



BellaBuzzy

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, RON GERLACH



I am giving a warm applause to the unsung helpers here at BellaVita -- the many volunteers who help the board and clubhouse employees manage the affairs in our wonderful community. We do have an Awards Reception annually in the spring but that is to recognize them among their peers. They really need more recognition for the extensive amount of time donated to our active adult community. Therefore, we are going to combine the next Awards Reception with the annual meeting so that more of their neighbors will participate in the recognition that they receive from the board.

Many of the things that the volunteers do would have to be contracted or more delegated to our management company if they did not do them. This would increase our need for homeowner funding. Let me identify a small portion of the many things that are done by the volunteers. We have over 120 homeowners who work on the 10 committees of the board. They help maintain the Nature Reserve trails and support the common grounds beautification and maintenance, they support the board in maintaining the finances, they manage the clubhouse facilities and activities in concert with the staff, they organize events and symposiums for homeowner education and manage the elections, they develop and distribute the communications such as this newsletter, the door-to-door handouts and the picture directory, they survey the needs to maintain the common facilities, write contracts for facilities maintenance and manage these contracts, and they support the board on architectural reviews and help homeowners who have issues with the ARC requests and regulations.

Efforts in addition to committees are the short term Task Forces that evaluate and recommend actions to the board for such things as the sales office utilization plan and the gate plan for when the builder completes the last house. And let's not forget the homeowners that just show up to help set up holiday decorating, pick up trash around the lake, establish events of common interest like the walks for charity, help maintain the kitchen, etc. Our other major support to the community is the club officers who set up the weekly events that so many of us enjoy. They spend hours doing this. These clubs and the Veterans' organization also donate funding for special projects to the homeowners association.

On behalf of the board I wish to thank all of the volunteers for their time and talent and wish that I had more writing space to innumerate all those I may have missed in the above listing.

THANK YOU

HALLOWEEN PARTY

October 27, 2012 with Andy & the Dreamicles

Clubhouse Hours

Sunday	12pm - 6pm
Monday	11am - 10pm
Tuesday	10am - 10pm
Wednesday	10am - 10pm
Thursday	10am - 10pm
Friday	10am - 10pm
Saturday	10am - 10pm

Children's Pool Hours

Tues. - Thurs.	3pm - 7pm
Sat. - Sun.	1pm - 6pm

Pool & Fitness Center Hours

Open 6am - Closed at Midnight

Homeowner Rental Information

Homeowners Private Party
Rental Rates
Ballroom
\$80 per/hr + \$500 Deposit

Rental rates apply to setup and cleanup times.

Tables, chair, basic setup and use of the kitchen are only included in the Ballroom rental.

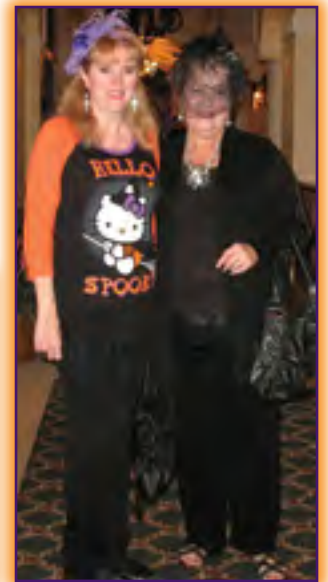
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Please obtain the 6 digit number on the pole.

You can report street light outages over the internet at:
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Once you get there, you click on "Houston", then under "Quick Clicks" you select "Report a street light outage".

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FINANCE COMMITTEE

By Margo Green, Chair

The BellaVita Finance Committee is pleased to report that our finances are in excellent condition. After five months of work by your Finance Committee, the reserve budget, operating budget and capital budget for 2013 have been completed and accepted by the HOA Board. Because of the Finance Committee's efforts there will be NO increase in homeowner assessments for 2013.

BV Operating Budget Revenue for 2013 is projected at \$1,687,971 Expenses are projected at \$1,675,529. This leaves a \$12,442 surplus. Some cuts were made in the budget and reduction in Villa Masters Assessment allowed for this surplus.

