

September 22, 2020



**BELLAVITA AT GREEN TEE HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS Business Meeting**

Will be held via **Zoom** this month due to COVID-19 at the Date and Time listed below
3:00 PM Wednesday, September 23, 2020

ZOOM CONFERENCE CALL

Phone: 1 346 248 7799 Meeting ID: 974 0499 8940 Password: 441947

1. Call to Order
2. Agenda subjects are the General business of the Association and the specific items identified below:
3. Consideration of Minutes of Prior Meetings:
 - 3.1 Regular Minutes – 08.26.20
4. Confirmation of Any Electronic Voting
 - 4.1 8.29.20 Title Search for Clear Creek Trail
 - 4.2 9.11.20 Staffing
 - 4.3 9.18.20 Approval for Gate Batteries
5. President's Report
6. Open comments by Board members
7. Treasurer's Report Stephen Anderson
8. Managing Agent's/Clubhouse Report Shannon Boogades, Inframark
9. Committee reports or actions:
 - 9.1 Architectural Committee Ruth Southard
 - 9.2 Awards Sandra Bornstein
 - 9.3 Clubhouse Committee Karen Bishop
 - 9.4 Communications Committee Lark Billick
 - 9.5 Community Relations Committee Janet DelSardo
 - 9.6 Elections Committee Ruth Southard
 - 9.7 Facilities Committee Dorothy Barrera
 - 9.8 Finance Committee Don Jensen
 - 9.9 Grounds Committee Diane Nicolas
 - 9.10 Nature Reserve Committee Linda Kuhn
10. Additional Business:
 - 10.1 Villas Master update Billy Potter
 - 10.2 Homeowner Concern Forms Cindy Dutschke
11. Next scheduled regular meeting Wednesday, October 28, 2020
12. Closed Executive Session
Provided by Section 209.0051 (c) & (e) of the Texas Property Code Chapter 209 to consider actions involving personnel, litigation, contracts, enforcement actions, communications with the HOA attorney, and homeowners privacy and confidential matters.
 - 12.1 Collections
 - 12.2 Staffing
12. Reconvene Open Session
14. Summary of Any Decisions Made During Executive Session
15. Adjournment

Dear Homeowners:

Election Day is quickly approaching. Because of COVID-19, Harris County is extending the early voting by an additional week and the hours of operation on Election Day will be extended because of the anticipated large turnout. The cost for expanded hours of operation and professional cleaning would be cost prohibitive Bellavita.

Harris County was looking for large voting spaces to accommodate social distancing requirements and voter turnout. Because the Ballroom is the only space which would meet their requirements and due to the fact the facilities are not open for use of our homeowners because concerns for the spread of the virus, the Board did not feel it was in the best interest of the community to allow use of our facilities for this election. Hopefully, this will not create a hardship for our residents, but it was a necessary decision not to allow hundreds to come through our doors without any screening ability.

Mail-in voting applications will be published in the newsletter and will be available for distribution at the front desk. We encourage everyone to exercise your right to vote, but to do so in the manner in which you are most comfortable.

The locations and times for early voting have not been published by Harris County at this time, but this information will be made available as soon as it is known.

Election date	General election - Nov 3
Registration deadlines	By mail - Oct 5 In person - Oct 5
Absentee voter deadlines	Application by mail - Oct 23 Application in person - Oct 23 Submission by mail - Nov 3 Submission in person - Nov 3
Early voting	Begins - Oct 13 Ends - Oct 30

YOU CAN ALSO REQUEST OR PRINT AN APPLICATION FOR MAIL IN VOTE AT EACH OF THE FOLLOWING WEBSITE:

<https://www.sos.state.tx.us/elections/voter/regabbm.shtml>

<https://harrisvotes.com/Docs/app4BallotByMail.pdf>

The address for early voting for Harris County is:

Christopher G. Hollins, County Clerk

P.O. Box 1148

Houston, Texas 77002

DO NOT REMOVE PERFORATED TABS. Moisten here and fold bottom to top to seal. DO NOT REMOVE PERFORATED TABS. Moisten here and fold bottom to top to seal.

