

ABEVA BRIEF

Published for Arizona Biltmore Residents Only

March 2011

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

Highlights from February 8, 2011 Annual Meeting
Meet your 2011-2012 Board of Directors



From the left – Stephen Hoffman, Steve Goldston, David Damron, Marcia Finberg, Mark Monserez, Judith Shafkind, James Bell, Jay Swart, Richard Arroyo and Harvey Shrednick (absent Camille Ercolano).

About 175-200 owners were in attendance at the annual meeting.

Jerry Colangelo

Jerry Colangelo, Partner in JDM was the first speaker. JDM now owns the Arizona Biltmore Country Club and the Wigwam Resort. Jerry's partners are Mel Schultz and David Eaton. Their business strategy is to find distressed properties with a positive cash flow. The Arizona Biltmore Country Club and the Wigwam Resort, both iconic assets, fit their parameters. JDM bid competitively on the properties about 18 months ago.

The partnership first focused on the Wigwam. They renovated the entry lobby, and food and beverage areas. Now the partnership is focused on the Biltmore golf course. Mr. Colangelo emphasized that not only does he believe that the hotel and golf course should never have been separated, he also believes that there is now and always

will be synergy between the two entities. JDM is therefore considering different plans to enhance the property. They want to improve the appearance of the Adobe Restaurant and are deciding whether the best strategy is to refurbish or tear down. They are considering menu additions, possibly adding dinner and/or home delivery. JDM does not want to compete with the hotel. They may survey homeowners to determine preferences.

Mr. Colangelo emphasized that he and his partners are enthusiastic about the Biltmore community. In fact, they moved their office to 2400 Arizona Biltmore Circle. Homeowners should be assured that they plan to make the golf course a community asset.

Andrew Stegen

Andrew Stegen, General Manager of the Resort, opened his remarks lightheartedly by noting that happy hour prices at Frank and Albert's will continue through the spring. He continued by stating that business is good; the Resort is currently about 97% occupied. Mr. Stegen echoed Mr. Colangelo's statement that synergy between the golf course and the resort was crucial, and he expressed pleasure that JDM is the new owner of the golf course.

Mr. Stegen allayed homeowner fears about the Chapter 11 filing by the new owners of the Resort. He explained that the Chapter 11 bankruptcy was done to reorganize and reduce the debt. Cash flow in the property is positive. There is no danger that the doors will close. He added that since Phoenix is becoming a top tier convention destination, he expects growth to continue.

Over the past two years, over \$30 million has been put into the property. All of the ballrooms have been renovated, Frank and Albert's was added, and many other projects were completed. He again stressed that the Resort is cash-positive.

There was a question with regard to the repaving of Thunderbird Trail. Mr. Stegen stated that this will be a priority in 2012. In the meantime, the landscapers will help to keep the road passable. A homeowner suggested that rubberized asphalt be considered when the road is repaved.





Treasurers Report

Stephen Hoffman stated that ABEVA is on target with the Reserve Study in good financial shape.

President's Report

Mr. Bell reported on the following:

- Homeowners are kept informed about the business of the Association through the *ABEVA Brief* newsletter.
- Endorsement of Roving Patrol: The Roving Patrol responded to 6,232 calls in the past year. Calls included alarms, burglaries and robberies, suspicious persons, disturbances, emergency vehicles, property damage, property theft, vehicle theft, water leaks, open windows and garage doors, and open pool gates. Over 1,000 calls were for open garage doors during the night.
- ABEVA maintains ongoing relationships with the Resort, Golf Club, Fashion Park, Wrigley Mansion and Condo Developer.
- ABEVA keeps abreast of zoning issues via a Board Member, Jay Swart, who serves as Chair of the Camelback East Village Planning Committee (CEVPC).
- ABEVA is a member of Community Association Institute (CAI) which is a national organization dedicated to fostering vibrant, competent, harmonious community associations. This organization monitors all current legislation and trends. There are currently 15 bills before the legislature which could affect HOAs. The ABEVA Executive Director takes an active part working with the legislature.
- ABEVA was nominated and won a Certificate of Appreciation from the Police Department for being a caring community. ABEVA maintains an ongoing relationship with Officer Ben Carro from the Squaw Peak Police Department Neighborhood Enforcement team.
- ABEVA has an active Security Committee which is chaired by Jay Swart.

Security Report

Chairman Jay Swart stated that the Security Committee has done an aggressive and extensive review of security issues and concerns. The committee developed and implemented plans to enhance safety. Patrol techniques have been improved. Patrol staff was upgraded; most staff members now have law enforcement or military backgrounds.

Jay then introduced the ABEVA Emergency Guide. The laminated guide was developed as a go-to source for information about how to handle emergencies such as fire, poisoning and burglary. The guide also features necessary phone numbers, including the number for the ABEVA Roving Patrol,

as well as instructions for CPR. In addition, the guide presents suggestions for crime prevention.

All homeowners in attendance received a copy. The guide has been distributed to most other homeowners. Residents on the Loop Road, Meridian, Courts II/Vistas and Villas II should stop by the ABEVA office for their copies. Homeowners are encouraged to keep the guide in a handy and visible place and refer to it often.