BV has a sizable Capital Budget for 2013. Projects projected to possibly be completed in 2013 total \$631,418. A list of these projects will be included in your homeowner packet.

Of some interest to homeowners and contrary to rumors, there will be money for fence replacement if the Board decides to undertake the fence replacement project. One million dollars has been set aside to be spent for fence replacement during the next eight years. Hopefully, bids for this fence replacement project will fall under this million dollar budget.

Members of the BV Finance Committee have been working with the Villa Masters Association Board. Working together, we succeeded in lowering the VMA assessment for 2013. BV Finance Committee will continue to work with the VMA to accomplish possible separation of expenses within VMA and Villa de Este and Villa Verde for further savings in 2014.

Thank your Finance Committee members for a job well done in researching, estimating and completing the BellaVita Budgets on time. When you see Lee Molloy, Jim Thompson, Carol Grisanti, Ruth Cheek, Joan Cummings, Elizabeth Woods and Margo I. Green, tell them thank you. Your Finance Committee works every day to conserve your money and plan for the future.

ELECTIONS COMMITTEE

By Carol Barber, Chair

Our next BellaVita election is not until March of '13, but as fall approaches, it's not too early to begin thinking about serving our community in the capacity of becoming an HOA Board member. There will be two candidate positions open at that time.

Our neighborhood is filled with individuals who have served in similar capacities in their previous neighborhood or at work. We chose our home so that we could participate in an "active adult community"!

Join us, won't you, in continuing that tradition. For questions or concerns, kindly contact any committee member: **John Kaltenbach, Gene Reddell, Joyce Wormser or Carol Barber.**



BellaVita Belles

"Girls Just Wanna Have Fun"

By Lynn Rodriguez, President

BELLES CLUB + MISTLETOE MARKET = SUCCESS

It is official – there were 1,004 paid admissions at this year's Mistletoe Market!

A huge thank you goes out to all of our Belles Club volunteers, the families who volunteered their golf carts, and the men who directed traffic, drove golf carts, and helped in so many other ways. There were 89 vendor booths sold and a poll at the end of the day indicated that it was a successful market for them also. Many of the vendors tried to give us checks to reserve their spaces for next year and said this was a great kick-off to the upcoming holiday market season.

It is impossible to remember or mention all of the names that helped, but if the Belles could give a group hug, please accept it now from us. We would especially like to recognize the following volunteers who were essential to the success of the Market:

- ✿ Tom and Fran Paterno, Mike and Virginia Donoho, Don Jensen, Bill Harry and Jack Rodriguez for the vendor layout and taping of spaces, moving assistance, etc.
- ✿ Elizabeth Woods and all of her admissions volunteers.
- ✿ Linda Stanton and all of her Hostesses. The vendors loved you most!!
- ✿ Carol Dyson and Gail McCullough for handling the door prizes.
- ✿ Jack Rodriguez and all of the volunteers who directed the traffic and drove golf carts transporting our guests to and from the Market.

So many others showed up at various times to offer their assistance and we thank you so much for your support.

BELLAVITA PICTORIAL DIRECTORY

Is now available at the front desk of the Clubhouse. One directory is available per home and must be picked up by the homeowner.



The Clubhouse Committee Report

by John Rodriguez

The mission of the Clubhouse Committee is to support the HOA Board in its oversight of the operations of Club BellaVita, the pool, and the lake area and in the development and maintenance of Club BellaVita Rules and Regulations. It also supports the Clubhouse manager in the administration of club activities and the social clubs integration into the Club BellaVita operations.

In keeping with this Mission Statement, the committee meets once a month to discuss the various projects that have been assigned from the Board, many of which have come from HOA Concern Forms and suggestions from the community. Many of these projects can develop into a team effort when working with other committees.

If you haven't noticed, you should check out the new black-out curtains on the Ballroom doors that lead out to the pool area. It was not an easy task but the ladies on our committee came up with the right solution that kept the price well within the budget that was allocated. The Board has also authorized a budget to have the carpeting replaced and to refinish the stage and dance floors in the Ballroom. The budget includes the repairing and sealing of the travertine tile and replacing the carpet areas in the Clubhouse hallway that runs from the Ballroom to the Fitness Center with a coordinating tile on a diagonal setting. We are hoping to have this work scheduled and completed sometime in January of next year.

