



BellaBuzzy

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

An Official Publication of the BellaVita Homeowners Association

BellaVita Clubhouse

1548 N. Riviera Circle
 Pearland, TX 77581
 281-464-3150
www.club-bellavita.org

Board of Directors

President - Dianne Clement
 281-506-7121
dclement@club-bellavita.org

V. President - Bill Burdick
 281-464-0555
bburdick@club-bellavita.org

Treasurer - Steve Anderson
 832-693-0928
sanderson@club-bellavita.org

Sec. - Billy Potter
 281-484-5198
bpotter@club-bellavita.org

Connie Harry
 281-381-2271
charry@club-bellavita.org

Fritz Ring
 901-277-6149
fring@club-bellavita.org

Ken Wright
 281-993-8392
kwright@club-bellavita.org

MESSAGE FROM THE HOA BOARD PRESIDENT DIANNE CLEMENT



Dianne Clement

Spring is here and it's nice to see so many people enjoying the weather. The pool heaters are on, so come on out and enjoy the pool.

We've had exciting activities in the clubhouse, including a very funny play put on by residents of BellaVita. Who knew we had such talent among our homeowners. TEC had its annual Cinco de Mayo celebration and the Belle's Club presented a murder mystery dinner.

At the April HOA meeting, two members/officers, **Ron Gerlach**, President and **David Dommert**, Treasurer, resigned from the Board. Ron and David have extensive travel plans and felt they could not give the time needed to the Board. Ron has served many years and this was David's second term on the Board. David has several trips planned, including Hawaii and some cruises. Ron and Barb enjoyed Italy and have other trips planned, as well as spending time at their lake house. They deserve to enjoy their retirement and I think we are probably a little jealous. Their service to the residents of BellaVita is certainly appreciated and they will be missed. Replacements were named on May 25th. They are Dianne Clement as President; Bill Burdick as Vice President; Steve Anderson as Treasurer; and Connie Harry.

Maintenance is in full swing as in any Spring, especially around the pool; i.e., chairs, deck, pergola, etc. We hope to have installed new lights on the parking lot within the next few weeks. Sidewalk repairs are in the works, as well as painting of houses, and re-staining of doors. I hope you're enjoying the beautiful flowers that our grounds committee has chosen. Please remember to thank volunteers of all our committees who work to maintain and to make BellaVita such a beautiful neighborhood.

Please read our weekly announcements and calendar. We hope to see you at our next event.

Management: FSR

(First Service Residential)
 12234 Shadow Creek Pkwy.
 Building 3, Suite 100
 Pearland, TX 77584
 713-332-4675 (Main)
www.fsresidential.com



COMMUNITY RELATIONS COMMITTEE

Janet Del Sardo, Chair

HURRICANE SEASON IS HERE



CRC is sponsoring a "Hurricane Seminar" on Saturday, June 10, 2017 at the BellaVita Clubhouse in the ballroom. The seminar is from 2:00 p.m. – 4:00 p.m. There will be door prizes. Light refreshments will be provided.

CPR classes were held on Saturday, April 19, 2017 with 33 participants attending. Two

nurses, Shelley Hassey and Lydia (?) at Clear Lake Regional Medical Center brought a film that demonstrated CPR, how to use the AED (defibrillator), and what to do if someone is choking. They also brought dummies for the participants to practice on with their supervision. Booklets by the American Heart Association on CPR were passed out.

CLUBHOUSE COMMITTEE

Mike Sanders, Chair

A task force was appointed to look into the cost of updated digital audio/visual equipment to replace the outdated analog equipment. The Men's Club is donating \$7,500; the Belles Club is donating \$5,000; TEC has agreed to \$2,500.00. The Veterans have committed to donating money as well but are waiting to see how much is needed. Ford AV is diagnosing our audio/visual equipment to determine what needs to be updated. Once it is determined what is needed, bids will go out to various vendors who supply this equipment.

The garbage disposal in the kitchen was replaced due to malfunction.

Donations of original CD's were accepted from residents to put into the jukebox in place of CD's that were not originals. The clubhouse staff typed labels specifying the name of the CD, artist and each song. So, the jukebox will be updated and usable by the time you read this.

Due to the fact there is no money in the budget this year for new poker table chairs, residents are asked not to move them into other rooms. They are only to be used with the poker table.

The Clubhouse Rules and Regulations have been updated and presented to the HOA Board for their approval.

