



**BellaVita at Green Tee Homeowners' Association**

**Annual Homeowners' Meeting Agenda**

**Held on: Wednesday, March 24, 2021 at 7:00 p.m.**

**ZOOM CONFERENCE CALL**

**Phone: 346-248-7799**

**Meeting ID: 897 8254 7958**

**Password: 551755**

**Or via website link:**

<https://us02web.zoom.us/j/89782547958?pwd=ejVlbnkycGVtMEFFejYVtNhFamtmQT09>

Determination of Quorum and Call to Order	HOA President, Connie Harry
Introductions	Connie Harry
Notice of 2020 Annual Meeting Minutes Approved at regular Board Meeting	Connie Harry
Treasurer's Report	Steve Anderson
State of the Association (abbreviated)	Connie Harry
Awards Presentation	Sandra Bornstein
Villas Master HOA report	Billy Potter
Election Committee Report, 2021 elections	Ruth Southard, Chair
Recognition of Board Service	Shannon Boogades, Inframark

**BOARD OF DIRECTORS ORGANIZATIONAL MEETING**

**IMMEDIATELY FOLLOWING THE ANNUAL MEETING**

**Wednesday, March 24, 2021**

1. Determination of Quorum
2. Call Meeting to Order
3. New Business
  - 3.1 Election of Officers
  - 3.2 Signature Cards
  - 3.3 Representatives for VMA Board
4. Adjournment

# FACE MASK REQUIRED



**Masks and social distancing recommendations  
remain in place**

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**WE APPRECIATE YOUR COOPERATION TO KEEP EVERYONE  
SAFE.**

# **NO DUMPING**

Due to the amount of dumping the HOA will be spending funds to clean this up. Please make sure that you or your contractors are not dumping garbage or trash into the nature reserve.



*Keep BellaVita Beautiful*



Are you having Comcast issues? Do you have questions regarding Comcast and what BellaVita's contract entails? Does your phone go out occasionally? Does your internet have the right speed? Do you have the right equipment?

Some have reached out to Board members and the contract negotiators regarding letters and emails that come from Comcast regarding existing service and service "add-on's". Please be aware that the **only** services provided by BV are the following: Cable: Digital Starter Package with service to 4 outlets and the HD Digital Adapter. The Internet package includes: Performance Internet with 2 outlets and the Gateway Modem.

Anything outside of this is likely an add on. Which means that the homeowner is responsible for. For any questions regarding Comcast please fill out the following form and turn in to the clubhouse reception desk.

<p>Name: _____</p> <p>Address: _____</p> <p>Cable: _____ Internet _____</p> <p>Inquiry: _____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>
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The Awards Committee would like to announce Q1 2021 Volunteer of the Quarter, Kathy Wright. The Volunteer of the Quarter is a program to publicly recognize the efforts of an individual for BV community service.

Kathy and her husband, Ken moved to BellaVita in September 2011. She always has a bright smile on her face for everyone she meets/greets. With an outgoing, enthusiastic personality, she demonstrates a genuine zest for life.

Kathy has a passion for music. With her vision and creativity she is the creator & founder of the BellaVita Choir. She began the choir in September 2013. Kathy has recruited top talent from BV as well as encouraging those who love to sing to join in the fun. One of Kathy's greatest accomplishments at BV is the Annual Christmas Concert with the exceptional BV Choir. The debut performance of the BellaVita choir was December 15, 2013, with 35 singers/residents with 11 choral pieces. Kathy conducted practice sessions every Monday beginning in September. She selects the music, teaches the music to the choir and coaches the soloist/duets while being a pianist and conductor for the concert. Also, special recognition to Allen Grubbs, BV resident since 2012, as the accompanist since the beginning in 2013. The Concert continued thru December, 2019. The choir has grown in performance level from 11 songs to 19 as well as including strings and other instruments to enhance the performances. She is always inclusive to incorporate many holiday favorites from all religious denominations and different countries. This Concert is the highlight of the BellaVita holiday season as well as the entire year! Her expertise serves as an amazing cornerstone for showcasing an array of resident's talents into a choral extravaganza.

In addition to the holiday choir concert, Kathy always participates with musical arrangements for other BV events like Memorial Day, 4th of July, Belles Tea and Belles Fashion Show, just to name a few. She makes the musical selections, develops the musical program, coordinates the singers as well as plays the piano and is the conductor. In 2018, the BellaVita Choir joined with the Veterans, Belles, That's Entertainment Club, and the Men's Club to purchase a lovely Ritmuller piano for the clubhouse. What a wonderful addition.

