



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



We have such a wonderful neighborhood in which to live here at BellaVita and this year has been another very good year for the HOA which saw us pass several milestones. We closed out the end of the year in very good financial condition and were able to put some extra funding into our reserves for maintenance of our common assets. We are stable on funding and were able to maintain last year's level on the monthly maintenance dues at \$222.00. The completion of the last Village Builders home now brings us up to 614 homes. It is possible that another builder will build on the last 3 available lots but the large truck traffic is behind us. With that expectation of departure we have two Task Forces in operation. First is the Sales office task force which took over the complete control of the sales office building late in the year and has been working with the committees and clubs to define how that building will fit into our support to the homeowners. We have made a few improvements already and more will come to fit our needs.

One major usage will be to take the cramped book library out of the clubhouse and move it to the newly named sales office, The Annex. Our very capable librarian, Barbara Gorman is guiding us in this endeavor. The clubhouse library area will retain the reading section and be configured back to the more relaxation and social area of times ago. At the Annex we will put a 15 minute parking spot close to the clubhouse for quick drop-ins to the Annex or the Clubhouse. We are updating the Annex for energy conservation. Additionally, our Maintenance Managers work area was moved out of the electrical closet in the clubhouse to the Annex where more minor maintenance efforts can be accomplished by Steve.

The other task force headed by Lyle Ganucheau is working to define the best system for the closure of the gates on a 24-hour basis which so many homeowners have asked for. We have a dangerous situation whereby vehicles are attempting to enter thru the exit gates when the entry gates are closed. This poses a hazard to many people. The task force is working on methods to resolve this problem as well as to define the process for full time use of the entry gates. We will start testing in early February and you may see some different processes being tested into March so be careful coming in and going out. We have set up a feedback form for you to write us on recommendations as we proceed. You can get the form at the clubhouse or send a comment on gates to: bg417_fd@amitx.com. Watch the BV web page daily and the weekly newsletter for updates on this activity.

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
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*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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FINANCE COMMITTEE

By Carol Grisanti, Chair

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

Members of your Finance Committee: **Elizabeth Woods, Treasurer** (7 year member); **Lee Molloy** (4 year member); **Jim Thompson**, Attorney, (4 year member); **Joan Cummings** (1 year member); **Ruth Cheek** (1 year member); and **Carol Grisanti**, Chair, (2 year member). Currently vacant is the position of Insurance Consultant, which needs to be filled by someone knowledgeable about Commercial Insurance. In addition, the Finance Committee is always looking for new members.

What does your Finance Committee do for you?

1. We review BellaVita financial statements on a monthly basis.
2. We advise the HOA board on non-budgeted expenditures.
3. We generally host four workshops establishing an Operating budget, Capital budget and Reserve budget each year. This process, which begins no later than 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, and adjust projections as better information becomes available. Also, there are additions made to the Reserve budget as we become aware of major items that had not previously been part of the Reserve budget.
5. We work with other committees and the clubhouse manager for budgetary purposes.
6. The Finance Committee Chairman presents monthly minutes to the HOA board. The maintenance fee for 2013 continues to be \$222. This allows an approved Operating budget of \$1,675,529 with an estimated surplus of \$12,442. Approximately half of the Capital budget of \$631,418 includes: \$106,600 for house painting and \$214,000 for fence replacement. The 2012 Reserve study continues to be a work in progress. Budget documents are available on the web under BVHOA Financials: Financials 2013. BellaVita continues to be in sound financial condition. The Finance Committee works hard to be proactive in protecting your money and fulfilling our mission.

Communications Committee

By Thordean Campbell, Chair

The mission of the Communications Committee has been to develop and recommend appropriate methods of communicating information. Our primary source of communication is through the BellaVita Web Page, i.e. the weekly newsletter/daily news/monthly calendars/block captains and now the BellaBuzz a quarterly newsletter designed to reach all 614 homes in the community by mail. The BellaBuzz reports the activities of the board, committees and clubs for the preceding quarter. Remember, if you are not attending any of the events, you are missing great fun and the opportunity to serve your community.

