

# ABEVA BRIEF

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## ABEVA Mission Statement

*ABEVA pledges aggressive leadership to nourish and enhance our Biltmore Lifestyle by preserving and protecting the ambience and environment, and by maintaining standards which benefit all members of ABEVA.*

*ABEVA is not affiliated with Biltmore Lifestyles magazine and does not necessarily endorse or recommend any of its content or advertisers.*



***Happy New Year from  
The ABEVA Office &  
The ABEVA Board of Directors!***



## FROM THE ABEVA OFFICE

### NEXT BOARD MEETING

The next meeting of the ABEVA Board of Directors is Monday, January 17th, 2022, at 5:30 p.m. The meeting will be held online. Information will be on the ABEVA.com website if you wish to join. Please contact the ABEVA office if you have any questions. ❖

### ABEVA'S ANNUAL MEETING NOTICE

**ABEVA'S ANNUAL MEETING & ELECTION OF BOARD MEMBERS WILL BE WEDNESDAY, FEBRUARY 16th, 2022.** Mark your calendars! The annual meeting of ABEVA members will be held at 6:30 p.m. at the Arizona Biltmore Resort & Spa's Gold Room.

ABEVA Members will be receiving an invitation and online voting instructions in the mail the second week of January. Five Director Terms are expiring. Please vote for up to five candidates. The Candidate Bios are in this issue of *The Brief* and will also be posted on the ABEVA website. ❖

### VOTING ONLINE

This year an option has been added to vote electronically using a third-party representative. This is a safe and efficient method to increase participation, while saving both time and

money. Each property with an email on file will receive an email invitation to vote from the ABEVA voting site. Please be sure to add this email address (abeva@ivotehoa.com) to your safe sender list/address book so you can participate in the vote. If you do not have access to email, you will be mailed a paper ballot to be returned to the ABEVA office.

Please contact the office at 602-955-1003 if you have any questions or would prefer a paper ballot.

### Voting online is easy and quick!

1. When you receive the email, click the link to go to the voting site or go to the voting site <https://abeva.ivotehoa.com/register> and enter the code that you received in the email.
2. Register for the vote by entering your name, email, and creating a password.
3. Make your choices on the ballot and submit.

**Remember your vote counts!** ❖

## ANNUAL ASSESSMENTS FOR ABEVA

Each homeowner has two or three HOAs. ABEVA is the master association and has an ANNUAL assessment of \$325. If your payment is not received by January 7th, 2022, the amount you owe is \$457.50. If you have not paid your annual assessment, please contact the ABEVA office immediately to make payment arrangements. ❖

## 2022 ABEVA BOARD CANDIDATES

### Mark E. Baldree, MD – Biltmore Greens

I have lived in Biltmore Greens III for eight years now. I am a retired ENT physician that has practiced in Phoenix for 40 years. My past board experience is the Board of Blue Cross and Blue Shield (professional committee/9 years) Board of Trustees Foundation of Medical Care/ Arizona, Arizona Golf Association Board, President of the Maricopa Medical Society, Governing Board of Biltmore Surgicenter, Chief of Surgery St. Luke's Hospital, and multiple other committees and positions at Good Samaritan (now BUMCP), St. Joseph's and Phoenix Children's Hospital.

My reason for running for the board is in concert with ABEVA's mission statement to keep the Biltmore the exquisite neighborhood community that it has always been. Maintaining and improving our community is my goal.





**Wesley R. Balmer – Biltmore Greens**

Mr. Balmer is President of Balmer Architectural Group, a 41 year old Design Firm located at 24th street and Camelback Road, Phoenix. He has resided in Phoenix since 1971 and in the Biltmore area since 2011.

Over a thousand projects throughout the U.S. and Canada and even Guam have been designed by Mr. Balmer. He was the designer on the Best Western Headquarters and the JDMD Office Building on Arizona Biltmore Circle. His Firm recently completed a noted 630,000sf Office and Production Facility for Northrop-Grumman in Chandler and is known Valley-wide for their design talents.

Mr. Balmer is currently on the Biltmore Greens Design Review Board, the ABEVA Design review Board, and Chandler Airport Center Design Review Board.

**Michael Fallaw – Colony Biltmore Greens**

My name is Michael Fallaw. I own a home in Colony Biltmore Greens, where my wife and I have lived for 20 years. I was born in Chicago and have a Masters Degree in Finance from The Kellogg Graduate School of Northwestern University. I moved to Phoenix in 1972 from Chicago to work for Southwest Forest Industries, where I held positions as Director of Corporate Development, VP of Packaging and Distribution, and VP of Paper Product Marketing and Sales. I returned to Chicago to purchase a plastic molding company, which I eventually sold to Maclean-Fogg Company where I became President of the Fastner Products Group with annual sales of over \$100 million from four factories.

