



# BELCORTE Homeowners Association

All Board of Directors meetings are OPEN MEETINGS and are held at the Eastside City Hall, 7575 E. Speedway Blvd. Room A.

The next Board Meeting is on:

**Tuesday, March 13, 2018**

**7:00 PM**

## WINTER NEWSLETTER

## 2018

### President's Message

Dear Belcorte Residents:

2017 was a challenging year after the August microburst toppled 2 large pine trees and damaged our perimeter wall. Damages in Belcorte were over \$40,000. After insurance coverage, our out of pocket cost was over \$12,000. On the advice of two arborists, we decided to take down some pine trees that if they fell, could cause damage to humans and property. In future months, we hope to add Xeriscape plants to the bare areas along the Summertree wall.

We installed new address markers that complement our Belcorte sign. Two large sinkholes on 3rd St. were filled in before they could damage our sidewalk or a townhome. A large section of the Hayden alley wall was repaired after an unknown truck hit it. The pool house roof and pool deck were re-coated for protection from the sun. We drained the pool and put in new water as the old water was no longer holding chemicals properly. The pony wall lights were replaced with LED lightbulbs which are much more efficient and low cost.

In 2018, the 35 year old Belcorte CC&R's (covenants, conditions and restrictions) will be reviewed by our attorney so they can be properly updated and modified to meet current Arizona law as well as the needs of our community. Town hall meetings will be held later this year so that homeowners have the opportunity to participate and share their thoughts with the Board.

On behalf of the Board, I would like to thank all residents who maintain the appearance of their home and yard. It makes Belcorte a lovely place to live.

*Diana Iglesias*

## Belcorte Board Members

<b>President</b>	<b>Diana Iglesias</b>
<b>VP</b>	<b>Jason Cook</b>
<b>Treasurer</b>	<b>Victoria Englert</b>
<b>Secretary</b>	<b>Mike Streed</b>
<b>Director</b>	<b>Harold Gregorich</b>

### **City of Tucson Police Department Operation Identification**

The Operation ID program involves marking property with an identifying number as a means of discouraging burglary and theft. It also provides police with a way to identify property should it be stolen and recovered. In communities where it has been properly implemented, Operation ID has shown dramatic results in burglary reduction.

### **Operation ID has two components**

#### **First**

- Engrave your valuables with your driver's license number so your property can be easily traced and identified as yours.
- Engrave in two locations: 1) one that can easily be seen, and 2) one that cannot easily be seen.
- Photograph or videotape items and keep the photos/tape in a fireproof safe or safety deposit box. Jewelry should be photographed with an ID card and ruler next to it to show ownership and size.

#### **Second**

- Display a sticker that tells would-be burglars that your property has been marked.

### **What makes Operation ID so Effective?**

Marked property is difficult for a burglar to dispose of—it can be traced to the rightful owner with relative ease. And, if a burglar is caught with marked property, it is solid evidence of possession of stolen goods.

After marking your property, make a list of your valuables, and keep a copy of the list in a safe place. If you should become a burglary victim, you will be able to quickly describe the stolen property from the list. This will be of great help to police in their attempts to recover stolen possessions.

Once property has been marked and a list made, display the Operation Identification sticker on doors and windows that could be used for entry. By advertising your participation in Operation Identification in this way, you are announcing that your valuable property has been marked and will be difficult for a burglar to sell. Often, the presence of the sticker alone is enough to deter a burglar.

## Tucson Happenings

**Gaslight Theatre, *The Lone Stranger***  
Jan. 5- March 25, 2018, Call Box Office  
520.886.9428

**Banner UMC Farmers' Market, 10:00 Am - 2:00 PM,** UAMC College of Medicine, 1501 N. Campbell Ave.  
261-6982

**Tucson Gem and Mineral Show, TCC and other locations, Free Shuttles and New Parking,**  
Jan. 27 - February 11<sup>th</sup>.

