

ABEVA BRIEF

Published for Arizona Biltmore Residents Only

 January 2010

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.

FROM THE ABEVA OFFICE

December 21st Board Meeting Highlights

- Board President Harvey Shrednick called the meeting to order on December 21, 2009 at the ABEVA office and confirmed a quorum with 10 of the 11 directors present.
- The Open Homeowner Forum began. Pat Ventura of Colony Biltmore Greens presented a controlled access proposal for enhancing security along Biltmore Estates Drive that would require the Biltmore Estates Drive residents to form an HOA. Jay Glaser, Michael Kesselman and Steve Goldston, all of Colony Biltmore Greens, reiterated their concerns about the Thunderbird Trail guardhouse and said that their community was proceeding with an impact study, as two prior meetings with Biltmore Estates Drive homeowners did not result in a mutually acceptable agreement. The representatives also noted that there were differences between the guardhouse plans that were provided to ABEVA and those that were submitted to the city.
- Treasurer Stephen Hoffman presented the November 2009 financial reports and said that ABEVA indeed ended the last fiscal year under budget. Delinquent dues were running higher than usual, with 158 homeowners still having unpaid dues.
- During her Executive Director's Report, Roberta Peterson said ABEVA will soon be purchasing the vehicle used by Roving Patrol. She and Director Jay Swart will work together to get three bids, which will be presented at the January board meeting. The board also asked Ms. Peterson to write a letter to the resort to ask that they improve the appearance of their sign at the entrance on Arizona Biltmore Circle at 24th St. Ms. Peterson asked for direction on how to share homeowner complaints with the board. If she is uncertain about a particular complaint, she will contact the board President or Vice President. If the matter involves security, the complaint will be sent to the Security Committee members. Finally, Ms. Peterson reported that LVA Urban Design Studio will install new Thunderbird Trail walking path signs in January.
- Jay Swart, Security Committee Chairman, reported that the home invasion burglars in Paradise Valley have been caught. These people all had criminal records, worked in construction, and actually worked in the homes that they later robbed.
- With regard to the condition of the Colony Biltmore IV tennis courts, Marcia Finberg reported that she spoke with Corey Wells, the community's property manager. She will follow up to make sure that their board has correct information about ABEVA's position on getting the courts fixed.
- Stephen Hoffman reported that Taliverde will cut back their oleanders beginning on January 4th. ■

Update on Thunderbird Trail

The Arizona Biltmore Resort and Spa is considering the placement of a "greeter facility" to be located on Thunderbird Trail. This would include the construction of a small guardhouse on the center median and the installation of a closed circuit camera system to monitor the northbound and southbound lanes of Thunderbird Trail.

The resort has responsibility for the maintenance of Thunderbird Trail and the right to construct and maintain any improvements. However, the resort has entered into a recent agreement with a group of individual homeowners ("BCIC"), and has delegated the responsibility for the operation, maintenance, repair and replacement of the camera system to this group. At this time, it is not clear how this camera system is intended to be monitored or how liability issues will be addressed.

BCIC is a corporation comprised primarily of loop road homeowners who have expressed concern over the lack of security within the Biltmore Estates, particularly for the homes along the loop road and Thunderbird Trail. In accordance with their agreement with the resort, BCIC will be responsible for engaging the services of a licensed and insured camera system provider for the ongoing operation and maintenance of the camera system, as well as the storage of the information captured by the camera system.

The resort will be funding the construction of the greeter facility and the installation of the camera system, as well as assuming responsibility for the greeter. The resort's agreement with BCIC clearly states that the greeter "shall be obligated only to direct vehicular and pedestrian traffic and to provide information upon request to users of Thunderbird Trail. The greeter shall have no obligation to act as a security guard..."

The resort expects to begin construction on the greeter facility around March of 2010. ABEVA has not objected to the concept of a greeter facility, but has raised concerns as to its location and the impact on neighboring associations (Colony Biltmore, Greens and Taliverde). The resort is not attempting to restrict traffic flow; however, long-time residents remember a previous attempt to install a greeter facility which resulted in the abandoned structure, still standing, just east of 24th Street.

ABEVA has been invited to join in the funding of the camera system, but has thus far declined. The question has been raised as to whether these security cameras would be of sufficient benefit to all ABEVA members to justify the use of ABEVA funds.





Under the 1983 Agreement, which covers the common area roadways, ABEVA and the resort share ownership of Thunderbird Trail. Although the Agreement is lengthy, there are three key provisions relating to Thunderbird Trail:

1.) The Resort "shall have the sole responsibility for the maintenance of and improvements of any type" on Thunderbird Trail.