I have five daughters and 23 grandchildren. In retirement, I've written two historic novels, "Just Like Me" and "Just Like Home." I would appreciate your vote to represent you on 2022 ABEVA Board of Directors.

**Steve Helm – Colony Biltmore Greens**

I am a current ABEVA Board Member and the ABEVA Board President. I bring over 30 years of management and development experience to the community.

From 1995 through 1997, I was the General Manager at Biltmore Fashion Park. In 2014, I retired as the Senior Property Manager of Scottsdale Fashion Square, where I was also responsible for the management and supervision of Biltmore Fashion Park and Kierland Commons. I currently serve as a docent at Scottsdale's Museum of the West and President of our Church Council.

My wife, Kaye, and I have owned a home in the Biltmore since 2002. We are year-round residents.

I would like to remain a key influence in enhancing the quality of life we all enjoy in the Biltmore area. When we walk through the Biltmore community, we are fully aware that we live in a very special place. There is no place like home in the Biltmore. We need to ensure it remains the unique, prestigious, beautiful neighborhood it is for all the years to come. I am confident I can continue to set an example of pride and be a major influence in making sure that happens. I appreciate your vote.

**John Lynch – Village on the Lakes**

I am an entrepreneur and a visionary who has started two successful business enterprises, one in the sports management field and the other in publishing. I have also spent time in Chicago working for Motorola Inc., where I served as

Director of Sports Marketing for 12 years. My wife, Sue, and I have been married for 46 years and have been blessed with three wonderful children. We have been residents of Arizona for 30 years, having lived in the Biltmore for almost half that time. We currently live in Village on the Lakes, where I serve on the HOA board. We are involved in the community and are presently assisting with serving the homeless at St. Vincent De Paul.

I believe that too much time is wasted in board meetings with very little getting accomplished. Now is the time to make positive change! We need to unify and set our sights on improving and beautifying our community. We live in one of the most prestigious residential communities in all of Arizona, and we need to continue examining all areas that will enhance our property values. I believe that it is imperative that our board listen to homeowners, communicate the objectives, follow the established CC&R's, and work together for the benefit of all.

**Bill McKay – Biltmore Meridian**

I have had a connection with ABEVA since 1984, when my parents bought a winter home on Claremont before relocating to Biltmore Estates (circle). I have served on the ABEVA board since 2018.

I received my BS in International Business at Bowling Green State University and have a fascinating background in consumer-packaged goods (CPG). I inherited my focus on entrepreneurship from my father, who invented the lint roller in 1956. I have served in roles as a fiduciary, advisory, and Honorary Board Member across a variety of CPG companies as well as with Division I college hockey and golf teams. I have also served as Chairman of the Beautification Committee for the past year and have enjoyed working diligently with the five committee members and architectural consultants to discuss how best to invest the accumulated \$1 million reserve surplus into our community.

I am passionate about maintaining the historical relevance of the prestigious Biltmore Estates community while protecting our environment and observing the well-thought-out zoning laws for our district. I will appreciate your vote to continue the work to improve our office efficiency and elevate community beauty using our excess reserves for funding.

**Mark Monserez – Biltmore Vistas**

As a retired attorney and 25-year Biltmore resident, I have served on the ABEVA Board for 15 years as a Director, Officer, and Committee Chair. We have overcome numerous challenges over the years; however, last year has been the most challenging because of extreme Board discord. Although sometimes unsuccessfully, I have fought against unnecessary and needless dues increase, voted against wasteful and extravagant spending, against dissipation of the reserve fund, against conflicts of interest, and non-disclosure.

Moreover, this past year has regretfully seen the Board meetings devolve into sessions rife with personal insults, acrimony, and noncompliance to our rules. With your support, I will continue to endeavor to fight for a more financially responsible Board, and a return to orderly, productive, and appropriate professionalism. I would appreciate your vote. Thank you. ❖





## Beautification Committee Update

As part of the Beautification Committee's branding and entrance beautification project, the Committee recommended a street name change from Thunderbird Trail to Biltmore Estates.

The board approved the name change after learning there is no significant historical value to Thunderbird Trail. The City and the Postmaster have endorsed the change along with the golf course, hotel and AZBNA Group.

There are no significant address changes. Thunderbird Trail covers the first 250 yards from the 24th street intersection into the Biltmore Estates. Biltmore Estates is the legal/proper name of the road that many refer to as the "loop or circle."



