

JANUARY 20, 2021

Dear Resident – One of the reasons we all love Bella Vita so much is because of its beautiful landscaping. This is a friendly reminder that no resident should be removing or cutting down (or hiring someone to remove or cut down) vegetation, such as trees or shrubs, without express written consent from either the Architectural Review Committee (ARC), the Grounds Committee or the Nature Reserve Committee. For concerns, comments, or questions about the neighborhood landscaping, please feel free to drop by the clubhouse and fill out a resident concern form so that we can address your concerns.



If you are new to Bella Vita----WELCOME---please stop by the clubhouse to schedule your new resident orientation and get plugged in to community events.



Election News

With a new US Congress sworn in, the Texas legislature ready for the biennium, and the inauguration of the President scheduled for next week, it is impossible NOT to think ELECTION...including our own HOA Board of Directors election.

You have received your Willingness to Serve form, the secure box is in place in the Clubhouse lobby. So give serious consideration to serving on your HOA Board. The deadline for submitting your form is **Tuesday, February 2, 2021 by 5:00pm**. Remember, it must be in the Clubhouse by that time.

If you have any questions, consult the webpage (www.club-bellavita.org) or contact Ruth Southard, Elections Committee chair.



Vote

COMMUNITY STANDARDS - Dirty Driveways



What are some of the top contributors to “curb appeal” and what helps raise property values?

If you move into a community that has a homeowner’s association and have never lived in one before the “rules” might seem to be insurmountable. How do you as a resident best prepare for the inevitable inspection process? The biggest hurdle is usually finding the answer to the question; “What in the world is the community standard?” Today we will briefly examine one community standard and how it applies to your home, your street, and in the long run our entire neighborhood.

Dirty driveways are one of the most common citations on community standard notices. What is meant by a dirty driveway and why is it such a big issue? There is a section in the Covenants, Conditions and Restrictions for BellaVita that is labeled *Owner Maintenance*. This section spells out the owner’s responsibility for their lot and the residence that occupies the lot. The first responsibility of the owner is to *maintain all exterior and interior maintenance of the residence other than exterior painting*. O.k. great; so what? This is a broad directive that means you as a homeowner are responsible for the way your home looks on the outside (also on the inside; but that is another article). Your property values increase exponentially when your home has “curb appeal.” Your neighbors will appreciate the fact that you are doing your part to keep your home looking great from the outside. Why? Because you are helping their property values increase! Every person who does their part in keeping BellaVita looking like the classy neighborhood we enjoy is in essence helping all of us.

So back to the start. The inspector will be looking for owner maintenance items in the coming months when their monthly inspection is done. One of the first and easiest maintenance items is to **clean a driveway that is dirty**. Please do your part to help us to live the beautiful life in the best gated community property in Pearland!

2021 BV Director Elections News from the Election Committee:



The 2021 BellaVita Board of Director Election process has begun. Homeowners should have received the first mailing next week. This year there are two vacant positions on the Board. These positions are currently held by Cindy Dutschke and Steve Anderson. Review this information carefully and consider running for a board position.

If you have not received a mailing by January 15, 2021, please notify the Clubhouse Front Desk staff.

Watch the weekly newsletter for Election News over the next couple of months. Also, more information is available on the webpage including the calendar containing important Election event dates.

Please direct any questions about the election process or candidate requirements to the Elections Committee Chair, Ruth Southard (713-409-1328).



**NEW at your
BellaVita Library**

A HUGE collection of **MOVIES!**
by a generous donation from
one of our very own
BellaVita residents!



And there are
CHILDREN'S
movies as well!



While you are there, check out
the **MOVIES** shelves just inside
the door to the main library.



ENJOY!



Villas Master Information:

Due to the rise in COVID-19 cases Villas Master will be postponing their January 25, 2021 meeting. We will convey when a date has been chosen.

Thank you-

Villas Master Board

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Thank you-

Villas Master Board

MESSAGE FROM THE BOARD:

The number of COVID-19 cases are quickly escalating within the community. We have had more than a dozen positive cases reported in the last 10 days and these are only the ones which we have verified. Please remember that residents are not required to report the results of testing and that privacy laws prevent us from disclosing the names of any affected residents.

Please continue to follow CDC, local and state recommendations to limit social gatherings, social distance when needed, wear a mask and wash, and sanitize your hands frequently. Please stay home and away from others if you have ANY symptoms of illness.

Our prayers are for complete recovery of those who are currently ill and especially those hospitalized. Regardless of your feelings about the vaccines, we must do everything to prevent the additional spread of this insidious virus in our neighborhood so that one day we will be able to resume the “good life” we have known and love to be BellaVita.

AMBROSIA

“The Ambrosia cocktail is a sophisticated yet simple cocktail perfect for spritz lovers. Don Ciccio Ambrosia Aperitivo gives the drink a hint of bitterness, while the prosecco lifts the cocktail and gives it a wonderful effervescence—perfectly refreshing in every way!”

Ingredients:

1.5 oz. Don Ciccio Ambrosia Aperitivo
.05 oz. Averna
1 oz. Prosecco
Splash of soda water



Method: Combine all ingredients and stir. Serve in a wine glass with ice and garnish with an orange slice.