We are happy to report that ShawDashian Group LLC is the new publisher of the BellaBuzz. They print the BellaBuzz in color free of charge and deliver to you so we are happy to have them.

The BellaVita Resident Directory is now on the web. Look under the Main Menu Tab: \ Resident Info: \ Resident Phone Directory: \ BV Resident Directory January 2013.

The "BVnews4U" E-mail System has been developed and is operational. It's being organized and implemented through the BellaVita Communications Committee and the Clubhouse staff. BVnews4U will replace "neighborhood news 4U" as the e-mail notification system for the community. The system works through AMI's Max Trac system. The system for IRIS will be tested through out the next couple of months to attempt to refine the options and appropriate usage of the system. After the refining trial, a review will determine if we want to continue with the program.

To address the BellaVita HOA Board, a homeowner must complete the Speaker Request Form and submit it to the Board Secretary or the Clubhouse Front Desk 24 hours prior to the scheduled open board meeting. All requests must clearly define the subject matter. Homeowners will be heard for a period not to exceed three (3) minutes. The board will not engage you in any conversation at this time but will answer you at a later time. Also you may submit a Homeowner Concern Form. Deliver to Clubhouse Front Desk or deposit into the Concern Box at Front Desk by Noon on the day preceding the Board meeting. Also you may e-mail any Board Member about any of your concerns or suggestions at any time. You can find their email's on the web at BVHOA.

The Communications Committee is in need of your help! **Thordean Campbell** and **Marc Wormser** have filed our Willingness to Serve Form to serve on the Board of Directors. Therefore, our Communications Committee will become short-handed once the election is completed. If you are willing to serve on this Committee, please call me at 281-464-9009.

New Years Eve - the Party of the Year!



2013



2012 New Year's Eve Committee



Homeowners Advocacy Committee Members:

Carol Dyson, Ondree Kuhn, Linda Kuhn and Ann Weiss



Your Homeowners Advocacy Committee is just that. The committee acts in your behalf to ensure that BellaVita remains a beautiful and happy community for you to enjoy. This committee is charged by the HOA board to assist in keeping the property values in BellaVita at the highest level.

The committee is available to assist any homeowner with applications for modifications to their home and landscape. Applications are sent to our managing agent – AMI – for approval, at which point work on the improvement may begin. If an application is denied by AMI, we will help you appeal the denial to the BellaVita ARC committee and ultimately to the HOA board. The Homeowners Advocacy Committee answers questions on deed and covenants restrictions on a regular basis. Often, once a homeowner understands a restriction, he may modify his request.

Many times, a resident may make a modification to his home without understanding the reasons for making an application and obtaining an approval before beginning the work. AMI conducts an inspection of our community at least once a month. These inspectors make note of changes, and confirm

that an application has been approved. If there is no approval on file, or the application has been denied, the homeowner will receive a letter citing the violation and the homeowner has 30 days to correct the problem.

When violations are not corrected in the first 30 days, a demand letter will be mailed by certified mail and the homeowner's account is charged a \$15 fee for postage. If the violation is not corrected in the second 30 days, a \$25 a day fine will automatically be imposed, and the violation is reported to the HOA board for further legal action. It is important that all homeowners comply or respond to the first violation letter.

The committee members receive many questions about any nuisance residents of BellaVita see or hear in the neighborhood. The committee and the HOA board want our neighbors to understand that when they report a problem to AMI, your report is confidential.

Overnight parking on our streets is a common problem reported. When this is reported, a homeowner receives a first letter describing the violation of parking on the street. A second report of the same homeowner parking on the street is considered a continuation of the same violation and a demand letter will be sent by certified mail.

Another common complaint in BellaVita is outdoor lighting shining into neighbor's windows at night. We encourage every resident inspect their outdoor flood light and make sure it does not spill onto any other property. This includes wooded areas and common grounds.

