



# October 20, 2020



## MESSAGE FROM THE HOA BOARD AND MANAGEMENT COMPANY:

Dear Homeowners:

We would like to give you more information regarding the recent HUD Age Survey that was mailed. HUD requires Over 55+ Communities to confirm they are in compliance with the percentage of residents meeting the threshold to be classified as an 55+ Age Community. This information should be collected and updated every two (2) years. The surveys nor the photo id is forwarded to HUD. It is verified by the community and should be kept up to date as new owners/residents come into the community. It has been more than 2 years since the last survey. The exact date is unknown because the records concerning these statistics were not turned over to Inframark when the change in management companies was made. Many of you are concerned that this information was collected by the title company at closing; however, this information may not be conveyed with transfer of title information to the management company. Most of the records which you sign are sent to your mortgage company or returned to you at closing. Information to the management company is limited to transfer of title, transfer fees and assessments collected.

We do not require that a copy of your photo identification be made. It can be verified by a staff member and they will initial that verification has been made. Also, you can have a friend, neighbor or relative sign as a witness that they have verified that you are above the age of 55. This might be a good way to help some of your neighbors who are unable to come to the clubhouse. The survey form will be included in new homeowner/resident orientation going forward. If you help us by participating in the current survey, you should not have to be contacted in this regard again. A database has been created to retain this information plus the survey forms will be placed in a digital file as well as "hard" copy being retained for reference.

If HUD were to request, Bella Vita must provide proof that we have complied with all federal mandates to collect and preserve this information. Unfortunately, we cannot recreate any missing records, but want to be sure going forward that we are prepared and in compliance.

We can assure you that this information will not be shared outside of BellaVita and management company data base. BellaVita is committed to ensure that we do not violate the Federal Fair Housing Act (Title VIII) which prohibits discrimination in housing based on race, color, religion, sex, national origin, handicap and familial status.

We are all suffering from Covid fatigue and are very sensitive to the fact that our personal information is at greater risk than ever of being stolen. Thank you for your assistance in completing the survey requirements.

## Parking Lot Issues

Connie Harry on behalf of Board of Directors

The recent parking lot incident in which outsiders gained entry and had unauthorized use of our parking lot has been traced to a party house rented through Air BnB in the Villa D'Este subdivision. There was a report that the outside visitors had a resident code to enter the gates. Shannon has spent considerable time reviewing the gate entry codes and cannot find a repeating code which would evidence that a resident code was used for entry. Review of the camera footage does show several cars tailgating into the community during the times reported.

We all need to be vigilant of cars which attempt to tailgate behind our entry. Staff has been instructed to become more vigilant in observing activities in and around the clubhouse and parking lot. The Pearland Police Department are aware of the matter and an incident report has been filed. In addition, the City of Pearland has been notified that the owner of the property has resumed short-term rentals of the property for which a previous citation had been made.

The board of directors of Villas Master is committed to taking any action necessary to control the issue of the party house and will continue to monitor this matter. The Bella Vita board will also continue to work closely with Villas Master board, the management company and necessary officials regarding this incident.

To help us, if you are having guests who will be using the parking lot, please notify the office for a visitor card to be displayed on the dash of the car. We all must work together – **if you see something, say something.** Do not confront anyone that you think might not have gained appropriate access to the community but call the office if open or call the Pearland Police Department, non-emergency number to report. That number is 281-997-4100.





Show your support by wearing pink every Friday.  
Send a picture to Carolina  
([carolina.garcia@inframark.com](mailto:carolina.garcia@inframark.com))  
to have your picture featured in our October Breast  
Cancer awareness collage.

## October is National Cybersecurity Awareness Month!



### Be wary of suspicious links

Banks will never send you a text or email that asks you to click a suspicious link.



### Beware of scare tactics

Scam emails, texts and calls may pressure you, or even threaten you, to respond. Just ignore it and call your bank directly.

### Protect your confidential info

Your bank will never ask you to provide your account number, social security number or password in emails or text messages. They will only ask that confidential info if you call them, to confirm your identity.

### Call the bank



If you think an email, text, or call might be a scam, play it safe and hang up. Then call the bank yourself to verify.



and the winner is.....

