

ABEVA BRIEF

Published for Arizona Biltmore Residents Only



June 2010

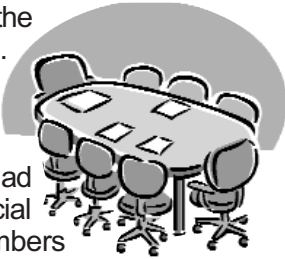
ABEVA Mission Statement

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

May 17th Meeting Highlights

- President James Bell called the meeting to order at 5:30 p.m. The first order of business was the Open Homeowner Forum. A homeowner had questions about rumors she had heard regarding the financial responsibility ABEVA members might have for the operation of the greeter house being constructed on Thunderbird Trail. The Board assured her that ABEVA has no financial obligations towards the operation of the new house.
- Treasurer Stephen Hoffman reviewed the April, 2010 financials and reported the budget remains on target for the year.
- The Board requested that the Executive Director immediately undertake repairs of the damage to the road caused by a minor bus accident on Camino Acequia.
- Jay Swart reported that this month's Camelback East Village Planning Committee meeting was cancelled. That being said, he noted that Goodwill is moving their drop-off center from the southwest corner of 40th Street and Camelback to the northwest corner. They will rent the space formerly occupied by a Chinese restaurant. Jay emphasized that this will be only a drop-off center, not a store.
- The Board reviewed the Incident Report from the month. Six incidents were reported. BED, Gates, Biltmore Terrace and Taliverde each had one incident. The Meridian had two. (Please see the discussion on page two under Security.)
- The next regular ABEVA board meeting will be held on June 15th, 2010 at 5:30 p.m. in the ABEVA office. ■



house on Thunderbird Trail. Construction is currently scheduled to be completed by June 10.



Colony Biltmore IV Special Assessment

The homeowners of Colony Biltmore IV have approved the Special Assessment needed to remove the badly deteriorating tennis courts. They estimate that the work can begin in mid-July, once enough funds have been collected from the Special Assessment. ■

From the ABEVA Office

- As of May 10th, 37 owners remain delinquent in annual dues to the Master Association.
- Geneva Holdings Condominiums – Fairway Lodge has 54 units sold and closed out of the 75, and Two Biltmore Estates has 12 out of 38 sold and closed.

YOU MAY SEE...In and Around the Neighborhood....

Thunderbird Trail Gate/Guardhouse

Construction has begun on the greeter gate/guard-





- A top warning bar light has been installed on the patrol vehicle.
- The missing plants at Lincoln Drive and Arizona Biltmore Circle have been replaced, and summer flowers have been installed at all locations that ABEVA is responsible for.
- Several sidewalk repairs have been made to sidewalks along Arizona Biltmore Circle and Claremont.
- For aesthetic purposes, 19 bougainvillea plants have been installed along the concrete wall over the Grand Paseo walkway along Lincoln Drive. ■

SECURITY

Since we live in a generally safe area, it is easy to become complacent regarding personal and property safety. However, as noted on the previous page, there were six incidents from April 18th through May 14th.



PLEASE PROTECT YOURSELF AND THE REST OF OUR COMMUNITY BY FOLLOWING SOME SIMPLE RULES.

- 1. ALL VISIBLE ITEMS IN YOUR CAR ARE TARGETS.** Last month, two bags were taken that were left visibly in cars. The cars were locked, so the thieves broke windows. **DO NOT LEAVE VISIBLE ITEMS IN YOUR CAR.** Anything from a duffel bag with clothes to a garage door remote can be a target for theft.
- 2. OPEN WINDOWS ARE TARGETS.** Last month, thieves entered a house through an open window and stole several TVs. **LOCK ALL DOORS AND WINDOWS.**
- 3. SET YOUR ALARM.** If you have an alarm system, be sure to set it every time you leave your home and when you go to sleep.
- 4. MONITOR ALL WORKERS** while they are at or in your home. Last month, a Taliverde homeowner having work done returned home to find a car missing, along with electronics and jewelry. The Taliverde video confirmed that the worker drove out with the stolen car. If you are having work done on your house, make sure you know your contractor and all sub-contractors.
- 5. YOUR GATED COMMUNITY WILL NOT PREVENT ALL CRIMES.** Of the six incidents last month, five were in gated communities.

