



# BellaBuzzy

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

An Official Publication of the BellaVita Homeowners Association

## BellaVita Clubhouse

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## MESSAGE FROM THE HOA BOARD PRESIDENT - RUTH SOUTHARD



### It's Spring

*A time for changes, cleaning out, straightening up.  
 This is true for our HOA and community.*



The first big change for 2015 is the new fence contractor. Rockin'D Fence Company began work the beginning of February with the arrival of 18-wheelers stocked with material for the job. They started on Venice and will continue fence construction on the west side before moving the operation to the east side. There is potential for the project to move along faster than in the past. There are several procedural changes with the new contract. Be sure to read the Fence Update.

The **March BUZZ** typically is considered the community annual report. Read through this issue to see the various projects, events, initiatives taken by the various committees/task forces/clubs this year. The commitment of so many homeowners to work on behalf of the community is amazing. This is an opportunity for volunteers to do a little "bragging" on themselves.

The Facilities Committee has been doing a lot of the "cleaning up" by working on some needed repair of curbs and sidewalks. See some of the other projects later in this issue.

The election process is well underway. There are three open positions on the Board of Directors. These are the people who operate the Association and make decisions for the benefit of the community as a whole. Please participate in the process by casting your vote. **Ballots are due March 18, 2015.** Elected board members are certified at the Annual Meeting of the HOA scheduled for **Wednesday, March 25, 2015, at 7:00pm.** All homeowners are encouraged to attend to meet the board members, to hear the State of the Association, and to celebrate at the reception following.

Many people may not feel comfortable serving on the Board but there are many areas to serve at the club/group/committee level. The BellaView held on Sunday, January 25, provided a great opportunity to catch a glimpse of the many ways to be involved in this community we call home.

The new security contract, negotiated by Villas Master Board of Directors, provides the option to update to cellular technology. This may provide significant savings to homeowners who want to eliminate the landline that has been required in the past for monitored security.

The Board invested a lot of time and effort in revising or developing the policies that govern the community. The legal review of our documents in 2014 provided the base for our work. At the January 28, 2015 board meeting the last of the policies, along with necessary By-Laws revisions, were completed. The new Compliance policy which takes effect on **April 1, 2015,** could have the greatest impact on homeowners. See details in separate article.

As you can tell, this is a very active community. It would be impossible to accomplish it all without the dedication of the nearly 100 volunteers. On behalf of the entire community, I want to thank those who unselfishly contribute time and energy so that we all can enjoy where we live.



**NEW COMPLIANCE POLICY APPROVED**

*Ruth Southard, HOA President*

For years BellaVita has had a compliance policy that was unenforceable. Fortunately, we have a community of people who, for the most part, follow the rules. However, it became clear that there was a need for a clear, concise, enforceable policy. On January 28, 2015, the Board of Directors approved a new compliance policy that we believe is reasonable and enforceable. Once it is filed with Harris County it will be posted on the website. This policy will take effect **April 1, 2015**.

The most challenging violation has been overnight parking in the streets. Most of the streets in BellaVita are not exceedingly wide. Vehicles in the street can make it difficult for neighbors to get out of driveways and proceed with oncoming traffic. The previous policy was unmanageable and, therefore, could not address these violations in a clean, concise, consistent manner. The biggest obstacle was not knowing what is meant by "overnight parking."

The Villas Master Board of Directors passed a resolution in October defining overnight parking as midnight to 5 am. The resolution states further that violators will be subject to fines and possible towing. BellaVita is a sub-set of Villas Master HOA so this resolution applies to our community. The BellaVita Board of Directors used this to streamline the compliance policy for BellaVita.

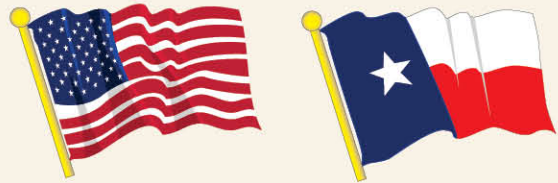
Starting **April 1, 2015**, the following procedure will be in effect for single or separate incident violations such as overnight parking:

- A friendly rules reminder will be physically attached to the vehicle.
- After a second violation, a letter will be sent describing the offense with a time/date photo.
- The letter will notify the homeowner that any subsequent violations of the same type will automatically result in a fine per incident. Further repeated incidents may be subject to towing of the vehicle.

