



# BellaBuzzy

An Official Publication of the BellaVita Homeowners Association

## BellaVita Clubhouse

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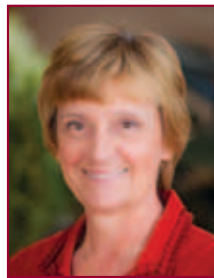
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## MESSAGE FROM THE HOA BOARD PRESIDENT RUTH SOUTHARD



As we approach the busy holiday season, may we consider how fortunate we are to be part of a community like BellaVita -- where people make the difference. It is truly amazing how many people serve unselfishly to maintain the quality of life for all of us.

During the summer one homeowner had an idea regarding the maintenance of the wrought iron fences around the pool. The concept worked and, while it is not fully complete, the method for repair saved the association tens of thousands of dollars.

Another group has been working steadily on the front gates. BellaVita is a beta site for the latest generation of call box. The efficiency of the system was dependent on upgrading the "clickers." Be sure to read the articles in this issue about the gates and the clicker exchange.

The Finance Committee worked diligently to produce a revised Reserve Study so we can plan for future expenses. In addition, they successfully prepared the 2014 operating and capital budgets with the directive that there be no increase in assessment. The approved budget was hand-delivered to each home in mid-November.

The issue of traffic management was resolved (See article) and the speed limit will remain unchanged.

Early in October, the City of Pearland invited Homeowner Association Board members to attend the first of the planned quarterly meetings. Benny Frank and I attended this meeting. We were introduced to the various departments and the functions of each. The city hopes to use this as a means of better communicating with the neighborhoods.

In January we begin the process of conducting an election for board members. Be sure to read the article containing the timeline for this event and watch for additional announcements in the Daily News and the Weekly Announcements. There is also a separate tab on the website specifically dedicated to Elections. Board members are elected and charged with operating the corporation for the benefit of the whole community. Voting for the members of the Board of Directors is your way of providing input to the decision-making process. Exercising your right to vote for the open positions is especially important in 2014 since a majority of the positions will be on the ballot. I would encourage some of you to consider running for the board. Please do not hesitate to contact any board member for information that might be useful to you in making this important decision.

It is with pride that I summarize the efforts of the many terrific people who live in this community. Without the work of so many, the board would not be able to accomplish as much as we do in order to keep the community operating as efficiently and economically as we do.

On behalf of the Board of Directors, the 100+ committee members, the Club officers, and group leaders, I wish every one of you a wonderful and safe Holiday Season.

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# 2013 HALLOWEEN COSTUME WINNER!!

## Cindy Simmons





ON THE RECORD – We caught up with Michael G. Davis and Larry W. Brooks founders of the popular community real estate firm, Brooks & Davis Real Estate Firm as they attended a recent event. Here's an edited transcript of our interview with them.

Getting to Know your Community Realtor  
By Vanessa Wade

## Local Real Estate Company **Guarantees to Sell Your Home**



**VW:** Tell us about Brooks & Davis

**B&D:** Brooks & Davis is a Houston real estate firm with a heart for providing stellar customer service. With more than 19 years combined experience, we have provided our clients with the finest service, including specialized programs designed to guarantee successful closings. Our professional, knowledgeable sales associates sell in communities around the Houston area.

**VW:** In a Do It Yourself World (DIY); do people really need a Realtor?

**B&D:** Only, if you want to do things right. Working with a Realtor prevents you from overspending or making other costly mistakes. We are trained, certified and know how to sell homes. We handle all the appropriate documents on your behalf. If you choose to do it yourself and discover you are missing any documents, it could slow down or stall the process, so working with a Realtor is ideal.

**VW:** Are all Real Estate Firms created equal?

**B&D:** No. Many firms say they can sale your home, but can they? We Guarantee it! **VW:** Really! How can you do that? **B&D:** We are proud to say our superior service sets us apart. Brooks & Davis offers tips on how to stage your home, pricing points, etc. to get your home sold within 90 Days or you don't pay us AND we still market the home until it is sold. We don't make any money if your home doesn't sale. A great deal of our business comes from previous clients referrals. It lets us know people trust and respect us.