In 2016, a longstanding BellaVita tradition traveling together as a community was revived by Kathy. She was the tour manager for the trips with a volunteer committee from BV who planned the first trip to New Orleans with 40 BV travelers. The second trip in 2017, was to Eastern Canada which included cruising from Quebec City to Boston with 40 BV travelers. Kathy ensured their travels were filled with fun events, sites, and tastes of these incredible destinations. Fun was their motto!

Kathy has taken all of this on but has a real job, too! Her very busy personal life since 2018, includes accompanying, private music teaching, and choir consulting jobs. Also, she has been the choral director at Bay Area Presbyterian Church in Webster for 27 years. She takes all this on with the most uplifting attitude and encouragement for BV residents as well as her church friends and family. In her down time not much of it, but maybe because of Covid quarantine, she has more of it so she likes to read biographies.

Kathy has done an incredible job in all her volunteer efforts. Thank you Kathy Wright for all your hard work. Please congratulate Kathy on her outstanding contributions and recognition as Volunteer of the Quarter.

Sandra Bornstein

Awards Committee Chair





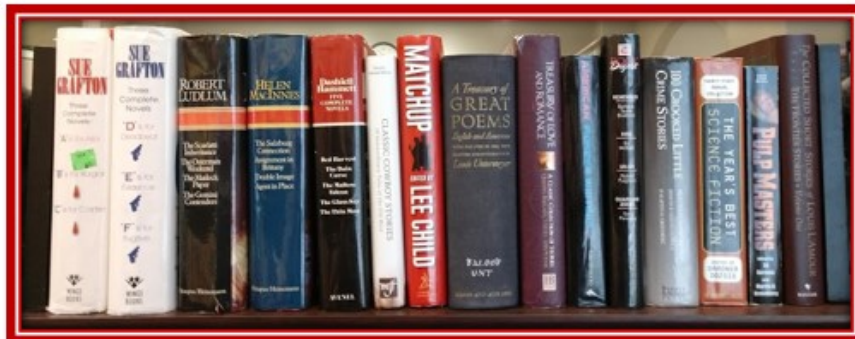
Do you need any medical records laminated come by BellaVita's front desk

## CAN YOU FIND IT? ? ?

Find what?

Here are a few hints:

- It is in clear sight.
- It is clearly labeled.
- The pieces of it vary in size.



**Sure you can find it!**

When you do, challenge your neighbors to do the same by dropping a note on the desk.

“What desk?” you ask . . . Ah! You’ll know.

Ready? Set? Good Luck! **GO!** !!



# Spring

G F S Q O I I S L S U R

E D U R Y G N D M B K V

B T A P T I Q E K D I F

S K N F A G H E H P B C

P T D R F B W S Q P R J

I S R E W O L F D T L S

L F H Z F G D S A N U M

U X U U F R R I D J T Z

T H C U Z A J A L U T V

U M B R E L L A S S B M

B N S M G N I R P S M K

R A I N B O W D J A C P

BUDS  
DAFFODILS  
FLOWERS  
GRASS  
RAIN

RAINBOW  
SEEDS  
SPRING  
TULIPS  
UMBRELLA

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.



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

**BellaVita Magnetic NAME BADGE**

The Belles are selling name badges for \$10 each. If you would like to purchase a name badge please leave a check at the front desk payables to "BellaVita Belles."



**Newsletter Information**

\* Deadline for newsletter entries & articles is Monday at Noon, No Exceptions

\* Please send entries & articles to Shannon and Carolina at [Shannon.boogades@inframark.com](mailto:Shannon.boogades@inframark.com) & [Carolina.garcia@inframark.com](mailto:Carolina.garcia@inframark.com)






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.