A couple of friendly reminders that had been brought to our attention by way of the Home Owner Concern Forms are:

1. The Clubhouse building and the pool area are designated non-smoking. All areas adjacent to the building are also non-smoking. The two areas that are the exception are the front porch and outside the backdoor leading from the Ballroom where cigarette butt receptacles have been placed.

2. BellaVita urges all residents to comply with the Texas laws that govern the operation of motorized vehicles and to exercise common sense while utilizing any motorized vehicle in BellaVita. In accordance with Texas Transportation Code Sec. 521.021, no person(s) without a valid Texas driver's license will operate a motorized vehicle, gasoline, electric or battery powered, including golf carts and scooters on streets or sidewalks, with or without adult supervision. An exception is allowed for personal assistance devices operated under Texas Transportation Code Sec. 551.202 by persons who require assistance with disabilities.

As you can see, the Clubhouse Committee along with other committees and the Board work hard to fulfill their obligations to the community. The Committees are always looking for new members. Please get involved and help us to make this a place you can be proud to call home.

October 2, 2012



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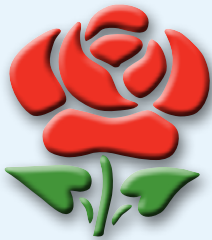
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Is there a **R.O.S.E.** in BellaVita?

By Ruth Southard



Have you observed someone who deserves Recognition Of Serving Extraordinarily?

Last Fall the Board of Directors approved an Awards Committee proposal for a special award for someone who has contributed "above and beyond" to the benefit of the entire BellaVita community. With two months left in 2012, it is time to consider whether there is an individual deserving of special recognition.

Information about the award, including qualifications for the award, is available on the website (www.club-bellavita.org). Nomination forms are available on the website and at the Clubhouse. Nominations are due by February 1, 2013. If a selection is made, the announcement will be made at the annual meeting in March.



Opening Doors for You in Bella Vita!

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Realtor
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BellaVita Resident Specialist
Email: lynnr2008@gmail.com

Face Realtors
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281-464-9266 Fax

Grounds Committee

By Becky Spedden, Chair

Homeowner Sprinkler Systems in BellaVita

Routine maintenance of the sprinkler system (front, back and side yard) is covered by the HOA.

This maintenance includes:

- Sprinkler head adjustments
- Repair to the heads
- Repair or replace controllers

The HOA does NOT cover:

- 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 or neglect (Example 1: If a resident fails to insulate the system from freezing temperatures, the resulting damage will not be covered. It is best to drain the water from the irrigation system if freezing weather is expected. Also it is best to wrap outside water pipes. Example 2: If the sprinkler head is run over by a car or some other accident occurs.)
- It is solely the homeowner's responsibility to maintain their yard in accordance with the ARC Guidelines. The HOA cannot control a well-watered lawn.
- The HOA gives a "best effort" to maintain your sprinkler system based on problems that the homeowner re-ports to AMI.
- The HOA will not replace or repair damage to grass, plants or structures resulting from an improperly working sprinkler system.

Requesting Service: If you require maintenance/repair of your sprinkler systems contact AMI. AMI will record the problem and take the appropriate action to have a technician dispatched.

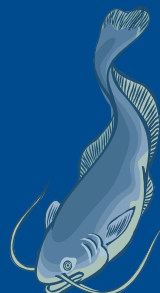
Questions and comments with USACE responses were posted in the Clubhouse.