There are many rules and regulations that are used to keep BellaVita beautiful, friendly and enjoyable. If you have any questions about a regulation, or have a concern about anything you see or hear that might be a deed violation, feel free to Contact any Homeowner Advocacy Committee member. Their names, phone numbers and email addresses are available on line or at the clubhouse front desk.

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MEN'S CLUB

By Brian Himel, President

The Men's Club was very active from fall of 2012 to early spring 2013.

Fiesta Night was held in September 2012 with Fiesta Markets furnishing the food and the men cooking it for the enjoyment of all who attended. October was Mistletoe Market where the men provided lunch for all who attended. Later that month we had a fish fry where the fixings were as good as you could find anywhere; the event was well attended.

In December several of the men got together to cut and tape the candy cane stakes you saw in many BellaVita yards and helped decorate the clubhouse for Christmas. Breakfast with Santa was another food fest with eggs, pancakes, sausage, biscuits & gravy and coffee and juice.

In January, after taking down the decorations, the men had some rest! The annual Super Bowl party was hosted in February. This year it was attended by more people than in the past. In addition to avid football fans there were card game players, and just a lot of folks looking for a fun afternoon.

Additionally, the Men's Club sponsors many events that reoccur throughout the year. These include Couchatta trips, action movie nights, and occasionally, in good weather, hamburgers during movie night to whet your appetite.

The Men's Club meets every first Wednesday of the month and all BellaVita men are invited to join in the fun and comradely.

Grounds Committee

BellaVita Grounds in 2013

By Becky Spedden

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

2012	2013
Monday	Thursday
Tuesday	Monday
Wednesday	Tuesday
Thursday	Wednesday



Dates to be aware of: Houston Lawn will complete mulching the front yards by the end of March. Spreading a combination insect control and fertilizer will be done in the early spring. Watch the weekly newsletter and the clubhouse announcements for the exact dates. Another section around the clubhouse will be landscaped in 2013 in order to minimize the usage of water.

Seen and Heard in the Neighborhood

By Carolyn Beeson



Red Skelton used to say "There goes a flock of them." We had a large flock of ducks which arrived mid January. You could count as many as 14 new ones. Added to the 4 already present, that makes 18 ducks. You could see them most days bobbing, dunking and swimming, sometimes in a big group or sometimes in a small flock. Since they were migratory we are down to four now.

While walking the lake and other BV neighborhood blocks you can also smell the Paper White Daffodils that bloom in profusion East of the clubhouse, Knock Out Roses, Azaleas, Begonias, Pansies, Impatient, Alyssum, Jasmine, Petunias, etc.

Then there are the various animals in the nature preserve. One should always be on-the-look-out for snakes anywhere near the lake. But, at night there are all kinds of nocturnal visitors throughout the sub-division. Skunks have been sited on the streets around the club house. On occasion a coyote might appear as well as bobcats and otters. Of course, everyone delights in the rabbits and various birds that abide not only near the lake but often in your back yards.

UPCOMING EVENTS FROM TEC AND THE GETAWAYS

As always we have some interesting events coming up from the **Get Aways and TEC groups**. On March 5, there will be a **Get Away** trip to the **Circle S Winery in Sugar Land**. Cost is \$ 10.00 but lunch is on you. There are still seats available on the bus. Call Patsy Womack if you are interested. (281-744-0830)

The **Get Aways** are traveling to **Schulenburg** to see **4 Painted Churches** on April 3rd. The tour, bus fare and lunch is \$21. Lunch will be held at the Red Vault Bistro in Flatonia. You may sign up at the Clubhouse from 10-11 on March 20.

TEC plans a visit to **Delta Downs in Vinton, LA**. The trip is on Saturday, April 27, and the cost of \$15 includes the bus ride and snacks. Upon arrival at Delta Downs, after you sign in, you will be given a voucher for either \$5 for use on the slot machines or \$10 for a meal. Sign up is March 8. This is a 2 hour ride with expected return between 10-10:30 the same day. 45 people must sign up in order to support the event.