<http://www.emol.org/tucson/gemshow/freeshuttle.html>

### **FINANCIALS AS OF DECEMBER 31, 2018**

**Operating Acct: \$11,916.57**

**Reserve Acct: \$47,490.21**

**Current Asset Total: \$59,406.78**

### **Pinehurst Properties, Inc. 520-298-2146**

**Donna Wood, CMCA, AMS**  
[donna@pinehurstproperties.net](mailto:donna@pinehurstproperties.net)

**Carrie Bezosky, Accounting**  
[Carrie@pinehurstproperties.net](mailto:Carrie@pinehurstproperties.net)

### **Civic Service Contact Numbers**

All residents should report all vandalism, including graffiti, to Tucson Police and to the board.

**City Code Enforcement,** (Property, Housing, Zoning,

Signs, Debris, Illegal dumping and other Code Violations) 791-5843

**Graffiti Hotline** 792-2489

**Illegal Parking, Park Tucson,** 791-5071

**Pima County Animal Control** 243-5900

**Police** (business hrs. non-emergency) 791-5700

**Potholes** 791-3154

**Tucson Wildlife Center** 290-9453



## BELCORTE HOMEOWNERS ASSOCIATION

All Board of Directors meetings are **OPEN MEETINGS** and are held quarterly on the 2<sup>nd</sup> Tuesday of each quarter at the Eastside City Hall, 7575 E. Speedway Blvd. Room A.

**The next Board Meeting is on:**

**Tuesday, June 12, 2018**

**7:00 PM**

**SPRING  
NEWSLETTER**

**2018**

### President's Message:

I would like to remind those folks who walk frequently in Belcorte to be careful walking around the street curve of the pool. I am sure you have noticed that we often have drivers who are in a hurry and drive down Hayden and 3rd St. faster than may be safe. Recently, a car coming north on Hayden jumped the curb by the pool and knocked over our No Parking sign and damaged one of our Texas Rangers. So, please watch out at all times for cars. We want everyone to be safe.

Spring is here, the flowers are starting to bloom, trees are leafing out and the pool is open. We hope you take advantage of our lovely pool and all this wonderful Arizona sunshine. If you do use the pool, please clean up after yourself or your children as we have no janitorial services. We rely on each other to keep Belcorte looking nice.

In Mid-April, we have invited several painting contractors to look at our Summertree perimeter wall and give us bids for repairing and re-painting. Some of our sidewalks have developed large cracks in them due to aging and ground settling. We plan to have them repaired in the near future. Please notify a Board member or Pinehurst Properties if you see something that needs repair or attention.

Have a wonderful Spring and Summer. *Diana Iglesias*

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### Spring cleaning tips – Now is the time to clear out old unwanted items

- Remove water stains with lemon for a natural faucet fix.
- Clean your microwave by heating lemon juice and rinds in water.
- Use white vinegar to beat shower head buildup.
- Clean stainless steel sinks with baking soda.
- Use newspaper to clean dirty windows and mirrors.

## Bulletin Board

### Bee Season

Swarming is the process by which a new honey bee colony is formed when the queen bee leaves the colony with a large group of worker bees. In the prime swarm, about 60% of the worker bees leave the original hive location with the old queen. This swarm can contain thousands to tens of thousands of bees. Swarming is mainly a spring phenomenon, usually within a two- or three-week period depending on the locale, but occasional swarms can happen throughout the producing season. Secondary afterswarms may happen but are rare. Afterswarms are usually smaller and are accompanied by one or more virgin queens. Sometimes a beehive will swarm in succession until it is almost totally depleted of workers.

Swarming is honey bee colonies' natural means of reproduction. In the process of swarming the original single colony reproduces to two and sometimes more colonies. For instance, one species of honey bee that participates in such swarming behavior is *Apis cerana*. The reproduction swarms of this species settle 20–30 m away from the natal nest for a few days and will then depart for a new nest site after getting information from scout bees. Scout bees search for suitable cavities in which to construct the swarm's home. Successful scouts will then come back and report the location of suitable nesting sites to the other bees. **If you see swarming bees, please leave them alone, they should be gone in 48-72 hours.**

### Public Library Streaming Movies

Love movies, but don't want to add Netflix, Hulu, or Amazon Prime to your list of monthly bills? Don't worry. With your Pima County Public Library card, you now have access to Kanopy, a video streaming service putting the world's finest cinema at your fingertips and providing what the New York Times calls "a garden of cinematic delights." It's simple to use with your library card. Patrons can stream up to 10 titles per month from any computer, television, mobile device, or platform. Ask how it works at your library of choice or check out the Pima County Public Library Website. You can also drop by your local Library and rent some of the latest movies on DVD.