2.) The Resort has the right to "alter the appearance and design thereof, regulate pedestrian and vehicular traffic thereon and to provide and regulate parking thereon..."

3.) The Resort shall not take any action "that does not preserve reasonable access in a manner that promotes the safety and welfare of the Members of ABEVA and the guests, invitees, agents and the employees of ABH (the resort) and protects the value, desirability and attractiveness of the Covered Property and the Benefited Property."

ABEVA represents 1,688 homeowners located within the Arizona Biltmore Estates and the Board members are aware that there are conflicting opinions on this issue. Please let the Board know your thoughts by emailing Roberta at rpeterson@abeva.com. ■

Next ABEVA Meeting

The next meeting of the Board of Directors will take place on January 19, 2009. ■

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*The ABEVA Board of Directors,  
Office Staff and Roving Patrol  
wish all ABEVA residents a very  
Happy New Year!*  
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Annual Meeting

The annual meeting of ABEVA members will be held February 10, 2010 at 6:30 p.m. in the Grand Canyon Room of at the Arizona Biltmore Resort & Spa.

It is important that you fill out and return your ballot in the stamped envelope provided, as these are needed not only to determine your next ABEVA directors but to certify that there is a quorum as well. ■

Just One Single Vote

Think your vote doesn't count? Your vote can make a difference in the outcome of elections at local, state and federal levels.

- The states of California (1850), Idaho (1890), Oregon (1859), Texas (1845 and Washington (1889) were all admitted to the union by just one single vote.
- In 1962, the governors of Maine, Rhode Island and North Dakota were all elected by a margin of just one single vote.
- The Alaskan Purchase of 1867 – where we purchased the whole state of Alaska – was ratified by just one single vote.
- In 1776, the official language of America became English instead of German by just one single vote. (The deciding vote was cast by the son of a German immigrant.)
- Thomas Jefferson was elected President of the United States in 1800 by just one single Electoral College vote.
- Right here in Arizona, former State Representative

Richard Kyl actually tied in his election for the State House of Representatives. After three separate recounts came out tied, the winner was determined by a simple card game of "highest card." Kyl picked a 3 and his opponent picked a 2. Note: the opponent's wife had forgotten to vote on Election Day, so that one single vote could have changed the outcome.

• In the 1960 presidential election, John F. Kennedy's margin of victory over Richard Nixon was less than one vote per precinct in four states (Illinois, Missouri, New Jersey and Texas).

• And finally, in 1923 members of an obscure new political party met in a Munich beer hall and elected ex-soldier Adolph Hitler to be leader of the Nazi Party, by just one single vote.

These are powerful examples of what many people view as an old cliché. The power of voting is real. Our country, founded on the principles of democracy, now stands as a world leader, a true superpower. You can have a say in how our nation (or your HOA) is governed.

By Jan Brewer, when she was Secretary of State at Biltmore Ladies Lunch on 10-03-05. ■

Golf Course

The Golf Course has new ownership - The JDM Golf Group which includes Jerry Colangelo, David Eaton, and Mel Shultz purchased the Golf Club, as well as the Wigwam Resort and Golf Course, on December 7th. Improvements have already begun and look for more during the New Year. ■

Bobcat in the Biltmore

There have been sightings of two bobcats within ABEVA recently. One was seen between Courts II and Biltmore Square, and the other one was around Taliverde. ■



SECURITY



Hi All, My name is Officer Jon McLachlan, and I work for the City of Phoenix Police Department and have worked this area for a little over eight years. Due to the recent burglaries in the Biltmore area, I would like to take this opportunity to provide a few crime prevention tips.

Burglars come in a wide variety, and the majority of them are "amateurs." The amateurs are "opportunists" who are looking for easy targets and will perform burglaries when the opportunity presents itself. Most opportunities are unlocked doors, open windows and garages. A burglar can and will knock on the door of your house to see if anybody is home and will strike if there is no answer at the door. If you open the door the burglar may either act as a solicitor, or simply pretend to be looking for a friend. Please do not answer the door for solicitors. Tell them through the door that you are busy or not interested. Burglars will do many different things when they are "casing" houses. They will check doors to see if they are unlocked, see if the house is alarmed, gates are unlocked or are easily accessible. Most burglaries occur in the rear of residences as they are less visible to neighbors.



What can neighbors do? Call the police when you see suspicious people or activities in your neighborhood. (If possible, take photos and license numbers.) You know your neighborhood better than we do, you know who belongs and who doesn't. We are not asking you to confront potential burglars or suspicious people. With the weather getting nicer, we are all turning off air conditioners and opening up windows and doors. When you leave, even for a trip to the store, check to make sure your house is as secure as it can be. Lock all doors and windows and use your alarm system if you have one. Check to make sure your garage shuts completely before you pull away or when you enter the house.

