

ABEVA BRIEF

Published for Arizona Biltmore Residents Only

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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.

ANNUAL MEETING NOTICE - ARIZONA BILTMORE ESTATES VILLAGE ASSOCIATION

The Annual Meeting of the Arizona Biltmore Estates Village Association (ABEVA) will be held at the Arizona Biltmore Resort, 2400 E Missouri Ave, Phoenix AZ on **Wednesday, February 16th, 2022, at 6:30 p.m.** (sign-in begins at 6:00 p.m.).

"Social distancing and masks are mandatory at the meeting."

There are currently **five (5) seats open** of the nine (9) Board of Directors. You will find the biographies of the six (6) candidates running for the Board of Directors on page two of this *ABEVA Brief* and online.

We strongly encourage all ABEVA members to vote. Your vote is important, as it will count towards the quorum requirement of 10% which is necessary to hold the Annual Meeting.

In addition to ballots being mailed out, this year we have added the option to vote electronically using a third-party online representative. This is a safe and efficient method to increase participation. Each property with an email on file will receive an email invitation to vote on the community voting site (abeva.ivotehoa.com). Please be sure to add this email address (abeva@ivotehoa.com) to your safe sender list/address, otherwise the email may go in your junk/spam file.

You can use the paper ballot to vote OR vote online. **Please do not use both methods** as only one (1) vote will be counted for each household. Redundant votes will be discarded. In the case of duplicate voting, the paper ballot will be the vote counted.

VOTE ONLINE:

1. You will receive an email with a link. Click the link to go to the voting site:
<https://abeva.ivotehoa.com/register> and enter your code.
2. Register for the vote by entering your name, email, and creating a password.
3. Make your choices on the e-ballot and submit. You will receive a confirmation when your vote is received.

OR

VOTE BY MAIL:

Please mail your ballot to Vision Community Management, 16625 S Desert Foothills Pkwy, Phoenix, AZ 85048 in the enclosed pre-paid return envelope, it must be received by the end of the business day, **Friday, February 11th, 2022, 5:00 p.m.** to be counted.

Arizona House Bill 2154 mandates the use of "absentee ballots" instead of proxies. The House Bill eliminates the use of proxies. The Association must provide for votes to be cast "in-person" AND "by absentee ballot," more commonly known as a mail-in ballot.

The results of the election will be announced at the Annual Meeting on Wednesday, February 16, 2022.

Candidate Biographies on page 2...





CANDIDATE BIOGRAPHIES

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 Surgcenter, Chief of Surgery St. Luke's Hospital, and multiple other committees and positions at Good Samaritan (now BUMCP), St. Josephs 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.

MIKE FALLAW - COLONY BILTMORE GREENS

My name is Michael Fallaw. I own my home in the 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 Fastener 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 the 2022 ABEVA Board of Directors.

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 3 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. Please visit <https://abeva.com/files/Revised-VE-Plans-2021-11-22.pdf> for beautification status.

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 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.





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. ❖

Monthly ABEVA Patrol Report for December 2021	
Name of Incident	Total Incidents
ABANDONED VEHICLE	1
ALARM	4
ALTERCATION	1
DAMAGE TO PROPERTY	5
DOOR NOT SECURE	4
GARAGE DOOR OPEN	58
GATE	1
JUNK, LITTER AND DEBRIS	3
LANDSCAPING	19
LIGHTS OUT	25
LOST & FOUND	1
LOUD NOISE	4
OTHER	5
PACKAGE FOUND	1
PARKING VIOLATION	110
POLICE - FIRE - EMS ON SITE	2
SOLICITATION	7
SUSPICIOUS PERSON	6
SUSPICIOUS VEHICLE	1
THEFT	2
TRESPASSING	6
WATER	4
WILDLIFE	3
TOTAL REPORTS:	273

Steve Helm Resignation

Steve Helm officially resigned as ABEVA President as of January 24th and is no longer a member of the Board. Will Hawking is acting President until the newly seated BOD elects the 2022 officers at the first HOA meeting next month. ABEVA would like to thank Steve for his seven years of service on the Board of Directors. ❖

SPECIAL OFFERS AND EVENTS

Biltmore Ladies Lunch Bunch

Calling all women who live in one of the Biltmore communities 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, February 10th. 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 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, February 22nd, at Seasons 52, and the speaker will be Tom Horne former Attorney General and Superintendent of Public Instruction of Arizona.

Seasons 52 is located 2502 East Camelback Road in Biltmore Fashion Park. Reservations are required by Friday, February 17th. Networking will be from 11:30 a.m. to 12 noon, when lunch is served. The guest will address the attendees from 12:30 to 1:00 p.m. The cost is \$35 for members and \$40 for nonmembers. For additional information, please call Ed Rossi at 480-368-0974/602-957-6483. Reservations and checks should be sent to Biltmore Area Partnership at 3104 East Camelback Road, #174, Phoenix, AZ 85016. Information to pay by credit card will be sent out with the invitation. ❖

ABEVA Board of Directors

Will Hawking, 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. 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





Arizona Biltmore Golf Club News

PRIVATE PROPERTY, NO TRESPASSING

A friendly reminder that the Arizona Biltmore Golf Courses are private property. Use of the golf courses is reserved for members and customers of the Arizona Biltmore Golf Club with tee times. Trespassers, including (but not limited to) walkers, joggers and those walking pets, will be cited by the City of Phoenix Police Department.

We hope to see you at the Arizona Biltmore Golf Club and The Adobe Restaurant this month. Here are a few of the things happening.

Happy Birthday to the Arizona Biltmore! The Arizona Biltmore turns 93 this month, as the historic resort opened in February 1929. Not only that, but Adobe Course officially turns 94 this year. The Billy Bell-designed course opened in 1928, a few months before the Arizona Biltmore Hotel opened, and is Arizona's third-oldest golf course.

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. Rewards Members earn points for playing and purchases towards free golf!

Adobe Happy Hour: Enjoy Happy Hour drink specials at The Adobe Restaurant. Specials begin at 3 p.m. and go until close (6 p.m.). 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 the classes and programs at the website at www.tinatombsgolf.com.

Adobe Curbside Takeout: The Adobe Restaurant continues to offer curbside takeout service from 8 a.m. to 3 p.m. daily. The takeout menu offers a full menu of favorites, plus beer, wine and soft drinks are available. To view The Adobe Restaurant's Takeout Menu, visit the website at www.theadobe-restaurant.com and click the menu button. To place an order, call 602-468-9160.

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 pm (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.

Frontline & Public Service Rate: As a small token of our appreciation for all they do for the community and country, all frontline workers and first responders (doctors, nurses, police, fire, emergency services and military) will receive \$5 off of their round. Bring up to 3 friends with you at the same rate and enjoy the great conditions. (Must have valid I.D., good for all current and retired personnel). ❖



ABEVA MEMBER DISCOUNTS FOR FEBRUARY 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.
- **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.



- **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/Text 480-433-8835 or visit runbuddymobile.com. Starting at \$45 for one dog.
- **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.

