

A SEMI-ANNUAL PUBLICATION OF THE
BELLA CHARCA PROPERTY OWNERS' ASSOCIATION, INC.



Bella Charca
Custom Lots for Sale
254-681-0931

www.bellacharcahoa.com

41.75"(00) x 45.5"(00)

2014 HOA Board of Directors

Gary Freytag, President
Suzanne Kiella, Treasurer
Jim Howe, Secretary
Jessica Beeman
Paul Habhab

Direct Newsletter
Comments & Suggestions
to
mgmt@bellacharcahoa.com

We reformatted *Bella Charca News* to make it easier for you to locate articles of interest. Simply click on headings below and link to the article of your choice. At the bottom of each page is a quick link return to Page 1.

[HAPPENINGS](#) in Bella Charca... News of current events and happenings of interest to Residents... Page 2

[CALENDAR](#) of 2014 Events, the schedule as we know it today... Page 3

[WEBSITE](#) – An overview of some of what is available on our website... Page 4

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[RESTRICTIVE COVENANTS](#) Property Use and some important Property Owner requirements are reviewed... Page 6

Your Contact Information

When emergencies such as a broken water pipe, gas leak, fire, or break-in occur, it is vital that the HOA have your contact information.

If you have not submitted an *HOA Resident Registration* form, or if any of your basic information has changed during the last year, please logon to www.bellacharcahoa.com and on the "Documents" page, download the *Resident Registration* form, fill it out, and email, fax, or mail it to the HOA Manager.

On the form, you can stipulate whether or not to be included in a resident roster available to HOA members only.

BELLA CHARCA PROPERTY OWNERS' ASSOCIATION, INC.

2400 South 57th Street
Temple, Texas 76504
254/773-0900 office • 254/773-1299 fax
mgmt@bellacharcahoa.com



Bella Charca HOA Provided School Bus Shelter #3
Located in the "Bend" of Harvest Drive



GATE CAMERAS

The new gate cameras are primarily used to identify vehicles involved in gate-strikes to recover costs of repair. HOA policy prohibits use or dissemination of recordings by other than the manager, HOA board, and law enforcement officials

BELLA CHARCA HAPPENINGS

SCHOOL BUS SHELTER #3 – On Harvest Dr.

Construction on the third school bus shelter in Bella Charca was completed in early March. The shelter, constructed at the site of a future HOA "Pocket Park", provides shelter for school children at Bus Stop #3. Mail center structures serve as shelters at Bus Stops #1 on Parkridge Dr. and #2 on Bent Tree Dr.

ENTRANCE GATE – Update

Remotes: The old and outdated gate control has been updated and with it the ability to "clone" remote controllers will be eliminated. Clone type remotes are remotes that also open garage doors. Members using a garage door remote to open the entrance gate will find they no longer work after March 31, 2014. Dedicated remotes, normally \$45 each, may be purchased from the HOA manager for \$25 until March 31st.

[Link to more information.](#)

STREET LIGHTS – Out or Damaged

Report to Oncor... [CLICK HERE](#) to locate a specific street light on the Oncor website – it's easy, when the map opens, click on the blue search box at the upper left hand corner and enter your address. The map depicts all area street lights and all you have to do is click on a specific streetlight then "choose the problem" drop-down, and add comments, if you wish.

SPEEDING IN BELLA CHARCA

It is easy to exceed the speed limit on some of the long streets including Wilderness Basin at the entrance. The HOA has sent notices to residents, posted signs, and contacted builders. Residents can do their part by reporting specific speeding incidents to the Nolanville Police Department at (254) 698-6346.

TRASH SERVICE – Texas Disposal Systems

By City contract, TDS provides trash and garbage collection service to Bella Charca residents. For the collection schedule, cost, and special pickup information [CLICK HERE](#). Contact TDS at (800) 375-8375 or customercare@texasdisposal.com.

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Pass the Word... "BELLA CHARCA is the Best Place to Live in Central Texas!"



