

MARCH 2012



BELLA BUZZ

An Official Publication of the BellaVita Homeowners Association

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ANNUAL REPORT 2011

This issue of the Bella Buzz is intended to be an Annual Report for 2011 and a look ahead for 2012. The list of committees appointed by your HOA Board is found on the Bella Vita website along with minutes of meetings, members and missions statements. For more information on the role, responsibility and possible vacancies on any committee, please visit the website.

2011 BellaVita HOA President's Report

By Ron Gerlach, President

BellaVita (BV) experienced a very successful year in 2011 aided by the eleven committees authorized by the HOA Board. More than 100 homeowner volunteers comprise these committees and they give selflessly of their time and talents.

I am happy to report that the HOA is in good financial shape and we have been able to maintain our facilities to the standard we as homeowners expect.

I would like to recognize the hardworking efforts of our clubhouse staff as well who keep the operations running smoothly for all of our many requests and events. The staff helps integrate the social calendar for our various clubs, supports homeowners unique requests, manages various electronic systems of the clubhouse, the gate system and the water usage of common areas. With the drought experienced last year, this was a daunting effort complicated by H-G Water Authority imposition of fines if not properly administered. Although we lost several trees and other vegetation, we look forward to continuing a beautification program in 2012 if our rains continue.

The Board would also like to recognize the efforts of AMI our management company. We rely on them for our legal support, financial and operation support. They have helped us navigate changes to the By-Laws which were necessary because of newly enacted legislation and assisted in re-negotiating services with the electric provider and insurance.

Because the economic slowdown has affected the sale of new homes in BellaVita, the turnover of our sales office will probably be extended through most of 2012; however, we have been able to use a portion of the sales office for various meetings.

On the other side of the coin, the maintenance dues had to be increased for 2012, after remaining level for the past 7 years. Although the increase to \$222 per month was controversial, after careful consideration and review by the Finance Committee and the Board, we had to increase to keep up with the costs of inflation and to maintain some of our facilities which are more than 10 years old. Examples are the A/C units, the pool area, and long term fencing needs. We would like to thank each committee who worked on bringing the necessary information to the Board to implement the maintenance and upkeep that is needed.



COMMITTEE REPORTS

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. – Thur.	3pm- 7pm
Sat. – Sun.	1pm- 6pm

Pool & Fitness Center Hours

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Homeowner Rental Information

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Finance Committee

Presented by Margo Green

The Finance Committee's mission is to assist the Board of Directors of BellaVita in exercising fiscal responsibility concerning homeowner's funds. Part of this responsibility involves advising the board on insurance matters for Bella Vita.

Members of your Finance Committee: David Dommert, Treasurer, Chairman of the Finance Committee (one year member); Jean Buchanan (seven year member); Fred Fargo (one year member); Carol Grisanti (new member 2012); Pam Halloran (one year member); Lee Molloy (three year member); Jim Thompson, Attorney (three year member); Hanna West (new member 2012); Margo Green (seven year member) and Tom Green, Insurance Consultant (four year member).

What does your finance committee do for you?

1. We review Bella Vita financial statements on a monthly basis.
2. We advise the HOA board on non-budgeted expenditures.
3. We host generally four workshops establishing an Operating budget, Capital budget and Reserve budget each year. This process which begins in July is completed by presenting the Operating and Capital budgets to the HOA board at the October board meeting.
4. We revise the Reserve budget each year with projections for inflationary increases.
5. We work with other committees and the clubhouse manager for budgetary purposes.
6. The Finance Committee presents monthly minutes to the HOA board.
7. Due to the changes in the by-laws in 2011, the Finance Committee Chair will now be elected by the committee, subject to approval by the board. This change will also affect how the flow of financial information is delivered to the Committee.

2012 objectives of your Finance Committee:

1. Offer advice to Villa Masters representatives on financial matters which affect Bella Vita Homeowners.
2. Request a taskforce be formed to determine the means to dissolve Villa Masters Association.
3. Advise the board on the repair & replacement cost of private homeowners fences.
4. Urge the HOA board to publish the financial budgets by the end of each year on the web page. Publish on the web page monthly Treasurer's reports and HOA board minutes within one week after the end of the monthly board meeting.

Bella Vita Homeowner's monthly maintenance fee increased from \$210 to \$222 in 2012. This increase allowed an approved Operating budget of \$1,645,970 with an estimated surplus of \$16, 531.