The **TEC** is also planning a **Cinco de Mayo party** for Sunday May 5th.

Officers in the **TEC** are **Patsy Womack, Maria Trevino, Helen Vaughan** and **Barbara Quinn**. **Patsy Womack** and **Marjorie Parham** plan the **Get Aways** events. These are some busy ladies!



BellaVita Belles

"Girls Just Wanna Have Fun"

By Linda Stanton, President

The Belles ended the year with the Christmas Gift Exchange and the Appreciation Reception. The gift exchange was a lively event with everyone leaving with a nice dose of holiday spirit. The Appreciation reception was a beautiful, catered event that was enjoyed by the many volunteers who had helped with the Club activities throughout the year.

The New Year started with a bang at the BellaVita New Year's Eve Party! We managed to get the Clubhouse undecorated and hold our first meeting on the 2nd, despite a sick new President, which made for a slow start. But we are up and running and looking forward to 2013.

Linda Sanders did a superb job showcasing our very talented BellaVita artists in the BellaVita Arte Show. The artists included **Jean Buchanan, Phyllis Chaney, Theresa Devereaux, Barbara Gorman, Margo Green, Janice Hassinger, Sandra Kelley-Jones, Helen Ortiz, Sharon Rigsby, Tom Rohwer, Gail Rybiski, Linda Sanders, Carol Stelling, and Herbert Ward.**

We will be presenting 'Death Bemoans Her' for our Murder Mystery Dinner Theatre March 9. There are several events which are scheduled and have chairwomen beginning to work. The Garden Tour is being chaired by **Janet Del Sardo** on May 4; the Ladies Tea, on May 18, is being co-chaired by **Eva Gates** and **Robyn Williams**; and the Fall Fashion Show, on September 28, with **Charlotte Goza** and **Laura Denton** as chairs. All members are encouraged to get involved.

The Belles will soon begin making plans for our Annual Mistletoe Market. The goal is to make it an event for the whole community to get excited about. We will be asking everyone to pitch in and are looking for people to head-up the various facets of the Market. Please contact any officer to volunteer and to give us your ideas on ways to make it even better.

All women in BellaVita are encouraged to come join in. We welcome new ideas. Remember, this is YOUR club and we can only succeed with a strong, active membership.



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Highlights from the Sewing Group



BellaVita sewing group had a very productive 2012! We are extremely proud of our service donations. **Helen Ortiz** was Chairman of this endeavor. We donated 15 Quilts of Valor, 9 wheelchair bags, and 4 ditty bags to DeBakey VA Medical Center. Thanks to the Veterans Club for delivering for delivering these items to the VA!

Gerry McDermott and her committee provided many items to Memorial Hermann Southeast Hospital. We donated 20 care bears for the ER; 51 infant flannel hearts and 18 knitted IV sleeves for pediatrics. Clear Lake Regional Hospital received 15 diagnostic dolls. Project Linus Chairman, **Sandra Haydon**, reported we gave 22 Linus blankets to the local Project Linus.

The Little Dresses for Africa was a huge endeavor for us. We made 221 dresses for one special shipment. This was accomplished to meet a deadline with help from other BV residents; we appreciate all their help!

We made an additional 200 dresses (for a total of 421!) and 45 shorts for little boys. This is indeed a hard working committee, headed by **Anne Maher**. The project was brought to us by **Anne** who informed us recently that she just made her 250th dress!!

And finally, we donated 10 pet blankets and 16 pet scarves to the Pearland Animal Shelter.

We raise funds for these projects through our annual raffles. There were two raffles in 2012 – a patriotic themed one at the July 4th BellaVita celebration and our annual raffle quilt at the Mistletoe Market. The proceeds from these raffles, plus the generosity of BellaVita clubs and residents, who have donated money, fabric, materials, their time, purchased raffle tickets, and made all this possible. We really appreciate everyone's continued support!