Application for Ballot by Mail

Prescribed by the Office of the Secretary of State of Texas
VUD # 4, County Election Precinct #
AG-15 12/17
Statement of Responsibility, etc.

1 Last Name (Please print information)		First Name		Middle Initial	
2 Residence Address: See back of this application for instructions.		City		TX	
3 Mail my ballot to: If mailing address differs from residence address, please complete Box # 7.		City		State	
4 Date of Birth (mm/dd/yyyy) (Optional)		City		ZIP Code	

Contact Information (Optional)
Please list phone number and/or e-mail address:
* Used in case our office has questions.

5 Reason for Voting by Mail:

65 years of age or older. (Complete Box #5a)

Disability. (Complete Box #5a)

Expected absence from the county. (Complete Box #6a and Box #6b)

You will receive a ballot for the upcoming election early

Confinement in jail. (Complete Box #6b)

You will receive a ballot for the upcoming election early

6a ONLY Voters 65 Years of Age or Older or Voters with a Disability:
If applying for one election, select appropriate box.
If applying once for elections in the calendar year, select "Annual Application."

Annual Application

Uniform and Other Elections:

May Election

November Election

Other _____

Primary Elections:
You must declare one political party to vote in a primary:

Democratic Primary

Republican Primary

Any Resulting Runoff

Primary Elections:
You must declare one political party to vote in a primary:

Democratic Primary

Republican Primary

Any Resulting Runoff

6b ONLY Voters Absent from County or Voters Confined in Jail:
You may only apply for a ballot by mail for one election, and any resulting runoff.
Please select the appropriate box.

Uniform and Other Elections:

May Election

November Election

Other _____

Primary Elections:
You must declare one political party to vote in a primary:

Democratic Primary

Republican Primary

Any Resulting Runoff

If someone helped you to complete this form or mails the form for you, then that person must complete the sections below.

11 See back for Witness and Assistant definitions.
If applicant is unable to mark Box #10 and you are acting as a Witness to that fact, please check this box and sign below.

If you assisted the applicant in completing this application in the applicant's presence or e-mailed/mail or faxed the application on behalf of the applicant, please check this box as an Assistant and sign below.

* If you are acting as Witness and Assistant, please check both boxes. Failure to complete this information is a Class A misdemeanor if signature was witnessed or applicant was assisted in completing the application.

Signature of Witness/Assistant _____

Printed Name of Witness/Assistant _____

Street Address _____ Apt Number (if applicable) _____

City _____ State _____ ZIP Code _____

Witness' Relationship to Applicant _____
(Refer to Instructions on back for clarification)

Este formulario está disponible en Español. Para conseguir la versión en Español favor de llamar sin cargo al 1.800.252.6663 a la oficina del Secretario de Estado o la Secretaría de Votación por Adelantado.

DO NOT REMOVE PERFORATED TABS. Moisten tab and fold top to bottom to seal.

FROM:

**AFFIX LABEL HERE OR ADDRESS
TO: EARLY VOTING CLERK**



**AFFIX FIRST
CLASS
POSTAGE**

Residence Address - Give full address as shown on your voter registration certificate. If you have moved within the county but not yet changed your voter registration address with the voter registrar, indicate your new residence address.

Mail Ballot To - Give full address where you wish to have ballot mailed. If the address is different from your residence address.

Mailing Ballot to a Different Address - Your ballot must be mailed to your home where you live or to your mailing address on your voter registration certificate. There are some exceptions that allow you to have your ballot mailed to a different location as specified below.

Reason for voting by mail	Location to mail ballot
65 or disabled	Nursing home, assisted living/residential center, relative, hospital
In jail	Address of jail or relative
Absent from county	Address located outside of county

Expected Absence from County - If you choose expected absence from county, you must expect to be absent from the county on election day and during the hours of early voting in person or by mail to an address outside the county. Important: Give date you can begin to receive mail at the address given.