When you are going to be out of town, have someone whom you trust check on your house regularly. Have them pick up newspapers and flyers from solicitors. Set lights to timers to come on at different times of the day and call into the Squaw Peak Precinct to have your house put on a vacation watch 602-495-5007.

While out shopping at the malls and stores, please be aware of your surroundings and locations where you may park. Try to park in well-lit areas and, if you feel uneasy, move to a different area. Please keep all valuable items out of view in vehicles. Your valuables are protected by nothing more than a piece of glass! Keep an eye on purses while shopping, and please don't fight someone attempting to take your items. Nothing is more important than your safety. If you have any questions, please feel free to call me at 602-882-9666. ■

Monthly Patrol Recap

The ABEVA Roving Patrol, the community's eyes and ears, operates 24/7 throughout the entire community. For November, the patrol reported 238 calls or incidents.

These included: alarm calls 28; assaults 0; burglaries 2; suspicious persons 10; vehicle trespass 8; disturbances 15; miscellaneous 36; neighbor disturbance 12; fire truck on site 18; medical emergency/ambulance 14; property damage 0; police involved 18; process servers 0; sleeping guards 0; property theft 2; theft/vehicle 0; pool backwashing 1; traffic/parking violations 36; water/gas leaks 15; window/gate open 12; garage doors open 36; pool gates open 3.

For the fiscal year, they drove a total of 66,407 miles. ■

MEETINGS & LUNCHEONS

Camelback East Village Planning Committee

The next meeting is scheduled for Tuesday, January 5th at 6:00 p.m. at the Devonshire Senior Center, located at 2802 E. Devonshire (one block north of Indian School Road). The meetings are open to the general public. For additional information, please call Marc Thornton, Camelback East Village Planner, at 602-261-8701, or visit the website at <http://www.phoenix.gov/PUBMEETC/indxhtml.html>. ■

General Plan Update

The City continues to host open hearings on the update of the Phoenix General Plan as mandated by state statute. These meetings are an opportunity for individual citizens to voice their opinion of planning principles and directions enumerated in the General Plan.

Everyone with an interest in the planning process is encouraged to attend. The Meetings will be held following the CEVPC meeting, no earlier than 6:30 p.m., on the following Tuesdays in the month at the Devonshire Senior Center: January 5; February 2; and March 2. ■

Biltmore Area Partnership

The next Biltmore Area Partnership networking luncheon will be held on Tuesday, January 26th, at the Arizona Biltmore Hotel and Spa, known as "The Jewel of the Desert."

The guest speaker will be Andrew Stegen, General Manager of the Arizona Biltmore Resort and Spa. The cost is \$25 for members and \$35 for guests and non-members. Networking is from 11:30 a.m. to 12 noon, at which time lunch will be served. The guest speaker will address the attendees from 12:30 p.m. to 1:00 p.m. For additional information, please call Ed Rossi at (602) 957-6483. Non-members require a reservation, and checks must be sent prior to the luncheon. ■

ABEVA Board of Directors

Harvey Shrednick, President
Heather Litton, Vice President
Stephen Hoffman, Treasurer
Marcia Finberg, Secretary
James Bell
Camille Ercolano
Mark Monserez
Dr. Arnold L. Serbin
L.A. Shafkind
Jay Swart
Janice Ventura

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

Roberta Peterson - Exec. Dir.
email: rpeterson@abeva.com
**Beryl Ross - Executive Assistant
& Notary - bross@abeva.com**
Roving Patrol: 602-369-4776
**Police Dept. Non-Emergency:
602-262-6151**
**Resort Truck on ABC Hotline
602-954-2513**



Website Information

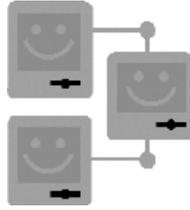
Sign on to visit the website by going to www.abeva.com. If you do not yet have a login name and password, from the menu on the left choose e-forms, then choose login request, fill out the required information and click submit. We will send your pre-assigned login name and password back by email. You may read board minutes and the ABEVA Brief online. ■

Send checks to the Biltmore Area Partnership, 3104 East Camelback Road, # 174, Phoenix, AZ 85016. ■

Biltmore Networking Group

The Biltmore Networking Group monthly happy hour provides an excellent opportunity to meet and network with others in the Biltmore community. There is usually a group of about 60-80 professionals, including finance, fine arts, government, hospitality, law, marketing, medicine, real estate, technology, and many more.