Bid & Contracts Subcommittee

Fritz Ring, Chair

The Subcommittee continues to be very busy since the last update. The completed projects to date include:

- Parking Lot Pole contract – The bid was awarded to Victory Lighting. Working with the Facilities Committee, we secured a lighting replacement plan for the parking lot which will optimize our costs and save us money.
- Gate Maintenance contract – We received three bids and confirmed that our incumbent supplier's (H&S) pricing was competitive. Given the Facilities Committee satisfaction with their performance the decision was to award the business to H&S. A favorable 3-year agreement was executed.
- Pool Maintenance Contract – Miller Pool will again provide pool maintenance.

Other work that is underway:

- Management Company Bids – Bids have been received from 5 suppliers and the Board has completed a final review of the short-listed bidders. The Board is considering the next steps before awarding a contract. In the meantime, the current contract with FSR has been extended to July. Denise Barberis is managing this bid.
- Auditor Bids - Five bidders were identified. The bids were due back by May 12. A recommendation for the Board should be presented to the Board by the time of this publication. Al Wiley is managing this bid.
- Landscape Bids – The bid is ready for issuance. A detailed Statement of Work has been completed with support of the Grounds Committee, largely with Diane Nicholas and Fritz Ring. Denise has contacted a number of bidders and the bid will be issued in May or early June.
- AV Equipment – Two bidders have walked the project with the AV Task Force, with a 3rd potential bidder to walking through on May 12. Bids will be sent out then with a quick response date expected. The goal is to share the bid outcomes with the Taskforce by the time of this publication



Present this coupon for
\$25 off
 of your next plumbing service

Affordable Quality Plumbing
281.482.1900
www.affordablequalityplumbing.com

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



**BellaVita
 Veterans
 Organization**

Veterans are always being thanked for their service. We would like to thank the BellaVita community for their support of the BellaVita Veterans Organization and our flag program. We have had an increase in flag renewals and many new residents signing up for flags this year. We always appreciate volunteers to help put up and take down the 800 or so flags. This quarter we held two flag raisings, Memorial Day and Flag Day.

Our military support projects this year are the Military Mothers and Wives of Brazoria County and the USO. Both of these charities are volunteer funded. With an increase this year in troops, more volunteerism is needed to give the support that our troops deserve.

We have had a change of personnel on the flag program. David Southard has retired as our Data Analyst after many years of service. Thanks Dave for your guidance and support of the program. Happy fairways to you, Dave! Wilbur Smith will apply his expertise to continue this important aspect of the flag program. Thanks for stepping up, Wilbur.

What a great country we have. God Bless America, our troops and, of course, our BellaVita community.

A Special Touch Cleaning

COMMERCIAL & RESIDENTIAL

How clean is your home?

Call for your everyday cleaning needs.



**\$15 per hour OFF First Time Cleaning
 For Any Bella Vita Resident**

aspecialtouchhousecleaning.com

Concetta Ligori
 (a Bella Vita Resident)

713.906.8835

FINANCE COMMITTEE

Steve Anderson, Chair

Committed Expenses

When we discuss HOA income and expenses, there are often suggestions of waste or frivolous spending. With an annual HOA budget of \$1.86M, that is understandable. In fact, however, there is little wiggle room with our expenses and a great deal of effort is made by the Board and the various committees to hold costs down. This month, we will detail costs that are committed by contract or necessity.

Major contracts in the 2017 budget include alarm monitoring (\$65k), Comcast (\$416k), lawn services (\$343K), house painting (\$106k), front door refinishing (\$22k) and swimming pool (\$41k). These add up to \$993k or 53% of our total budget. Payroll, utilities, insurance, management fees and master association dues total \$411k or 22% of our budget.

Our budget commits \$125k (6.6%) to our reserve fund as we try to build it back up. Those total over 81% of our total budget. The remainder is primarily maintenance and repair and that category is our fastest growing expense.

We have an active contracting group who do an outstanding job trying to hold costs down. Every contract that exceeds \$3,000.00 requires bids. The Board tries hard to hold costs down in every area. The Finance Committee is actively watching costs in every category and we help where we can with the contracting group.

We all recognize that any given item/expense might be considered "wasteful" or "not necessary" by various residents, but the HOA as a group, through the Board and the various committees believe we are providing the best combination possible of amenities for residents and cost control. If you disagree, I URGE you to participate in one of the committees to make your voice heard.