Annual Application - If you are 65 years of age or older, or disabled you may apply to receive all ballots by mail for a calendar year. If you do not select any elections in Box 6a, your application will be considered an Annual Application. If you submit an annual application for a ballot by mail, your application may be forwarded to other eligible holding elections where you are a qualified voter. This means that you may receive a ballot for those elections in addition to the ballot(s) you requested with this application.

Submitting Application

1. Sign and date your application - If unable to sign, please go to Witness/Assistant boxes (11 on reverse) and have a person witness your mark. Witness/Assistant instructions follow below.

2. Deliver to Early Voting Clerk - You may submit your application via these methods:

In Person: Only the applicant may submit their application in person to the Early Voting Clerk until the early voting period begins. However, after the early voting period begins for an election, the applicant may only submit their application via mail, common contact carrier, fax, or e-mail.

By Mail: You may mail your application via the U.S. Postal Service.

By Common Contact Carrier: You may submit via a common or contact carrier which is a bona fide, for profit carrier.

By Fax: You may fax your application to the Early Voting Clerk. Please contact your Early Voting Clerk or the Secretary of State's Office for fax numbers.

By E-Mail: You may e-mail a signed, scanned image of your application to the Early Voting Clerk. Please contact your Early Voting Clerk or the Secretary of State's Office for e-mail addresses.

IF YOU FAX OR E-MAIL YOUR APPLICATION TO THE EARLY VOTING CLERK, YOU MUST ALSO MAIL THE APPLICATION SO THAT THE CLERK RECEIVES IT NO LATER THAN THE FOURTH BUSINESS DAY AFTER THE CLERK RECEIVES YOUR FAXED OR E-MAILED APPLICATION. If you fax or e-mail your application by the deadline noted below, your application will be considered complete and timely as long as the original is received by the early voting clerk by the fourth business day after it was submitted by fax or e-mail.

Deadline

Your application must be received by the early voting clerk of the local entity conducting the election not later than the 11th day before election day. If the 11th day is a weekend or holiday, the deadline is the first preceding business day. You may submit an application throughout the calendar year, beginning January 1. Please remember that the application must be received not later than the 11th day before the first election in which you seek to vote by mail.

If you submit an annual application for Ballot by Mail within 60 days before an election that takes place in the following calendar year, your application will be valid for any election that takes place to the end of the preceding calendar year. This applies to Annual Applications only and not to a regular application for ballot by mail.

Witness/Assistant Section

Witness: If you are unable to sign your name (due to a physical disability or illness), the application may be signed at Box #11 for you by a Witness. You must affix your mark to the appropriate box in 11 indicating the inability to make a mark. The Witness must state their name in printed form and indicate his/her relationship to you or, if unrelated, state that fact. The Witness must sign and provide his or her printed name and residence address. Unless the Witness is a close relative of the voter (parent, grandparent, spouse, child or sibling), it is a Class B misdemeanor for a person to witness more than one application for ballot by mail.

Assistant: If a person (other than a close relative or person registered to vote at the same address) assists you in completing the application in your presence or makes/assists in the application on your behalf, then that person must complete Box #11. The Assistant must sign, provide his or her printed name, and his or her residence address. A person commits a Class A misdemeanor if the person provides assistance without providing the information described above unless a close relative or registered at your address.

If you have further questions or need additional assistance, please contact your Early Voting Clerk or The Secretary of State's office at 1-800-252-6883 or www.sos.state.tx.us.

Reset

Instructions for Application for Ballot by Mail

INSTRUCTIONS ON HOW TO USE THE GATE PAD

Make sure to use your fingernail on gate pad.

