

# ABEVA BRIEF

Published for Arizona Biltmore Residents Only



September 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.*

The Board of Directors did not meet in August. The next meeting is scheduled for Monday, September 20th at 5:30 p.m.

## From the ABEVA Office

### Annual Assessment for ABEVA

ABEVA is the Master Association and has an annual assessment. The 2010/2011 annual assessment invoices will be mailed out by September 30th and will be due November 1st. The budget committee has completed their review, and formal adoption by the board will occur at the September 20th Board of Directors meeting. ■

### Delinquent Owners

As of August 25th, 32 owners remain delinquent in their annual dues to ABEVA from the 2009/2010 annual assessment. Thirteen of the 32 owe late and/or legal fees, which will again be billed with the fall invoice. Several are pending trustee sales or bankruptcy. The remaining are currently bank owned. ■

## ABEVA General Information

### OVERVIEW:

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 St. to 32nd St. and Camelback Rd. to Lincoln Dr. ABEVA is a non-profit corporation, which was formed in June of 1979. There are 17 individual residential communities and one apartment community, each of which have their own subassociations and are managed by professional firms. The new condo and town home sub-divisions along Camino Acequia are required to pay ABEVA dues and be subject to ABEVA architectural guidelines; however they will not be voting members of ABEVA.

Commercial properties include the Arizona Biltmore Resort and several office complexes located along Arizona Biltmore Circle and 24th Street. 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 elected by the members of the Association, who comprise the residential homeowners. Current officers are the President – James Bell, Vice President – Heather Litton, Treasurer – Stephen Hoffman and Secretary – Marcia Finberg. The Executive Director, Roberta Peterson, and the Administrative Assistant, Beryl Ross, provide day-to-day management.

### FUNCTION AND SERVICES:

ABEVA provides landscaping and paving maintenance for common areas located outside the various individual communities except for Thunderbird Trail from 24th Street to the resort entrance, which is the responsibility of the resort.

A twenty-four hour roving patrol covering all areas including individual communities is provided. This service is currently under contract with Securitas.

ABEVA installed and maintains 71 lights on the common area roadways.

Architectural and landscape control for all areas outside the individual communities is the responsibility of the Architectural and Landscape Committees through the Board of Directors.

ABEVA is responsible for the enforcement of the rules and regulations established pursuant to provisions contained in the Declaration of Covenants, Conditions and Restrictions.

There are 33 “grandfathered” properties located on Thunderbird Trail and Biltmore Estates Drive that are exempt from control by ABEVA. Many of these homeowners make an annual voluntary contribution of dues, and ABEVA includes all 33 in services provided.

### FINANCES:

The primary source of revenue is annual assessments from each of the 1,688 residential homeowners. The annual assessment is paid in advance at the beginning of each fiscal year. For the past 5 years the rate has been \$275, which covers operating expenses and additions to the reserve fund for future major repairs and capital improvements. In addition, ABEVA receives annual assessments from the Geneva Holdings Condominiums and approximately \$55,000 from various commercial properties to cover the cost of maintaining the roadways north of the canal.

The operating budgets are prepared annually, by the Executive Director, as the basis for establishing annual assessment rates. The budget is reviewed by the Budget Committee of the board, and then it is approved by the full board. Approval from the homeowners is not required. ■

## SAFETY & SECURITY:

THE RESPONSIBILITY FOR SECURITY BEGINS WITH EACH RESIDENT, AND MOST CRIMES ARE CRIMES OF OPPORTUNITY.

### Attempted Break-In

ABEVA reports one attempted break-in, on August 18th.





This incident occurred in Taliverde. The house is the first house inside the walking gate off Camino Acequia. The owners, a husband and wife, left about 2:00 p.m. A would-be robber broke through the gate near the front of the house. He then broke the front door lock. However, there was one person still inside the house, a grown son who was visiting. When the robber saw him, he fled. There was some concern surrounding an air conditioning company that was working next door. Although police questioned them, they concluded it was more likely that this was a crime of opportunity, with the suspect jumping the gate.



As always, we warn homeowners to be vigilant and not be lulled into a false sense of security if you reside in a gated community.