COMMUNICATION COMMITTEE

Bob Stockinger, Chair

The Communication Committee's first function at the beginning of every year is named the "BellaView". The four main clubs, all the committees, various groups with similar interests, and the HOA board, meet in the clubhouse ballroom to recruit new volunteers and membership.

The rest of the year most of the Committee functions occur behind the scenes. We are constantly looking for ways to keep residents up-to-date on all areas of interest. Many forms of written communication are transmitted and/or printed during various times during the month. To that end, we encourage all residents to keep their email and phone information current by informing the clubhouse staff of any changes. Help us help you stay informed.

FACILITIES COMMITTEE

Rex Hemme, Chair

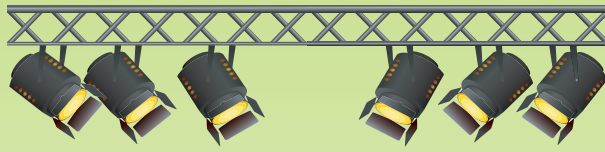
The Facilities Committee has been busy this Spring as we are most years. I suppose the most obvious issue is the parking lot lights by the Club House. One light pole fell last Fall and several parking spaces have been cordoned off, as another pole is severely rusted. A contract for replacement of all parking lot lights was signed in late March. The fabrication of new light poles is expected to be completed in the next few weeks. It is expected that the new LED lighting will be installed in early June.

In mid-April we re-opened the swimming pool. A number of residents have been seen enjoying this amenity.

As the weather has warmed up we have resumed refinishing front doors. You are entitled to have your front door reviewed for needed servicing, which may include either refinishing or replacement of weather stripping, every two years. But you must request this review. If you qualify, place your request through FSR. In April we also resumed our house painting program. Only 39 houses will be painted this year, and this will be completed by early June, weather permitting.

Finally, we had a serious tripping incident on the sidewalk around the lake this Spring. We are looking at whether the sidewalk is sufficiently uneven to warrant repairs. You may see some orange paint in places along the walkway. Now you know why.





That's Entertainment Club

Ed Jamison, President

As predicted, the Valentine Dinner/Dance was great fun. A new musician to BellaVita, **Thomas Dickerson**, brought a great deal of excitement as he played and sang the songs that everyone wanted, and he sang them everywhere, on and off the stage. This new entertainer to BV gave us a new look at fun so, obviously, he'll be back. Then there was the **Michael Stevens Band** playing for our St. Patrick's Day event. The night was all fun as everyone was obviously Irish for the event and the band's offerings kept you either dancing or listening intently. Kudos to Chair, **Marjorie Parham**, **Chef Charles P.** and **Marjorie's Merry Maidens**, who made fun, FUN!

The second ever BellaVita play, "*All I Really Need to Know I learned By Being in a Bad Play*" was another smash for the resident acting company. A sold out audience is becoming the norm, as it should be, considering the intense work put in by the actors who rehearsed over a six week period. Those in the production who made you laugh were: **Debra Powell**, **Sandra Rodgers**, **Sandra Bornstein**, **Lark Billick**, **Jeff Glatzer**, **Genie Dunnage**, **Sue Biard**, **Rory Potter**, **Bernie Bouman**, **Bill Hart**, **Gail Caney** and **Martha Grigsby**. **Linda Stanton** provided a cameo and helped with the production along with **Billy Potter** with sound and lights.

Continuing with stage productions, I am presently trying to convince **Kathy Wright** that she should produce a musical evening showcasing the talent of BV. Stay tuned!

TEC also hosted the ever-popular Cinco de Mayo on, (who would have guessed?) May 5th. Then we colluded with the Belles, Veterans and Men's Club and brought more poolside fun with the Pool Party on June 3rd. Finally, TEC presents The Dueling Pianos on June 17. The popularity of this event last year made it a must to have them return for a second bout of anything-goes-music. If you like it, they'll play it!

Next issue of Buzz I will review what has been and report what will be. Meanwhile, many thanks for your support and participation in TEC and our fun events!

The
Play





CINCO DE MAYO



S t. P a t r i c k ' s D a y





BellaVita

HOMEOWNER ASSOCIATION NEWSLETTER MAGAZINE



Where have you been? This newsletter is provided free to the residents of BellaVita because of Advertisers like you who care and understand your success comes from the local community. Residents support businesses that support them.

To advertise in this Official Publication of the community, call 713.331.0344 or email HOA NewsMag today at advertise@hoanewsmag.com for rates and requirements.



WATERCREST
AT
SHADOW CREEK RANCH
RETIREMENT LIVING REDEFINED

Oh, the Places You'll Go!