# Ruth Southard

For Answering the correct question in  
last week Newsletter

## WHAT DO YOU KNOW?

Here's your chance to show us what you've got! Test your knowledge about **BellaVita!**

Take a stab at these questions.

The FIRST person to answer ALL of the questions correctly  
in an email to Shannon wins the prize!

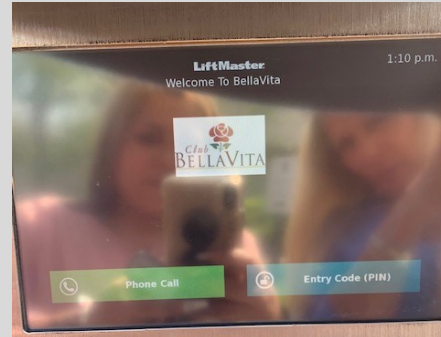
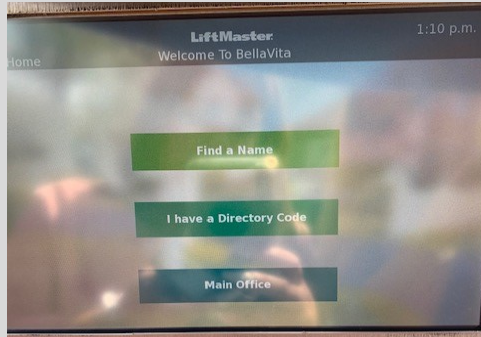
[Shannon.Boogades@inframark.com](mailto:Shannon.Boogades@inframark.com)

What is the prize, you ask? *Recognition in the next  
newsletter !*

OK. Put on those thinking caps. Ready? Set? GO !!!

1. How tall is yard art allowed to be in Bellavita?
2. If you are installing a pool in your back yard is there a deposit that must be included with your Architectural Application? If so, how much is it?
3. What are the hours that the Swimming Pool, Spa and Fitness Center are open?

If you are having problems with your entry or directory code, or would like a new code? Please come by, or call the office. We will be glad to help you.



**FOR EVERYONE'S  
SAFETY**



**PLEASE  
WEAR A FACEMASK  
TO ENTER THE ANNEX  
& CLUBHOUSE**

## 2020 HOLIDAY SCHEDULE CITY OF PEARLAND

### Thanksgiving Day

November 26, 2020 - Observed Holiday. Service will resume on next scheduled collection day.

### Christmas Day

December 25, 2020 - Observed Holiday, Friday recycling customers will be collected on Saturday, December 26, 2020. Waste, bulk and green waste collection will resume on next scheduled collection day.

### New Years Day

January 1, 2020 - Observed Holiday. Friday recycling customers will be collected on Saturday, January 2, 2021. Waste, bulk, and green waste collection will resume on next scheduled collection day.

### Have Questions?

Our Customer Service Department is here to help.  
Call 1-800-800-5804 , Monday- Friday 8:00 AM- 5:00 PM  
E-mail us: [cssatex@wm.com](mailto:cssatex@wm.com)  
Find us online: [www.wm.com](http://www.wm.com)



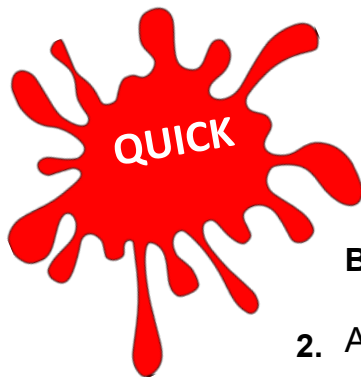
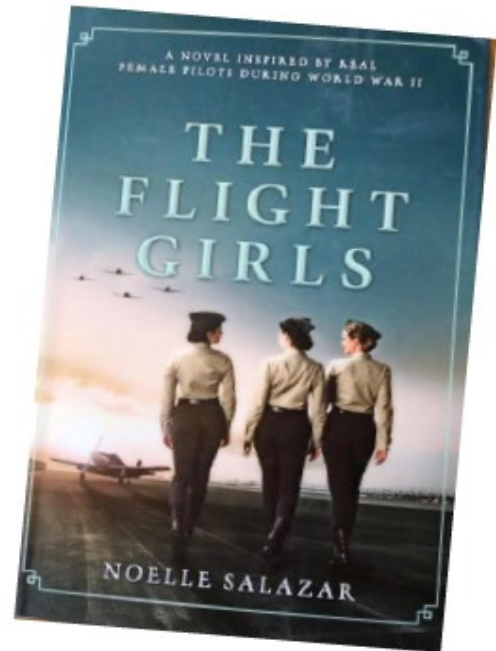
# BV LIBRARY

SPOTLIGHT ON  
BIOGRAPHIES

Drop by and pick up a book about one of your famous favorites!



