

ABEVA BRIEF

Published for Arizona Biltmore Residents Only

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ABEVA Mission Statement

ABEVA pledges thoughtful and motivated leadership to enhance our Biltmore Lifestyle by seeking innovative improvements and beautification, while preserving and protecting the ambiance, aesthetics, and standards enjoyed by all ABEVA members.

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

January ABEVA Board Meeting

The January ABEVA Board meeting will be Monday, January 16th at 5:30 p.m. at the ABEVA office. The meeting will also be held on Zoom.

If you wish to join, please check the ABEVA website for the Zoom information and any changes at abeva.com. ❖

✓ Mark Your Calendars ✓ 2023 Annual ABEVA Meeting

The Annual Meeting of THE ABEVA Members will be held Monday, February 13th, 2023, beginning at 6:00 p.m. (sign-in begins at 5:30 p.m.) at the Arizona Biltmore Resort. ❖

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### The ABEVA Annual Assessment is PAST DUE!

If you have not paid your annual assessment, it is now PAST DUE! The complete collection policy is available at [ABEVA.com](http://ABEVA.com) under "Governance; Governing Documents."

The following is a summary of the fees:

- 1. Assessment (First Notice)** mailed out by October 1st, Assessment payment is considered late if post-marked after November 30th.
- 2. Late fee** of 10% (\$32.50) was applied on December 1st.
- 3. First Delinquency Notice** sent on or about the second week in December; \$20 collection fee applied to the ledger.
- 4. Second Delinquency Notice** sent on or about 1st week of January; \$100 collection fee applied to the ledger.
- 5. Third Delinquency Notice** sent on or about 2nd week of February, a \$100 collection fee will be applied to the ledger.
- 6. If an account remains delinquent by the 2nd week in March, a lien will be filed;** a \$300 lien fee will be applied to the ledger.
- 7. At any time in this process,** the account may be turned over to the Association's legal counsel for collection actions. ❖

## Electronic Voting for the ABEVA Board of Directors

The Board of Directors election will be done by ELECTRONIC VOTING for the 2023 annual meeting.

Mid-January an email will be sent to all homeowners who have an email address on file with ABEVA, from Election Buddy ([electionbuddy.com](http://electionbuddy.com)). This email will have a link redirecting you to Election Buddy's website to vote. Please make sure to check the spam folder.

If you do not have an email address or prefer to vote by mail, a paper ballot may be requested from the ABEVA office by calling 602-955-1003. ❖



### Monthly ABEVA Patrol Report for November 2022

| Name of Incident                     | Total Incidents |
|--------------------------------------|-----------------|
| ABANDONED VEHICLE                    | 1               |
| ALARM                                | 3               |
| DAMAGE TO PROPERTY                   | 3               |
| DOOR NOT SECURE                      | 3               |
| GARAGE DOOR OPEN                     | 48              |
| GATE                                 | 7               |
| INCIDENT WITH INTOXICATED INDIVIDUAL | 1               |
| JUNK, LITTER AND DEBRIS              | 9               |
| LANDSCAPING                          | 26              |
| LIGHTS OUT                           | 9               |
| LOST & FOUND                         | 1               |
| LOUD NOISE                           | 3               |
| OTHER                                | 21              |
| PARKING VIOLATION                    | 119             |
| POLICE - FIRE - EMS ON SITE          | 6               |
| POLICE ON SITE                       | 3               |
| SOLICITATION                         | 6               |
| SUSPICIOUS PERSON                    | 5               |
| SUSPICIOUS VEHICLE                   | 2               |
| THEFT                                | 1               |
| TRESPASSING                          | 3               |
| WATER                                | 13              |
| WILDLIFE                             | 1               |
| <b>TOTAL REPORTS:</b>                | <b>294</b>      |





## **ABEVA Board of Directors Election Candidate Bios**

This year, there are four seats to be filled on the ABEVA Board of Directors. There are nine ABEVA members running for election to the Board. Please take a moment to read the biographies of each candidate listed here in this issue of *The Brief* to familiarize yourself with them.



### **Michelle Brendel - Meridian**

To whom it may concern. My name is Michelle Brendel, and I would like to put my name forward to be considered for the ABEVA Board of Directors. I am a degreed interior designer, since 1985, specializing in new-home builder design, for one of the largest interior design companies in the country for the past 20 years.

I have recently handed over my duties to allow for more time with family and travel and want to devote some time per month to giving back to the community in which I live.

I see serving on the ABEVA board as a perfect avenue for this. I hope you find me deserving of the honor.



### **Mike Buekers - Village on the Lakes**

We have lived in the Village on the Lakes for 7+ years, and in Phoenix for 72 years. I am a proud 4th generation Phoenician.

I was on the Board of VOL for 4 years, focusing on lakes remediation, landscape maintenance and enhancement of our common areas. I have spent 48 years in commercial real estate here, including 35+ years running my own business, specializing in managing and upgrading shopping centers, office buildings and industrial parks.

I know that my business and personal background will allow me to offer guidance and direction for everything that ABEVA has been and will continue to be, the most beautiful and special area of Phoenix.



### **Jason Paul DeMont - Taliverde**

I am an attorney in private practice. I am currently the Vice-President of the Taliverde HOA Board of Directors and the President of the Heights of Biltmore Board of Directors. I have been and currently serve as a member of the board of directors of both for-profit and not-for-profit organizations.

I have had a home in Taliverde since 2007, and I love living here. My sole agenda as a member of the ABEVA Board of Directors is to be a good steward for our community.



### **Garnet Harding - Colony Biltmore Greens**

My wife Georgia and I have lived in Colony Biltmore Greens for almost ten years, and we love it. I serve on the CBG board and was recently re-elected to another term. I have served on the ABEVA Board of Directors for two years. For the past year, I have served as President. A lot has changed in 2022 in terms of how ABEVA operates: we have

redefined the culture of this board and how it relates to our members, as well as among the board itself. We streamlined the labor costs of ABEVA staff by eliminating redundant work, saving us tens of thousands of dollars annually. We reduced our landscaping costs significantly by hiring a new contractor that bills us more appropriately for work required.

We are a cohesive and cooperative group of passionate people bringing a variety of professional backgrounds together to ensure the beautification, maintenance, and financial health of the ABEVA community. We have done a lot of hard work, and there is much more work to be done. Every director on this board donates their time and energy in service to our community.

I ask for your vote so that I may continue to serve the ABEVA community. Thank you, Garnet Harding



### **Laurence B. Hirsch - Biltmore Greens 4**

Laurence "Larry" Hirsch is a Shareholder with the Phoenix-based law firm of Jaburg Wilk. He is the co-chair of the matrimonial law group and serves on the firm's Management Committee. Given his practice area, Larry has significant experience dealing with emotionally charged litigation, strong differences of opinion, and complex issues where creativity and intelligence are required to navigate a solution. Such experience should be prerequisites for ABEVA board members. Over the course of his career, Larry also has played a major role with several influential charitable organizations including Executive Council 70 and PCH50. Being a successful litigator and mediator in complicated landscapes often requires an ability to do more listening than talking, and to provide all parties involved confidence that I have developed an acute understanding of the dynamics in play – serving as an ABEVA Board Member will require much of the same. As our community enters a new era with a renovated hotel, new golf clubhouse and increased home values, we need to make sure our incoming ABEVA board members protect the heritage and beauty of the Biltmore whilst also paying particular attention to taking advantage of the new technologies and efficiencies offered to communities.



### **Phil Lovell - Colony Biltmore Greens**

I have been a homeowner since September, 2011. I recently completed ten years on the board of directors of Colony Biltmore Greens Homeowners Association including eight years as Treasurer. This experience has been both challenging and rewarding due to the many issues that come up for resolution.

I have a strong financial and tax background which includes experience with IRS (6 years), Public Accounting (6 years), and Corporate Tax Management (26 years). I am a Certified Public Accountant and served two years active duty in the U.S. Army. I have been a Volunteer Navigator at Sky Harbor Airport since 2019.





I believe in preserving the quality of our community and protecting our investment. I would appreciate the opportunity to serve on the ABEVA Board in 2023.

**Karin Olson - Taliverde**

My husband and I purchased our Taliverde home in 2019 and became full-time residents in 2021. Simply put, we love all that the Arizona Biltmore has to offer – a fantastic location, wonderful neighborhoods and the best of Arizona living.

I’m appreciative of the historical relevance and the quality of life that is a part of the Biltmore – that is what drew me in, and I would strive to maintain, protect, and improve our community.

A little about me – I spent the last 25+ years working in various corporate finance roles, most recently at Adobe, Inc., serving as Chief of Staff to the CFO focused on strategy and operations. My strengths of innovative thinking, collaboration and thoughtfulness were honed in the corporate world and I have leveraged these skills in various volunteer, academic and non-profit endeavors throughout the years.

I’m passionate about my Arizona Biltmore community, and I would work to ensure that our future is bright through completion of current initiatives, listening to our homeowners and developing the roadmap for the future. I appreciate your vote!

**Tiffany Marie Brannon Siegel - Biltmore Gates**

My name is Tiffany, and I’m a Biltmore area native. I was raised just down the street, and my husband, Justin, and I are so glad to be living in the ABEVA community!

I have proudly served on the ABEVA board since being voted in to fill an abdicated seat in April 2022. Since joining, I have worked to make sure we are being fiscally responsible, have used my mediator experience to help mediate HOA disagreements, and have tried to increase community-wide communications through our newsletter. I am also the youngest board member and the only woman currently serving on the ABEVA board, so I am able to offer fresh perspectives and unique approaches to situations.