When you give up home maintenance, and its woes...
Start today. Schedule your visit, and get on your way!

(832) 709-2230 ♦ WatercrestShadowCreekRanch.com



Looking for a companion?



BONBON CHIHUAHUAS

- 🐾 longcoats & smoothcoats
- 🐾 AKC champion bloodlines
- 🐾 litterbox & peepad trained

BONBONCHIHUAHUAS.COM

CHRISTY LEACH 713-899-8208

GROUNDS COMMITTEE

Becky Spedden, Chair

Attention All Homeowners

1. No plants, trees, etc. can be planted in common areas without prior approval. Please get a form from the clubhouse staff and put in your request.
2. When getting your gutters cleaned, please remember that if your side gutter goes behind the fence into the back yard, this portion of the cleaning is the responsibility of the homeowner. Only the "front gutter cleaning", those in front of the fence, will be paid for by the HOA. If you choose to have your back yard gutters cleaned by Rusticscapes, you need to call Rusticscapes directly.



Cris Barrera, President

It is fun and rewarding to be part of the Men's Club and a great opportunity to mix and mingle with fellow residents. We try to keep the meetings informative and interesting. A Director from the HOA often times attends the meetings and gives us an update on happenings within the Community. The members can ask questions and offer any comments to the Director. We often have a guest speaker discussing interesting topics. We discuss upcoming events sponsored by the Men's Club. The meetings normally last 30 to 45 minutes.

In March we sponsored "Cajun Night" with lots of fun eating Crawfish and Gumbo. Later in the month we sponsored a casino trip which is very popular with our residents. In April we had our "Pasta Night". The Men's Club sponsors free events throughout the year like Movie and Burger Night and Neighborhood Night out.

We always have other events throughout the year to help fund our free events.



Cajun Night

To be a member, 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.

NATURE PRESERVE

Linda Kuhn, Chair



The bluebirds of happiness have arrived in BellaVita! The **eastern bluebird** is the most abundant and the species that returns to BellaVita each Spring. The eastern bluebird is a small (sparrow-sized) bird that is bright blue on its head, wings, and back, but has a prominent rust-colored chest. They look for short grassy fields (like our lake and retention pond areas) because this type of habitat is where they find their primary food source, insects!

In the 1970s the North American bluebird populations were in serious decline. The decline was believed to be linked to a shortage of nesting cavities. With the formation of the North American Bluebird Society a national campaign was launched to raise awareness and to increase bluebird nesting habitat by the placement of nesting boxes.

To help BellaVita do its part to support our existing bluebirds and to help us grow our bluebird population, the Girl Scout troop, led by BellaVita residents, **Carol Dyson** and **Sarita Cannon**, studied about, fundraised and donated three bluebird boxes that they built. For their efforts the girls will earn the Bronze Award which is the highest award for a Junior Scout. The boxes were installed in May and will be maintained by the Nature Committee.

Spring is always an active time for the Nature Reserve and its inhabitants. We can have amazing experiences, but sometimes our encounters are frustrating or scary (especially for those residents with backyards on the Reserve). Here are some tips to address some of the most common complaints/issues that we hear from residents:

- **Snakes:** to deter snakes in your yard, sprinkle elemental Sulphur along the fence line. Snakes do not like Sulphur and will avoid it when possible. Repeated applications are required. Sulphur is safe for other animals such as cats and dogs.
- **Other critters digging into yards:** you may be experiencing something digging under your fence. This is usually a rabbit or armadillo. To stop unwanted guests, try buying coated wire mesh. It can be installed at the bottom of the fence. The mesh should be buried in the ground 3-4" to prevent the critter from digging under the mesh.
- **Rabbits:** are deterred by spraying with peppermint oil or lemon or lime juice. Both processes will require repeated applications.
- **Opossums:** wow they are scary looking, but opossums are great for the environment because they are the "garbage men" of the animal kingdom. They are nocturnal, nomadic, and solitary creatures that eat all kinds of pests (yes, mice) and insects, such as large outdoor roaches. Also, they do not carry rabies due to a low body temperature. Most people never even know they have opossums, until they (or their dog) happen upon them in the evening. If left alone, they will simply pass through your yard.



AWARDS COMMITTEE

Sandra Bornstein, Chair



Bill Burdick

The Awards Committee would like to announce **Q2 2017 Volunteer of the Quarter, Bill Burdick**. The Volunteer of the Quarter is a program to publicly recognize the efforts of an individual for BV community service.

