



ACCCA

ANTHEM COUNTRY CLUB
COMMUNITY ASSOCIATION

THE ACCCA NEWS

Your Country Club Homeowners' Association

2024 ELECTION SPECIAL ISSUE

February 8

Meet the
Candidates Event
Anthem Civic
Building or via
ZOOM 6:00 p.m.

February 14

E-voting begins at
8 a.m.

March 8

Election closes at 5
p.m. for paper
ballots and midnight
for e-voting

ACCCA and ACC Meeting Dates

ACCCA Directors
take seats at Special
Organization
Meeting April 4,
12:00 p.m.

ACC MEETING

ACC Director takes
seat April 24,
6:00 p.m.

Meetings are held
at the Anthem Civic
Building.

Dear ACCCA Homeowners,

Our community is sponsoring a combined election to select representatives for three open seats on the Anthem Country Club Community Association (ACCCA) Board of Directors and one open seat on the Anthem Community Council (ACC) Boards of Directors.

I am happy to report that ten (10) homeowners have stepped up to run for the ACCCA Board and two (2) homeowners have announced their desire to serve on the ACC Board.

In this newsletter, we have included short biographies and photos of each candidate. We have verified that all candidates meet the requirements to serve on the Board for which they have declared their candidacy. If you would like to review the requirements, they are listed in the election material posted at OnlineAtAnthem.com.

Your votes may be conveniently cast electronically (e-voting). Between February 12 and 14, you will receive a postcard with a unique 16-character access key and simple instructions to cast your vote at electionbuddy.com/ballot.

If you prefer to vote with a paper ballot, the election mailing will contain a ballot which you may return to the Association by mail or in-person. If both methods are used, only the electronic ballot will be counted.

My warmest regards,

Margaret Troyer

Community Manager

MANAGEMENT TEAM

Staff@ACCAHOA.com 623-742-6030

Community Manager	Margaret Troyer
Executive Assistant	Jacki Nasi
Gate Access Administrator	Nick Galaviz
Gate Access Administrator	Dave Hunt
Community Standards Coordinator	Maria Jackson
Residential Design Coordinator	Heidi Hewitt

BOARD OF DIRECTORS

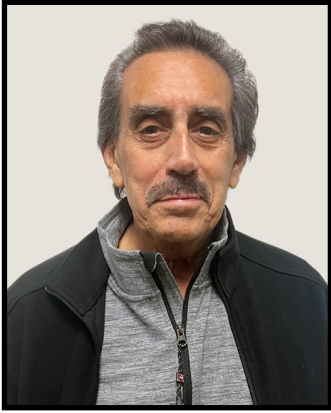
President	Dave Duckworth, LEC Chair
VP/Treasurer	Greg Strand, Finance Liaison
Secretary	Rick Kesselman, Gates Liaison
Director	Skip Hoeder, Policy Liaison
Director	Tom Fisher

ANTHEM COUNTRY CLUB COMMUNITY ASSOCIATION

2024 CANDIDATE BIOGRAPHIES—continued on next page

Candidates are in alphabetical order and will appear in the same order on the ballot

JOSEPH (JOE) ARANCIO



Reason for running: To serve and maintain the integrity of our beautiful community.

Qualifications:

- Retired architect
- Development expertise
- Construction supervision background
- Experience serving on HOA Community Board

With a background as a retired architect, I have held registrations in nine states and was once a member of the American Institute of Architecture. In over a span of 20+ years, I've worked in development throughout the Tri-State area (NY, NJ, and CT), focusing on commercial and residential projects.

In 1981, I was faced with a career-defining moment when I was offered the position of Deputy Borough Superintendent for the Borough of Brooklyn, NY. Together with my wife, I declined the offer and relocated to Arizona in 1983.

For the next several years I served as Vice President and Director for various food chains. My responsibilities extended beyond architecture to real estate, development, and franchising.

In 2019 I was asked to join the HOA Architectural and Landscape Board for the Troon North Community – a community of 2,800 homes. For two years I was able to share my architectural background to benefit the community.

I'm currently seeking to serve on the ACCCA, to maintain the integrity of our beloved community.

CHRISTIE CIABATTARI



I am excited for the opportunity to contribute to our exceptional community as a board member. Now retired, my past extensive experience as a nurse and manager of a natural medicine office have prepared me well for this role. I feel our residents will benefit from my service as I am a problem solver and can listen well to concerns that are brought forth. My husband and I moved here a year ago from the Midwest, and continue to enjoy meeting and talking with so many great residents. I look forward to serving our fine community.

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2024 CANDIDATE BIOGRAPHIES— continued from page 2

MATTHEW CURRAN



Our family has been members of the ACC community for 6 years. Currently, I serve as partner and CFO of an international chemical supply and distribution company generating about \$20 million in yearly revenues. I regularly encounter financial, legal, operational, and regulatory challenges.

Previous experience includes executive operations management with 170+ direct and indirect reports and acting as owners' representative on design, build, and construction projects throughout 16 states and 60+ commercial sites. My hope is to also represent the growing demographic of younger families, myself being under 40 years old and having a 10-year-old daughter. Our family has full membership at the country club, our daughter attends the local school, and we enjoy our community's public amenities - community center, dog park, parks, etc. My wife and I were married at Ironwood. Additionally, I studied at Colorado State University and have a Bachelor of Science degree in Horticulture.

