

BELLA

Atlantic City



SEPTEMBER 2016

NEWS

MANAGERS CORNER

EXTERMINATION SCHEDULE

WEDNESDAY
9/7/16
Floors 12,13,14

9/21/16
Floors 9,10,11

10/5/16
Floors 24,25,26,6,7,8

10/19/2016
Floors 5,4,3,21,22,23

11/2/16
Floors 18,19,20

11/16/16
Floors 15,16,17

11/30/16
TH 1,2

12/7/16
12,13,14

12/21/16
9,10,11

It has been an exciting summer here at Bella. We had our second and final auction. We have twenty new Bella owners and the management team would like to welcome them to the building. Moving forward, we recently won our appeal of the taxes on the rear parking, realizing a savings of almost 14,000.00 per year.



I have overseen more than \$250,000.00 in building improvements during my years at Bella, this project proved to be the most challenging. Placing a unit the size of a Volkswagen Bus on top of a 27 story high-rise is tough, doing it without a crane, even more difficult. We had a great team, they were able to dismantle and reassemble the unit on the roof, saving us more than \$40,000.00 in crane costs. The system will heat, cool, and circulate fresh air throughout the hallways year round, it will notify management by email when there are temperature fluctuations, and can be programmed from anywhere in the world, via the internet. We also installed a new Chiller unit in the elevator room, this is a 5 ton/carbon filter unit, and will cool and filter the air in the elevator room year round.

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All the elevators have been re-carpeted, and we will be doing some cab restoration during the winter.

The new Hot Tub arrived early summer, we added steps on the back side of the tub. We have had a few issues with residents damaging the cover. We hope to resolve the issue with the installation of a roller cover. We also added new patio furniture to the pool deck.



The Revel is looking to a February 1, 2017 soft open, with a full open slated for April 1. Many of the favorite restaurants and hot spots will be returning. Stay Tuned!



Michael Ralker, Bella Concierge Director

Laura Fahy, Assistant Director



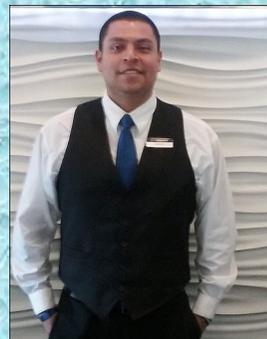
Shannon Connolly



Rodney McNeill



Carl Burroughs



David Rulz

MEET YOUR CONCIERGE STAFF



One of the Bella’s original owners, Mary Ann Masucci, recently took part in a film being shot by one of our new owners, Kevin Fortuna. The film is called “The Dunning Man” and takes place in Atlantic City. The film is based on a book...<https://www.amazon.com/The-Dunning-Man-Kevin-Fortuna/dp/193508464X>, is the link to purchase the book.

Keep your pets on a tight leash when walking through the building, and clean up after them in the dog park and on Bella property. We have had several instances of folks not cleaning up after their pets, we have the ability to see who is not picking up, we will impose fines in the future. If you have a service request as an owner or a tenant, they must be emailed to the management office. If you see an issue in the building, such as a bulb out on your floor, or any other common area issue, do not tell the staff, report it to the management office. If it is an emergency, notify the front desk. Finally with winter approaching remember, the heat in every unit must remain at no less than 55 degrees, windows should be closed and locked when there is a storm, and all items on the decks should be secured. If you plan to be gone all winter, turn off the water to your washing machine. If you have any suggestions regarding future events or services we can provide please do not hesitate to contact my office.