The Board is continuing to develop the specifics related to the policy and will be notifying homeowners of the reminders, new signage, fine amounts, and towing information. Watch the Weekly Newsletter. Information on the new policy will also be provided at the Annual Meeting on March 25, 2015.

**FLAGS OF BELLAVITA**

*"Expressing pride in our country"*



**Dear BellaVita Friends and Neighbors:**

BellaVita Veterans sincerely thank you for your support of our **FLAGS OF BELLAVITA** project. The response in our great community has been spectacular! From a start of 100 flags in November 2006, we have grown to more than 800 thanks to participants like you.

As you know, BellaVita Veterans, with the help of many resident volunteers, install American and Texas flags in common areas and in resident's yards on six holidays each year. I know you agree with us that the display is beautiful and stirring. We hope that you enjoy the flags as much as we enjoy installing them.

We are asking you to renew your participation for 2015. Subscription rates remain at \$25/year for one flag and \$15 for each additional flag. Volunteers have delivered renewal material to your door. If you have not already completed the enclosed form, please do so and either mail it to the address shown on the form or drop it off at the Clubhouse along with your check. Please indicate on the form if you want to add a flag or, if you have two or more and want one of them to be a Texas flag. If you have already sent your renewal subscription rest assured it will be processed and your FLAG will be displayed on Presidents Day.

If you have any questions, please call:  
**Wayne Johnson 281-464-2751** or  
**David Southard 713-409-1329.**

*Again, thanks very much for your support.*

**THAT'S ENTERTAINMENT CLUB**

*Linda Stanton, President*

As we begin the new year, we reflect back on 2014. It was a year of new events, including Mardi Gras, The Kentucky Derby and Caroling in the Hood. We celebrated holidays, had a fantastic Variety Show and danced the nights away.

We will begin 2015 with our Country Western Dance, Mardi Gras and Valentine's Day Dinner.

I would like to take this opportunity to thank my fellow officers for the past year, Maria Trevino, Carlos Trevino and Emily Marshburn have done an awesome job. Their ideas and dedication made for a great year. Thank you also to those of you who have helped with events throughout the year.

Welcome to the incoming officers: Carol Barber, President; Helen Fargo, Vice-President; Cindy Simmons, Secretary and Sarah Barnett, Treasurer. We look forward to them taking over.

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## The Communication Committee

**Bob Stockinger, Chairman**

The Communication Committee just wrapped up two BellaVita functions that we hope benefited the entire community. The Lifetouch picture taking for the pictorial directory and the BellaView gathering were both completed in January, 2015.

It is through this media that I want to thank all the people that assisted the committee in completing these efforts. Special thanks go out to the clubhouse manager and staff for copying, scheduling, e-blasts and other tasks needed to complete these functions. Many thanks also for advertising signage and additional resident notifications for our committee completed by our HOA Board liaison, Bill Burdick.



Last, but certainly not least, kudos to the communication committee members, the volunteers at the picture taking event, and all the participants at the BelleView gathering.

## FACILITIES COMMITTEE

**Don Jensen, Chairman**

This past year has been a rather busy year for the facilities committee. With ever increasing maintenance and repair needs due to the aging of our community's infrastructure, it was decided to increase the membership of the committee to 15 members and to divide the work and project planning required between five subgroups. Each sub-group has a compliment of 3 members and these 3 member groups will monitor their respective areas for potential upgrades and or repairs. Major repairs and upgrades this past year include; 160 Front Doors Serviced, 62 Residential Homes Painted, 40+ Sidewalk Sections Lifted, 70+ Sidewalks Sections Expansion Joints Sealed, Annex Parking Cracks Sealed, Texas Smart Meters Brought On Line, Street Repairs Made, 130 Street Curbs Repaired, M.U.D. Repairs Made to Lake Components, Pool Fountain Leak Repaired, Pool Lighting Service Repaired, Engineering Evaluation of Failed Lake Apron Completed as well as numerous other minor items and projects.