I believe my experience gives me a unique perspective that allows me to aid in building a community of inclusivity while having expertise in fields ranging from agronomy to finance.

THOMAS (TOM) FISHER



Reason for running: I have enjoyed my time as a current ACCCA board member and would like to continue playing a role in shaping our community's identity. I believe in the board's strategic plan and look forward to the opportunity to continue working alongside such talented individuals.

As a small business owner in the hospitality industry for the past 10 years, I can offer a diverse set of skills and viewpoints as a member of the board. Utilizing my background and skills, I would like to ensure that our long-term vision balances fiscal responsibility and enjoyment of our community and its surroundings.

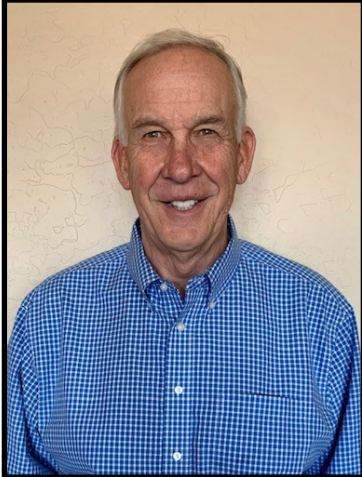
Qualifications:

- Strong Financial and Budgeting background
- Effective Communication
- Problem Solving
- Team Oriented

ANTHEM COUNTRY CLUB COMMUNITY ASSOCIATION

2024 CANDIDATE BIOGRAPHIES— continued from page 3

DONALD (SKIP) HOEDER



I spent my career in business management and finance for twenty plus years with a multi-national company.

I am currently serving as a board member and have previously served on the finance committee for the

ACCCA.

I would like to continue to serve on the board to follow up on the programs and policies we have initiated during my first term.

I believe the experience I have garnered as a board member over the last two years will benefit the community.

BRAD LEWIS



I have lived in Anthem for over 20 years. Wherever I go across the country and world, when I return to Anthem, I am grateful to live in one of the best places on earth.

After serving on the Board of The Wednesday Club social group for the past two years, I now feel a sense of responsibility to join our Country Club Association in order to do good things for my friends, family, and fellow residents. We are a community of charitable, neighborly, accomplished, and interesting people. There is one thing that could strengthen Anthem Country Club, and that would be to work toward owning and operating our Clubhouses, golf courses, and amenities.

In addition to fulfilling the usual duties of a Board Member, I would look to form a resident committee to study how we can feasibly and affordably take over the ownership of our Country Club and make ourselves equity members without incurring any special assessments.

ANTHEM COUNTRY CLUB COMMUNITY ASSOCIATION

2024 CANDIDATE BIOGRAPHIES— continued from page 4

ROBERT (BOB) MCFALL



Reason for running: I am confident that I can provide the experience, knowledge, energy and time that will be needed in the coming years in overseeing the ACCCA as a board member.

Qualifications:

- 24-year resident in Anthem Country Club
- Recently retired from a 43-year commercial banking career; specializing in Commercial Real Estate and Construction Finance.
- 6 years member of ACCCA Finance Committee
- Served on numerous boards and committees of HOAs, church and non-profit organizations throughout my life

- Indiana University – BS in Finance and Economics. Butler University – MBA
- Knowledgeable in ACCCA: operations, major contractors, budget, reserve study

BONNIE MCLEAN



I am a full-time homeowner/resident of Anthem Country Club. I am married to Roland McLean for 20 years. We moved to Arizona in 2020 from Carbondale, Colorado. We were full club members from 2013-2023 at Aspen Glen Country Club in Carbondale, CO. I served on the Design Review Board for 6 years.

I “add value” to the ACCCA Board for the following reasons

- Education
BS, Industrial Engineering; MA, Human Resources; JD, Law
- Customer Service Experience
20+ yrs Human Resources
13 yrs in municipal government
7 yrs in transportation
- Administrator
20+ years in the work force

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2024 CANDIDATE BIOGRAPHIES— continued from page 5

(BONNIE MCLEAN – Continued)

- Retired
Flexible; Committed to being fully involved
- Creative
Open to new ideas; Good at streamlining procedures; Provides solutions within boundaries
- Public speaker
Speeches
Ran for public office – Garfield County, Colorado County Clerk
Benefits Manager for 300+ employees
- Experience
6 yrs – Aspen Glen Country Club – Design Review Board member
3 yrs – Colorado 9th Circuit Judicial Commissioner
20+ yrs in workforce – connecting with various personalities and enforcing or changing policy and procedures

CHARLES (CHARLIE) ROGERS



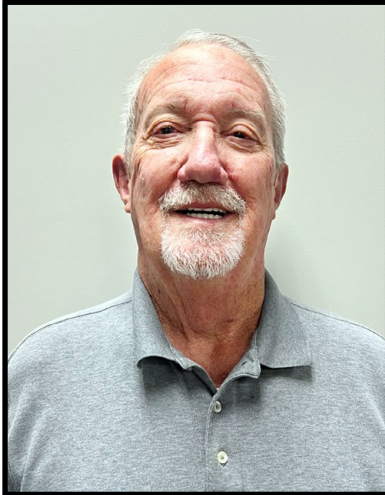
My background is in business, giving me extensive experience in committee dynamics, negotiations, and compromise. I believe that experience could and should contribute positively to a board environment, which includes but is not limited to budget development and implementation.