Nearly half of the Capital budget of \$477,715 included: \$99,015 for house painting and \$133,000 for pool repair, pool decking repair, pool handrails and pool filters.

The 2012 Reserve budget is a work in progress. These entire budget documents are published on the web as the HOA Board directs.

Bella Vita is in a sound financial condition. Your Finance Committee is working overtime to be proactive in protecting your money and fulfilling our mission.

COMMITTEE REPORTS



Facilities Committee

By Fred Fargo, Chair

The Facilities Committee took a very active role in maintaining the integrity of BellaVita in 2011. The following list illustrates the numerous undertakings of this 11 person committee. Most notable projects are as follows:

1. Fence Assessment – the committee made an assessment of all fences, metal and wood, in BellaVita and will be making recommendations for ongoing maintenance and report for the future.
2. Fence Repairs – the committee also handled over 40 requests for fence repairs and maintenance in 2011 and will continue to do the same in 2012.
3. Water Problems – working with the City of Pearland, the committee worked to diagnose and correct poor water quality with the subdivision. To correct this problem on a permanent basis, the City of Pearland is constructing a water line from Dixie Farm Road to the back side of BellaVita to complete a loop system of fresh water supply.
4. Pool, Spa and Deck Repairs – In 2011 the committee began to evaluate the refurbishing of our pool, deck and spa. The analysis was completed in December, 2011 and bid packages were received in late January, 2012. A contract has been awarded for replastering the pool and spa, and refurbishing the pool deck. Depending on weather, all work should be completed by the end of March, 2012.
5. House Painting – as part of our ongoing maintenance program 49 homes were repainted in 2011 and approximately 69 are projected to be repainted in 2012.
6. Front Door Refurbishing – In 2011 approximately 40 doors were refurbished and approximately 40 are to be re-done in 2012.
7. Lake Sidewalk Expansion Joints – A number of the expansion joints on the Lake sidewalk were replaced and sealed to eliminate danger of tripping and water infiltration into the walks.

This committee meets once a month or more, as needed, to assess progress and address new problems that have been presented.



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Elections Committee Announces Candidates

By Carol Barber, Chair

The Elections Committee is pleased to announce that the following residents have submitted their Willingness to Serve form and are now candidates for the three HOA Board of Directors positions for the 2012 election year: **Denise Barberis, Bill Burdick, Carol Dyson, Benny Frank, Ron Gerlach, David Winchell, and Marc Wormser.** Thanks to each of these residents for their service to the community.

All election ballots are due by Wednesday, March 21st. Mark your calendar for Wednesday, March 28th when our Annual Meeting and Reception will be held at the Clubhouse and the new Directors will be announced.

Please see Photos and Biographies for each Candidate in this issue. Additional information is available on the website and at the Clubhouse.

2012 H.O.A. Elections

Deadline for voting is March 21st. Watch your mail for ballots and check out website and Clubhouse for additional information. Your vote is important.

Seven candidates have completed Willingness to Serve forms for the upcoming H.O.A. Board Election which will place three (3) candidates on the Board.

Denise Barberis is Vice President of a local company and works with contract negotiations and pricing. She wants to bring a new point of view and her business prospective to the Board. She is an animal lover and is serving as Chair for an upcoming Belles' event. Because of her work schedule, her community time has been limited, but is willing to devote necessary time to be a Board member.



Denise Barberis

William (Bill) Burdick is a Field Supervisor for US Dept. of Health and Human Services. He has been a BellaVita resident since 2004. He has been active in social and community organizations since moving in, having served as Facilitator on Steering Committee, President of Men's' Club, serving in TEC Club and Veterans' Organization and most BV committees. He has served on the HOA Board for the last 3 years and 1 year on the Villas Master Board and wishes to continue serving the community by re-election to the Board.



William (Bill) Burdick

Carol Dyson has served as President of the Belles' Club in 2010 and is currently Chairperson of the Homeowners Advocacy Committee. She has served on various other committees and social clubs of BellaVita and regularly attends Club functions, meetings and forums to remain well informed. She also participated in the Strategic Planning Meeting in 2011. She is the leaders of three Girl Scout Troops, active in volunteer fundraising activities and is active in her church. She wants to continue to give her support to the social and business side of BellaVita by serving as your representative on the HOA Board.