2020 BellaVita Fantasy Football League

1st Place Tony Nicolas 12-2

2nd Place— Gerry Leija 10-4

3rd Place— Brian Mabue 8-6



2021 BellaVita TEC Officers

Lew Shuffler - President

Sue Steik - Vice President

Rory Potter - Treasurer

Genie Dunnage - Secretary

2021 BellaVita Belles Officers

Kay Simpson, President

Marjorie Parham, Vice President

Suzanne Matocha, Secretary

Tommie Johnson, Treasurer



Campfire



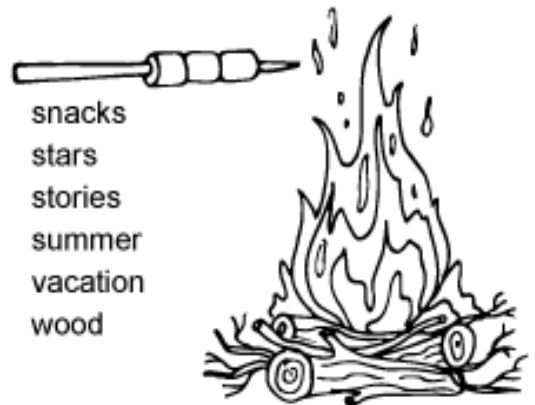
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 C K Q H Z X S V N O B F S E K O M S
 S Y L E N G A J S U M M E R X F W H
 T G B V O T K C G D R Q A Z I O P C
 A X N D J E H S Y F N U B G L A T M
 R W T I U Q P G M C Z S O L B S H L
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 X E N S K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

blanket
 bug spray
 campfire
 chairs
 flame
 forest

guitar
 hot dogs
 log
 marshmallows
 matches
 nature

night
 outdoor cooking
 roasting sticks
 s'mores
 sing alongs
 smoke

snacks
 stars
 stories
 summer
 vacation
 wood

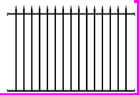


Tue 1/19	Mostly Cloudy	72° 57°	40%
Wed 1/20	Mostly Cloudy	67° 60°	20%
Thu 1/21	Rain	74° 62°	40%

Weather

Fri 1/22	Sctd TStorms	70° 58°	50%
Sat 1/23	Sctd Showers	65° 60°	30%
Sun 1/24	Rain	72° 64°	40%
Mon 1/25	Rain	74° 54°	40%

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

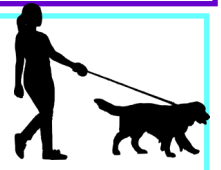
When you are finished with the umbrellas at the pool please be sure to put them down.

Thank you for your help!

NO PETS

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

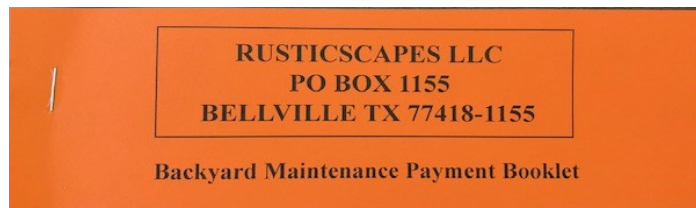


PLEASE DO NOT PARK ON THE CURBS!!!

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



2021 Backyard Maintenance Payment Booklet now available at the front desk



Your HOA dues includes having your front door maintained every 2 yrs. This means the door will be lightly sanded and a coat of spar varnish will be applied. A new weather strip on the bottom of the door is included, if needed. This will help to protect your door. However, if you postpone or do not request having your door serviced and it requires having your door refinished, the HOA will only cover a portion of the cost to refinish and replace the weather strip. The HOA will pay a maximum of \$180 (the cost to the HOA for regular maintenance plus a 2nd coat of varnish). You will be responsible for the remaining cost of the door service. It is your responsibility to call and have it serviced every 2 years. Please call Jerry Marshburn at 281-998-7709 or come by or contact the Clubhouse at 281-464-3150 before October and get on the schedule. The doors are serviced March through October.

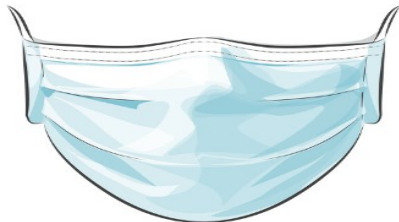




BUSINESS HOURS

MON.	10:00a	TO	7:00p
TUE.	10:00a	TO	6:00p
WED.	10:00a	TO	6:00p
THU.	10:00a	TO	6:00p
FRI.	10:00a	TO	6:00p
SAT.	10:00a	TO	5:00p
SUN.	CLOSED	TO	CLOSED

FOR EVERYONE'S SAFETY



PLEASE WEAR A FACEMASK TO ENTER THE BELLAVITA CLUBHOUSE AND ANNEX

BellaVita Front Desk will provide the following Fax, Notary and Copy services for home owners. Due to Covid-19 there will be **NO Charge at the time.**

- Long distance faxes -
- Sending local Faxes – NO International faxes
- Receiving Faxes
- Notary services are free **by appointment only**. Notary services are for residents only. Please make appointment at the front desk.
- Scanning to email
- Copy Services
- Lamination

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.





INFRAMARK

INFRASTRUCTURE MANAGEMENT SERVICES

2022 West Grand Parkway North, Ste 100

Katy, TX 77449

Ph# 281-870-0585



AT GREEN TEE

BellaVita Staff Contact

Information

Shannon

Shannon.boogades@inframark.com

Carolina

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Jessica

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Laura

Laura.roweton@inframark.com

Phone Number 281-464-3150

Fax 1-281-464-3630

HOA Board of Directors

President - Connie Harry

charry@club-bellavita.org

281-381-2273

Vice President - Merlin Mohr

mmohr@club-bellavita.org

713-213-6628

Treasurer - Steve Anderson

sanderson@club-bellavita.org

832-693-0928

Secretary - Cindy Dutschke

cdutschke@club-bellavita.org

346-714-2416

Director - Sandra Talley

stalley@club-bellavita.org

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