

MONTHLY NEWSLETTER

Happy Holidays!!!

Annual Meeting 12/12 6 pm

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- Submit your Election Ballot!
- See a strange car on the street?
- Fall 2024 Xeriscape Conversion Plan
- Recent Townhomes Real Estate Activity

Please plan on attending our Annual Meeting Thursday Dec 12 @ 6 pm. at the clubhouse!!

We will be tabulating the votes from our 2025 Board Election, and electing officers.

If you did not receive a ballot in the mail, please email Cara @CCornell@pdsaz.com. She can email you a ballot that you can take to the meeting!

Pizza, Door Prizes will be available!

Mike@MikeFoulds.com

2025 Landscaping Contract

The board put our landscaping maintenance out for bid again. The main reason is that this is our largest budget item. It represents about 23% of our revenue.

We sent bid requests to three companies and only got bids from two - Landscape Gardens and Back to Nature. The Landscape Committee reviewed both bids for costs, labor hours, services provided, etc. They recommended that the board select Landscape Gardens to continue with their service.

At the November board meeting, the board did vote to sign with Landscape Gardens for another year. They did decrease their price due to the addition of a considerable amount of xeriscape that has been installed over the past two years.

We believe they have done a better job than our past couple landscapers. We have received a lot of comments that our grounds look better than they have in years!

We look forward to further improving the appearance of our common areas!

Please consider getting more involved in your community!!

We are looking for cul-de-sac captains, committee members and Board members!

If you can spare 2-10 hours per month, why not spend it improving your neighborhood?

It feels good to give back to this community!

Important Bellair Townhomes Board/Committee Information

Board of Directors

President - Mike Foulds
Vice President - Scott Cornell
Secretary - Rhonda Stephens
Treasurer - Leslie Loudermilk
Members at Large
Julie Coll
Terri Ferguson
Sharon Hutchison
2 Vacant Board Positions

Committees

Architectural - Chair - Scott Cornell
They do not meet, but review applications online.

Landscaping - Chair - Rhonda Stephens
Meetings: 1st Saturday @ Clubhouse

Finance - Chair - Leslie Loudermilk
Meetings: Monday before 4th Thursday
Meetings are online

[Looking for more Board & Committee members.](#)

Do you have feedback on our newsletter?

Suggestions for future articles?

Please email Mike@MikeFoulds.com

Have You Submitted Your Ballot?

Annual voting is an important component of any successful HOA! Resident participation is critical to ensure that we have an operating board of directors. With 324 townhomes, our by-laws require that at least 10% or 33 residents submit ballots.

Last year we had a record 44 ballots submitted! This year, we would like to increase that total! Please complete your ballot and mail it to PDS before December 6th.

If you didn't get a ballot in the mail, please notify Cara at CCornell@pdsaz.com ASAP! She will get a replacement ballot.

If you can't meet the deadline to mail your ballot, please bring it to the Annual Meeting on December 12th! You can join us for pizza, raffle prizes and more!

Help us keep up the positive momentum we have started! Do your part by submitting your ballot as soon as possible!

President's Message

It has been my privilege and honor to have served as the President of the Association for the past 2 years! I want to thank all of our Board Members who helped us get a lot of things accomplished! I also want to thank all of the residents who have been so diligent and communicative with us!

It is my hope that more residents will get involved and provide their input and support to the next President! We have a very special community and "it takes a village" to continue to make improvements!

Some of our accomplishments: **Parking covers painted, completed Xeriscape Phase 1 & 2A decreasing watering/mowing of 2 acres of grass, Hired PDS, Repaired most of our balconies, Landscape improvements, Tree/shrub planting, Started Investments - \$70,000 in Interest, Shorter & more productive board meetings, Authorized spending for Comm Manager & President, Established our own Newsletter, Removed dozens of satellite dishes, much more!**

See a Strange Vehicle parked on a City Street?

Recently, we have received a lot of calls regarding vehicles parked on city streets in our community for a long time. Unfortunately, we have no jurisdiction over these matters- City of Phoenix does.

If you are concerned about a car or any other happenings on city streets, please call the Phoenix Police Non-Emergency # - **602-262-6151**

Please Register on our Website - Select Email Billing & Digital Payments!

We understand that technology has been hard for many people. However, one of our most pesky expenses is the printing and mailing of monthly statements. So far in 2024, we have spent nearly \$5000 to print and mail statements.

You can help us reduce these costs by registering for email bills to be sent directly to your inbox! This is YOUR MONEY that we have to spend on billing instead of improving our community!

Please take a few minutes & visit our website www.bellairtownhouses.com

While you are there, you will find a lot of useful information:

- Board Meeting Minutes
- Association Budget & Financials
- Rules & Regs
- Governing Documents
- Your Account Information
- Much More!

Bellair Townhomes Real Estate Market Update

	List Price	Closing Date	Days on Mkt
Recently Sold Townhomes.			
17619 N LINDNER	\$310,000		21
17665 N LINDNER	\$280,000		55
4535 W CONTINENTAL	\$320,000		4
Active Listings			
4703 W CONTINENTAL	\$297,500		38
4648 W CONTINENTAL	\$299,000		35
4632 W CONTINENTAL	\$299,900		15
4725 W CONTINENTAL	\$309,999		28
17806 N 45TH AVE	\$300,000		14
17838 N 45TH AVE	\$305,000		35
17833 N 45TH AVE	\$339,900		91

Data provided by Mike Foulds, Real Estate Broker