Carol Dyson

Benny Frank is a Senior Construction Administrator for an architectural firm in Houston. He has served on the Advisory Board and assisted with the Facilities Committee on Clubhouse and Pool Repair. He feels that his experience in commercial construction will be valuable in addressing those needs in BellaVita, particularly grounds, maintenance, fences and other construction related matters and the contracts associated with them. He enjoys his work, fishing and spending time with grandchildren. He has been a resident since 2005 and has lent his experience to the community as noted.



Benny Frank

COMMITTEE REPORTS



Ronald Gerlach is a retired Electronic Engineer having worked with the Navy Department and NASA. He has also been President of a small business. He has an MBA from the University of Houston and BS in Electronic Engineering from Valparaiso University. He is currently President of the BellaVita HOA and wishes to continue his



Ronald Gerlach

service to the community by seeking re-election. He has a profound interest in the operations of the HOA Board and is dedicated to the community needs. He has served on various other committees and HOA Boards. He loves sports, boating, fishing, hunting and traveling and is active with his church.

David Winchell has worked as an Educator, consultant with NASA, small business owner and is presently retired. He holds a MS in Education Administration and BS in Landscape Architecture. He has previously served on an HOA Board for another community and feels that he will bring his administrative strength to the Board. He has a passion for BellaVita and its residents. He works with the Lone Star Flight Museum, Coast Guard, volunteer at Pearland Police Dept., and is active with his church. He has been on the Nature Reserve committee, New Year's Eve Committee, Grounds Committee and is active with the Veterans Organization.



David Winchell

Marc Wormser has worked as an Educator, Sales Representative for national company, Stockbroker and ITS Department for the State of Texas. He has a college degree and post graduate studies in business and history and is a licensed Stockbroker. He has worked on the Mistletoe Market and is a member of the Communications Committee. He is active in the Texas Jewish Historical Society, and has served in the Optimist Club, Jaycees, and Scouting. He also enjoys working with computer, genealogy, photography and playing bridge. He feels that because of his varied business background, he will be able to assess many issues and problems presented to the community and that his strong management and organizational skills will be an asset to the Board. He seeks open and objective dialogue with the Board and homeowners.



Marc Wormser

tee. He is active in the Texas Jewish Historical Society, and has served in the Optimist Club, Jaycees, and Scouting. He also enjoys working with computer, genealogy, photography and playing bridge. He feels that because of his varied business background, he will be able to assess many issues and problems presented to the community and that his strong management and organizational skills will be an asset to the Board. He seeks open and objective dialogue with the Board and homeowners.

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COMMITTEE REPORTS

Clubhouse Committee

By John Rodriguez

The Clubhouse Committee actively pursued several projects during 2011, most notably the following:

1. Plantation style shutters were installed across all the windows in front of the Clubhouse.
2. Repaired and upgraded equipment in the Exercise Room.
3. Installation of additional door to the Arts & Crafts room to facilitate flow of traffic at the times the room is used for serving food during Clubhouse social events.
4. Revision and update of Club BellaVita Rules and Regulations which included the pool and Clubhouse parking lot.

Looking ahead to 2012, the Clubhouse Committee will be investigating the following needs:

- To replace the broken treadmill in exercise room.
- Develop extra area for storage of the clubs decorations and equipment.
- Replace the Ballroom doors leading out to the pool area with new coverings. Check into some safety issues and additional lighting around the pool area.
- Check into replacing the tile/carpeting in the lobby foyer and main hallway of the Clubhouse.

If you have any particular concerns which pertain to the Clubhouse, we welcome your comments and ideas. Please fill out your concern forms and your comments will be addressed at one of the meetings. We are always aware that this is the Clubhouse for all BellaVita residents and we strive to maintain and improve the Clubhouse for the enjoyment of all.

Awards Committee

By Ruth Southard, Chair

The Awards Committee was formed in January 2011 specifically to identify annual awards for community service.

Each year homeowners who volunteer on board committees or serve as club officers or group leaders are recognized at the annual HOA meeting. Last March 69 people were awarded for work on committees or task forces, an additional 28 for serving as club officers or group leaders, and over 50 for being block captains. Depending on the type and length of service, volunteers received a BellaVita lanyard and a pin.

In the spring of 2011, the Board of Directors voted to recognize developer, Renee West-McGuire, for her community support by her donation of 75 acres that is now known as the Harry Reid Audubon Trail.

