

January 26, 2021



**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, January 27, 2021

ZOOM CONFERENCE CALL

Phone: 1 346 248 7799 Meeting ID: 886 3128 1613 Password: 499183

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 – 11.18.2020
4. Confirmation of Any Electronic Voting
 - 4.1 H & R yearly cloud billing versus monthly billing with extra charge.
 - 4.2 Close Clubhouse to coincide with Inframark MLK holiday.
 - 4.3 2021 Annual Mosquito Contract
 - 4.4 Concrete Repair for portions around the lake
 - 4.5 Additional Concrete Repair for other portions around the lake
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/Merlin Mohr
10. Additional Business:
 - 10.1 Villas Master update Billy Potter
 - 10.2 Homeowner Concern Forms Cindy Dutschke
11. Next scheduled regular meeting Wednesday, February 24, 2021
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

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

BELLAVITA VETERANS



2021

FLAG PLANS

**Flags will be flown in the Common Areas only for
Presidents Day Feb.13-Feb.20**

**2021 Enrollments will be in April for the remaining
Five Flag Holidays**

**Flag Team Volunteers will have been vaccinated and
will wear masks**

**We appreciate your patience as we navigate these
challenging times**



**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!



Lake Walking Path



Tuesday, January 26, 2021 work
will begin on replacing/repairing
the panels on the lake walk path.

MACARONI AND CHEESE SOUP WITH BROCCOLI

6 6 6 SP

253 Cals | 17 Protein | 28 Carbs | 9.5 Fats

PREP TIME:

10 mins

COOK TIME:

25 mins

TOTAL TIME:

35 mins

YIELD: 5 SERVINGS



INGREDIENTS

- 4 oz dry elbow pasta or small shape
- 1 1/2 cups onion, chopped
- 1 large carrot, chopped
- 1 celery stalk, chopped
- 2 cloves garlic, minced
- 1 tbsp salted butter
- 2 tbsp flour
- 2 1/2 cups fat free low sodium chicken broth, or vegetable broth
- 1 cup fat free milk
- pinch nutmeg
- 1/2 tsp dry mustard
- salt and fresh pepper to taste
- 2 cups about 10 oz broccoli florets, chopped into small pieces
- 1-1/2 cups 2% sharp cheddar, best to grate yourself
- 2 tbsp Parmesan cheese

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.



Limoncello Mule

Ingredients

- 1 oz Limoncello
- 1 oz vodka
- 1 Brooklyn Crafted Lemon Lime
Ginger Beer

Instructions

Add all the ingredients together in a Julep cup and mix. Garnish with a lemon wheel and a mint sprig.

Recipe Courtesy of Brooklyn Crafted

Desserts Word Search

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



BROWNIE
CAKE
CHEESECAKE
CHOCOLATE
COBBLER
COOKIE
CUPCAKE
DOUGHNUT

FLAN
FRUIT
FUDGE
ICE CREAM
MILKSHAKE
MOUSSE
PARFAIT
PASTY

PIE
PUDDING
SMORES
SORBET
SUNDAE
TART
TRIFLE
TRUFFLE





PEARLAND, TX Q

7-Day

Tomorrow
Jan 27

H **69°** L **44°**

Thursday
Jan 28

H **62°** L **46°**

Friday
Jan 29

H **66°** L **58°**

Saturday
Jan 30

H **73°** L **59°**

Sunday
Jan 31

H **71°** L **48°**

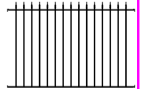
Monday
Feb 1

H **65°** L **46°**

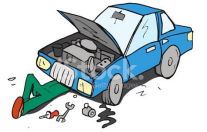
Tuesday
Feb 2

H **69°** L **58°**

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

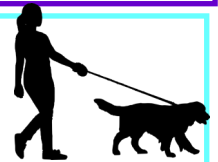
When you are finished with the umbrellas at the pool please be sure to put them down.

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.



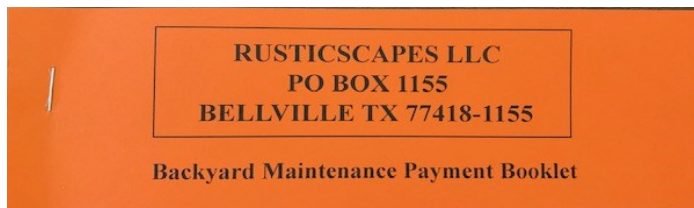
Please tell your Guests and Vendors Do NOT Tailgate. The entrance gates are monitored by camera

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.

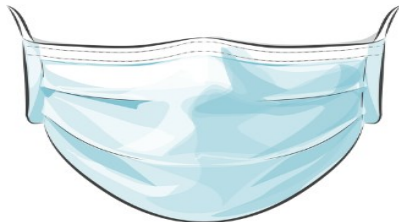




BUSINESS HOURS

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

Jessica.barrera@inframark.com

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