The committee is moving forward with Greedy Pickett to complete the landscape architecture work. The surveys are complete, and the Beautification Committee is focused on the legal work and agreements needed to properly engage the entrance property owners.

The committee is very pleased to bring to your attention that the city's water station pump house located at the northeast corner of the 24th street and Thunderbird Trail entrance will be demolished on schedule in mid to end of January 2022.

### Your ABEVA Beautification Committee members are:

*Bill McKay (Chair), Meridian, Wes Balmer Greens IV, Garnet Harding, Biltmore Greens, Will Hawking, Taliverde, John Lynch, Village On The Lakes, and Keith Mishkin, Taliverde.* ❖

## SECURITY ROVING PATROL

The ABEVA year-end Incident Report, which shows the total number of events recorded by the patrol officers, is posted on the ABEVA website and sent to the Community Managers. The Board also noted that managers for the sub-associations should be providing security updates to their respective Board of Directors monthly.

Should you see anything suspicious, call Roving Patrol at 602-369-4776 or Phoenix Crime Stop at 602-262-6151, and if it is an emergency call 911. For your safety, please program both of these numbers in your home and cell phones.

It does not take too much to discourage a burglar. He succeeds on an opportunity, and if your home does not offer a good opportunity, he'll move on to one that does. ❖

Monthly ABEVA Patrol Report for November 2021	
Name of Incident	Total Incidents
ALARM	3
ALTERCATION	1
COLLISION	1
DAMAGE TO PROPERTY	1
DOOR NOT SECURE	4
GARAGE DOOR OPEN	58
GATE	1
INCIDENT WITH INTOXICATED INDIVIDUAL	1
JUNK, LITTER AND DEBRIS	4
LANDSCAPING	20
LIGHTS OUT	8
LOST & FOUND	1
LOUD NOISE	4
MOVING VIOLATION	1
OTHER	7
PACKAGE FOUND	1
PARKING VIOLATION	114
POLICE - FIRE - EMS ON SITE	10
POLICE ON SITE	1
SOLICITATION	1
SUSPICIOUS PERSON	3
SUSPICIOUS VEHICLE	2
THEFT	2
TRESPASSING	8
VANDALISM TO PROPERTY	1
WATER	6
WILDLIFE	2
TOTAL REPORTS:	266

## ABEVA Board of Directors

**Steve Helm, President**  
**Will Hawking, Vice President**  
**Mark Monserez, Secretary**  
**Judith Shafkind, Treasurer**  
**Wes Balmer, Director**  
**Garnet Harding, Director**  
**John Lynch, Director**  
**Bill McKay, Director**  
**Keith Mishkin, Director**

### ABEVA Office Information

**2525 East Arizona Biltmore Circle, Building D, Ste. 145**  
**Phoenix, Arizona 85016**  
**Hours Mon.-Fri. 8:30 am-5 pm**  
**602-955-1003 phone**  
**602-955-1144 fax**  
**Carol Jones**  
**Executive Director**  
**cjones@abeva.com**

**Roving Patrol: 602-369-4776**  
**Police Dept. Non-Emergency:**  
**602-262-6151**

### Website Information

Please visit the website at [www.abeva.com](http://www.abeva.com). There is a link to pay your annual assessment. You can download many ABEVA documents; CC&Rs, Parking Permission, Architectural Request Form, and more. You may also read board minutes and the *ABEVA Brief* online. ❖

## Handy Contacts

City of Phoenix Back-Washing  
 602.256.3190  
 Dead Animal Pick-up  
 602.262.6791  
 Dog Catcher  
 602.506.7387  
 Snake Control  
 480.894.1625  
 Fish & Game  
 602.942.3000  
 SRP Outages  
 602.236.8811  
 Water Department  
 602.262.6251  
 Water Department (after hours)  
 602.261.8000





# SPECIAL OFFERS AND EVENTS

## Biltmore Ladies Lunch Bunch

Calling all women who live in one of the Biltmore Subdivisions to the Monthly Biltmore Ladies Lunch Bunch (BLLB) Luncheon! BLLB meets the 2nd Thursday of the month at 11:45 a.m. at Frank and Albert's Restaurant's Atrium Room for fun, food, friendship and just a casual time to get to know your neighbors! The next luncheon is Thursday, January 13th. It's BYOM (bring your own money), and RSVP's are needed to help the restaurant out. Please contact Carla Hancock at [CHancock@BayEq.com](mailto:CHancock@BayEq.com) or 602-350-1351 to give your RSVP or if you have any questions. ❖

## Biltmore Area Partnership

The next Biltmore Area Partnership Luncheon will be held Tuesday, January 25th, at the Embassy Suites Biltmore, and the guest speaker will be Councilman Sal DiCiccio.