The meeting was adjourned at 7:45 p.m. ■

SAFETY & SECURITY

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

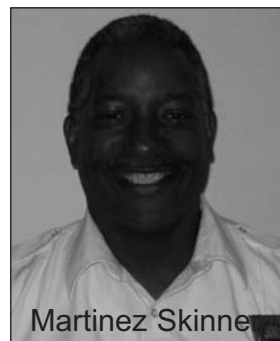
Should you see anything suspicious, call Roving Patrol at 602-369-4776 or Phoenix Crime Stop at 602-262-6151. Please program both of these numbers in your home and cell phones.



My name is Benjamin (Ben) Carro. I am the new Community Action Officer for your area. I have been a Phoenix Police Officer for approximately three years. After completing the Arizona Law Enforcement Academy, I was assigned to the Squaw Peak Precinct. I have worked all three shifts, in all three squad areas of the precinct with the majority of my time in patrol in the 71 squad area. Having worked the area, I am familiar with the neighborhood. I look forward to working more closely with the community by strengthening the relationship between the community and police.

Roving Patrol Guard Profile

This month we profile Martinez Skinner who began working at ABEVA in June of 2009. Marty works the 3:00 p.m. to 11:00 p.m. shift. Prior to working at ABEVA he was a corrections officer with the State of Arizona. Marty enjoys the opportunity to interact with the residents. He also enjoys knowing the residents can depend on him and hopefully feel safer when they see the patrol truck in their area. Outside work, Marty enjoys church, family, computer games and watching sports on TV. ■



Martinez Skinner

MEETINGS & LUNCHEONS

Camelback East Village Planning Committee

The next meeting is set for Tuesday, April 5th 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 www.phoenix.gov/PUBMEETC/indxhtml.html. ■

Biltmore Ladies Lunch Club

Well, if you did not attend the first of the newly revived BLLC (Biltmore Ladies' Lunch Club) get-togethers, you missed a really fun time!

To address the changing times of our day, there is a new format. The lunches will be held at Frank and Albert's each month, at 11:45 a.m. The ladies will be ordering off of the menu, with separate checks. Depending upon the size of our group each month, in exchange for the privilege of being able to order off of the menu and have separate checks and use our ABEVA discount cards, our meals may be delayed for up to an hour, depending upon how busy the restaurant is on that particular day. So, please, be patient if that happens! Each month you will be asked to RSVP by the night before if you're planning to attend. By popular demand, we will be sitting out on the patio. The days for lunch will vary to try and prevent someone from not being able to attend because they have other, regularly scheduled lunch meetings on a certain day of the month.

To RSVP, contact La Rita Mason at lrmason@arn.net or 602-667-0002 by Wednesday, March 16th if you're planning on attending the March lunch. The lunch will be at Frank and Albert's at the Arizona Biltmore Hotel on Thursday, March 17th at 11:45 a.m. The April lunch will be on April 1st. ■

The 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 March 3rd from 5:30 p.m. to 7:30 p.m. at the Omaha SteakHouse Garden Lounge inside the Embassy Suites Biltmore. 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. ■

NEWS FROM ABEVA NEIGHBORS

Wrigley Mansion News

As long as you have a \$10 annual membership, there is no longer a charge to valet park. If you are not a member, sign up at the rotunda or call 602-955-4079. ■

Biltmore Fashion Park

Biltmore Fashion Park welcomes back Movies in the Park for nine weeks this spring season. The movie series showcases classic American films on Center Lawn and is free and open to the public. Movies are shown in their original, unedited format. Movies in the Park is a great way to spend Friday evenings at 7:30 p.m. on Center Lawn under the stars. The schedule is as follows: March 4 - *The Seven Year Itch*, March 11 - *Top Gun*, March 18 - *It Happened One Night*, March 25 - *Tootsie*, April 1 - *The Manchurian Candidate*, April 8 - *Turner & Hooch*, April 15 - *Sleepless in Seattle*, April 22 - *Grease*, April 29 - *Annie Hall*. ■

ABEVA Board of Directors

James Bell, President
Mark Monserez, Vice President
Steve Goldston, Treasurer
Marcia Finberg, Secretary
Richard Arroyo
David Damron
Camille Ercolano
Stephen Hoffman
Judith 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**



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. ■



Arizona Biltmore Golf Club

As a neighboring partner to ABEVA, the golf rate through April 15th is \$148. For further information about the Golf Club or to reserve your tee times, call 602-955-9655 or visit www.azbiltmoregc.com or www.theadoberestaurant.com.

As a special money saving offer that is exclusive to ABEVA members, JDM Golf is offering the following to all ABEVA members that become new Arizona Biltmore Golf Club members before the end of March:

Initiation fees for single memberships are \$10,000 (regularly \$15,000) and family memberships are \$15,000 (regularly \$25,000). No monthly dues for the first two months of membership. (Dues are regularly \$266.80 per month.)

To take advantage of this limited offer, please contact Mike Boswell, Director of Sales for JDM Golf, at 480-789-3964 or mb@jdmaz.com. On behalf of everyone at JDM Golf, we look forward to welcoming you to the Arizona Biltmore.

JDM Partners are thrilled to be involved with ABEVA, and Jerry Colangelo was particularly pleased to be able to speak with so many of you at the annual meeting on February 7th. All ABEVA members are invited to continue the dialogue. