



A Community That Grows Together



BELLAFONT

GARDENS

A COMMUNITY
THAT GROWS TOGETHER



BEAUTIFUL HOMES. LUSH SURROUNDINGS. STRONG COMMUNITY.



BELLAFONT GARDENS PROPERTY OWNER'S ASSOCIATION

NEW RESIDENT WELCOME GUIDE

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WELCOME TO BELLAFONT GARDENS

Welcome to Bellafont Gardens, a beautiful condominium community located in Fayetteville, Arkansas.

We are pleased to welcome you as a member of our community.

The Bellafont Gardens Property Owners Association is responsible for maintaining common areas, managing community amenities, preserving property values, and fostering a safe and attractive neighborhood for all residents.

Membership in the Association is automatic with ownership of a condominium unit.

Website: <https://bellafontgardenspoa.com>

BOARD OF DIRECTORS

Officers

- ❖ Karen Percival, President (479-841-4490)
- ❖ Tracy Cornwell Simpson, Secretary & Web Manager (501-827-9020)
- ❖ Florence Johnson, Treasurer (479-263-1289)

Directors

Cheryl Mohorn (479-684-1922)
Karen Woodard (901-870-5075)
Margaret Little (417-293-8975)
Pam Smith (479-466-0064)
Sharon Nakamura (951-282-9021)

Property/Maintenance Manager

Scott Hehl (479.633.4795)



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ABOUT YOUR ASSOCIATION

The Bellafont Gardens Property Owners Association administers, maintains, operates, repairs, replaces, regulates, and governs the common areas and community amenities of Bellafont Gardens.

The Association is governed by a seven-member Board of Directors serving staggered three-year terms.

Directors must be owners or spouses of owners.

ASSOCIATION MEETINGS

Monthly Meetings

Monthly meetings are held the last day of each month at 2p in the Bellafont Gardens Clubhouse.

*All owners are invited to attend, but certain portions of the meeting is closed.

Annual Meeting

An annual meeting of the members is held each year at a date determined by the Board.

Voting

Each unit is entitled to one vote.

The Association permits:

- Electronic Voting
 - Absentee Voting
 - Proxy Voting
-



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POOL INFORMATION

The Board has authority to:

- Operate the Pool
- Regulate Pool Usage
- Establish Pool Access Codes
- Implement Pool Security Procedures

Pool Access Policy

Each household receives a unique access code.

Please do not share your pool code with non-authorized individuals.

Unauthorized code sharing may result in:

- Suspension of Pool Privileges
- Reprogramming Charges
- Additional Enforcement Action

ARCHITECTURAL REVIEW

Prior written approval should be obtained before:

- Windows
 - Fences
 - Patios
 - Pergolas
 - Decks
 - Exterior Paint Changes
 - Landscaping Modifications
 - Tree Removal
 - Exterior Lighting
-



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FINANCIAL INFORMATION

The Board adopts an annual budget and may levy regular and special assessments.

Reserve Funds

Reserve accounts are maintained for:

- Roads
- Drainage Systems
- Pool
- Clubhouse
- Common Area Improvements

Financial Controls

Any expenditure over \$5,000 requires Board approval.

ENFORCEMENT POLICY

Violation	Action
First Notice	Written Warning
Second Notice	Up to \$50 Fine
Third Notice	Up to \$100 Fine
Continuing Violations	Up to \$25 Per Day

Owners receive notice and hearing rights before fines are imposed.



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UTILITY PROVIDERS

Electric

Ozarks Electric Cooperative
3641 W. Wedington Drive
Fayetteville, AR 72704

Phone: 479-521-2900
Toll Free: 800-521-6144

Natural Gas

Black Hills Energy

Phone: 888-890-5554

Water & Sewer

City of Fayetteville Utilities
2435 S. Industrial Drive
Fayetteville, AR 72701

Phone: 479-575-8386

Internet

- OzarksGo
 - Cox Communications
 - AT&T Fiber
-



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LAKE FAYETTEVILLE RECREATION GUIDE

Lake Fayetteville consists of approximately 458 acres of land and 194 acres of water.

Features include:

- 5.5 Mile Nature Trail
- 4.3 Miles of Paved Trail
- Marina
- Fishing
- Kayaking
- Boat Rentals
- Botanical Garden Access
- Razorback Greenway Connection

Official Trail Information: <https://www.fayetteville-ar.gov/3130/Lake-Fayetteville>

MOVIE THEATERS

Razorback Cinema Grill & IMAX

3956 N Steele Blvd
Fayetteville, AR

Phone: 479-444-6803

AMC Fiesta Square 12

3033 N College Avenue
Fayetteville, AR

Phone: 479-575-0026



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FAVORITE FAYETTEVILLE RESTAURANTS

Hugo's

25 1/2 N Block Avenue
Fayetteville, AR

Phone: 479-521-7585

Bordinos

310 W Dickson Street
Fayetteville, AR

Phone: 479-527-6795

Theo's

318 N Campbell Avenue
Fayetteville, AR

Phone: 479-527-0086

Mellow Mushroom

1460 Augustine Ln
Fayetteville, AR 72703

Phone: 479-521-1001

Catfish Hole

4127 W Wedington Drive
Fayetteville, AR

Phone: 479-521-7008

Hammontree's Grilled Cheese

326 N West Avenue
Fayetteville, AR

Phone: 479-521-1669



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FREQUENTLY ASKED QUESTIONS

How do I obtain a pool code?

Contact a Board member after closing

Do I need approval for exterior changes?

Yes. Obtain approval before making exterior modifications.

Can I vote electronically?

Yes. Electronic voting is permitted.

Who maintains the common areas?

The Association maintains common areas and community amenities.



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NEW OWNER REGISTRATION FORM

Owner Name(s): _____

Property Address: _____

Phone Number: _____

Email Address: _____

Emergency Contact: _____

Emergency Phone: _____

Vehicle Information: _____

Preferred Communication Method:

Email

Phone

Text

NEW RESIDENT CHECKLIST

Register with the POA

Review Governing Documents

Obtain Pool Access Code

Set Up Utilities

Update Emergency Contact Information

Review Parking Rules

Meet Your Neighbors

Attend the Annual Meeting

Bookmark the POA Website

Enjoy Your New Home



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AUTHORIZATION AGREEMENT AUTOMATIC PAYMENTS (ACH DEBITS)

I, _____, hereby authorize Bellafont Gardens POA, hereinafter called COMPANY, to initiate debit entries and to initiate, if necessary, credit entries and adjustments for any debit entries in error to my (our) account indicated below and the financial institution named below, hereinafter called FINANCIAL INSTITUTION, to credit and/or debit the same to such account.

(Financial Institution Name) (Branch)

(Bank Address) (City/State) (Zip)

(Routing Number) (Account Number)

Type of Account: _____ Checking _____ Savings _____

This authority is to remain in full force and effect until COMPANY has received written notification from me (or either of us) of its termination in such time and manner as to afford COMPANY and FINANCIAL INSTITUTION a reasonable opportunity to act on it.

(Print Individual Name)

(Month to Start)

(Condo Address)

(Email Address)

(Phone Number)

(Signature)

(Date)

Please attach voided check and forward to Bellafont Gardens POA for processing



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THANK YOU

Welcome to Bellafont Gardens.

We are excited to have you as part of our community and look forward to working together to preserve and enhance our neighborhood for years to come.

Bellafont Gardens Property Owners Association

LAKE FAYETTEVILLE TRAIL MAP