## Tucson Happenings

**Rock-A-Billy Raceway** at the Gaslight Theatre, March 29- June 3rd, 2018, Call Box Office 520.886.9428

7<sup>th</sup> Annual Great Paper Airplane Fly-Off & Model Airplane Make & Take,  
**April 7<sup>th</sup> Pima Air & Space Museum**,  
6000 E. Valencia Rd.  
574-0462

**Mirror Lab Tours** - University of Arizona  
527 National Championship Dr.  
[www.mirrorlab.tix.com/schedule](http://www.mirrorlab.tix.com/schedule)  
Tours are Monday thru Friday, call 626-8792

UofA Presents @ Centennial Hall  
**The Doobie Brothers** April 11<sup>th</sup> at 7:30  
Check Upcoming Events  
<http://uapresents.org/upcoming-events>  
800-745-3000

## March 31, 2018 Financials

Operating Acct:                 \$ 15,957.28

Reserve Accts:                 \$ 36,297.95

**Current Asset Total: \$ 52,255.23**

**Pinehurst Properties, Inc.**  
520-298-2146

Donna Wood, CMCA, AMS, Community Manager  
[donna@pinehurstproperties.net](mailto:donna@pinehurstproperties.net)

Carrie Bezosky, Accounting  
[Carrie@pinehurstproperties.net](mailto:Carrie@pinehurstproperties.net)

## **Belcorte Board members**

Diana Iglesias, President  
Jason Cook, Vice President & ARC Chair  
Victoria Englert, Treasurer  
Michael Streed, Director & Pool Chair  
Harold Gregorich, Director

**We live in the desert where there are many predatory animals. Be aware that many families have lost their beloved pets because of coyotes, hawks, owls, foxes, etc. Always watch your pets when outside.**

**Please remember to pick up after pets – “Scoop the Poop”.**



## BELCORTE HOMEOWNERS ASSOCIATION

All Board of Directors meetings are **OPEN MEETINGS** and are held quarterly on the 2<sup>nd</sup> Tuesday of each quarter at the Eastside City Hall, 7575 E. Speedway Blvd. Room A.

The next Board Meeting is on:

**Tuesday**  
**September 11, 2018**

**7:00 PM**

**SUMMER  
NEWSLETTER**

**2018**

### President's Message:

I want to thank the handful of people who attend the quarterly board meetings. We appreciate your input as we strive to keep the property values maximized and stay within our budget.

In April, we had three painting contractors attend a "job walk" for the repair and repainting of the perimeter wall along 3<sup>rd</sup> street and Hayden. The board voted unanimously for Cole's Custom Painting. We have some repairs to complete before we begin the paint project in the fall.

In April, the Board had a conference call with the Association Attorney, Carolyn Goldschmidt to explore ways to best approach updating our CC&Rs. Our governing documents are 38 years old and have NEVER been updated. Carolyn suggested we first amend our existing CC&Rs to get approval of a supermajority of 60% of the owners. Right now, any approvals require a 75% of all owners. So, if passed, any future amendments to the CC&Rs would require a supermajority of 60%. We discussed last night with community members the best way to educate our members so we can get approval for this amendment. If you have any suggestions, please let us know!

Have a Safe and Wonderful Summer. *Diana Iglesias*

### Civic Service Contact Numbers

All residents should report all vandalism, including graffiti, to Tucson Police and to the board.