Should you see anything suspicious, please 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. ■

### Mercedes Parts

This past month Roving Patrol found parts from an older Mercedes including a CD navigation box, black trunk netting and a first-aid kit with a car holder for it on the street in front of 91 BED. Call the office if your car was vandalized and you are missing these items. ■

### New Police Officer

On August 23rd our neighborhood officer, Jon McLaughlin shifted his responsibilities to the neighborhood west of the SR51 freeway. Officer McLaughlin indicated that after nine years in the Biltmore/Arcadia area, he wanted new challenges. His move was in conjunction with a citywide redistribution of officers. Two new precincts opened, and officers were allowed to re-bid for their areas. We are pleased to welcome back an old friend. Officer Loretta Trynosky will be returning to our area. Loretta's city cell phone number is 602-320-0394. She can also be reached at [loretta.trynosky@phoenix.gov](mailto:loretta.trynosky@phoenix.gov). ■

### Sub-Association Guard Profile

Several of the sub-associations have guards who have served for many years. This continuity provides all of us with a bonus of extra security. The ABEVA Board is pleased to acknowledge these long-time employees for the work they provide and the length of time they have served. We want all homeowners to learn a bit about them personally. Each month will feature a different guard beginning with the first shift guards. We hope you enjoy getting to know them. All guards at sub-association posts communicate daily with the ABEVA Roving Patrol.

The guard with the longest service within ABEVA is Marty Guenthoer who has been the guard at Colony Biltmore/Colony Biltmore Greens for 21 years as of August 17th. Marty enjoys maintaining the relationship he has developed with residents in the communities he serves. He also oversees the Colony Biltmore/Colony Biltmore Greens

Security Team. Marty told us that no matter how long he has been at the security post, there is something new to learn every day. His motto is: "attitude is a little thing that makes a big difference." Outside of work, Marty enjoys going to the American Legion and VFW Posts to dance and to participate in various activities. ■



Marty Guenthoer

## MEETINGS & LUNCHEONS:

### National Bank of Arizona



Greetings from National Bank of Arizona - Women's Financial Group! You are cordially invited to join as they continue the second of their Author's Series Events on September 16th, from 5:00 p.m. to 7:30 p.m.

Do you yearn to find what's next for you? Are you frustrated with your relationships? Do you feel misunderstood and mismanaged? *Wonder Woman: How High-Achieving Women Find Contentment and Direction*, is the first personal development book especially for smart, strong, motivated women. Based on years of research, Dr. Marcia Reynolds has defined this emerging identity and the challenges and desires these women face. Using the exercises and case studies in the book, you will learn how to reset your mental programming, discover new ways to connect with others and design a fulfilling path for yourself. The meeting is sponsored by Fresh Start Woman's Foundation.

These complimentary events will be held at National Bank of Arizona, located at 6001 N. 24th Street. Registration is required for each of these events, as seating is limited. For more information or to register, you may e-mail [events@nbarizona.com](mailto:events@nbarizona.com) or call 602-212-5554.

You may also want to mark your calendars now or register for the following events:

October 19th, 5:00 p.m. to 7:30 p.m., featuring Barbara Kaplan, author of *The Bajaro Method: "Rooms Have No Feelings, YOU Do!"* Sponsored by *Phoenix Home and Garden*.

November 8th, 5:00 p.m. to 7:30 p.m., featuring Michelle May, M.D. author of *Eat What You Love, Love What You Eat: How to Break Your Eat-Repent-Repeat Cycle*. Sponsored by APS' AAAME Program. ■

### National Bank of Arizona's Taste of the Biltmore

We will gather under the stars on the front lawn of National Bank of Arizona's Biltmore headquarters for this exclusive social event for Biltmore community residents on Thursday, October 7th, 2010 from 6:00 p.m. to 8:00 p.m. Biltmore residents are invited to mix and mingle while enjoying the tastes of what our area's premier restaurants have to offer, the sounds of a live jazz band, the sight of the hottest local fashions and the feel of grass beneath their feet.



In addition to the social festivities, we are gathering to support local charities. We Are The Valley...Banding Together for Arizona Charities will officially launch its program at Taste of the Biltmore. We Are The Valley is a combination of 10 local charities that are banding together during these difficult economic times to use their resources more effectively for the people they serve.