**VW:** What is the Philosophy of Brooks & Davis? **B&D:** We offer the 3 P's of Real Estate Solutions. Price- We make sure you get the Top Price the market will allow. Protection- We ensure you don't make any mistakes that may hurt you now or later. Problem-free- you won't find any horror stories here! There will be problems but let us be your problem solver. Once again, we work hand and hand, while we guarantee the results you want. We aren't pushy. We communicate effectively. We listen.

**VW:** If I am thinking of buying or selling a home what should I do first? **B&D:** Call (713) 665-8329 to receive a **FREE phone consultation** with Mr. Brooks or Mr. Davis and be entered into a drawing to receive a **FREE \$100 Gas Card**.

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# Traffic Enforcement Voted Down

At the Board of Directors meeting on September 25, a motion was made and passed to NOT allow the City of Pearland to enforce traffic laws in BellaVita. BellaVita will remain the authority for traffic management in the community.

The Board followed the procedure outlined in the September issue of the BUZZ. The second reading of the ordinance did pass the City Council on August 12.

The Board of Directors discussed this issue at a workshop on September 18. Many homeowners participated by attending the homeowner forum where this issue had been presented, contacting board members personally, and submitting questions and concerns in writing. In addition, the following questions were raised and considered:

- Do we have data supporting changes? Have there been any accidents or near misses?
- Do we have any documentation of traffic violations?
- How many frequent violators do we have?
- What would be the effect of raising speed limit?
- What effect could there be to bikers/walkers/golf carts?
- Risk to self-government
- Risk of future regulation changes by City
- Will it be effective in curbing speeding stop sign running? How much time can the city police actually be here to patrol?
- Undesirable exposure of residents to fines. Are we punishing the majority of homeowners for the inability of a few to follow the rules?
- Is there any liability if we do not implement?
- Are costs justified? Do the STOP signs really need to be larger and mounted higher to be effective? When the size changes in the future will BellaVita be required to change them again?
- Could sidewalks be required by the city throughout BV?
- Are there better, less drastic alternatives?

Of all of the considerations, the most important issue was forfeiting our ability to self-govern. This is a privilege that the Board believed should be protected above all others. BellaVita is a safe, desirable community in which to live. Introducing outside agencies to enforce existing laws (as well as any new laws developed in the future) would result in a loss of control that could dramatically harm the quality of life we have come to enjoy.

It should be noted that the City has enforcement capability for handicap parking and reckless driving at all times and has issued citations and warnings in the past to BV residents.

## News from The Elections Committee

By Connie Harry

The Elections Committee for the 2014 Board of Directors Election is Chairperson, Connie Harry, and members, Mary Jane Rogers, Sunny Ward, and Peter Sperling. The committee is working diligently on the upcoming election.

There will be four (4) at-large positions open on the Board of Directors for 2014, each to serve a two year term. Each director serves "at-large" which means they represent the entire community, not a specific section.

Below is the schedule of events pertaining to the election:

- o **January 6th First Notification Letter** to be mailed, including **Willingness to Serve** form, and information for voters and candidates
- o **January 23rd Candidate Orientation** – for all interested residents and potential candidates. Location to be announced.
- o **February 11th Willingness to Serve** forms due.
- o **February 18th Second Notification Letter** to be mailed. This packet will include Candidate Information for those who have completed Willingness to Serve forms; Announcement of "Meet the Candidates" Forum; and Notice of Annual Meeting/Reception
- o **February 25th "Meet the Candidates" Forum** at 7 p.m. – Ballroom
- o **March 1st "Meet the Candidates" Forum** at 2 p.m. Location to be announced.
- o **March 6th Ballots** mailed to Homeowners
- o **March 19th Ballots** due.
- o **March 26th Annual Meeting / Community Reception** - Election certified and announcement of new members of Board of Directors.