As you approach the gate pad you will see the following MENU Options:

PHONE CALL and ENTRY CODE (PIN)

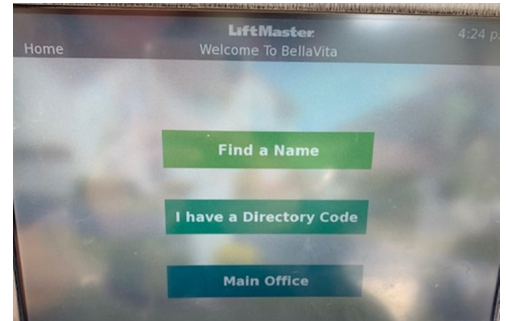
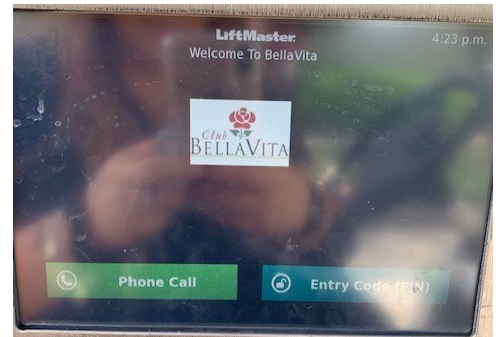
When you select the **PHONE CALL** option you will be directed to the following

MENU OPTIONS:

FIND A NAME

I HAVE A DIRECTORY CODE

MAIN OFFICE



FIND A NAME - to search for the name of a resident.

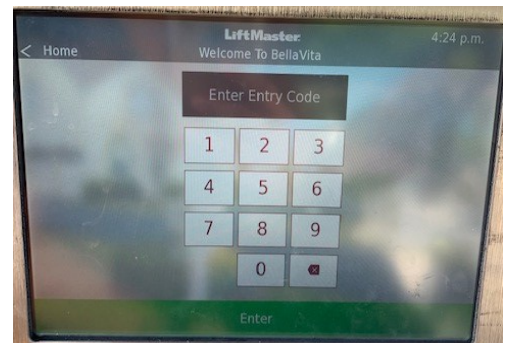
Type in the name of the resident, it will automatically call resident

I HAVE A DIRECTORY CODE - if you have a directory code. Once you enter the 4 digit code. The call will be sent to the home/cell of the resident. The resident will press #9 on their phone to allow entry.

MAIN OFFICE - if you are not in possession of any codes, the code you were given is not working, or access has been denied into BellaVita the call will be sent to the FRONT DESK for entry. **Please make sure the vendor has the address to where they are going. BV Staff will NOT let them in without an address**

You will be using the **ENTER ENTRY CODE/PIN** menu option if you have a 4 digit **ACCESS CODE**.

Please and make sure to press **ENTER** to gain entry into BellaVita.



Use of the gym and exercise facilities is limited to homeowners and registered residents (this being defined as renters or lessees, adult children or grandchildren who are permanent residents in the home and who have been registered with the office).

The maximum occupancy is limited to 5 because of recommended social distancing. The hours of operation will continue as normal under our Rules and Regulations with access by your remote key fob.

Masks are required to enter the clubhouse but do not have to be worn while exercising. Please continue to bring your own disinfecting supplies. Please wipe off all equipment prior to use and after use.



Board approves new form for home repairs

Submitted by the Architectural Review Committee



Like all of us, our homes have birthdays. As the number of birthdays increases so does the amount of maintenance required to meet community standards. Sometimes these repairs are of an urgent matter. The Architectural Review Committee understands the reality of this and produced a new form for qualifying home repairs where **no change is made.**

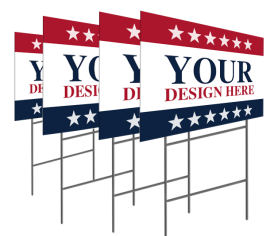
The NO ACTION form is designed to enable homeowners to make modifications to their home where there is no change to color, material, or design without waiting for ARC approval. The new form serves as a record to ensure all improvements and maintenance projects are recorded. The form is available on the website or from the Clubhouse front desk.

The Architectural Review Committee will be participating in BellaView on January 25. If you have questions regarding the use of this form, please visit the committee members at this time.