COMING SOON!  
TO A LIBRARY NEAR YOU !



## 1. It's Impossible to Hum While You Hold Your Nose

For the same reason you can't exhale while holding your nose and closing your mouth—to make the humming noise you have to pass air through your larynx. You can't do that when no air can be exhaled. Still, seems pretty weird.



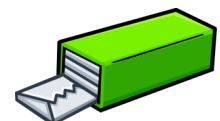
## Bigger Forks Lead You to Eat Less

2. A study in the *Journal of Consumer Research* found that when diners were given smaller forks with which to eat their meals, they ended up eating less. According to [the researchers](#), this is because the smaller forkfuls of food lead diners to "feel they are not making much of a dent in consuming their food, and, hence, satisfying their hunger."



## 3. Chewing Gum After a Meal Reduces Heartburn

It turns out [the saliva that's stimulated](#) by chewing gum becomes more alkaline, effectively neutralizes the acid reflux that creates heartburn while soothing your esophagus.





# Your 3-Step Guide To **VOTING SAFELY** In-Person During COVID-19

This year, you'll **really** want to avoid those Election Day lines and crowds.

## STEP 1

### **Vote Early**

Voting early means you'll have plenty of time to make sure you're voting safely.

Registered voters can vote at any early voting location in their county. Visit [votetexas.gov](http://votetexas.gov) to find early voting locations.

**EARLY VOTING**

Tuesday, Oct. 13 –  
Friday, Oct. 30, 2020

**IN TEXAS**

## STEP 2



### **Map Out a Few Early Voting Locations**

Even with early voting, locations can be busy and lines can be long.

Make sure you have a few locations in mind. If your first choice looks crowded or you don't see the right safety practices in place, try the next most convenient early voting location on your list.

## STEP 3

### **Stay Safe From COVID-19 While You Vote**

Voting is your civic duty, but so is:



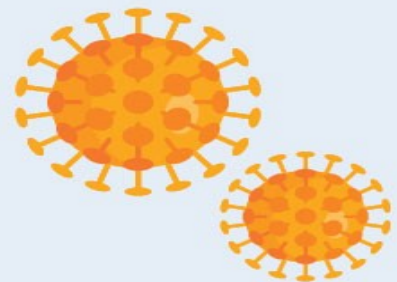
Wearing  
a mask



Carrying and  
applying hand  
sanitizer



Keeping your  
distance



HOUSTON  
**Methodist**<sup>®</sup>  
LEADING MEDICINE



## Early Voting Hours of Operation

October 13 - 17: 7:00 a.m. - 7:00 p.m.

October 18: 12:00 p.m. - 7:00 p.m.

October 19 - 24: 7:00 a.m. - 7:00 p.m.

October 25: 12:00 p.m. - 7:00 p.m.

October 26: 7:00 a.m. - 7:00 p.m.