Front Yard Mowing Schedule for 2013

Starting January 2013, Houston Lawn will be changing the mowing schedule for BellaVita as follows:

2012	2013
Thursday	Wednesday
Monday	Thursday
Tuesday	Monday
Wednesday	Tuesday

ANNUAL CATFISH FRY & LIVE MUSIC
 BY2 on October 13, 2012



5th ANNUAL BellaVita FUN WALK

OCTOBER, 20, 2012

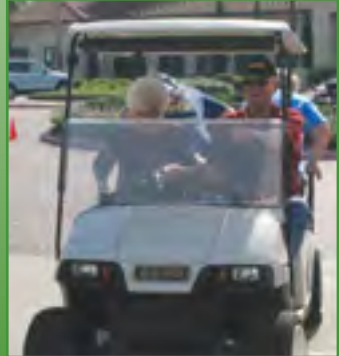
BENEFITING THE PANCREATIC CANCER SOCIETY

Beautiful weather welcomed 80 walkers for the BellaVita Pancreatic Benefit Walk! More than 100 persons contributed to the event. Many participants were friends of Charles and Kay Simpson (BellaVita residents) from the Sagemont Baptist Church. Mayor Tom Reed was present to cut the ribbon at the start of the walk. Sue Barry, BellaVita resident, provided "nursing" aid for all of those who "struggled" with the distance. Donations in excess of \$ 1,800.00 benefit M.D. Anderson Cancer Research Hospital, Bay Area in honor of Charles Simpson.

Many thanks to the event chairpersons, Carol Dyson and Sarita Cannon for all their hard work. A good time was had by all.

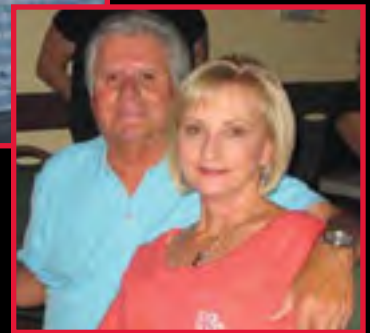


Mistletoe Market
October 6, 2012



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FLAGS OF BELLAVITA

"Expressing pride in our country"

Yes, I would like to participate in the 2013 Flags of BellaVita Program. I Understand a Flag or Flags will be placed at my residence, indicated below, on each specified flag display holiday.

(Print Name) _____

(Print Street Address) _____

* I am a Vet YES NO WWII YES NO (Circle Answer)

First Name & Branch _____

Number of flags requested USA _____ TEXAS _____

ANNUAL SUBSCRIPTION RATES:

\$ 25 for 1st flag \$15 for each additional flag

Amount Enclosed \$ _____



Note: Please make check payable to:

BellaVita Veterans Organization

Mail check & this completed form to:

Flags of BellaVita
1548 N. Riviera Circle
Pearland, Texas 77581

OR: leave completed form along with a check at the clubhouse

I would like to be a volunteer for the flag project Yes



PRESIDENTS DAY - MEMORIAL DAY - PATRIOT DAY

INDEPENDENCE DAY - FLAG DAY - VETERANS DAY



GARBAGE SERVICES FOR BELLAVITA

Residential Garbage Service

Residential collection requires the use of disposable plastic or paper bags, not to exceed a total weight of 50 lbs., and is picked up twice a week. Garbage must be out by 7 a.m. the day of pickup, or after 6 p.m. the night before pickup. Find out your trash pick up days.

Garbage Pick Up Holiday Schedule

Waste Management observes six holidays a year: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day. If garbage collection day falls on one of these days, service will resume on the next regularly scheduled day. If recycling or yard trimmings pickup falls on one of these days, these services will skip that week and resume the following week.

Bulk Trash and Brush Pickup

Bulk Trash and Brush Pickup will be picked up at curbside on the SECOND SCHEDULED DAY. Moving boxes must be broken down and put out on this day. Brush or tree limbs must be cut to a length not to exceed 4 feet, tied in bundles not to exceed 18 inches in diameter and no more than 50 lbs in weight.

Landscape waste and lawn clippings may be accumulated and placed in clear bags for collection and recycling weighing no more than 35 pounds (Ordinance 181-8, Section 12-6). Bulk trash consists of appliances, furniture, mattresses, carpet, (cut in 4 foot length), lawn mowers, etc.

Appliances that contain refrigerant must be drained and tagged by a certified refrigerant recycler prior to disposal.