This past year the Facilities Committee has been extremely disappointed with the disregard, destruction and vandalism that we have had to deal with as we work to keep our community in the best repair we can at the lowest possible cost. These unwanted actions of some individuals not only causes our project planning to take a step backward, it also causes our capital and maintenance budgets to unnecessarily increase which in turn can impact our monthly HOA fees negatively, something none of us want. It should be apparent to all residents that the necessary work in keeping up our infrastructure will sometimes require a little inconvenience on everyone's part but if these repairs or upgrades are not undertaken, we will soon not have that infrastructure to use. Our Facilities Committee enjoys pitching in and spending a significant number of our own personal hours for the betterment of our community, but to have to work unnecessary extra hours in dealing with destruction and vandalism leaves us all wondering if it is really worth the effort.

## FENCE REPLACEMENT PROGRAM

**Ron Lauve, Project Manager**

### MOVING FORWARD!

In December 2014, the BVHOA Board of Directors signed a new contract with Rockin D' Fencing to complete replacement of wood fences at the remaining 435 homes. Work started in late January 2015 in Section 2 at the intersection of North Venice Dr. and South Riviera Dr. A revised construction schedule has been made which should improve productivity in completion. The new construction sequence will be on Sections 2 and 5 (homes to the right of the BV entrance gate) then Sections 3 and 4 (homes to the left of the BV entrance gate).

The contractor plans to have more crews than in the past, however, a final completion date for the project has not been determined. Rockin' D will bring large loads of materials into BV. Because of the compactness of BV, numerous temporary "stacking" areas will be used. This will enable the contractor to store materials close to construction sites, thus reducing the overall time to complete the project. Every effort will be made to minimize inconveniences to the flow of normal street traffic. Be cautious! The BVHOA Board has confidence in the professionalism of Rockin'D and its ability to construct high quality fences consistent with our design standards.

The BV "Weekly Announcements" will again provide updates on the progress of construction and other construction news. Questions may be addressed to [fenceTF@club-bellavita.org](mailto:fenceTF@club-bellavita.org). We will make every effort to address homeowner concerns as quickly as possible.

## 2015 BOARD OF DIRECTORS ELECTIONS

**Connie Harry, Chairperson**



The Ballots for the **2015 Board of Directors Election** will be in the mail the **week of March 5, 2015** and your ballots are due on or before **March 18, 2015**. Please read the ballot carefully to select your candidates and sign as required by law.

In selecting a candidate for each of the three (3) positions available on the Board, remember that the decision to run for the Board is not to be taken lightly by a candidate or the community. The time commitment is great. A Candidate and all Board members should read and understand all of the governing documents to serve as an effective Board Member and to keep themselves informed of legislative changes affecting the operation of a homeowner association and its governing documents.

Please make sure you know the candidates who have filed, read their qualifications posted online and at the clubhouse and **VOTE! March 18, 2015 Deadline**

**VOTE VOTE VOTE VOTE VOTE VOTE VOTE VOTE VOTE**



## **BELLAVITA 2014 CHRISTMAS CHOIR AND BREAKFAST WITH SANTA**



### **VETERANS ORGANIZATION**

**OLGA VASQUEZ, COMMANDER**



As we say goodbye to 2014, I would like to take a look back to some of the things that our Veterans Organization has accomplished. In late spring/early summer, we funded the following projects: raising several mail pads in the neighborhood; painting the entrances of the Clubhouse with slip-proof paint; shipping care packages to our armed forces overseas in coordination with the Military Mothers and Wives of Brazoria County; and replacing the counter tops in the kitchen.

In November we elected new officers. Olga Vasquez was elected as Commander. Wilbur Smith was elected as Vice-Commander. Denny Mulcahy was reelected as Secretary and Walter Pasciak was reelected Treasurer. The officers were introduced at our December meeting.

In December we held our Christmas Dinner but this was the first time that all Veterans, whether active in our organization or not, were invited along with their spouses, and the widows and widowers of our fallen brothers and sisters. Paul and Marcia Ashline prepared the delicious food and desserts for everyone and Bill Burdick provided the drinks. We had a great turnout, hope to continue this as our Christmas tradition, and look forward to a great and exciting year!