Committee members: Hazel Fowler, Ron Lauve, Dallas Smith, Don Talley, and Ruth Southard

Homeowners, we are entering into a very contentious election cycle. There are specific Texas state statutes which govern the placement of political signs which the HOA cannot override; however, there is also specific language about lewd and offensive language which the signs cannot violate.

We want to be respectful of everyone's right to vote as their conscience dictates, but we also do not want to turn our beautiful community into a warring faction of political ideology that might be different than your own. With that being said, 4x6 political signs are allowed in your private yards based on specific state guidelines. Signs placed on common property of BellaVita or street easements are not allowed. If you have placed a sign outside your private property, please remove or it will be removed and properly disposed of.



Chapter 259.002 TEXAS ELECTION CODE



The Awards Committee would like to announce Q3 2020 Volunteer of the Quarter, Barbara Gorman and Mickey Kinzer. The Volunteer of the Quarter is a program to publicly recognize the efforts of an individual for BellaVita community service. This Quarter the Awards Committee has selected 2 volunteers since they work in tandem with each other.

Barbara Gorman and her husband Jim moved to BellaVita in December 2001. Barbara started the library in 2003 soon after the Clubhouse opened with books from her own collection. The library grew quickly because of donations from BellaVita residents and the bookshelves in the long hallway of the clubhouse and the computer room were used in addition to the shelving in the TV room. When the Annex opened, Barbara was instrumental in getting the library moved to the annex and arranged for the Paterno brothers to build and install shelving for the rapidly growing collection. Since the library has grown, due to continued donations by residents, additional shelving had to be purchased.

Barbara has arranged to take anything that can't be used, to Half Price Books for possible sale. As a result of these sales, the library has been close to self-supporting. Through these funds, smaller things such as the magazine rack, movie shelving, bookends, small bookcases and many books have been obtained. Barbara says with the assistance of several loyal volunteers including Carol Grisanti, Don Talley, Mary Hearn, Sunny Ward, Mickey Kinzer and the Clubhouse committee, the library's operation and updates have been achieved.

In addition to Barbara's dedication to the BellaVita Library, she has volunteered as an instructor for yoga and pilates, 2004-2014 (3 days/week) and gentle yoga, 2019. She has participated on the HOA Clubhouse Committee and as a Block Captain since 2004. Her volunteer efforts also include the Art group, Party Bridge, and Bowling group.

We would also like to recognize Mickey Kinzer this quarter along with Barbara. Mickey moved to BellaVita in September 2001. After she retired, she began to volunteer in the library in 2018. Her assistance has been greatly appreciated at the library. She made the book shelf labels that help everyone find what they need and makes shelving books much easier. Mickey likes to decorate and introduced flowers and seasonal decorations for the library. She also makes regular trips to Half Price Books when boxes of duplicate and rejected books have accumulated. When the library was painted, and new carpeting installed; she coordinated volunteers to move the books out and then back into the library. Mickey not only has a love of books, she also loves animals, especially dogs. In 2015, she organized a BellaVita Dog Lovers group and in 2017, she and her Border Collie started a BellaVita Dog Play Date group.

Due to the pandemic, the clubhouse and the library were closed. Mickey created a "BellaVita Library Al Fresco" which was books on the porch outside the annex. However, that had to be closed, so Mickey took it upon herself to take books, puzzles, etc. to her home and opened her garage as a satellite library for residents. When the library was opened again with some new safety regulations in place for residents, Mickey communicated to residents via BellaVita Facebook Group- Grapevine that they were open.

Barbara and Mickey see the library as an important addition to our community. They work toward improving and updating the collection for all BellaVita residents. They have done an incredible job in all their volunteer efforts. Thank you, Barbara and Mickey, for all your hard work. Please congratulate them on their outstanding contributions and recognition as Volunteers of the Quarter.

Sandra Bornstein

Awards Committee Chair



Audubon

News from Houston Audubon!

Long before harsh winter weather arrives, the cooler temperatures and ample rainfall of early fall create the perfect conditions for new plants to take root in your garden. But before you pay a visit to your local nursery, find out which plants will provide the most for birds in the coming months.