Bill Burdick spends so much of his time doing things for his fellow residents and community. He is a past officer of the Men's club. He leads and assists with many of the Men's Club events as well as other club events at BellaVita. For example, the Veterans group

has made him an honorary member. Bill has served on many committees over his many years as a resident volunteer. One event that everyone knows him best for is the Coughatta trip. Each time he tries to make it the best ever. He dedicates many hours to ensure all residents are taken care of by the bus line, casino, hotels, etc. as well as having a wonderful time. Lots of coordination and time is donated on his part. He has taken it on himself to look in on BV residents who have become house-bound and uses his own time to drive them to doctor appointments, etc. Bill is always available by phone, e-mail or in person for anyone who calls upon him. He encourages others to get involved and be part of the BellaVita community. He truly spends so much of his time for the general good of the community.

Thank you Bill Burdick for all your hard work. Please congratulate Bill on his outstanding contributions and recognition as Volunteer of the Quarter.

It is Time to Join Our Amazing Team...



We are looking for high energy Advertising Ad Sales Executives to work with the best clients in Texas! This is the perfect full time or part time position for the right person. We offer one of the highest commission structures in Houston!

Call or email now
Michael Gary mgary@hoanewsmag.com
or call 713.331.0344



Club
BELLA VITA
The BellaVita Belles

Carolyn Beeson, President

It is Spring and the busy season for all the clubs at BellaVita. The Belles had a great Tea. Our theme was The Great Gatsby. And the ladies "did it up right." Many celebrated the event 20's style and we have the pictures to prove it. Table décor was over the top and the food was great. The Belles were entertained by small ensembles that were directed by **Kathy Wright**.

By the time you read this we will have performed a "who done it" at our Murder Mystery Dinner Theater, co-sponsored the Pool Side Party with the other clubs, and made charity contributions to the Pearland Animal Shelter.

Ladies Night In is already in the planning process. Our theme will be based upon the top 100 movies of all time. As you know this is a free event which is open to all ladies in the community. Our sponsored charity is Dress For Success, so the entry contribution is a "gently used" business-appropriate purse, or nylons or scarf. This will be another great event with entertainment surprises!

Preparations are on-going for the annual Mistletoe Market. Most of the inside booths have been sold and we are accepting contributions for the Treasure Box. Contributions may be made at the homes of **Genie Dunnage** and **Carolyn Beeson**, after a phone call, of course.

The Belles welcome all ladies in the community to our meetings and events. Come on down and meet your neighbors, socialize and help us help our charities.

L
a
d
i
e
s

T
e
a





Say "Bye Bye" to the Summer Heat!



Davis & Son HVAC

30+ Years of Sales and Service

TACLB208C

"We stand behind the work we do, and we've built our business from the referrals of our customers to their family and friends."

Services Include:

- FREE Second opinions
- Financing Available
- Service & Install Residential HVAC Systems
- Service & Install Small Commercial HVAC Systems
- Preventative Maintenance Program
- Service All Makes and Models
- Free Estimates on Equipment Replacements



FREE SERVICE

WITH ANY REPAIR
(no service charge)

Davis & Son HVAC

Must present coupon.
Not valid with other offers.
Expires 12-31-17

\$49

SPRING A/C CHECK-UP
(call for details)

Davis & Son HVAC

Must present coupon.
Not valid with other offers. Expires
12-31-17

SAVE \$250.00

COMPLETE SYSTEM CHANGE OUT
(call for details)

Davis & Son HVAC

Must present coupon.
Not valid with other offers.
Expires 12-31-17

CALL TODAY

to get started on a path of **Worry-FREE** Home Air Conditioning & Heating!

Call **Billy**: 281-433-0029

Call **Nick**: 713-504-8104



www.DavisandSonHVAC.com



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



PREFERRED AIR
 & PLUMBING OF HOUSTON



PREFERRED ROOFING
 OF HOUSTON

\$10 FREE WATER HEATER WITH
 SERVICE CALL PURCHASE OF A/C SYSTEM

FREE ESTIMATES
 SENIOR CITIZENS
 & VETERANS.....

5% OFF

www.preferredairofhouston.com

2422 E. Sam Houston Pkwy S • Pasadena, Texas 77503

Phone: 281-978-2665

Hours of Operation: Mon-Fri 8 am - 5pm • Sat & Sun Closed

24/7 Emergency Service Available

No matter the size of your residential or commercial project, we have you covered!