In support of this new initiative, We Are The Valley will be accepting donations at The Taste of Biltmore. For a donation of only \$15, guests will support one of the participating organizations and receive a giving band assembled by Arizona residents with disabilities. The \$15 dollar donation also includes an exclusive dining booklet with over \$350 in valuable offers, featuring the restaurants participating at The Taste of Biltmore, such as Capital Grille, McCormick and Schmick's, Frank and Albert's, Omaha Steakhouse and Aiello's.

Admission is free, and free valet parking is provided. National Bank of Arizona's headquarters is located at 6001 N. 24th Street on the southeast corner of Arizona Biltmore Circle and 24th Street. For more information, visit [www.nbarizona.com](http://www.nbarizona.com). ■

### Camelback East Village Planning Committee

The next meeting is scheduled for Tuesday, September 7th at 6:00 p.m. at the Devonshire Senior Center, 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 Tuesday, September 28th at the Arizona Biltmore Hotel and Spa.

The guest speaker will be Sal DiCiccio, Councilman for District 6 for the Biltmore, Arcadia and Ahwatukee. The cost is \$25 for members and \$35 for guests and non-members. Networking will be 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 need a reservation, and checks must be sent prior to the luncheon. 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 and many more.

This month's happy hour is planned for September 2nd 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 E. 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 call 602- 255-6020. ■

## NEWS FROM ABEVA NEIGHBORS:

### Geneva Holdings Condominiums

Fairway Lodge is scheduled to close its 57th unit and transition from developer control to homeowners will begin. Two Biltmore Estates has 12 out of 38 sold and closed. ■

### Danny's Family Auto Wash

The new 2010 - 2012 \$2.00 Discount Cards have finally arrived in the ABEVA office. Stop by and pick one up for each car. ■



### Biltmore Fashion Park Movies in the Park Returns

Biltmore Fashion Park will bring back Movies in the Park for eleven weeks this fall. The movie series showcases classic American films on

## 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](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 Parking on ABC Hotline 602-954-2573**



### 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. ■



the Center Lawn and is free and open to the public. Movies in the Park is a great way to spend a Friday evening at 7:30 p.m. under the stars. Movies are shown in their original, unedited format on the center lawn.

Movie schedule through October: October 1st - *Funny Face*, October 8th - *Raiders of the Lost Ark*, October 15th - *The Seven Year Itch*, October 22nd - *Chinatown*, and October 29th - *Young Frankenstein*. For more information about Movies in the Park, please visit [westcor.com](http://westcor.com) or call 602-955-1963. ■

### Arizona Biltmore Resort & Spa

*Fab Faux Will Rock Arizona Biltmore Labor Day Weekend*

The renowned Beatles tribute band will rock the Arizona Biltmore Labor Day weekend when it takes the stage at 7:00 p.m. on both Saturday, September 4th, and Sunday, September 5th. The live concerts close the resort's first-annual Hollywood & Wine summer festival, featuring star-studded bands, celebrity vintners, stage productions and much more. For more information or to purchase Fab Faux tickets, visit <http://www.arizonabiltmorehollywoodandwine.com>. ■



## ABEVA MEMBER DISCOUNTS FOR SEPTEMBER 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

- **\*\*\*NEW\*\*\* NEW! City Market Deli** - Do you love fresh made deli sandwiches, wraps and salads made with the very best ingredients including Boar's Head meats and cheeses? Well then, you're in luck!! Your new neighbors, City Market Deli and Catering at the Esplanade have two great specials for Arizona Biltmore Estates residents, employees and guests. Just mention this ad when you purchase any specialty sandwich/wrap combo or gourmet salad and receive a free homemade cookie of your choice or free drink upgrade!! We are located at 2425 East Camelback Road, suite 103 Phoenix, AZ 85016 on the southeast corner. Phone: 602-242-2300 Fax: 602-242-2301 Open for breakfast and lunch Monday through Friday 7:00 a.m. to 5:00 p.m. This offer good through December 1st, 2010 restrictions apply.
- **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.



### 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.europeandetail.com](http://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 [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). If you only need a replacement card you may contact Megan Johnson at the resort.



*The Waldorf Astoria Collection*

The holiday rate for ABEVA members at the Arizona Biltmore Resort and Spa is \$99, and it is available November 19th through the 27th and December 17th through December 29th.

- **Arizona Biltmore Country Club** - As a neighboring partner to ABEVA, the golf rate including cart, plus tax, through December 25th is \$76.00. 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).



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.