Please make note of these dates and watch your mail for the notice letters and accompanying documents. 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 of 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 your decision to serve.**

Reminders of these dates will be in the weekly newsletters. Additional information may also be found on the BellaVita website (club-bellavita.org).



# The BellaVita Belles

By Linda Stanton, President

Thank you to everyone who helped make this year's Mistletoe Market a huge success. Although cooler weather would have been nice, we were delighted that we dodged the rain. We heard numerous compliments from the vendors and shoppers about the warm and friendly atmosphere and the helpfulness of our residents. **Sue Pieper** and **Barbara Quinn** did a great job with the Treasure Box donating \$1,060 to the Christian Helping Hands in Pearland. Everyone loved Hope Village lunches and they reported a profit of \$1,645. Hat's off to the 75 plus volunteers who helped make this the biggest Mistletoe Market to date, with a net profit of close to \$6,000.

Officers for 2014 were elected: **Linda Sanders** - President, **Sue Steik** - Vice-President, **Janice Burgess** - Secretary and **Ruth Cheek** - Treasurer.

We enjoyed a fabulous Fashion show chaired by **Charlotte Goza** and **Laura Dudley**. The ladies had a great time lunching on a wonderful assortment by Intricate Edibles, which were expertly served by our men. The Clothes Horse provided the fashions and there was a make-up demonstration by the Lip Stick Lady. **Carlos Trevino** provided wonderful music for our models to strut their stuff. It was certainly a grand affair!

As we head into the Holiday Season we are looking forward to our Home Tour, which is being chaired by **Sarah Barnett**. The six home tour, will be followed by a reception, which will feature a performance by our own BellaVita Holiday Choir. This group has been practicing since September under the Direction of **Kathy Wright**.

As I end my year as President of the Belles, I would like to thank everyone for their help and support. I am so grateful to live in a community with such wonderful people.

## TEC EVENTS



TEC is planning its annual **Breakfast With Santa** on December 14 at 10:00 AM. Tickets are \$ 5.00 for Adults and \$ 3.00 for children between the ages 1-14. Breakfast will include Pancakes and a lot more. Of course, each child will have an opportunity to sit on Santa's lap!

On the 20th of December TEC will also sponsor a **hayride** at 7:00 PM. Participants will tour the lights of BellaVita and sample Cookies and Hot Chocolate for a nominal fee of \$ 3.00.

As always, the TEC welcomes your suggestions for future outings.

## GETAWAYS PLAN TRIP TO DANISH VILLAGE

The next Getaways trip is planned for February 25, 2014. The group will visit Danevang, Texas. The village is located Southwest of Houston and South of El Campo. It was founded in 1894 by immigrants from Denmark largely as an agricultural community. Designated as a historical site in 1970, the village has exhibits relating to Viking culture, early agriculture, and historic buildings. The cost is \$ 29.00 and includes a Danish lunch, tour and the bus ride.

Recent trips have included visiting the Nutcracker Market, Mrs. Baird's Bakery and Glenwood Cemetery. Come on out and join the fun!

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## ☆☆☆ BellaVita ☆☆☆ Veterans Organization

*By John Kaltenbach, Commander*

Approximately 700 American and Texas flags were flown in our BellaVita Community for Patriot Day, September 11th, and for Veterans Day November 11. We thank those BellaVita residents who participate in our Veterans Flag Project, which allows our Organization to fund some BellaVita projects, as listed below.

1. The "Hands of Love Stitchers" for material to prepare the "Quilts of Valor" for the Veterans at the DeBakey Veterans Hospital.
2. Concrete repair for a number of the BellaVita Postal boxes.
3. Shelves for storing Christmas items inside the Club backdoor exit area.
4. Red coating for the two Clubhouse front entrances.

## Jesse's Life

*As shared to us by Dotty*



Jesse Raines

**Jesse Raines** was born in Llano, Texas and joined the Air Force during World War II. He received the Purple Heart medal after the loss of half of his foot from a shrapnel wound. He was awarded other medals as well. After serving his country for 20 years, Jesse was hired by the U.S. Treasury Department as a Secret Service Agent. He had the responsibility for guarding President Johnson during the time that Johnson retired to his ranch and he traveled with Johnson as well. Jesse is not allowed to share his experiences as a Secret Service Agent, but we know he has many fond memories of this time.