Unacceptable items include automobiles, scrap iron, heavy metal, vehicle tires, boats, car or boat motors, large tree trunks, debris from construction or renovation projects and items too

heavy or bulky to be handled without specific equipment. Waste Management will not pick up oil, paint, pesticides, batteries or any material designated "HAZARDOUS" by federal, state, or local authorities.

Curbside Recycling Service

Recycling containers can be obtained at City Hall, Utility Billing Department, during regular business hours. (An additional bin can be purchased for \$8.00). Recyclables are picked up once a week. To get a detailed list of acceptable items, contact Keep Pearland Beautiful at 281.652.1659, or Utility Billing at 281.652.1603.

Waste Management has agreed to accept these new items immediately in your curbside bin:

- Magazines
- Catalogs
- telephone books
- printer and copier paper
- cereal boxes
- mail (i.e. junk mail)

The Recycling Center is located at:

5800 Magnolia, Pearland, Texas 77584

Phone: 281.489.2795

Hours: 12 to 5 p.m. (Monday - Friday)

9 a.m. to 1 p.m. Saturday

Closed on City Holidays and Holiday Weekends

Acceptable Recycling Items

When Recycling: Remove the caps/lids/tops from bottles. If possible, remove labels from cans and bottles. Rinse the contents of the container, especially food, milk or soda. Items containing food residue will not be accepted.

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NATURE RESERVE

THANK YOU

By Larry Alvarez

A BIG 'THANK YOU' from the Nature Reserve Committee, to all the BellaVita residents who supported our efforts to influence the USACE Clear Creek project. Although we have not stopped their planned intrusion into the Nature Reserve area we have influenced their project plans for the property. The USACE project now goes to the design stage. It is questionable whether the specific plan with the restrictions in place can actually be accomplished in design. Once again, thank you so much for writing to USACE and supporting our efforts here at BellaVita.



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Have You Heard It On The Grapevine?

Submitted by Barbara Harroun Quinn

The residents of our community are embracing twenty-first century communication opportunities. One hundred Eighty-Six (186) residents have signed up for our new Facebook group, the BV Grapevine. All BV Grapevine members are free to post to the group so information sharing is instantaneous. And what information is being posted? Well, since the group started,

- Larry Alvarez has kept us up to date on BellaVita Harry Reed Audubon Trail.
- Members have requested recommendations for doctors, repair-men and caregivers.
- Posting of members who are ill.
- A resident who lost her air conditioning made a request for fans to help keep her cool while waiting for a repair man.
- Members who have special events going on that may not be known to the community at large have invited residents to their events.
- Reminders of BellaVita Events have been posted.
- The status of ticket sales for events has been provided.
- Pictures of BellaVita group outings have been posted.
- Unauthorized accesses to our community have been publicized.
- Members have offered items for sale on BV Grapevine.

The BV Grapevine was created as an informal information exchange group restricted to the residents of BellaVita in Pearland, TX who wish to participate. The BV Grapevine is not affiliated with any board or other entity associated with BellaVita at Green Tee. If you would like to know more about becoming a member of the BV Grapevine group contact Barbara Quinn @ bjharroun@hotmail.com.



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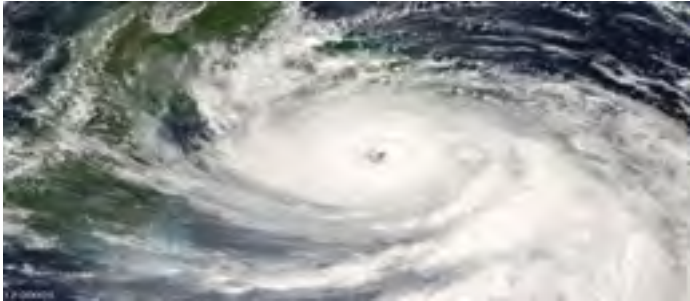
To get your phone number on this list, be sure to call from the number you'd like to register. If you have multiple phone lines (land line or cell line), call from each one: 888-382-1222 (TTY 866-290-4236). To register your number on line, go to www.donotcall.gov to apply. The Do Not Call Registry can't stop calls from places you have given permission to call, places you have business with, tax-exempt nonprofits or calls that are not commercial or do not include unsolicited advertisements.



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