

ABEVA BRIEF

Published for Arizona Biltmore Residents Only



May 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

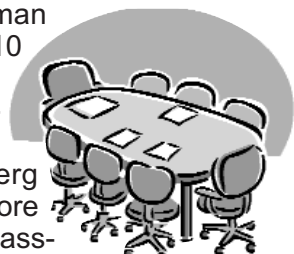
- As of April 15th, 42 owners remain delinquent in annual dues. Of the 42, 12 owe late fees, 3 are making payments, 9 are pending trustee sales, 5 are bank owned, 2 are new owners. Of the remaining delinquencies, several are in bankruptcy, and the remainder have been sent to the attorney for collection.
- 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.
- Mileage marker pathway signs from 24th Street and Thunderbird Trail to the resort have been installed by the resort.
- At the request of numerous homeowners, larger phone number stickers for the back of the Patrol vehicle have been ordered.



- A top warning bar light for the patrol vehicle has been ordered.
- Missing plants at Lincoln & Arizona Biltmore Circle will be replaced when the summer flowers are installed.
- You may have noticed that on April 20th a huge tree right outside of Colony Biltmore Greens, off Thunderbird Trail, fell over for no apparent reason other than the ground was wet. The arborist said the one next to it was equally in danger of falling. Both trees were removed, with the cost split between the resort and Colony Biltmore Greens.

April 19th ABEVA Board Meeting Highlights

- Treasurer Stephen Hoffman reviewed the March 2010 financials and reported the budget remains on target for the year.
- Secretary, Marcia Finberg reported that Colony Biltmore IV is a few votes short of passing the Special Assessment needed to remove the badly deteriorating tennis courts. They are working diligently to obtain the necessary votes in the time allowed.
- A Fairway Lodge homeowner requested a speed bump on Camino Acequia. The Board decided that they should not install a speed bump based on an individual request. Should the Fairway Lodge HOA make this request, the Board will consider it.
- The board agreed the sidewalks adjacent to the streets ABEVA maintains will be repaired by ABEVA.
- The board discussed several concerns neighboring homeowners have about the homeowner of a grandfathered lot keeping chickens in the backyard. Since the board has no jurisdiction over a non-ABEVA homeowner, the board advised the concerned neighbors to contact the city.
- For aesthetic purposes, the board approved \$711 to run irrigation and plant nineteen 5-gallon bougainvillea plants along the concrete wall over the Grand Paseo walkway along Lincoln Drive.
- Jay Swart, Chairman of the Camelback East Village Planning Committee reported that a zoning request reviewed at the April 6th meeting was unanimously approved. After over three years of trying, Donovan's will finally have their additional parking area.
- Jay Swart, Security Committee Chairman, reported that the Phoenix Police Department issued a letter informing residents that there has been a rise in burglaries in the Biltmore and Arcadia areas. He requested this notice be emailed to all





owners with email and mailed to the grandfathered lot owners. A copy of that letter is also included in this *ABEVA Brief*.

- The next regular ABEVA board meeting will be held on May 17, 2010 at 5:30 p.m. in the ABEVA office. ■

SECURITY

The weekend of April 9th there were 3 break-ins on the loop road. (2 were reported to the police, the 3rd opted not to report). These were crimes of opportunity. Please protect yourself and your neighbors by locking all doors and gates. If you leave your car outside overnight, lock it and remove all keys and garage door openers. (See article below for further safety tips.)



In another incident on the loop road, a crime was averted. The guard from Fairway Lodge contacted ABEVA Roving Patrol about a suspicious vehicle driving around. Our guard contacted police, and between the two vehicles two men were arrested, and the car impounded for drugs.

Should you see anything suspicious call:

- Roving Patrol at 602-369-4776 or
- Phoenix Crime Stop at 602-262-6151

Please program both of these numbers in your home and cell phones.

Letter from Phoenix Police Department and Councilman Diccio

The following is a letter received from the Phoenix Police Department and the Councilman. This letter was distributed to all 1,044 homeowners which ABEVA has email addresses for.

There has been a recent increase in seasonal burglaries, in particular in the Arcadia and Biltmore areas. Burglaries are usually crimes of opportunity. Burglars take advantage of the mild weather to seek out homes with open windows and doors. The Phoenix Police Department has provided several steps you can take to improve the security of your home:

SECURE YOUR HOME

- Lock all doors and windows, NOT JUST SCREENS. Screens can be easily cut to gain entry.
- Close and secure your garage. Don't leave it open even a foot!
- Lock your vehicle. If you park in the driveway and have a garage, do not store your garage door opener in your vehicle. A thief can access the vehicle and use the garage opener to gain entry

into your home.

- If you have a doggie door, keep in mind a person of smaller stature could use it as an entry point. Secure this point of entry.
- Lock your gates. If a criminal has to deal with locks or jump over fences, this can be much more obvious to neighbors as something out of the ordinary.
- Light the night. Low voltage lighting and/or motion activated lighting make are a tremendous deterrent to crime. Leaving the outside lights on all night can be a good prevention tool.
- Consider installing an alarm system. Burglars do not like having any attention drawn to them.

