

# ABEVA BRIEF

Published for Arizona Biltmore Residents Only

♥ ♥ ♥ February 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

### January 18, 2010 Meeting Highlights

- Board President Harvey Shrednick called the meeting to order on January 18, 2010 at the ABEVA office and confirmed a quorum with all of the 11 directors present.
- The Open Homeowner Forum began. Approximately 15 homeowners commented on the following topics: concerns about the disruption that the Thunderbird Trail guardhouse might cause without providing any meaningful security measures; ABEVA's need to respond to a letter mailed by a loop homeowner regarding security along Biltmore Estates Drive; overall concern about who will be obligated to pay for any new security guards, cameras, gates, etc.; and sentiment about the importance, effectiveness and continuation of roving patrol's services.
- Treasurer Stephen Hoffman presented the December, 2009 financial reports and said that ABEVA was beginning its new fiscal year with sound finances and was running on budget. Approximately 125 homeowners remain delinquent with their ABEVA dues.
- During her Executive Director's Report, Roberta Peterson asked for a board decision about whether votes cast by homeowners who are delinquent with their ABEVA dues should be counted in the election of directors. The board decided that those votes would not count unless dues are paid in full. Mrs. Peterson and Harvey Shrednick also reported that ABEVA's attorney, Scott Carpenter, will attend the Annual Meeting on February 10, 2010 to address any legal issues or questions that may arise. The board also asked Mrs. Peterson to inform Claremont that ABEVA will not defray the expense of the community's new speed signs.
- The board passed a motion to have Mark Monserez and Jim Bell, ABEVA's Legal Committee members, discuss with Scott Schirmer and his associates the drafting and signing of a written agreement that would acknowledge that ABEVA will not be responsible for any expenses associated with the proposed greeter/guard house on Thunderbird Trail.
- Jay Swart, Security Committee Chairman, reported that a Request For Purchase will be sent to three Toyota dealerships about the RAV that ABEVA will

buy for the roving patrol's use (formerly, ABEVA had leased the vehicle from Securitas).

- The next regular ABEVA board meeting will be held on February 15, 2010 in the ABEVA office. The new directors will be seated and elect new board officers at that meeting. ■

### 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 the Arizona Biltmore Resort & Spa. Sign-in begins at 6:00 p.m. ■

### ABEVA Overview

Two of the most frequently asked questions that ABEVA hears are who is ABEVA and what do you do?

**Overview:** When you purchased your home in Arizona Biltmore Estates Village Association, you became a member of at least two associations. **Arizona Biltmore Estates Village Association (ABEVA)** is the **Master Homeowners Association** for all residential properties and certain commercial properties located in the Biltmore area. The boundaries are 24th Street to 32nd St. and Camelback Rd. to Lincoln Dr. ABEVA is a nonprofit corporation, which was formed in June of 1979. There are 16 individual residential communities and one apartment community, each of which has their own sub-association, their own governing documents, and their own professional management firm. The new condo and town home subdivisions being built along Camino Acequia pay an annual fee equal to ABEVA dues and are subject to ABEVA architectural guidelines; however, they are not voting members of ABEVA and are not included in the count of 1,688 homes. Commercial properties include the Arizona Biltmore Resort and several office complexes located along Arizona Biltmore Circle and 24th Parkway. They also pay annual fees based on specific legal documents. ABEVA provides limited common area services for these properties such as lighting, street sweeping and pavement maintenance.

**Governance and Management:** ABEVA is governed by 11 directors who are residential homeowners and are elected by members of the Association. Current officers are: President, Harvey Shrednick; Vice President, Heather Litton; Treasurer, Stephen Hoffman; and Secretary, Marcia Finberg. Day-to-day management is provided by the Executive Director, Roberta Peterson, and the Administrative Assistant, Beryl Ross.

**Function and Services:** ABEVA provides landscaping





- Lock your car – half of all vehicles stolen are left unlocked.
- Take your keys – nearly 20% of all vehicles stolen have the keys in them.
- Park in well-lighted areas – car thefts occur at night more than half the time.
- Park in attended lots – car thieves do not like witnesses.
- Don't leave your car running, even for a minute – convenience stores, gas stations, and ATMs are common hunting grounds for thieves.
- Completely close your car windows.
- Do not leave valuables in plain view.
- Do not hide a spare key in the car - the pros know where to look.
- Park with your wheels turned toward the curb.
- Always use your emergency brake when parking.
- If you have a garage, use it – and when you do, lock both the vehicle and the garage door.
- Do NOT leave the title and registration in your vehicle. Keep the title at home and carry the registration in your wallet or purse.
- Register for the Watch Your Car Program ([www.azwatchyourcar.com](http://www.azwatchyourcar.com)).
- Report suspicious activity to Phoenix Police Department at 602-262-6151 and ABEVA Roving Patrol at 602-369-4776.

The above tips are from Officer Jonathan McLachlan – Neighborhood Enforcement Team - Squaw Peak Precinct 602-495-5007.

Five vehicles in Terraces and Meridian were broken into on January 18th or 19th. Four were reportedly UNLOCKED and were CRIMES OF OPPORTUNITY. ■

### MONTHLY PATROL RECAP

The ABEVA Roving Patrol, the community's eyes and ears, operates 24/7 throughout the entire community. For December, the patrol reported 327 calls or incidents.

Alarm calls 18; assaults 0; burglaries 0; suspicious persons 8; vehicle trespass 15; disturbances 18; miscellaneous 61; neighbor disturbances 10; fire truck on site 17; medical emergency/ambulance 12; property damage 2; police involved 8; process servers 0; sleeping guards 0; property theft 0; theft of vehicle 0; pool backwashing 0; traffic/parking violations 32; water/gas leaks 38; window/gate open 24; garage doors open 2; pool gates open 62.

For the month of December, the Roving Patrol drove a total of 55,060 miles. ■

## MEETINGS & LUNCHEONS

### Camelback East Village Planning Committee

The next meeting is scheduled for Tuesday, February 2nd 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](http://www.phoenix.gov/PUBMEETC/indxhtml.html). ■

### General Plan Update

The City of Phoenix 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 meetings, no earlier than 6:30 p.m., on Tuesday, February 2nd and Tuesday, March 2nd, at the Devonshire Senior Center. ■

### Biltmore Area Partnership



The next Biltmore Area Partnership networking luncheon will be on Tuesday, February 23rd, and will be held at the Wrigley Mansion Club. Networking and seating will take place from 11:30 a.m. to 12:00 p.m.

The guest speaker will be David Cavazos, Phoenix City Manager. David will discuss "The Economic and Financial Impact on The Biltmore Area Due to Phoenix Financial

## 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](mailto:rpeterson@abeva.com)  
 Beryl Ross - Executive Assistant  
 & Notary - [bross@abeva.com](mailto:bross@abeva.com)  
 Roving Patrol: 602-369-4776  
 Police Dept. Non-Emergency:  
 602-262-6151  
 Resort Truck 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](http://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. ■



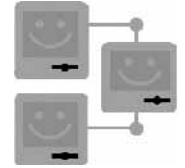
Problems.” David had been Deputy City Manager in Phoenix and was appointed to the City Manager Position in October 2009. He is responsible to the Mayor and City Council for the day-to-day management and operation of the city. The schedule for this luncheon has changed, and David will address the attendees promptly from 12:00 p.m. to 12:30 p.m. Therefore, lunch will be served at the conclusion of David’s speech at approximately 12:30 p.m.

The Wrigley Mansion Club is located at 2501 East Telawa Trail in the Biltmore area. Reservations are required by Friday, February 19th. Networking as stated above, will be from 11:30 a.m. to 12:00 p.m., and David will speak to the attendees from 12:00 p.m. to 12:30 p.m. Lunch will be served at 12:30 p.m. The cost is \$25 for members and \$35 for non-members who must submit a check with their reservation prior to the luncheon. For additional information, please call Ed Rossi at 602-957-6483. Reservations and checks should be sent to 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 from industries including finance, fine arts, government, hospitality, law, marketing, medicine, real estate, technology, and many more.

This month’s happy hour is planned for February 4, 2010 from 5:30 p.m. to 7:30 p.m. at the Omaha SteakHouse Garden Lounge inside the Embassy Suites Phoenix 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](mailto: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. ■



## ABEVA MEMBER DISCOUNTS FOR FEBRUARY 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](http://www.abeva.com) and click onto Hot Links.

### Restaurants

- **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](http://www.freshg2g.com). Delivery is available. 602-265-8646.
- **Baby Kay’s** - 2119 E. Camelback, Town & Country Shopping Center - 10% - 602-955-0011.

### 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 with 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](http://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](http://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](http://www.ritzcarlton.com).

- **Morton’s Phoenix Offers Unforgettable Evening Designed for Valentine’s Crush** - To help guests celebrate a classic Valentine’s evening - even if it’s not quite Valentine’s Day - throughout February, Morton’s (the Shops at the Esplanade, 2501 E. Camelback Rd.) is offering either its Classic or Signature Menu. Both menus pair USDA Prime beef with the freshest seafood available, all at a reasonable price. And to add a romantic touch, Morton’s is introducing a special Valentine’s Crush to help guests paint the evening red! This refreshing cocktail combines Absolut Citron, Grand Marnier and raspberry puree and is finished with sparkling wine. Call 602-955-9577 for more information and reservations.
- **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](http://www.azbiltmoregc.com).
- **Camelback Fitness** - Biltmore Financial Center 2394 E. Camelback #120 – One free personal training and EECP 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.