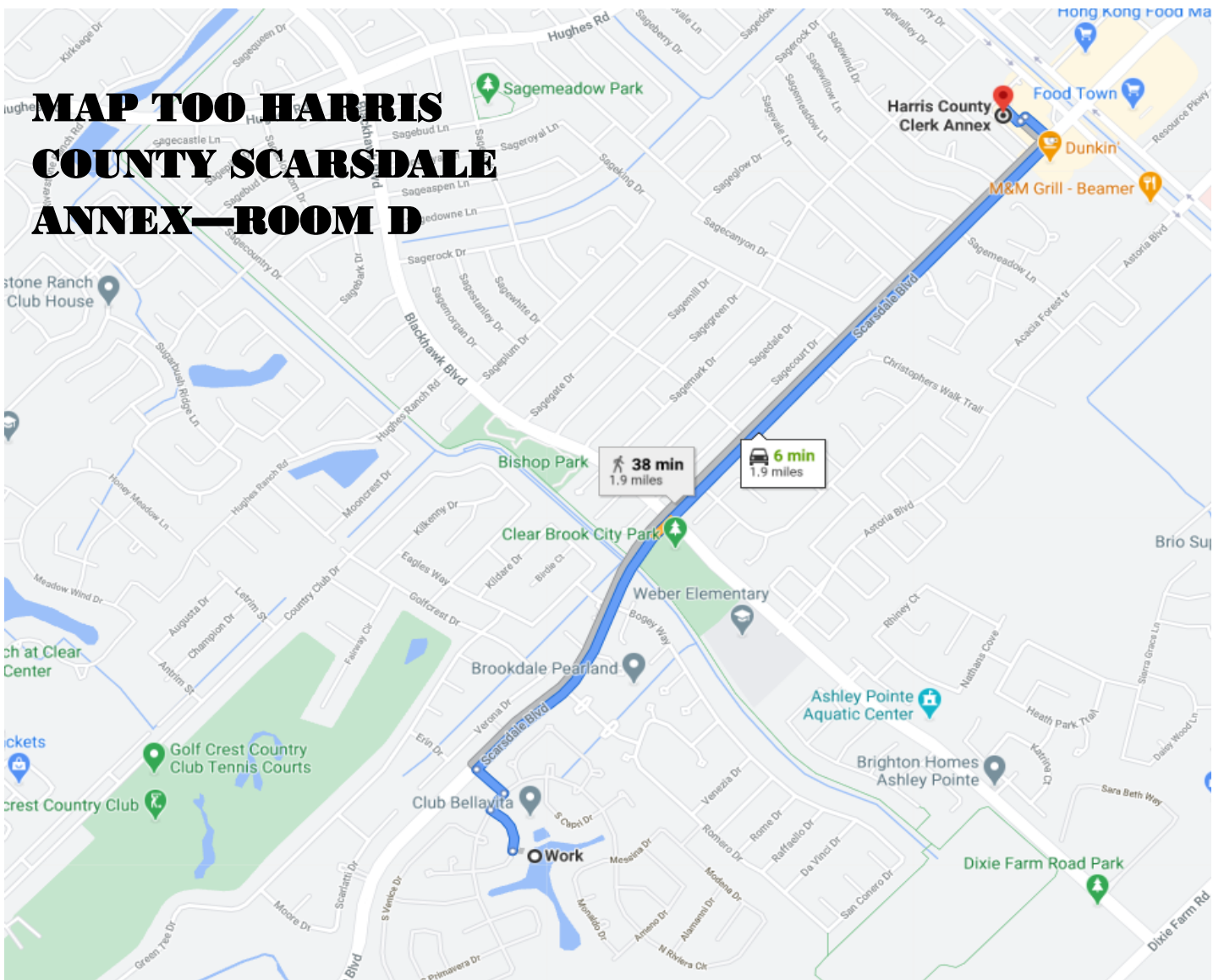
October 27-29: 7:00 a.m. - 10:00 p.m.

\*October 29th: 24-hour voting at seven locations

October 30: 7:00 a.m. - 7:00 p.m.