[Audubon's Native Plants Database](#) will show you to all the best plants for the birds in your area, as well as local resources and links to learn more. All you have to do is enter your 5-digit zip code to get started. Once you have your list, it's time to start planting!



HUMMINGBIRD MIGRATION SEASON

It is hummingbird migration season so homeowners might want to put out their hummingbird feeders. Typically, we see less HBs during the fall migration, but sometimes we get some really good ones. For those who want a cost-effective way to feed hummingbirds, residents can make their own food, which helps if you need to change it often. Food should be changed at least once a week, after rain, or if it appears to be cloudy. Place feeders preferable in an open area that gets shade, but near vegetation so the hummingbirds have plenty of room to navigate. Once they have eaten enough, they will fly to a nearby tree or bush and go back and forth all day. Feeders should be 4-6 feet higher (or higher if hanging from eaves). Good luck!

Hummingbird Food Recipe:

1 parts sugar mixed with 4 part warm to hot warm water– let cool to room temperature before hanging for HBs. Excess can be stored in the refrigerator.



August and September are copperhead months — babies will be out and can be identified by the yellow tips on their trails. They usually stay in leaf litter but as youngsters are prone to do, you may see them out and about in you yard.

Opossums love to eat baby snakes, like the copperheads, and they are immune to most venoms



Mistletoe Market

After much thought and consideration, the Belle's have decided that the best course of action is to cancel the Mistletoe Market for October 2020. This decision was made for the health and safety of the participants, the vendors and the residents of this community. The Belle's are looking forward to a wonderful Mistletoe Market in 2021.

Please note that 10 guests per HOUSEHOLD are allowed to join you at the pool.

-BellaVita Rules & Regulations #15 (F)



CHILDREN'S POOL HOURS

CHILDREN MUST BE SUPERVISED BY ADULT

- Tuesday & Thursday 3 - 6 PM
- Children's safety noodles are only allowed
- Saturday & Sunday 1 - 6p.m.
- Children in Diapers must wear swimming diapers

Please note: Floats are not permitted in the pool per BellaVita Rules and Regulations, Section 15; L.

However, flotation noodles are permitted. Thank you for your attention to this matter.



Front Door Maintenance

Your HOA dues includes having your front door maintained every 2 years. This means the door will be lightly sanded and a light coat of spar varnish applied. A new weather strip at the bottom of the door is included, if needed. This will help protect your door. However, if you postpone having the work performed and the door has to be refinished (not just maintained), the HOA will only cover a portion of the refinishing and replacing the weather strip. The HOA will pay \$130.00 (the cost to the HOA of a normal maintenance including the weather strip) plus an additional \$50.00 to cover the cost of a second coat of varnish. The homeowner will be responsible for the rest. If it has been 2 years since your door was maintained last please contact the Clubhouse 281-464-3150 to be put on the list or stop in during open hours.





PEARLAND, TX

Mon 9/21		Thunderstorms	78° 72°	90%
Tue 9/22		Rain	82° 72°	90%
Wed 9/23		Rain	83° 70°	60%

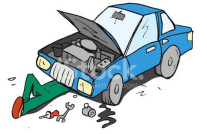
Weather

Thu 9/24		Sctd Showers	85° 69°	30%
Fri 9/25		Partly Cloudy	87° 68°	10%
Sat 9/26		Mostly Sunny	90° 70°	10%
Sun 9/27		Sunny	90° 71°	10%
Mon 9/28		Sunny	89° 69°	10%

Please keep the pool gate Closed at all times. The County Ordinance prohibits the propping open of pool gates. (CAMERA MONITORED)



Please do not work on motor vehicles in the driveway or in the street. The BellaVita CCR Section 8 states that motor vehicles can only be worked on in the garage or an approved enclosure..



BE CONSIDERATE

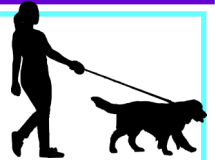
When you are finished with the umbrellas at the pool please be sure to put them down.