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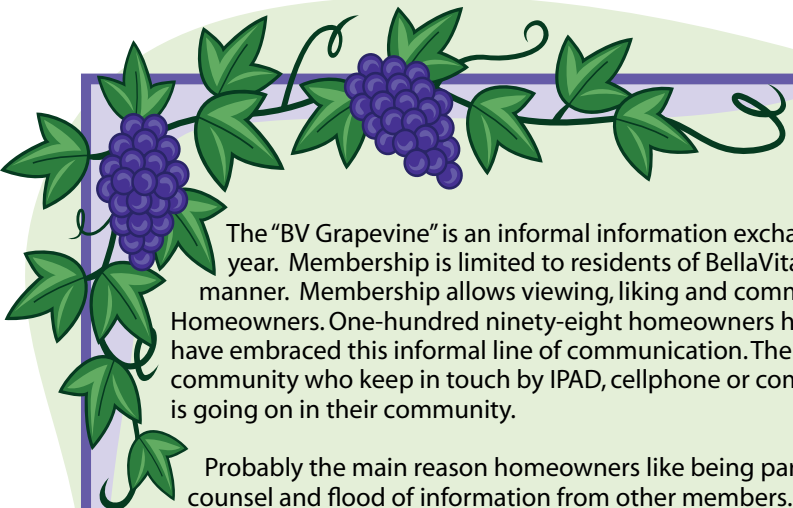
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BV GRAPEVINE

By Barbara Quinn

The "BV Grapevine" is an informal information exchange group on Facebook. It has been online for over a year. Membership is limited to residents of BellaVita who wish to participate in the group in a non-commercial manner. Membership allows viewing, liking and commenting on, or posting content of interest to BellaVita Homeowners. One-hundred ninety-eight homeowners have signed up to be part of the group. BellaVita residents have embraced this informal line of communication. The "BV Grapevine" provides instant connection to our diverse community who keep in touch by IPAD, cellphone or computer. At-home or out of town they can keep up with what is going on in their community.

Probably the main reason homeowners like being part of the "Grapevine" is having instant access to the wise counsel and flood of information from other members. It is possible to desperately need a plumber, log onto the "Grapevine" and within minutes have several recommendations from residents who have experienced the same situation. Most members report back that their situation has been resolved by the quick response of their neighbors. A community sometimes seems like just a collection of houses, but on the "Grapevine" there is always someone ready to share a prayer, offer assistance or lend advice to someone who might have felt alone. When homeowners share information or advice with other neighbors they have the opportunity to form new bonds and enhance the closeness of BellaVita. Through the "Grapevine" we tell about our activities, share the names of our trusted physicians, and give out the names of merchants we have learned to trust through experience. Members stand ready to explain a new rule of Medicare, direct members to tax advice or recommend a good place to eat. Generous residents sometimes offer free tickets they can't use. Most events are announced and explained on the "Grapevine". If you have a question there is probably someone on the "Grapevine" with an answer.

My "Grapevine" favorite is **Larry Alvarez's** animal pictures. Animals are close to my heart (even if I don't like to allow them too close to my body). It is so gratifying to see the amazing abundance of critters that share our little piece of the earth in our nature reserve. The "Grapevine" lets us see how much wonderful volunteers contribute to our wildlife and nature trail.

If you would like to be a part of the "BV Grapevine" group, you first need to sign up for a Facebook page. Then request **Barbara Harroun Quinn** to add you to the group. There is always room for one more on the "Grapevine".



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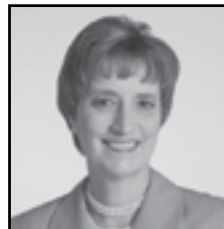
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Meet Your Neighbor

Bimla Agrawal



Bimla Agrawal is a 7 year resident of BellaVita. She and her husband Ram live on N. Lago Vista Drive.