Bella Charca 2014 Calendar of Events

Dates	Event	Comment
Apr 25 – Apr 27 (Fri, Sat, Sun)	Annual Garage Sale	To Participate Contact Chair Pete Kehoe petekehoe@hotmail.com 254/383-7551
May 2 – May 4 (Fri, Sat, Sun)	Garage Sale Weather Dates	
May 23 – May 26 (Fri, Sat, Sun, Mon,)	Memorial Day Flag Parade	**Purchase Flags from Paul Habhab habxz@aol.com – 254/371-5883
June – Day/Time To Be Announced on Website	Board Meeting	Members Welcome Location: Manager's Office
Jul 3 – Jul 6 (Thu, Fri, Sat, Sun)	Independence Day Flag Parade	**Purchase Flags from Paul Habhab habxz@aol.com – 254/371-5883
Nov – Day/Time To Be Posted on Website	Board Meeting	Members Welcome Location: Manager's Office
Nov 8 – Nov 11 (Sat, Sun, Mon, Tue)	Veterans Day Flag Parade	**Purchase Flags from Paul Habhab habxz@aol.com – 254/371-5883
Nov 29 – Jan 3	Christmas	Entrance Lighting & Display
Dec 17 Between 7 & 9 PM	Christmas Lights Judging	Home Lawn Lighting To Enter Contact Dave Brackmann graphics.authority@gmail.com
Feb – Day/Time To Be Posted on Website	Board Meeting	Members Welcome Location: Manager's Office
Feb 10, 2015 6:30 PM	Annual Membership Meeting	Simms Community Center 408 North 10 th , Nolanville, TX
**Flags on poles with ground mounting rods are available to Bella Charca residents for purchase at \$25 each.		

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Calendar Changes will be Posted on the Website

Home HOA Members Architectural Review

Members Page

Pay Dues Member Account Inquiry

Why HOA?

Email HOA - Phone 254/773-0900 - 2

2014 Bella Chara Garage Sale
Friday, Saturday & Sunday - April 25, 26, 27
[Information Flier - CLICK HERE](#)

Reminder - Pet Leash
Dogs, when out of owner fenced yard, must be on a leash. This includes streets, community parks, greenspace, and vacant lots.
Owners must pick up after their pets.

Excerpt from "Members Page" of our website

The Bella Charca website provides HOA Members and the public a wealth of information about our community.

The "HOA Members" page, is restricted for member access only (password "membersonly") and includes virtually everything you would want to know about Association affairs.

Member Notices and Announcements are posted regularly on the "HOA Members" page.

BELLA CHARCA WEBSITE — www.bellacharcahoa.com

The Bella Charca website was developed to provide HOA members and the public a wealth of information about our community. The "HOA Members" page password restricted for members only and includes virtually everything a member might need to know about Association affairs while providing unprecedented transparency.

ANNOUNCEMENTS & REMINDERS

Official announcements of the Association are posted near the top of the "Members Page". Reminders and useful information are often posted to assist members with such matters as community covenants and issues.

DUES & MEMBERS ACCOUNT

Members can follow the "Pay Dues" link to pay Association dues or set up automatic payment. You can also click on "Member Account Inquiry" and email the managers bookkeeper with questions about your HOA account.

MINUTES & FINANCIALS

Minutes of official Association meetings, Financial Reports, and Budgets may be accessed by clicking on the "Minutes & Financials" button.

FORMS

Association forms may be downloaded including "Resident Registration" (existing members use this form to submit information changes), "Plans Review Application" (for new construction, additions, and remodeling), and "Park or Common Area Private Event Reservation".

ENTRY GATE & REMOTES

The website provides residents with important gate information, including hours of gate closure, access codes, remote controller's, and guest access.

GOVERNING DOCUMENTS

The official documents that govern operation of the Association. Posted on the website and found on the "Documents" page, they include the Policy Manual, Declaration of Covenants and Restrictive Covenants, and Bylaws.

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CHECK OUR WEBSITE OFTEN
DATE LAST REVISED IS SHOWN AT THE BOTTOM OF EACH PAGE

www.bellacharcahoa.com



BELLA CHARCA BLOCK PARTY?

Having an annual Bella Charca “Block Party” has been suggested as an excellent opportunity for residents to come together and get to know one another.

If there is adequate interest and someone will chair the event, the HOA will assist in planning, organizing, and promoting it.