### **THE MEN'S CLUB**

**Cris Barerra, President**

Our 4th quarter in 2014 ended with a Bar-B-Q event during the Mistletoe Market in October and Breakfast with Santa in December. The Breakfast featured a delicious food, a performance by the Choir from Dobie High School, and Santa visiting the children.

In February, we sponsored our Annual Super Bowl Party. In March we will be celebrating St. Patrick's Day with good food, drink, and merriment. It will also be when we will elect new officers for 2015. We'll close out the month with our monthly Action Movie Night.



Fish and Chips will be the highlight event for April. Last year this event was well received by BellaVita Residents. This event is different from our Annual Fish Fry in that this will be British type Fish and Chips along with great music. Action Movie night will close the month.

To be a member of the Men's Club and be a part of all the fun stuff, any BellaVita male resident simply needs to show up on the **first Wednesday of the month**. We have tasty food and drink at **6:30 p.m.** and the meeting starts at **7 p.m.** You'll be most welcomed and you'll be happy you came.



*Happy  
New Year*

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*Happy  
New Year*

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**New Year's Eve Committee**



**John and Kathleen**



**Paul and Marcia Ashline**



**Dudley's and Goza's**



**"Getting Down" 2014**

## ARCHITECTURAL REVIEW COMMITTEE

*Jim Moore, Chairman*

The mission statement for the Architectural Review Committee is "to develop and maintain architectural guidelines." These guidelines more fully interpret the Declaration of Covenants, Conditions and Restrictions to help maintain and enhance the Community-wide standard. They serve as the first level of appeal when homeowners dispute rejected applications."

The A.R.C. worked diligently with the Board of Directors and various committees of BellaVita to update the Architectural Guidelines in 2014. These have been approved and filed with Harris County. Copies are available on the website, [www.club-bellavita.org](http://www.club-bellavita.org); click on HOA, then Governing Documents. Copies are also available at the front desk.

Additionally, Homeowner Improvement Request forms are available on the website under the HOA tab; click on Forms. This is the form required to be used when planning to make changes to your home which are governed by the ARC Guidelines. DID YOU KNOW? All Homeowner Improvement Requests are sent to FirstService Residential. If the requested improvement is clearly defined by the Architectural Guidelines it will be approved; however, if the project is not clearly defined, FSR must reject the application. The appeal process is very easy. Just notify FSR that you wish to appeal and the application will then be forwarded to the A.R.C. for review. Every effort is made to ensure that homeowners are able to make changes that they believe are beneficial or aesthetically pleasing to their home; however, they must be in compliance with the approved ARC Guidelines.

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**Under New Management  
Ken Gates, President  
Eva Gates, Vice-President  
BellaVita Residents**



**Kay Simpson, President**

The Belles wrapped up 2014 with a trio of December events. At the Holiday Kickoff Dinner chaired by Barbara Gerlach and Sharon Rohwer, the community enjoyed a New Orleans style dinner with entertainment by the jazz band Modulation. Sue Steik then led the fun at the annual holiday gift exchange. And finally, under the direction of Mary Walker, Sarah Barnett, and Kathleen Murrell, the elves from BellaVita delivered holiday gifts, decorations and food to a family adopted by the Belles. The family's eighteen-year-old son spoke at the January meeting, thanking the community for their generosity and leaving few dry eyes in the room.

2015 will be a busy year filled with many opportunities for fun, fellowship, and service. In addition to the monthly Friday light movie night and Sunday bingo and pot luck, the Belles will be sponsoring some exciting special events. The first of the year

is the February 22 Arte de BellaVita, chaired by Carolyn Beeson. We hope that you will come to this art exhibit and meet the talented BellaVita artists showing their work. Community service projects planned for the spring are the Easter basket project and the Pearland Animal Shelter project.

As your new president, I would like to say "let's get down to business and have fun doing it". Whether newcomer or longtime resident, all women are invited to join us the first Wednesday of the month for the Belles meeting. There is no need to cook because a light meal is served at 6:30 p.m. followed by the business meeting at 7:00p.m. This is a chance to visit with sixty or seventy of your neighbors and to be a part of the planning of yearly events. One last note, please wear your name badge so we will know who you are. **See you at the Belles!**

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*March  
2015*



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