

BELLA CHARCA NEWS FALL 2009

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PAT WHEELER APPOINTED TO HOA BOARD

FILLING UNEXPIRED TERM

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The HOA Board of Directors recently appointed Mrs. Pat Wheeler to fill Ken Miller's unexpired term on the board of directors. Miller, elected at the annual membership meeting in October, 2008, submitted his resignation September 14 after serving less than one year.

Pat assisted with the Spring Newsletter and is currently heading up a committee on neighborhood security and crime prevention for the Board.

In accepting Ken's resignation, the board recognized in addition to his service on the Board, his numerous contributions to the HOA, including the Entrance Christmas Decorating Committee, American Flag Sales, and Vacant Lot Cleanup. The HOA also noted Ken's election to the Nolanville City Council and the importance of Bella Charca representation.

Mrs. Wheeler and her husband Barry have lived in Bella Charca since May, 2008



American flags once again adorned our beautiful and patriotic community the July 4th weekend. Thanks to everyone who flew flags at their homes and to John Blankenship and HOA groundskeeper, Franklin Brodnax. Thanks also to Ken Miller for handling sale of flags to members. **Bella Charca Flag Dates:**

- 11 November—Veterans Day
- Redeployment Periods

NEIGHBORHOOD WATCH

BELLA CHARCA SAFETY & SECURITY



SPECIAL POINTS OF INTEREST:

- Annual Membership meeting—October 21st
- Nolanville Council Meetings—the first Thursday each month.
- Sign up for Bank Draft dues payment. Easy and saves your HOA money. Form is on our website.
- Refer potential residents to John Blankenship—helps the HOA financially.

Across the nation crime is of concern to citizens in cities, suburbs, towns, and rural areas. Increasingly, citizens and law enforcement professionals realize that neither one can eradicate crime working separately.

Neighbors and other concerned citizens, working cooperatively with law enforcement, can have a positive effect.

Home burglaries, in particular, can be minimized when com-

munity residents take steps to make their homes less attractive and vulnerable to burglars. Burglary, the unlawful entry of a structure to commit a felony or theft, is generally considered a crime against property. It has, however, a high potential for death or injury to the victim who comes

into surprise contact with the intruder.

Through the well recognized concept of NEIGHBORHOOD

WATCH, a community based program supported by the National Sheriffs' Association since 1972, residents of thousands of communities across the nation have discovered that they can make a difference in preventing crime.

HOA member, Pat Wheeler is organizing and energizing a committee to implement a Neighborhood Watch program for Bella Charca. Members interested in becoming involved are encouraged to email mgmt@BellaCharcaHOA.com.

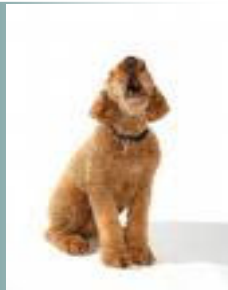


NEIGHBORHOOD ISSUES

WHO TO CONTACT

Neighborhood issues commented on by respondents to the Spring newsletter were:

- **Barking Dogs:** Notify Nolanville Police. The HOA will gladly notify a dog owner of a complaint, however we do not have the resources to manage this issue.
- **Dog Poop:** Members are encouraged to carry plastic bags and to pickup after their dogs. The HOA, when notified, will send complaint notices but does not have the resources to deal with this issue further.
- **Lawn Care:** Notify City of Nolanville. We will send a notice of complaint when received.
- **Vacant Lot Care:** Progress has been made, but weeds 'come back' quickly after rains. The City is also sending notices. A big issue is illegal dumping on vacant lots. Members are encouraged to report illegal dumping incidents.
- **Street Parking:** Commercial vehicles, buses, boats, motor homes, or trailers may not be left parked on a street except for construction and repair in the immediate vicinity.
- **Fences Staining:** See related article in this newsletter.



A variety of commercial products dealing with barking dogs are available... Google 'stop barking dogs'.

FENCE TREATMENT

RESTRICTIVE COVENANT AMENDED

Original Bella Charca Restrictive Covenants stated that "All fences must be protected by a clear natural wood preservative; no other color or stain will be allowed."

The requirement has been a challenge from the beginning because clear preservatives have a short life and as fences start to age, it is virtually impossible to continue to achieve a uniform appearance with a reapplication of clear preservative.

When the problem became

apparent, builders and homeowners were encouraged to use a light natural colored stain. Unfortunately, this failed to solve the problem because transparent stains are also short lived.

Dictating use of a particular brand and color is impractical because there is no assurance any brand or color will be available long-term.

