 14th, the Men's Club sponsored the very popular Coushatta bus trip and everybody had a blast. The club sponsors a bus trip to the Casino about every two months and both buses fill up fast. On the 18th, we again showed the Texans football game on the big screen.

In November, one of our most popular events took place on the 7th. The annual Fish Fry always sells out. This year had live music featuring a 5 piece band that finished the night. Football Sunday topped off the month.

In December, the Men's Club sponsored Breakfast With Santa. A good hearty breakfast for the children and residents was provided along with a great visit with Santa.

***Another exciting & fun year is coming in 2016. Come and be part of the group.***



*Cooking again?*



*Neighbors Night Out*



*Red Hot Night Participants with Pearland Firemen*



Halloween Party Costume Winners



2 New Residents?



Health Fair - Marc and Joyce Wormser



Mistletoe Security Force







## VETERANS ORGANIZATION

*Dennis Mulcahy, Commander*

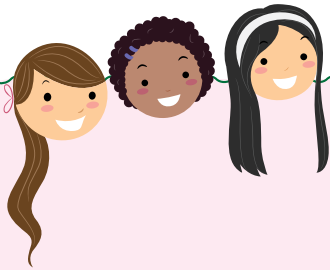


It is the year end and time for the BellaVita Veterans to send out your Annual Flag Renewal Brochure. Please return yours as soon as possible. If you are new to our community and our flag Project, there is an annual fee for having flags put up on your yard. The fee is \$25 for one flag and \$15 for any additional flags. We now put up 900 flags each flag holiday.

Thanks to all who support us by volunteering to assist putting up and taking down the flags. We are currently in need of team Captains and Pickup Trucks. We take pride supporting our community and helping veterans and spouses of deceased veterans. If you need information on Veteran's Entitlements and Benefits, BellaVita Veteran Henry Riess can assist you; just give us a call.

For you veterans who have not attended one of our meetings, we would like to meet you. Meetings are every third Wednesday of the month. We have a light meal, liquid refreshments and a lively social half-hour beginning at 6:30 pm.

A member of the 3rd Marine Division Association asked us for assistance in getting an appropriate grave marker for a Marine who died in Vietnam in 1969. He sacrificed his life by covering a hand grenade to save several Marines from serious injury or death. He was posthumously awarded the Congressional Medal of Honor. In August a Rededication Ceremony was held in his honor and a new gravestone appropriately engraved with his Distinguished Award and his official Marine Corp Rank and Name was unveiled. We were honored to be part of this. God Bless our community, our Veterans and God Bless the USA!



## *The BellaVita Belles*

**Kay Simpson, President**

Here it is the holiday season again...As they say "where does the time go"? This certainly has been an exciting year with many special events and I must say that all were managed very smoothly. They included: Art de BellaVita, Murder Mystery/Prom Night Dinner, Ladies Tea, Garden Tour, Ladies Night In, Magician Show, Mistletoe Market, Fashion Show, and the Holiday Gift Exchange. Plus our charitable events should be mentioned as well. They included: Easter Baskets Collection, Pearland Animal Shelter, Dress for Success, Adopt a Family for Christmas and Treasure Box. I would like to take this opportunity to thank everyone involved in making these events happen. It does not happen without volunteers. The total charitable contributions for this year were approximately \$9300.

Mistletoe Market 2015 was truly an amazing experience. We had a tremendous outpouring of volunteers, the attendance was phenomenal and all of the vendors seemed to be very pleased with their sales.

In close I would like to say thank you to everyone for their name badge order. The badges look great and wear well and most are wearing the badges. We want to know who you are. This also has been a successful fund raiser for the Belle's. The name badge project will be ongoing so if you want to order one, leave an envelope with your name and a check for \$10 at the clubhouse. Anyone in BellaVita can purchase the name badges.



*Mistletoe Market 2015*

***Have a Happy Holiday & a Happy New Year!***

—The Bellavita Belle's



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## **ADDITIONAL FENCE OPTIONS MIGHT BE AVAILABLE--ACT NOW!!**

Rockin' D Fencing has agreed to consider doing additional fence work after the primary Fence Replacement Program is completed provided there is sufficient interest on the part of Homeowners.

This work would involve:

- replacing existing wood gates at "emergency exits" on the sides of houses;
- adding "caps" along the top of wood gates identical in appearance to the "caps" on wood fences facing streets.

This additional work would be at the Homeowner's expense. Homeowners interested in either of these projects should send an email to: [fencetf@club-bellavita.org](mailto:fencetf@club-bellavita.org). or sign up at the Clubhouse ASAP but no later than December 15. This is a solicitation of interest to provide Rockin' D a general idea of the amount of work that might be requested. Firm prices will be determined by the contractor later. At that time Homeowners can make their decisions.

NOTE: In the meantime Homeowners are discouraged from adding "caps" to their gates on their own. Doing so could possibly void the warranty on their gates.

## **Grounds Committee**

*Becky Spedden, Chair*

### **Frequently asked Questions about Yard Maintenance**

- 1. Does the HOA replace my grass if it dies?**  
*It is the homeowner's responsibility to monitor and maintain their yard in accordance with the ARC Guidelines. The HOA will not replace or repair damage to grass or plants.*
- 2. How often is my front yard mowed?**  
*During the summer months, front yards are mowed 4 times a month.  
This winter, tentative dates for mowing the front yards are: Dec. 7 – 11; Jan. 8 – 12, 18 – 22; Feb. 1 – 5, 15 – 19; March 1st, 3rd and 4th weeks*
- 3. Does the HOA pay for trimming my trees?**  
*No, trees are the homeowner's responsibility. Crepe myrtles are trimmed only if they do not extend beyond the roof line.  
Trees that overhang into the street are the responsibility of the homeowner.*

- 4. How often is my front yard fertilized?**  
*Front yards are fertilized 2-3 times a year as the weather and vegetation conditions warrant. The fertilizers also treat weeds, insects and disease.  
Treatment does not guarantee success.*
- 5. Does the HOA maintain the homeowner's irrigation system?**  
*Your HOA dues include routine maintenance of the original system in the front and back yard:*
  - Sprinkler head adjustments
  - Repair of sprinkler heads
  - Controllers
- 6. What does your HOA NOT cover on the irrigation system:**  
*Instructing or training residents on their systems – residents are responsible for setting and monitoring their own control box.  
Modifications or additions to your original system.  
Repairs to your system as a result of negligence, weather related occurrence, subsidence etc.*



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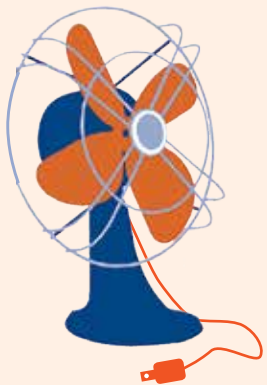
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# Merry Christmas!

“And the Grinch, with his Grinch-feet ice cold in the snow,  
stood puzzling and puzzling, how could it be so?  
It came without ribbons. It came without tags.  
It came without packages, boxes or bags.  
And he puzzled and puzzled ‘till his puzzler was sore.  
Then the Grinch thought of something he hadn’t before.  
What if Christmas, he thought, doesn’t come from a store.  
What if Christmas, perhaps, means a little bit more.”

*Dr. Seuss*



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