**El Franco Lee Community Center - Auditorium**  
9500 Hall Road, Houston, 77089

**Harris County Scarsdale Annex - Room D**  
10851 Scarsdale Boulevard, Houston, 77089



# Alcohol

Y Z Z R G H W F Y E U N G L I N G N F N F H U B  
O W A A S M P N W N A J M U R Y O B U T O T T M  
Z G U Q N N E K S D A G S K G M O O N S H I N E  
B W U D C E M B P C J Y N O B R U O B W A U N Z  
A X U A J G G A K Q M O P S A M U E L A D A M S  
L Y X D U J P D E H L R A E L C R E V E E N E Z  
R K G F S B A R E R P N S Y T U C O R O N A M Y  
R F A A C N U N J K C W D E W R Y Y Q L I I Q H  
M S L C I D N D L Y R H I X P U T L F D W D I K  
E M H E P E P Y L D E Z S Z G M F U I J U R B X  
N N L G S X H V C I D L G I F A G A R T B A H T  
G S P S H J R S K Z G V C N R J Y S E S W C N E  
A D Y G J S L E T B K H K T N I H W B S V A F Q  
P Z R I V A A Y G Z C U T N K J S F A U V B Q U  
M E O U Q Q Y K C G G P D D Q Y F Y L F A A Z I  
A H S N H L O F L R E G T V R O M U L S I C D L  
H X C G Z Z R I J F Z L V N N B S G A I A H V A  
C H A J P E N E A Q K G T R I Q C D G A A X A M  
I T Q Q D A W I H T X I I O Q G L N D N H B M L  
E A N W E M O E X R T M M I O N E A K D O V J M  
A O R S S E R N O M S E O S M B H H M H U L V Y  
V Z Z W X V C L V Q U F L F J K Q G S I Z S B K  
C R R E O I H G W P S Y S U Y E K S I H W N R X  
V D R A H C R O Y R G N A A Y O N O S E M A J P

angry orchard

bacardi

bailys irish cream

bootlegger

bourbon

bud light

champagne

corona

crown royal

everclear

fireball

gin

hennessy

jack daniels

jameson

moonshine

rum

samuel adams

smirnoff

tequila

vodka

whiskey

wine

yeungling



Guess what?



Our pool will be heated through December 15<sup>th</sup>!!! Please enjoy your swim time for another month!

# CHILDREN'S POOL HOURS

CHILDREN MUST BE SUPERVISED BY ADULT

● Tuesday & Thursday 3 - 6 PM

● Saturday & Sunday 1 - 6p.m.

● Children's safety noodles are only allowed

● 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.**

Please note that 10 guests per HOUSEHOLD are allowed to join you at the pool. #15 (F)



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.



## A Little Reminder

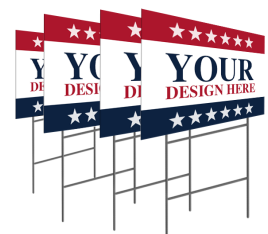
#### 4. Yard Art:

Yard art shall be permitted in the front/side yard under the following conditions:

- Location: Art must be an integral part of the landscaping and blend in with the existing shrubbery or trees.
- Size: Yard art shall not exceed thirty-six (36) inches in height. The exception is decorative landscape planters used for the display of *living* flowers or other approved landscape material.
- Materials: Decorative accessories and landscape planters must be constructed of durable materials.
- Maintenance: All accessories shall be maintained in such a fashion as to not detract from the neighborhood. Landscape planters must be maintained with *living* landscape materials at all times.

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

		PEARLAND, TX Q	
Tue 10/20	 Partly Cloudy	87°   71°	☔ 20%
Wed 10/21	 Partly Cloudy	86°   72°	☔ 20%
Thu 10/22	 Mostly Sunny	87°   71°	☔ 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!

# Weather

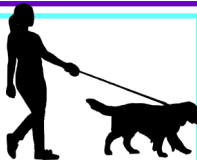
Fri 10/23	 Mostly Sunny	86°   65°	☔ 10%
Sat 10/24	 Mostly Sunny	80°   65°	☔ 10%
Sun 10/25	 Mostly Sunny	84°   69°	☔ 10%
Mon 10/26	 Sctd TStorms	82°   62°	☔ 40%

**NO PETS**

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

**NO TAILGATING**



**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.



# KEEP CALM We've EXTENDED HOURS

This is a friendly reminder that the Clubhouse's hours are posted as of October 5th:

## CLUBHOUSE HOURS

Sunday....Clubhouse Closed

Monday....10a to 7p

Tuesday.....10a to 7p

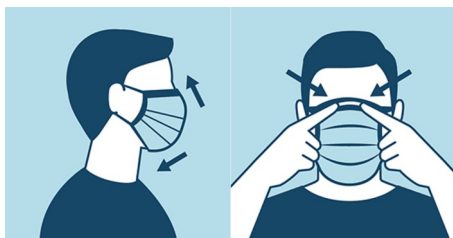
Wednesday...10a to 7p

Thursday....10a to 7p

Friday.....10a to 7p

Saturday .....10a to 7p

**Please maintain 6 ft. social distancing and wear a mask**



## 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



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281-381-2273

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832-693-0928

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346-714-2416

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Director - Billy Potter

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Director - Dallas Smith

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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