Cost is also a consideration for those unable to do the work themselves. Maintenance of fence stain is further complicated when

homes are temporarily leased.

The HOA Board recently amended the requirement to treat wood fences, with a clear natural wood preservative. Instead, members are encouraged to stain their fence for preservation and a pleasing appearance. Painting with a solid paint however, is not permitted without prior ARC approval.

The amendment will be posted, to the HOA website, as soon as it is received back from county filing.



Bella Charca homeowner's are encouraged to stain their fences for preservation and a pleasing appearance but are no longer required to do so.

MEMBERS ONLY WEBSITE

A Bella Charca 'Members Only' website was announced in the Spring newsletter, however due to budget constraints, the project was placed on hold.

The primary objective of a 'Members Only' site would be to provide HOA members

access to HOA budgets, financial reports, minutes of board of directors and membership meetings, agendas, and minutes.

The Board decision postpones the consideration of this project until our operating budget is in the black with

a cushion for unexpected needs.

Instead of creating a separate site, adding a 'Members Only' section to the current website may be less expensive while providing most of the benefits. Check us out at www.bellacharcahoa.com.



All HOA correspondence and communication should be directed to the HOA Manager.
Mailing Address:
PO Box 1344
Temple, TX 76503-1344
254/778-0085
mgmt@BellaCharcaHOA.com

BELLA CHARCA MASTER PLAN

HOMES UNDER CONSTRUCTION IN PHASE II

John Blankenship's original vision for Bella Charca was to preserve the harmony of nature and history of this area for generations to come. The historical windmill is being preserved at the entrance for present and future Bella Charca residents to experience the history so vital to this community.

As Phase I neared completion, John brought in experienced developers, Jim Howe and John Kiella to guide, master plan, and develop the remaining 200 acres for Bare Land Development, Inc.

TBG Partners, a highly acclaimed land-planning firm (with offices in Dallas, Austin, Houston, and San Antonio) was immediately retained to

develop a master plan for the remaining 200 acres of the Blankenship property.

The Bella Charca Master Plan includes exciting features such as:

- Trails & Green Space
 - Water Features
 - Central Swimming Pool (or Splash Water Park) and playground
 - 3 Additional entrances
 - Curvilinear streets with Traffic Calming Islands
 - View Lots & Lot size variety
 - Inside-the-gate Nolanville Elementary auto & pedestrian access
 - 'Centro Postale' stations located throughout
 - Upscale street lamp and signposts.
 - Underground utilities
- Eight lots have already sold

in phase II with new homes under construction.

Preservation of natural features is a primary objective, evidenced by the two ‘tree-islands’ in phase II. When the trees were discovered to be in the middle of the street, the plans were re-drawn to save the trees.

The City has approved the overall design concept however, as with the tree-islands created in Phase II, other features of the master plan may change as final engineering is developed for each development phase.

A plan is being developed to provide Phase I HOA members with an opportunity to opt into the swimming pool and playground facility.



A PDF file of the Master Plan can be downloaded and printed from the HOA website
www.BellaCharcaHOA.com.

**NOLANVILLE
CITY COUNCIL**

Contrary to recent speculation, Bella Charca is in Nolanville.

An apparent Nolanville budget crisis stimulated speculation that Bella Charca would be transferred to Harker Heights.

Bare Land Development, Inc., Bella Charca Developer, and the Bella Charca HOA have not been contacted on this matter. Neither have taken a position on the matter.

Bella Charca HOA Members are encouraged to attend Council meetings when possible to stay abreast of matters which may affect the future of Bella Charca.

Regular Council Meetings are scheduled monthly on the first Thursday at 7:00pm in the J.W. Sims 'Community Center' 408 North 10th Street.

NEWSLETTER SURVEY RESULTS

EXCELLENT MEMBER RESPONSE

Following delivery of the Bella Charca Spring

Newsletter an email was sent to all members who have provided the HOA with an email address. Following are the results of the survey:

- **Newsletter design format:** Virtually all respondents felt the format was inviting and the right size.
- **Informative:** Most members were not aware who board members are, the entrance gate emergency procedures, or that Em-

barq pays commissions to the HOA on member purchases from Embarg.

- **Newsletter delivery**
method: Approximately 85% favored email delivery coupled with website posting rather than hand-delivery or mailing.
- **Members will consider Embark services:** Most indicated they will consider Embark when their present Telephone, High-speed internet, and Dish network TV subscriptions expire.
- **Members willing to serve**

on a committee: Nearly two thirds indicated their interest in serving on a Neighborhood Watch and/or National Night Out committee.