My goals for the next year, should I be re-elected, include; hosting an ABEVA neighborhood gathering and fostering more community engagement, creating an active social media presence, working with the Biltmore hotel to ensure respect for our community and its history is prioritized and home values are maintained, and creating checks and balances for ongoing projects. I am also currently working with the office on updating our website - so keep an eye out in the new year! It would be an honor to serve you again. Thank you for your consideration, Tiffany

**David Upin - 87 Biltmore Estates**

My wife Marissa and I moved to Phoenix about 5 years ago, first living in Biltmore Greens and then two years ago moving to our current home. We enjoy very much living on the Biltmore Circle and are quite active playing tennis, pickle ball, and golf at the Biltmore. We both grew up and raised our children in Minnesota, so we particularly enjoy the warm Phoenix weather! We have four adult children living in Minneapolis, New York, Iowa City, and Missoula. And we recently became grandparents.

I am the Senior Partner at the Upin Hoch Group at RBC Wealth Management. We manage roughly \$300 million representing approximately 250 families, small businesses and non-profits. I earned a BA from Connecticut College and then an MBA from the University of Minnesota Carlson School of Business.

I am currently on the board of our Minneapolis condo’s HOA. In addition, I am on the board of the RBC Foundation, which is responsible for awarding approximately \$1 million of grants to non-profits annually.

**ABEVA Board of Directors**

- Garnet Harding – President
- Bill McKay – Vice President
- John Lynch - Secretary
- Keith Mishkin – Treasurer
- Mark Baldree – Director
- Wes Balmer – Director
- Michael Fallaw – Director
- Will Hawking – Director
- Tiffany Siegel – Director

**ABEVA Office Information**

**2525 East Arizona Biltmore Circle, Building D, Ste. 145**  
**Phoenix, Arizona 85016**  
**Hours Mon.-Thurs. 8 a.m.-2 p.m.**  
**Fri. 9 a.m. - 12 p.m.**  
**602-955-1003 phone**  
**602-955-1144 fax**  
**Beth Rose, ABEVA Manager**  
 abevaoffice@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





## SUB-ASSOCIATION MANAGEMENT COMPANIES ~ 1/1/2023

| Name                 | Management Company                 | Phone                  |
|----------------------|------------------------------------|------------------------|
| Courts I             | Choice Community                   | 602-843-1333           |
| Courts II/Vistas     | AZ Community Management            | 480-355-1190           |
| Villas II            | Choice Community                   | 602-843-1333           |
| Gates                | Brown Community Management         | 480-539-1396           |
| Greens 3-6           | PMP Management                     | 480-591-9380 ext. 2920 |
| Shores               | Integrity First Mgmt               | 623-748-7595           |
| Square               | Choice Community                   | 602-843-1333           |
| Terrace              | Ogden & Co.                        | 480-396-4567           |
| Cloisters            | AAM, LLC                           | 602-957-9191           |
| Colony B/CB Greens   | Vision Community Management        | 480-759-4945           |
| Colony B IV/Villas I | Ogden & Co.                        | 480-396-4567           |
| Del Prado Apts.      | Hillsboro Management               | 602-957-3400           |
| Heights              | Jsqared Property Management        | 623-251-5260           |
| Meridian Condos      | Sentry Management                  | 480-345-0046           |
| Taliverde            | Amcor Property Professionals, Inc. | 480-948-5860           |
| Village on the Lakes | Trestle Management Group           | 480-422-0888           |
| 2 Biltmore           | Brown Community Management         | 480-539-1396           |
| Fairway Lodge        | AAM, LLC                           | 602-957-9191           |



## ABEVA MEMBER DISCOUNTS FOR JANUARY 2023

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** - 2501 E. Telawa Trail. 20% off Sunday brunch food items. For your reservation, call 602-955-4079 or visit [www.wrigleymansion.com](http://www.wrigleymansion.com).



### Partners & Businesses

- **Salon D&A** - 6070 N. 16th Street - \$10 off any service for 1st visit. Call or text 602-561-6774 or visit [salondnaphx.com](http://salondnaphx.com).
- **Mane Attraction Salon** - 3156 E. Camelback Road - 20% off first haircut and/or color service for first time guests. Must mention ABEVA Brief Discount when booking. Call 602-956-2996.



### MANE ATTRACTION SALON

- **Hair Craft Salon** - 6522 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) 5% off. Call 602-952-8830.



- **Sculpt AZ Medical Spa** - 20% off your first service and all skin care products. 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).



- **Get Your Move On, Delicate Moving & Storage** - \$100 off for your next move. Call 480-695-6621.



- **RunBuddy Mobile** - Mobile Dog Gym. Starting at \$50 for one dog. First session at a discounted weekly rate. Call/Text 480-433-8835 or visit [runbuddymobile.com](http://runbuddymobile.com)



- **Pet Market** - 4719 N. 20th St. #A30 in Town and Country Shopping Center. Mention you are an ABEVA member to receive 10% off your entire purchase. To redeem, use code item #500170. Call 602-954-4000 or visit [www.mypetmarket.com](http://www.mypetmarket.com).