This month's happy hour is planned for January 7, 2010 from 5:30 to 7:30 p.m. at the Omaha SteakHouse Garden Lounge inside the Embassy Suites Biltmore located at 2630 East Camelback Road, Phoenix, Arizona 85016. There is no need to RSVP, and there is never a charge to attend these events. If you have any questions or would like to be added to the email list for monthly announcements, please contact Shahpar Shahpar at Tiffany &



Bosco, P.A. at ss@tblaw.com or (602) 255-6020. Shahpar is an attorney with the law firm of Tiffany & Bosco and she founded the Biltmore Networking Group in 2003. ■

NEWS FROM ABEVA NEIGHBORS

Biltmore Fashion Park

Three New Stores - Paradise Gifts, offering southwest-inspired art, jewelry and gifts. Perfect for visitors and shoppers looking for unique keepsakes from our beautiful state. Located near Urban Living and Petique-The Arizona Humane Society. The Golden Barrel, carrying contemporary European jewelry designs that showcase some of the world's leading designers in stainless steel, gold and platinum. Located next to Elizabeth Arden Red Door Spa. Urban Living, featuring soft contemporary, custom furniture, along with art pieces, candles, home fragrances, home accessories and more, near Cache. Offering over 300 fabric choices for each upholstered piece, the furniture gallery specializes in one-of-a-kind furnishings with urban and eclectic flair. ■

ABEVA MEMBER DISCOUNTS FOR JANUARY 2010

The following businesses and ABEVA partners have graciously offered to provide discounts to ABEVA members. **THERE IS NO ABEVA ISSUED CARD. TO SHOW YOU ARE A MEMBER OF ABEVA, BRING THIS SECTION OF THE BRIEF WITH YOU.** If you forget, you can try showing your Resort or Wrigley Mansion card. To view menus, log onto the ABEVA website at www.abeva.com and click onto Hot Links.

Restaurants

- **Baby Kay's** - 2119 E. Camelback, Town & Country Shopping Center - 10% - 602-955-0011.
- **Omaha Steak House** - 2630 E. Camelback (Embassy Suites) - 10% food only - not valid holidays - 602-553-8970.
- **L'Amore Restaurant** - 32nd & Lincoln - 10% - (bring your business card and enter drawing to win free dinner) - 602-381-3159.
- **Zen 32 restaurant** - 32nd & Camelback Road *ZEN 32* - 10% - 602-954-8700.
- **Fresh Gourmet To Go** - 1650 E. Camelback Road - 10% food only. Menus change every 2 weeks. Visit www.freshg2g.com. Delivery is available. 602-265-8646.

Partners & Businesses

- **Arizona Biltmore Resort Rewards Card.** (Card is not applicable on holidays or special events.) The resort offers ABEVA members a 15% discount at restaurants, gift shops, spa services or guestrooms, when they have the resort-issued card. To obtain an application form and receive your card, you may contact Megan Johnson at the resort 602-954-2527, visit www.arizonabiltmore.com/about/rewards.asp, or come into the ABEVA office for a form to fill out and fax to the resort. For further information about the resort, call 602-955-6600 or visit www.arizonabiltmore.com.
- **Experience Ruth's Chris Steak House Classics.** They are offering a 3-course meal for only \$39.95, good at both Phoenix or Scottsdale locations.

- **Ritz-Carlton** - ABEVA rate at Ritz is \$209 for a deluxe room per night including the normal \$27 parking fee through March 31st. To make reservations, contact the hotel directly at 602-468-0110 or central reservations at 1-800-241-3333. Just tell them you are an ABEVA member and let them know if you are celebrating a special occasion. For more information, visit www.ritzcarlton.com
- **Morton's The Steakhouse**, Located in the Esplanade is now offering Power Hour Enhanced, with \$4 beer selections, \$5 house wine, and \$6 and \$7 spirits and martinis in addition to the \$5 bar bites from 5:00 p.m. to 6:30 p.m. and 9:00 p.m. to 11:00 p.m. Purchase \$500 in gift cards this holiday season and receive a \$100 bonus holiday gift card, or purchase \$300 and receive a \$50 bonus holiday gift card. Please contact the restaurant directly at 602-955-9577 for additional information.
- **Arizona Biltmore Country Club** - As a neighboring partner to ABEVA, the golf rate including cart, plus tax through April 16th will be \$148. For further information about the Golf Club or to reserve your tee times, call 602-955-9655 or visit www.azbiltmoregc.com.
- **Camelback Fitness** - Biltmore Financial Center 2394 E. Camelback #120 - One free personal training and EECF session or 10% off for new clients. Call Cory at 602-391-4702.
- **UPS Store** - 3219 E. Camelback Road (next to Tomaso's) - 10% - 602-952-8830.