#### City Code Enforcement,

(Property, Housing, Zoning, Signs, Debris, Illegal dumping and other Code Violations)

791-5843

**Graffiti Hotline** 792-2489

**Illegal Parking**, Park Tucson,

791-5071

**Pima County Animal Control**

243-5900

**Police** (non-emergency) 791-5700

**Potholes** 791-3154

**Tucson Wildlife Center** 290-9453

### BRUSH & BULKY PICK UP SCHEDULED FOR THE WEEK OF JUNE 24<sup>TH</sup> Now is the time to clear out old unwanted items

- Furniture, carpet and doors
- Appliances (remove freezer & refrigerator doors)
- Car Tires (limit of five)
- PVC & Metal Pipes.
- Brush, tree trunks, branches & other green waste (up to 5 ft long & 24 " in diameter)

## Bulletin Board

### Pony Walls Lights

Pony wall lights will soon be repainted black. Once the painting is completed all the glass panels will be cleaned.

### Safety in HOT Weather

There are several heat-related illnesses, including heatstroke (the most severe), heat exhaustion and heat cramps. Those most at risk include:

- Infants and young children
- Elderly people
- Pets
- Individuals with heart or circulatory problems or other long-term illness
- Individuals taking medications that alter sweat production

The best way to avoid a heat-related illness is to limit exposure outdoors during hot days. Air conditioning is the best way to cool off as well as:

- Drink more liquid than you think you need and avoid alcohol
- Wear loose, lightweight clothing and a hat
- Replace salt lost from sweating by drinking fruit juice or sports drinks
- Avoid spending time outdoors during the hottest part of the day, from 11 a.m. to 3 p.m.
- Wear sunscreen; sunburn affects the body's ability to cool itself
- Pace yourself when you run or otherwise exert your body

## Tucson Happenings

*Arrival from Sweden | The Music of ABBA*  
July 18<sup>th</sup> at 7:30 pm  
Fox Theatre, 17 West Congress St  
520-547-3040

*Mirror Lab Tours* - University of Arizona  
527 National Championship Dr.  
[www.mirrorlab.tix.com/schedule](http://www.mirrorlab.tix.com/schedule)  
Tours are Monday thru Friday, call 626-8792

UofA Presents @ Centennial Hall  
*Les Miserables* Sept 4 - 9 at 7:30  
Check Upcoming Events  
<http://uapresents.org/upcoming-events>  
800-745-3000

### May 31, 2018 Financials

Operating Acct:	\$ 20,549.00
Reserve Accts:	\$ 36,386.83
<b>Current Asset Total:</b>	<b>\$ 56,935.83</b>

### **Pinehurst Properties, Inc.** 520-298-2146

Donna Wood, CMCA, AMS, Community Manager  
[donna@pinehurstproperties.net](mailto:donna@pinehurstproperties.net)

Carrie Bezosky, Accounting  
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**Please remember to pick up after pets – “Scoop the Poop”.**



# Belcorte Homeowners Association

## FALL NEWSLETTER

All Board of Directors meetings are OPEN MEETINGS and are held quarterly on the 2<sup>nd</sup> Tuesday of each quarter at the Eastside City Hall, 7575 E. Speedway Blvd. Room A. The next Board Meeting is on: November 6, 2018 at 7:00 PM.

### Pinehurst Properties, Inc.

Phone: 520-298-2146  
Fax: 520-298-6334

Donna Wood, CMCA,  
AMS, Community Mgr.  
donna@pinehurstproperties.net

Carrie Bezosky  
Accounting  
carrie@pinehurstproperties.net

### Belcorte Board Members

Diana Iglesias  
President

Jason Cook  
Vice President  
& ARC Chair

Victoria Englert  
Treasurer

Michael Streed  
Director & Pool Chair

Harold Gregorich  
Director

## AUGUST 31, 2018 FINANCIALS

Operating Account.....\$24,547.35  
Reserve Accounts.....\$31,927.94  
**Current Asset Total.....\$56,425.29**

## NOVEMBER BOARD MEETING

The next Board meeting will be held on **November 6, 2018** and the main focus of the meeting will be to finalize and approve the 2019 operating budget.