Email
mgmt@bellacharcahoa.com to let us know of your interest to:

- (1) Attend
- (2) Participate on the Committee
- (3) Chair the Committee

BELLA CHARCA HOA COMMITTEES

ANNUAL GARAGE SALE – Pete Kehoe, Chair

The annual Bella Charca community-wide garage sale will be held on Friday, Saturday, and Sunday, April 25 – 27. Pete and his crew will collect forms and \$6.00 to cover the city fee and advertising. [Link to city application form](#). HOA instructions may also be downloaded... [Link to HOA Instructions](#).

FLAGS PARADE – Paul Habhab, Flag Sales Chair

Three times each year, Bella Charca posts a parade of flags at the entrance and mail centers. Residents post similar flags in front of their homes. New or replacement flags are available for \$25 each from HOA board member Paul Habhab at habxz@aol.com or 254/371-5883.

ENTRANCE FLAGS (TALL POLES) – Larry Day, Chair

Our entrance flag poles (U.S. & Texas flags) will be monitored to ensure the flags are in good condition, lights are working, and flags at half-mast on official postings. Please report any flags issues to Larry Day at greenfxd@gmail.com.

ENTRY HOLIDAY LIGHTS – Toni Scharff, Chair

There have been suggestions that there be an annual “Block Party” to provide HOA members an opportunity to meet and get to know one another. If someone will chair the event, the HOA will assist in organizing and getting the word out. Those interested, please email mgmt@bellacharcahoa.com

LIGHT UP BELLA CHARCA – Nada & Dave Brackmann, Chair

Plan now to be a part of lighting up Bella Charca for the Holidays 2014. Home entry in judging is optional and will be held the evening of December 17 between 7 & 9 PM. Independent judges will choose 1st, 2nd, & 3rd place recipients. Santa will make an appearance and much more.

SCHOOL BUS SHELTER #3 – Gary Freytag, Chair

Construction of the new HOA provided bus stop shelter is complete. Bus Stop #3 is located in “the bend” on Harvest Drive, on a parcel owned by the HOA which is planned for a future HOA pocket park.

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HELP KEEP BELLA CHARCA THE COMMUNITY OF CHOICE
VOLUNTEER FOR A COMMITTEE
mgmt@bellacharcahoa.com





Download Covenants for Your Home / Lot

1. Log on to www.bellacharcahoa.com
2. Click on "Documents" Page
3. Open Phase Map (under Plats & covenants)
4. Locate your Phase of Bella Charca
5. Open Covenants for your Phase
6. Save to your Desktop

BELLA CHARCA RESTRICTIVE COVENANTS

Restrictive (Protective) Covenants that govern property improvements design, land use, and activities were established by the developer as part of the vision for the community and to enhance long-term property values. As a condition of property ownership in Bella Charca, property owners abide by the covenants. Restrictive Covenants may be downloaded from the "Documents" page of the website at www.bellacharcahoa.com.

PETS

Animals permitted within Bella Charca are restricted as to type and number and breeding of animals for commercial purposes, is not permitted. Owners or occupants are responsible to clean up after their pet when in a common area or on private property of others and pets are not permitted in any common area except on a leash.

NEW CONSTRUCTION & REMODELING

Improvements may not be erected, placed, or altered on any lot, including landscaping and fencing, until plans and specifications have been submitted to the Architectural Review Committee ("ARC"). The plans must show exterior design, height, and building materials. Plans must also include location of existing and proposed walks, driveways, fences, etc. Download Plans Review forms the documents page of the Bella Charca website www.bellacharcahoa.com.

VEHICLES & PARKING

Some vehicle types are restricted from parking within the subdivision and all vehicles are restricted from street parking overnight, or for extended periods during the day. Exceptions are made for construction vehicles.

STORAGE & OUTBUILDINGS

All such structures must be of new construction, from the ground up, and must be of the type, design, and material matching the residence, and must receive ARC review prior to commencement of construction. Portable buildings, such as or similar to "Morgan Buildings" are not permitted.

FENCES

Privacy fences are required and design must meet minimums set forth in the Restrictive Covenants. Initial fence construction must be complete prior to initial occupancy, and street-facing fences must be stained immediately upon installation; color is also stipulated. Wrought iron is required for fences adjacent to most common areas.

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INCLUDE ADDRESS WHEN REPORTING COVENANTS NON-COMPLIANCE

RESTRICTIVE ("PROTECTIVE") COVENANTS PROTECT PROPERTY OWNERS'