1. Served as president of a homeowner's association (154 homes) for eighteen months, so I am acutely aware of the board process;
2. Served as Member-at-Large, Secretary, Vice-President, and President for four consecutive years on the Member Advisory Board of the Oakhurst Country Club in Clayton, CA; and
3. As such, I have hands-on experience with both homeowner associations and country club dynamics.

ANTHEM COUNTRY CLUB COMMUNITY ASSOCIATION

2024 CANDIDATE BIOGRAPHY— continued from page 6

FREDERIC (FRED) SHIPLEY



I'm a long-term (since 2009) full-time resident. I've served on many ACCCA committees and I'm ready to continue to serve our community in a new way.

I have expertise in finance, both academically and through years of consulting and teaching.

I have served on several ACCCA committees.

ACCCA Committee Service:

Communications Committee, 2009 – 2013

Lifestyle Enhancement Committee, 2009 – 2015

Vice-Chair, 2012 – 2013

Finance Committee, 2016 – Present

Chair, 2020 – Present

ANTHEM COUNTRY CLUB COMMUNITY ASSOCIATION

BALLOT INITIATIVE

REVENUE RULING 70-604 INITIATIVE WILL BE INCLUDED ON THE 2024 ACCCA BALLOT

The ACCCA is attempting to lower its tax liability by taking advantage of IRS Revenue Ruling 70-604.

- This ruling gives the ACCCA the ability to roll over any “inadvertent income” to the following tax year.
- “Inadvertent income” happens when we manage the community expenses well and they come in lower than we had budgeted.
- Rolling over “inadvertent income” to the next year will give us the opportunity to invest it in our community.
- This ruling also gives the Board of Directors the option to return “inadvertent income” back to the members. As attractive as the Board finds this option, being members themselves, they have determined that the administrative effort to do so would be significant and could potentially cost more than the amount being returned.
- If you do not approve this measure, the ACCCA may be subjected to additional federal income tax.
- The Board of Directors strongly advises you vote to approve Revenue Ruling 70-604.

ANTHEM COMMUNITY COUNCIL 2024 CANDIDATE BIOGRAPHIES

DR. SAMUEL (BRIAN) HESTER

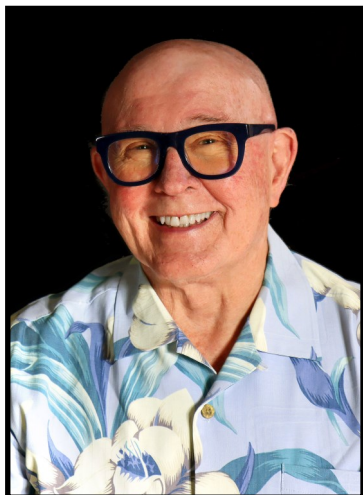


My Reason for Running: Over the past two decades, my dedication to Anthem has been unwavering. This community is not just where I live; it's a part of who I am. My wife, Desiree, and I have not only called Anthem our home, but we have also been deeply involved in nurturing its growth and well-being. Our business, Back To Health Anthem, reflects our commitment to the physical and holistic health of our neighbors.

My Qualifications:

- **Business Acumen:** Leading a successful wellness center in Anthem has endowed me with the skills needed to make informed decisions, manage resources effectively, and understand the economic fabric of our community.
- **Community Engagement:** My previous involvement with the Anthem Chamber and various philanthropic initiatives demonstrates my commitment to community and my ability to collaborate with diverse groups for the common good.
- **Long-Term Resident:** Living in Anthem for over 20 years has given me an understanding of our community's history, its challenges, and its potential. This connection ensures that my decisions will always be made with the best interests of Anthem residents.

ROBERT (BOB) MCKENZIE



My goals for the coming years are the following:

- Continue to actively and aggressively apply the policies of openness and transparency in the activities of the Anthem Community Council.
- Continue to maximize excellent service to residents and continue to maintain Anthem amenities at a level of excellence and all at the most reasonable cost.
- Continue to plan and accomplish additional community amenities or the re-furbishment of our existing amenities on a reasonable and fiscally prudent timeline.
- Continue to provide a courteous audience for resident ideas, concerns, questions, issues.

As a retired CPA, I understand the fiscal prudence and fiduciary responsibility of serving on the Anthem Community Council and maintaining our community's excellent financial position.

I have served as Chair, Vice-chair, Treasurer and Secretary of the Anthem Community Council - so I am very familiar with the issues facing our Anthem community and the possible solutions to our issues.

Thank you for your prior confidence in me. I would like to continue my service to our Anthem community and humbly ask for your vote.