In the fall, the task of preparing holiday greetings was assigned to the committee. The committee sent 75 Christmas cards on behalf of the Board of Directors.

Recognition of volunteer work is vital to the success of the community and in November 2011, upon recommendation of the Awards Committee, the Board approved the ROSE award for exceptional community service. The ROSE award is more fully explained in another article in this publication.

“THE ROSE”

By Ruth Southard, Awards Committee

The rose has been a symbol for BellaVita almost from the beginning of the community. It appears on the entrance, community letterhead, and the annual award pin. Traditionally, red roses symbolize love; but, red roses also symbolize courage and power. They seek to congratulate a job well done, and to express respect and appreciation.

In the spirit of recognizing exceptional individual contributions, the Board of Directors approved a new award – **Recognition Of Serving Extraordinarily**, or simply, the **ROSE**. This award is to be presented for an outstanding achievement (a special project) or extraordinary efforts above and beyond the normal operations. It is designed to recognize an individual who made a difference for the entire community in a particular year.

Homeowners and non-homeowners are eligible to be nominated for the award. Details and Nomination forms will be available on the website as well as at the Clubhouse. The **ROSE** is not an automatic award and may not be presented annually. If there is a deserving recipient for 2012, the award will be presented by the HOA President at the annual meeting in March 2013.



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Neighborhood Watch Program Notes 2011 Synopsis

Neighborhood Watch Program notes, written and published in the 2011 BellaVita newsletters, have been combined into one document for review by residents. These articles are available for viewing on the BellaVita website or a printed copy may be viewed at the front desk.



Subject matter covered was as follows:

- Car Accident Procedures / Early Darkness / Neighbor's Night Out
- Computer Security / Lake Fishing / Pets / Soliciting / Walkers & Bike Riders
- Vehicle Identification / Resident Input / Phone Directories / Stop Signs
- Termite Infestation / Home Alarm Systems / Alarm System Batteries
- Traffic and Police Authority / Front Gate Operations / IRIS / Forms

We hope you find this information helpful and answer some questions you may have. The Neighborhood Watch Program welcomes questions pertinent to our mission statement.

The Communications Committee Annual Report

By Thordean Campbell, Chair

The mission of the Communications Committee has been to develop and recommend appropriate methods of communicating information among the residents of BellaVita and to monitor and evaluate methods of communication so that all residents are served.

Our primary source of communication is through the BellaVita Web Page, i.e. the weekly newsletter/daily news/monthly calendars/block captains. In 2011, the Communications Committee began a quarterly newsletter, aptly named "BellaBuzz" to reach all 600+ homes in the community by mail. The BellaBuzz reports the activities of the board, committees and clubs for the preceding quarter. Our first issue was mailed in May 2011, with additional issues in September and December. Thus far we have had very positive feedback from the residents and hope to continue getting the news to you with this publication. One way that you can help is to find advertisers who offset the costs of the publication. Information for advertisers is available through the Communications Committee or at the front desk. Remember, if you are not attending any of the events, you are missing great fun and the opportunity to serve your home community.

One of our most efficient methods of "getting the word out" is through our dedicated block captains. These volunteers work very hard in hand delivering important information to each home and by meeting new neighbors and welcoming them to BellaVita. Currently there are dates set for May and November for block captains to deliver material, but additional dates may be added for special deliveries, such as the upcoming Board elections.

We had a very successful National Watch Out on October 4 with a large turnout of "neighbors knowing neighbors" as well as visits from the Police Department, Constable's office and fire department.

Our first Pictorial Directory is still in the works as final photos have been taken by Olan Mills and the clubhouse staff is working with them for information for the directory. This will give us the opportunity for visual recognition of some of those familiar faces that we can't quite put the name to. If you missed the chance to participate in this, we hope to be able to update annually for those wishing to participate.



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Bella Vita Grounds Committee

By Becky Spedden, Chair



The grounds committee is responsible for maintenance of vegetation in the common areas of Bella Vita. It is also responsible for overseeing and maintaining the contract with Houston Lawn. This summer has been especially hard on the vegetation because of the lack of water. The only irrigation lines that the grounds committee has control over is the area directly around the club house. The committee has monitored the water bills and adjusted the watering times to minimize the water usage while still keeping the vegetation healthy. The committee has investigated several options to maintain the common areas in this time of drought, but they are either not practical or too expensive. Neighbors' watering the plants near their homes is the best option at this point. Keeping the neighborhood attractive greatly helps our property values, as well as increasing our enjoyment of our own little corner of the world.