BE A GOOD NEIGHBOR

- Be watchful of suspicious activity around your home, and your neighbors' too.
- Watch for vehicles driving through alleyways. Alleys are not to be used as thoroughfares. Report suspicious activity.
- Get to know your neighbors. Pick up newspapers in the driveway, and know what vehicles should be parked at the home.
- Be wary of solicitors. Do not allow people into your home that you do not know, and monitor their activity after they leave your doorstep.

WHAT TO DO IF YOU ARE A VICTIM

- If you arrive home and believe your home was burglarized, don't enter. Call 9-1-1 and report the crime immediately.
- Don't touch or disturb anything. Evidence collection has led to the arrest of many burglars. Allow the officer to view the crime scene just as you found it.
- If you believe someone is in your home while you are home, DO NOT CONFRONT THE INTRUDER. If you can, quietly exit the home and call 9-1-1. If you cannot leave without alerting the criminal, go to a safe room, lock the door and call 9-1-1.

The best defense against crime is to be aware and informed. Learning and following these simple suggestions will go a long way toward keeping your home and neighborhood safe.

Please call 9-1-1 to report a serious crime, fire, serious medical condition, crime in progress, or any situation requiring immediate response of Police, Fire or Emergency Medical Personnel.

Please call NON-EMERGENCY CRIMESTOP (602-262-6151) to report any situation NOT requiring immediate response such as report calls for burglary, thefts, stolen vehicles, non-urgent traffic problems, or loud noise complaints. ■

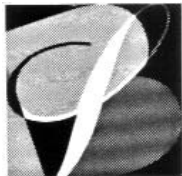


MEETINGS & LUNCHEONS

Camelback East Village Planning Committee

The next meeting is scheduled for Tuesday, May 4th 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 www.phoenix.gov/PUBMEETC/indxhtml.html. ■

Biltmore Area Partnership

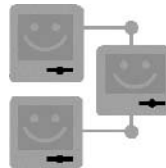


The Biltmore Area Partnership May 25th, 2010 networking luncheon will be at Embassy Suites. The guest speaker will be Officer Jonathon McLachlan from the Neighborhood enforcement team at Squaw Peak Precinct. He will speak on personal safety. Embassy Suites is located at 2630 E. Camelback Road.

The cost is \$25 for members and \$35 for guests and non-members. Networking is from 11:30 a.m. to 12:00 noon, at which time lunch will be served. The speaker will address the audience from 12:30 p.m. to 1:00 p.m. For additional information, confirm or make a reservation, call Ed Rossi at 602-957-6483. Please send checks to 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, including finance, fine arts, government, hospitality, law, marketing, medicine, real estate, technology and many more.



This month's happy hour is planned for May 6th from 5:30 p.m. to 7:30 p.m. at the Omaha SteakHouse Garden Lounge inside the Embassy Suites 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 (602) 255-6020. ■

COMMUNITY ASSOCIATIONS

ABEVA is a Community Association. What does that mean?

The Definition of a Community Association: A community association provides a communal basis for preserving, maintaining and enhancing homes and property.

All community associations have three basic, defining characteristics:

- 1.) **Membership in the community is mandatory and automatic for all owners.** This is unlike other associations whose membership is voluntary.
- 2.) **Certain documents bind all owners to be governed by the community association.** These documents require mutual obligations to be performed by the individual owner and the community.
- 3.) **Mandatory lien-based economic charges or assessments are levied on each owner and the community.**

Purpose of a Community Association: People choose to live in community associations for numerous reasons. Many association owners value the inherent benefits offered by community association living. Community associations are designed to: ■

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 602-954-2513



Roberta Peterson *Beryl Ross*
We are here 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. ■

- Manage common areas of the property
- Manage property interests of homeowners
- Provide services for homeowners
- Develop a sense of community through social activities and/or amenities. ■

NEWS FROM ABEVA NEIGHBORS

Biltmore Fashion Park Update

Biltmore Fashion Park will be taking steps to ready

the property for future development. They will be removing the two-story buildings at the far east of the property that were not part of the recent renovation. For the moment, 100 additional parking spaces will be constructed on this site. In the future, this will be the home of a market-driven multi-use project.

In 2006-2007, the City and the Camelback East Village Core Specific Plan approved a process that includes preserving the existing building setback along 26th Street. Notification of the specific details will be sent to the neighborhood by the city. ■

ABEVA MEMBER DISCOUNTS FOR MAY 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

- **Fresh Gourmet To Go** - 1650 E. Camelback Road - 10% food only. Menus change every two weeks. Visit www.freshg2g.com. Delivery Available. 602-265-8646.
- **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.



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.

- **ABEVA rate at the Ritz-Carlton** through May 27th is \$199 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.ritz-carlton.com.
- **Wrigley Mansion** - By popular request, Geordie's Restaurant is now open for dinner every Thursday night from 5:00pm to 9:00pm 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 a rate of \$87.20. 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.



Partners & Businesses

- **European Detail and European Aviation** - located on Indian School and 20th street for 25 years. They are the only detailers for Barrett Jackson for the last two decades, and cater to luxury car owners. They pick up and deliver in the Central corridor at no extra charge. Anyone in ABEVA will get an automatic 10% off. (Ask about a multiple car discount). Visit their website at www.europeandetail.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 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