## ARCHITECTURAL PROCESS/APPROVAL

Belcorte's Governing Documents are designed to maintain standards and appearance throughout the neighborhood. All exterior changes to property must be approved by the Association's Architectural Control Committee (ACC) before work begins. To obtain a copy of the submittal form, or to just review the governing documents, please visit the Association's website at <http://www.belcorte.com>. Please be advised that all building modifications must have an approved city permit, with a copy of the plans attached to the architectural submittal. For more information on permits, please visit the City of Tucson's website at [www.tucsonaz.gov/pdsd/residential-permits](http://www.tucsonaz.gov/pdsd/residential-permits). Once a completed request has been submitted, the ACC has a maximum of 30 days to either approve or deny the request.



## POOL INFORMATION

The Association's pool maintenance company has recently noticed a new growth of black algae in the community pool. This noxious pest imbeds its spores in the recesses of the concrete of swimming pools. Algae spores constantly enter the pool, brought in by wind, rain or even contaminated swimsuits or pool cleaning tools. When conditions are right, algae can form in a matter of hours. These conditions include out of balance water, warm temperatures, sunlight and presence of nitrates, phosphates and/or carbon dioxide. The Association's pool service company is diligently working to keep the algae away, and while it is not harmful for swimmers to continue to use the pool, there are things that you can do to help. One contributing factor is contaminants brought into the pool on bathing suits, so be sure to shower before and after each swim. There is a higher likelihood of cross contamination from swimming clothes that have recently been in a natural body of water (a lake, the ocean, etc.) so please be cautious in those cases. Cleanliness of bathing suits, equipment, toys, and floats is imperative. You can also make sure to wipe down toys and floats with bleach after each use (use a scrub brush for more thorough cleaning).



# Belcorte Homeowners Association

## CIVIL SERVICE CONTACT NUMBERS

All residents should report all vandalism, including graffiti, to the Board of Directors as well as to the proper authorities.

City Code Enforcement.....	791-5843
(Property, Housing, Zoning, Signs, Debris, Illegal dumping and other Code Violations)	
Graffiti Hotline.....	792-2489
Illegal Parking, Park Tucson.....	791-5071
Pima County Animal Control .....	243-5900
Police (Non-Emergency).....	791-5700
Pothole Reporting.....	791-3154
Tucson Wildlife Center.....	290-9453

## BECOME A BOARD MEMBER!

With our upcoming Annual Meeting on January 10, 2019, volunteering with your HOA is a great way to ensure your community will be properly maintained and cared for. As a homeowner, you have a big stake in the safety and beauty of your neighborhood. You own a home that's part of a community and that shares common amenities. Here is a list of reasons to serve on your HOA Board!

**Protect Your Property:** One of the top priorities of every homeowner is to protect the value of his or her home. Being involved with an HOA will put you in a better position to make and implement rules in your community. Some of these regulations will directly affect property value, especially if they require decisions about the association's budget or routine maintenance.

**Correct Problems:** Are you noticing problems in your community? You can take charge now and help to correct them by being a part of the board.

**Meet More of your Expectations:** Did you have certain expectations when you bought your home in the community? Are your expectations being met? By serving on the HOA board, you can achieve your expectations much sooner by working with your neighbors.

**Gain Better Understanding of the Laws:** Volunteering as a board member will make you well-versed in laws and regulations related to your HOA. It will also give you a good grasp of finances and budgeting.

**Have Fun Experiences:** Taking on some of your association's tasks does not have to be boring. It can be fun, especially when you get to socialize, work with your neighbors and come up with creative ideas on how to make your community run better.

**Learn Life Lessons:** As an HOA board member, you learn valuable life lessons about working as a team. You learn to share your interests and responsibilities with others, and at the same time, you understand the importance of valuing others' opinions before making decisions.

**Give Back to the Community:** One way to give back to your neighbors and community is to serve on your association's board, which allows the opportunity to make good decisions that will have a positive impact on everyone.

**Meet Neighbors:** An HOA meeting is the best place to meet your neighbors and to know more about them. It gives you a chance to socialize and make friends with others living in your neighborhood.

**If you'd like to volunteer to serve on the HOA Board please contact Donna Wood at (520) 298-2146 or via email at [Donna@pinehurstproperties.net](mailto:Donna@pinehurstproperties.net) to obtain a nomination form. All nominations must be received by December 1st.**



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