Bimla grew up in a small village near New Delhi, India. Her parents sold fabric for ceremonial Saris and skirts for weddings and other special occasions. She was married at the age of 16. As was the custom in India at that time, it was an arranged marriage. In 1969, Bimla and her 3 children, ages 6, 4 and 18 months traveled to Houston, alone, from India at a time when Bimla knew no English. She had 4 different colored cards with her. The cards contained the following words: Food/Water/Going to Houston/Help.

She came to Houston to join her husband who was studying for his Master's degree in Mechanical Engineering at the University of Houston. They lived near the University and had no car. Bimla learned English through her children and watching TV.

Ram subsequently earned a PhD at Texas A&M, and as a Professional Engineer, P.E., was Manager of the Mechanical Engineering Department at Fluor and now works at Ell Valve Company.

Bimla's hobbies are vegetable/kitchen, gardening, sewing and Bridge. Bimla is active in the Sewing Group and has traveled to California, Alaska, Aruba and Granada.

She and her husband have been happily married for 54 years and have 4 grown children. They also have in-laws who reside in BellaVita.

Those who know Bimla from Bridge and sewing really appreciate her. If you don't know her, take some time to introduce yourself to your neighbor!

Clothes Dryer Safety



Doing laundry is most likely part of a daily routine in most homes across the country. But did you know how important it is to take care of your clothes dryer regarding the overall safety of your home? It is a fact that clogged dryer ducts pose a serious fire hazard due to lint build up, especially in the homes where laundry rooms have been put in convenient locations and not close to an exterior wall. There are over 16,500 dryer fires in the United States every year. There is a company here in the Clear Lake area that provides this service at a very reasonable fee and they will actually do a free inspection to evaluate your specific dryer duct cleaning needs. The name of the company is Lint Blasters and it is a local family owned business. They have a website www.lintblasters.com which describes their services and also have videos that reflect this potential fire hazard by both a major news network as well as a major insurance company. I would recommend visiting this site and viewing these videos to fully understand the extent of this extremely potential hazard. They also offer senior citizen discounts.



Awards Committee

by Ruth Southard, Chair

Recognition of volunteer work is vital to the success of the community and the primary mission of the Awards Committee. BellaVita is extremely fortunate to have over 100 homeowners serving in some capacity to make our community the place we enjoy.

The committee continued the work of volunteer recognition as well as holiday greetings cards. This year the Awards Committee and the Elections Committee are combining efforts to plan a single volunteer recognition event. The event will celebrate volunteerism in BellaVita and take place immediately following the homeowners' annual meeting.

The committee is currently working on the review of nominations for the first ROSE award -- Recognition Of Serving Extraordinarily. This is the highest award bestowed by the Board. The first award, if there is one, will be presented at the annual homeowners' meeting in March 2013.



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BellaVita Candidates Announced

By Carol Barber

The Elections Committee is pleased that the following residents have submitted their Willingness to Serve form and are now candidates to run for the Board of Directors positions now open on the Home Owners' Association Board:

- ★ **Thordean Campbell**
- ★ **Wayne Johnson**
- ★ **Marc Wormser**

Watch for the election “second mailing” around the twentieth of February as it will contain additional information regarding each candidate. Information may also be obtained on the BellaVita website under the “Elections” section. The Elections Committee wishes to thank these residents for their interest in our community.



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or use a QR Code App on your smart phone to scan the code.



We do business in accordance with Federal Fair Lending Laws

NCUA Federally Insured by NCUA

*APR is Annual Percentage Rate. Auto Loan rates and terms are accurate as of 10/3/2012. These rates are subject to change without notice, and are based upon credit qualifications. Auto Loan rates can range from 1.74% APR to 9.49% APR. All JSC FCU financed loans may be refinanced after 1 year and will be assessed a 1% fee off the total amount financed. Please see a JSC FCU representative for full details.

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- Fast & Friendly Staff



Dr. Murtaza Mussaji
Board Certified In Internal Medicine

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March 2013

BellaVita Homeowners Association
AMI Pearland
12234 Shadow Creek Pkwy.
Building 3, Suite 100
Pearland, TX 77584