Thank you for your help!



NO PETS ARE ALLOWED IN THE CLUBHOUSE, ANNEX or on the POOL DECK

Please make sure all Cats and Dogs are on Leashes



NOTICE

HELP KEEP THIS PLACE CLEAN



Please be considerate and pick up after yourselves when exiting the annex, gym and pool. Please also pick up after you pet.



Please tell your Guests and Vendors Do NOT Tailgate. The entrance gates are monitored by camera

IMPORTANT ANNOUNCEMENT:

PLEASE DO NOT PARK ON THE CURBS!!!

BellaVita owns our streets within the community and when the curbs are damaged the association has to repair/replace. Please be cautious.

This is a friendly reminder that the Clubhouse's hours are posted as of June 1st:

CLUBHOUSE HOURS

Sunday....Clubhouse
Closed

Monday....10a to 5p

Tuesday.....10a to 5p

Wednesday...10a to 5p

Thursday....10a to 5p

Friday.....10a to 5p

Saturday10a to 5p

Please maintain 6 ft. social distancing; Only 1 staff member will be at the desk; Only 1 resident may approach desk; Services available at this time:

Copies;

Notary Services (by appointment);

Distribution of Newsletter and

Directory;

No monetary change will be made;

No tickets are for sale;

Homeowner Concern Forms available;

Access for Gym/Fitness Center will be through the Lobby OR through the outside door. There is restroom access 10am to 5pm.

Copy. Print. Fax. *and more!*

The Service Desk will provide the following FAX, Notary and Copy services for home owners:

- Long distance faxes - \$1 for each page
- Sending local Faxes – no charge
- NO International faxes
- Receiving Faxes – 10 cents per page up to 25 pages and 25 cents per page over 25 pages.
- Notary services are free **by appointment only.**
- Notary services are for residents only. Please make appointment at the front desk.
- Scanning to email-No charge
- Copy Services – 10 cents per page up to 25 pages and 25 cents per page over 25 pages.

The **Copy Center** copying guidelines for the BellaVita HOA Board, Board Committees and Clubs and Organization Officers are at no charge as follows:

- Maximum of 25 pages – immediate copying
- Maximum of 400 pages – 24 hour copying
- Over 400 pages – one week copying
- Any specialty services (stapling, binding, hole punching, etc.) are the responsibility of the requester.
- **All copies are black and white on white paper only.**
- All specialty papers are to be provided by the requester.

NOW OFFERING: Laminating- 25 cents for 1/2 page and 50 cents for a full page.

ARCHITECTURAL GUIDELINES REMINDER:

Remember to check the Architectural Guidelines before making any improvements or modifications to the exterior of your home or property. There are specific requirements for many changes.

The ARC Guidelines are on the BellaVita website along with an application which explains the time frame for approval and the documents required to be submitted.

The Rules and Regulations governing the use of BellaVita property (clubhouse, annex, pool and common grounds) state that no more than 10 guests per household are allowed. Exceptions to this rule are for Bereavement/Memorial services, private party rentals and events open to the public such as the Mistletoe Market. Your private homes are not governed by these Rules and Regulations.



2022 West Grand Parkway North, Ste 100

Katy, TX 77449

Ph# 281-870-0585



BellaVita Staff Contact Information

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Phone Number 281-464-3150

HOA Board of Directors

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281-381-2273

Vice President - Merlin Mohr

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713-213-6628

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sanderson@club-bellavita.org

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Director - Sandra Talley

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281-923-5509

Director - Billy Potter

bpotter@club-bellavita.org

281-484-5198

Director - Dallas Smith

dsmith@club-bellavita.org

281-484-7912



Alarm Monitoring- Modern System- 281-599-7388

Animal Control- City of Pearland- 281-652-1970

Cable-Comcast-Transfer- 855-307-4896

Lawn Care-Rusticscapes- 832-620-6529

Street Light- Center point- 713-207-2222 Opt.5