Should you see anything suspicious, call Roving Patrol at 602-369-4776 or Phoenix Crime Stop at 602-262-6151. Program both of these numbers in your home and cell phones. ■

OVERVIEW OF ABEVA

ABEVA Mission Statement

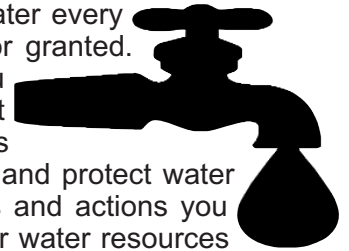
ABEVA pledges aggressive leadership to nourish and enhance our Biltmore Lifestyle by preserving and protecting the ambience and environment, and by maintaining standards, which benefit all members of ABEVA.

Objectives

- Monitor planning and zoning issues in the area, recommend changes and actively oppose those, which conflict with ABEVA's Mission Statement.
- Maintain and improve roads and common areas at a level of excellence unsurpassed by other high quality residential areas.
- Administer CC&Rs with logic and reason, ensuring that standards established for architectural and landscaping control are observed, and encourage all community associations to adhere to these principles.
- Develop a sense of community by improving communications among ABEVA, its residents and the community associations.
- Practice responsible financial management by investing dues and assessments to enhance the Biltmore lifestyle, and to ensure the value, desirability and attractiveness of the property, while maintaining adequate reserves for short-term and long-term fiscal demands. ■

Outdoor Water Conservation Tips

Even though we use water every day, it's easy to take it for granted. Just imagine how you would function without clean water. It's everyone's responsibility to conserve and protect water resources. The decisions and actions you make today truly affect our water resources for the future. The following suggestions will help you get in the habit of saving water in the great outdoors:



- Get a rain gauge to measure rainfall. One inch of rain per week is generally sufficient for lawns and gardens. Supplement only when rainfall is inadequate.
- Use mulch around landscape plantings. Mulch will help eliminate weeds and hold moisture in the soil.
- Select hearty plants that don't need much water. Native plants that are well adapted to your climate and soils will survive well without supplemental watering.
- Water during the cool part of the day to avoid rapid evaporation.
- Raise the mowing heights on your lawn



mower. This promotes healthier grass that can better survive dry periods.

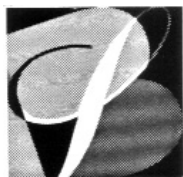
- When watering is necessary, water slowly and thoroughly. If you notice puddles or runoff, turn water off and wait for water to soak in. Also be sure your sprinkler puts water where you need it—not on driveways or sidewalks.
- Wash cars efficiently. First give the car a quick rinse, and then turn the water off. Wash one section of the car at a time and rinse that section quickly. Turn the water off each time. Visit www.auduboninternational.org for more conservation tips. ■

MEETINGS & LUNCHEONS

Camelback East Village Planning Committee

The next meeting is scheduled for Tuesday, June 1st 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>. ■

Biltmore Area Partnership Networking Luncheon



The next Biltmore Area Partnership Networking luncheon will be on Tuesday, June 22nd at Lon's at the Hermosa Inn.

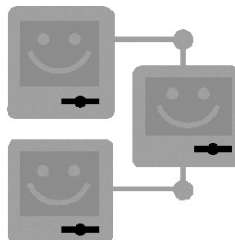
The guest speaker will be Deborah Ostreicher, Aviation Deputy Director for Public Relations, Phoenix Sky Harbor International Airport.

Deborah oversees media, public relations and customer service for the airport.