Jesse met his wife Dotty in Pasadena after both had lost their spouses. They moved to BellaVita in January, 2004 and have been active residents since then. Jesse is a proficient Scuba Diver and has logged over 200 dives from Cayman, Little Cayman, Cayman Brac, and the Bahamas. Jesse and Dotty are known for their many travels and among their many hobbies are bike riding and swimming in their own pool.

Jesse and Dotty's family includes 2 girls, 2 boys, many grandchildren and one great grandson.



# Fun Walk

On Saturday, November 2, more than 50 people participated in the annual Fun Walk. This year BellaVita raised more than \$1000 for the benefit of Lung Cancer. Our honoree was **Barbara Gorman**, our Librarian. Barbara is a lung cancer survivor.

Once again, the Chairwomen were **Carol Dyson** and **Sarita Cannon**. On hand to cut the ribbon prior to the start of the walk was **Pearland Mayor, Tom Reid**. Assisting participants were **Pat Kohl, Midge Ganucheau** and **Helen Vaughan**. Helen was also responsible for providing first aid, if any was necessary. Fortunately, as always, there were no injuries.

Many of the participants walked around the lake 2 times, some made it 3. The weather was good and a good time was had by all. Participants encourage more people to get out and join them next year!



## It Takes Everyone to Keep Our Neighborhood Beautiful

- During the cooler months, the grass only needs to be watered once a week for 10 minutes. This will minimize the appearance of brown patch, which is a fungus and still keep your yard healthy.
- Mulch will be distributed to every front yard starting in January. There will be a sign-up sheet at the clubhouse, if you do not want mulch.
- Continue calling FSR, not Rusticscapes for any work orders pertaining to vegetation in the front yard. This includes trimming of bushes and hedges, spraying ant mounds and weeding. Rusticscapes will not trim flowering bushes unless there is a work order. (except crepe myrtles) The HOA does not pay for the trimming of trees or palm trees in residential yards.
- Call FSR for irrigation problems in both back and front yards and have FSR generate a service request. The HOA pays for certain repairs. The homeowner is free to contract any company to repair irrigation problems not covered by the HOA.

• The schedule for mowing during the winter/spring is:

November:	2 times	February:	2 times
December:	2 times	March:	3 times
January:	2 times	April:	4 times

- Fertilizer will be applied to the front yards in March, 2014. A combination fertilizer, insecticide and fungicide will be applied to the front yards in May, 2014.

Signs will be posted indicating watering needs after the application.

- Always request the service order number from FSR when requesting a work order. This will make it easier for you to track your service request.
- Do not dump trash in the nature reserve. Plant clippings can be scattered in the nature reserve as long as it is not on or near the nature trail.
- If you have a drain opening in the back and front yard, it should be checked for obstruction several times a year.

Take time to enjoy the outdoor life here at BellaVita

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## City of Pearland meets with Homeowners' Association Boards

As part of a 2012-2013 City Council goal: City Council and staff will host quarterly meetings for Homeowners' Associations to provide an opportunity for HOA boards to meet and network with fellow board members and discuss issues of mutual concern with City staff.

The meetings serve to improve overall communication between the community's neighborhoods and their local government and will provide an important forum for problem-solving and information sharing.

The first meeting between the HOAs and City of Pearland was held at City Hall on October 15, 2013. The goal for the first meeting was to meet the Mayor, City Council, senior staff and receive answers to questions about the operations of the City.

**Benny Frank** and **Ruth Southard** attended this meeting. BellaVita will plan to participate in this activity as a way to better communicate with the homeowners' associations, the activities and plans of the city that may benefit/impact the homeowners of our community.

As a result of this meeting, each homeowner should have received a "Who do you call?" brochure produced by the city.

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December 2013

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