- **Overall Opinion of Spring Newsletter:** — Most agreed it provided much needed information and would like greater emphasis on neighborhood safety.

Thank you to all who participated; your input is most helpful and sincerely appreciated.

ENTRY GATE PROCEDURE

PEDESTRIAN GATE INSTALLED

Managing the gate has not been without challenges but the HOA manager is making progress and has recently taken over gate management from the firm hired for the job. Members still having gate problems are encouraged to email mgmt@BellaCharcaHOA.com.

The entry gate, programmed to be closed at night, may be opened by HOA members in one of three ways: 1) remote transmitter, 2) 5-digit key code entered at the entry control box, and 3) Opening for guests by remote authorization. The entry gate is not a fail-safe method to protect your property... doors to your homes and when cars must be parked outside, they should be locked with valuables removed. Home security systems are highly recommended.

- **Remote transmitters** are initially provided at no cost to home and lot buyers after closing. Replacements for lost or inoperable transmitters is presently priced at \$35 each.
- **5-Digit Key Codes** are strictly for resident use only and should not be given to non-members. A unique random code is issued to home and lot buyers after closing. Members needing to change their code may request a change form from the HOA. The primary use for the code is for members unable to open the gate due to a dead remote battery.
- **Remote Authorization** will open the gate when guests 'call' a member by scrolling through the member list on the entry control box. A call is placed to the member's phone; after connection the caller will have 80 seconds of talk-time to request entry. To authorize entry, press '9' on your phone and the gate will open.
- **Gate Malfunction** (will not open) emergency call numbers are posted at the entry gate control box. If the gate truly malfunctions, place a call to volunteer **Ken Miller at 254/466-5548 or 254/698-6688** for assistance. If Ken is unavailable, call **Ronny Mikeska at 254/541-3363**, followed by **Gary Freytag at 254/541-3098**. Should the gate be operable but the phone system is down, your guests may open the gate using your personal entry code. If you do not have, or have forgotten your random 5-digit access code, call the office to request it be emailed to you.

A pedestrian gate has been installed to provide emergency responders access to the manual opening mechanism on the inside of the gate. The new pedestrian gate will not be locked and may be used by members walking or jogging who do not wish to carry a remote gate opener.

SCHOOL BUS SERVICE COMING TO BELLA CHARCA

2 PICKUP POINTS INSIDE COMMUNITY

School buses began service for middle school and high school students inside Bella Charca on September 24th. Bus service is not provided for elementary school children because the school is within one mile.

Your HOA teamed with residents to secure a commitment from the school district to establish bus stops inside Bella Charca.

Safety for Bella Charca children was the primary reason KISD agreed to expand the bus route to include two

pickup/drop off bus stops inside Bella Charca.

The stops are located at the Mail Center on Parkridge Drive and at the site of the

future pocket park on Harvest Drive. These locations were chosen so

students waiting on buses would not be in homeowner yards.

Signs will be installed to designate bus stops and motorists are encouraged to drive with extra caution in these

areas during school hours.

Members with children...

please counsel them on being respectful of HOA property at these locations.



As funds become available, improvements will be made to the 'Pocket Park' on Harvest Dr. Plans have not been

developed, however the thinking is that covered benches would provide shelter for general park use, and children waiting for a school bus.



COMING EVENTS

PLEASE MAKE NOTE

Annual HOA Membership meeting will be held October 21st from 6:30pm to 7:30pm at a place to be determined. All members are encouraged to attend. In addition to regular business, there will be an election of HOA board members.

The annual Christmas Lighting Contest will be judged between **13 & 19 December**. Winners will be announced by email and placement of winners signs on **21 December**.



Members are encouraged to decorate and continue the beautiful Bella Charca Christmas tradition.

Entrance Decoration and Christmas Lighting will be put up Saturday December 5th. Your help is needed for one to two hours. **Meet at the front gate at 9:00am.**

RESTRICTIVE COVENANT Q&A

Q) Why was the minimum living area in Phase II set at only 1,500 square feet?

A) The Developer, Bare Land Development, Inc., reviewed the living area requirements and found that an apparent typographical error was made during drafting of Phase II Covenants.

Larger lots were restricted to the same as Phase I at 2,100 square feet of living area, however some smaller lots that were supposed to be 1,800 square feet were instead shown at 1,500 square feet.

Phase II Covenants have been amended to 1,800 square feet. All homes, under construction, exceed this.

Q) Have the Covenants for Phase I been Changed?

A) The only Phase I changes are the restriction of portable storage container use, and fence staining requirements (see related article on page 2).