Embassy Suites Biltmore is located at 2630 E. Camelback Road in Phoenix, and reservations will be required by Friday, January 21st at 11:30 a.m. The cost is \$35 for members and \$40 for non-members. For additional information, please call Ed Rossi at 480-368-0974. Reservations and checks must be sent prior to the luncheon. Send checks made out to the Biltmore Area Partnership at BAP, 3104 E. Camelback Road, #174, Phoenix, AZ 85016. ❖

## Arizona Biltmore Golf Club News

Happy New Year from everyone at the Arizona Biltmore Golf Club and The Adobe Restaurant. Here's what's happening at the club and restaurant.

**Play More Golf In 2022:** Was one of your New Year's resolutions to play more golf in 2022? Here are five reasons why you should play more golf in the new year: **1)** Playing golf reduces stress; **2)** Playing golf burns calories and if you walk, you can burn even more; **3)** Vitamin D from the sun is good for you; **4)** You make new friends while playing golf; **5)** Playing golf is good for your brain as it keeps you sharp.

**Are You A Rewards Member?** Did you know Biltmore Rewards Members automatically save on greens fees just for signing up? Its free and easy to become a Rewards Member – either download the Arizona Biltmore Golf Club App and sign-up there or sign-up in the golf shop.

**Adobe Happy Hour:** Enjoy Happy Hour drink specials at The Adobe Restaurant. Specials begin at 3:00 p.m. and go until close. Draft specials include \$4 Barn Brew, \$4 Bud Light, \$4 Domestic Cans, and \$5 Seasonal Craft Selection; Wine Specials include \$5 House White/Red and Bubbles; and all Craft Cocktails are \$8.

**Golf Clinics and Lessons:** From adult golfers just taking up the game and juniors learning the fundamentals, to golfers who want to break 100, 90, 80 or even 70, Tina Tombs is here to help with weekly golf clinics and lessons. Learn more and sign up for all classes and programs at [www.tinatombsgolf.com](http://www.tinatombsgolf.com).

**Everyday Specials at The Arizona Biltmore Golf Club:** The Arizona Biltmore Golf Club offers great ways to play and save:

- ✦ **Sunday Family Day:** Kids under 17 play free with a paying adult after 1:00 p.m. (1 child per adult 21yr or older).
- ✦ **Lunch Break Special:** Enjoy a hot dog, a drink, and a bucket of practice balls for just \$15.

For more information, visit [www.azbiltmoregc.com](http://www.azbiltmoregc.com). ❖



## ABEVA MEMBER DISCOUNTS FOR JANUARY 2022

The following businesses and ABEVA partners have graciously offered to provide discounts to ABEVA MEMBERS ONLY. THERE IS NO ABEVA-ISSUED CARD. TO SHOW YOU ARE A MEMBER OF ABEVA, BRING THIS SECTION OF *THE BRIEF* WITH YOU. Please call first to verify that they are open.

### Restaurants

- **Wrigley Mansion** - 20% off brunch. For your reservation, call 602-955-4079.

### Partners & Businesses

- **Foothills Pet Resort** - 3165 E. Lincoln Drive. 10% off boarding, daycare, and grooming services. Call 602-956-2302 or visit [www.foothillspetresort.com](http://www.foothillspetresort.com).
- **Sculpt AZ Medical Spa** - 20% off your first service & 6 FREE units of Botox. Experience luxury and top notch beauty treatments like you have never seen before. Call 602-699-3311 or visit [www.sculptazmedspa.com](http://www.sculptazmedspa.com).



- **Hair Craft Salon** - 1622 N. 16th Street - 50% off any hair service for 1st visit. Call 602-435-8488.
- **UPS Store** - 3219 E. Camelback Road (next to Tomaso's) 10% off 602-952-8830.
- **Get Your Move On, Delicate Moving & Storage** - \$100 off for your next move. Call 480-695-6621.
- **RunBuddy Mobile** - Mobile Dog Gym. Call 480-433-8835 or visit [run-buddymobile.com](http://run-buddymobile.com). \$30 per dog on first visit.
- **Pet Market** - 4719 N. 20th St. #A30. Mention you are an ABEVA member to receive 10% off your entire purchase. To redeem use code item#:500170. 602-954-4000. or visit [www.choicepetmarket.com](http://www.choicepetmarket.com).