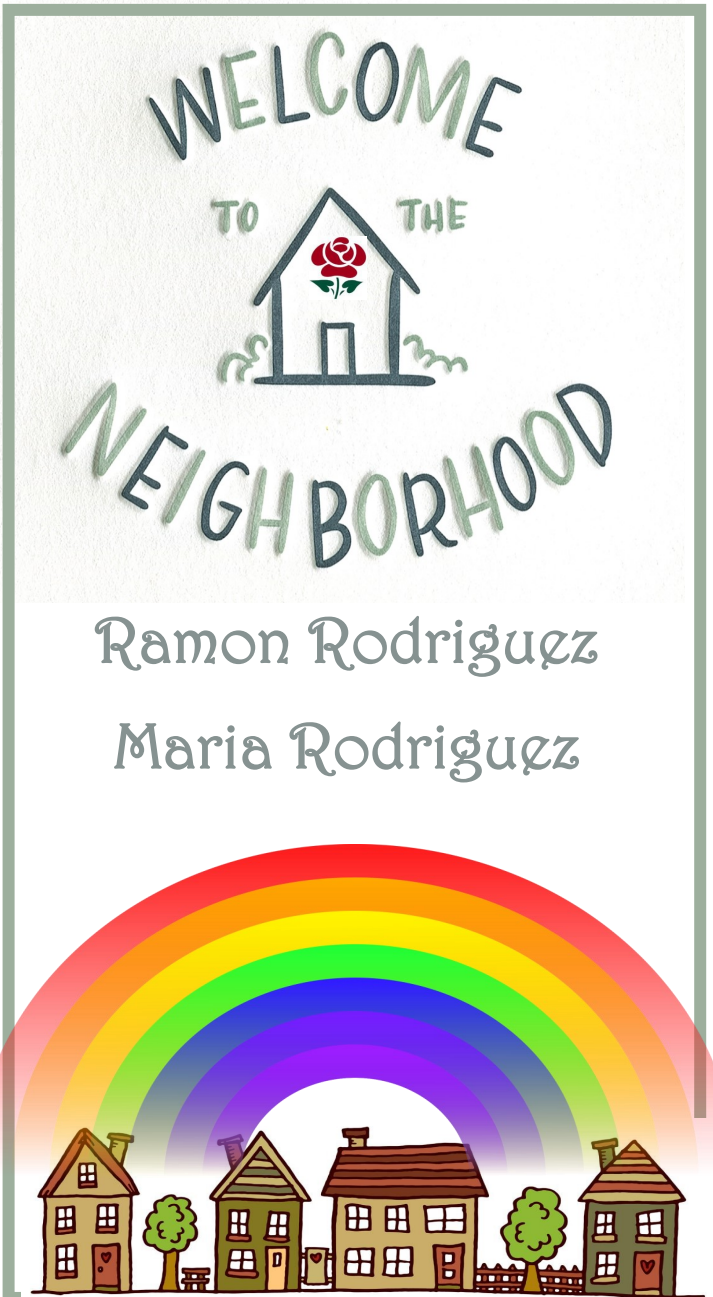
YOUR GULF COAST WEATHER AUTHORITY  
**FOX26**  
 WEATHER

PEARLAND, TX 🔍

Mon 3/22		Mostly Cloudy	76°   60°	⬇️ 20%
Tue 3/23		Sctd Showers	83°   59°	⬇️ 20%
Wed 3/24		Sctd TStorms	80°   62°	⬇️ 60%

# Weather

Thu 3/25		Rain	75°   52°	⬇️ 50%
Fri 3/26		Sunny	79°   55°	⬇️ 0%
Sat 3/27		Partly Cloudy	81°   62°	⬇️ 20%
Sun 3/28		Partly Cloudy	82°   56°	⬇️ 20%
Mon 3/29		Partly Cloudy	74°   56°	⬇️ 5%



## Peach Nectar Ginger Beer



### Ingredients

- 1.5 oz Peach Vodka
- 3.5 oz Brooklyn Crafted Sugar Free Ginger Beer
- 3 slices Peaches
- 1/2 cup Crushed ice



### Instructions

Fill a cocktail shaker with ice. Add the peach vodka and Brooklyn Crafted. Shake well. Strain into an ice-filled glass. Add 2 to 3 slices of peaches Top of with mint leaves.

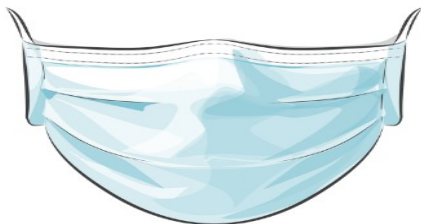




## Business Hours

Mon	10:00a	-	7:00p
Tue	10:00a	-	6:00p
Wed	10:00a	-	6:00p
Thu	10:00a	-	6:00p
Fri	10:00a	-	6:00p
Sat	10:00a	-	5:00p
Sun	CLOSED	-	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

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.





2022 West Grand Parkway North, Ste 100

Katy, TX 77449

Ph# 281-870-0585



BellaVita Staff Contact  
Information

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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