Lon's at the Hermosa Inn is located at 5532 North Palo Cristi Road in Paradise Valley. Reservations are required by Friday, June 18th, 2010. Networking will be from 11:30 a.m. until 12:00 p.m., when lunch will be served. The speaker will address the attendees from 12:30 p.m. until 1:00 p.m. The cost is \$25 for members and \$35 for non-members and guests. For additional information, please call Ed Rossi at (602) 957-6483. Reservations and checks must be sent prior to the luncheon. Send checks to the Biltmore Area Partnership at 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 with diverse careers including finance, fine arts, government, hospitality, law, marketing, medicine, real estate, technology and many more.



This month's happy hour is planned for June 3rd from 5:30 p.m. to 7:30 p.m. at the Omaha Steakhouse Garden Lounge inside the Embassy Suites Biltmore, located at 2630 East Camelback Road. 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 call (602) 255-6020. Shahpar is an attorney with the law firm of Tiffany & Bosco and she founded the Biltmore Networking Group in 2003. ■

ABEVA

Board of Directors

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

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 Parking on ABC Hotline
602-954-2573**



Roberta Peterson
We are here

Beryl Ross
to help you!

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. ■

ABEVA MEMBER DISCOUNTS FOR JUNE 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 Steakhouse** - 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 - 10% - 602-954-8700.



- **Donovan's Steak and Chop House** - located in the heart of the Biltmore area, Donovan's is offering prix fixe menus this summer starting at \$40. The special menus offers a choice of salad or soup du jour, choice of entrée and choice of delectable dessert: crème brulee or hot homemade apple pie.

This summer, leave the driving to them....The air conditioned Don O



Van is complimentary and available to all residents of the Arizona Biltmore Estates, based on availability. The complimentary shuttle can accommodate up to 14 guest's per trip.

Celebrating a special occasion? Donovan's offers the perfect venue, whether you desire a private dining room or a celebration during happy hour Monday through Friday from 4:00 p.m. to 6:00 p.m. featuring complimentary prime steak sandwiches, prime beef mini burritos, \$6 glasses of select wines and \$7 select martinis. Donovnas will be closed Sundays throughout the summer. For additional information, visit donovanssteakhouse.com/phoenix or contact the restaurant directly at 602-955-3666.

Partners & Businesses

- **European Detail and European Aviation** - located on Indian School & 20th Street. Save 10% on your car detailing just for being an ABEVA member. They pick up and deliver in the Central corridor at no extra charge. (Ask about a multiple car discount). Visit their website at www.european-detail.com or call Perry Dodd at 602-956-6464
- **Arizona Biltmore Resort Rewards Card.** (card is not applicable on holidays or for special events.) The resort offers ABEVA members a 15% discount

European Detail Specialists, Inc.

at restaurants, gift shops, spa services or guestrooms, when they have the resort-issued card. To obtain an application form, you may contact the concierge desk at the resort by calling 602-955-6600, 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.



ARIZONA BILTMORE RESORT & SPA

The Waldorf-Astoria Collection

- **ABEVA rate at the Ritz-Carlton** from May 28th is through September 4th is \$109 for a deluxe room per night including the normal \$27 parking fee. 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.

- **Wrigley Mansion** - By popular request, Geordie's Restaurant is now open for dinner every Thursday night from 5:00 p.m. to 9:00 p.m. in addition to its regular Friday and Saturday evenings. They also offer Happy Hour on the patio every Friday and Saturday from 4:00 p.m. to 7:00 p.m., and Saturday from 2:00 p.m. to 7:00 p.m. on the Camelview Patio. Barbeque Grill items are also available. To make dinner reservations online, go to www.opentable.com or call the main desk at 602-955-4079.

- **Arizona Biltmore Country Club** - As a neighboring partner to ABEVA, the golf club offers ABEVA members a rate including cart, plus tax through June 30th of \$87.20. Upcoming plans for the golf club include a new exterior paint color, Wi-Fi and flat screen televisions. For further information about the Golf Club or to reserve your tee times, call 602-955-9655 or visit www.azbiltmoregc.com.



ARIZONA BILTMORE GOLF CLUB

- **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.