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Ken Gates, Owner
BellaVita Resident

Nature Reserve Committee

By Larry Alvarez

The mission statement for the Nature Reserve Committee was approved unanimously and states:

"This committee will oversee the maintenance and operation of the Bella Vita nature reserve, recommend rules for use of the property, develop long term plans for operations and improvements, promote use of the nature trails by Bella Vita residents, and help educate residents about the wildlife and plant life in the reserve."

In keeping with the mission statement, the following projects were conducted by the Committee in 2011:

- A "trash fest" was held on Saturday 03-12-2011 to clean up garbage along the trail.
- A "Round-Up" by volunteers was held on Saturday, May 14, 2011 to control brush and vegetation along the trail.
- Removal of fallen trees across the trail.
- The BellaVita Veterans built and paid for deck and stairs from the lake sidewalk down to the trail.
- Non-slip strips were added to the new wooden steps.
- The Committee purchased and installed "Harry Reed Audubon Trail" sign at the steps.
- Second semi-annual guided tour was conducted on Saturday, March 19, 2011.
- Biography of Harry W. Reed (our namesake) was published in the BV Grapevine and BellaBuzz.
- Maintenance of bulletin board at the ballroom displaying "wild life" on our Nature Reserve.

Proposed 2012 Projects include:

- Terri's crossing board walk was installed on the trail.
- Beaver Dam crossing will be installed on the trail.
- Lake BellaVita Creek Crossing will be installed on the trail.
- Low water crossing will be installed on the trail.
- Brigadoon Bridge will be improved.
- Signs describing the various trees and vegetation will be purchased and installed.
- The fourth semi-annual guided tour will be held in March.
- The committee will maintain vigilance with the Army Core of Engineers' designs for our property.
- Continue maintenance of the bulletin board at the ball room in the club house displaying the "wild life" at BellaVita.



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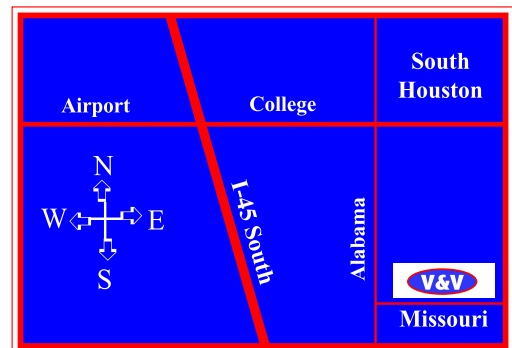
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Community Relations Committee

By Carol Barber, Chair

The Community Relations Committee (CRC) has had another busy year. This committee's objectives center on resident health and safety issues. Last year's emphasis was on safety and centered on the oversight of the Neighborhood Watch program with Bob Stockinger as Project Manager. A highlight of this year has been the sponsorship of the annual Hurricane/Severe Storm meeting where our guest speaker was a member of the National Weather Bureau. Plans are now underway for an expanded 2012 event, most likely to be held in June. September saw our "Saturday Talk" event which highlighted a discussion of Living Wills and Medical Powers of Attorney. Our next "Saturday Talk" will be a visit from the EMS personnel and a discussion of the DNR (Do Not Resuscitate) form. Mark your calendar for these informative events as soon as you see them posted at the clubhouse. The coming year will see expanded visitation for new residents. Our "CRC" is also working with a "Realtor Task Force" to produce a BellaVita brochure to be utilized after our community is completely built out.

Homeowner Advocacy Committee

By Carol Dyson, Chair

The Homeowner Advocacy Committee is charged with assisting residents with any applications for modifications to their homes. The committee also assists homeowners with the appeals process should their application be denied.

HAC continues to update homeowners of changes in policies and deed restrictions and to continue to highlight, via the BellaVita newsletter, deed restrictions that are sometimes overlooked as we make changes to our houses and landscape.

This past year, the committee has worked closely with AMI, the BellaVita managing agent, and the HOA board to ensure fairness is provided to any deed violations noted by the inspectors. The committee continues to work toward the goal of zero deed violations in BellaVita. The committee of Carol Dyson, Sylvia Martin, Ann Weiss and Jack Kirkpatrick has enjoyed working with our Board liaison, David Dommert, and is dedicated to the Beautiful Life of BellaVita.

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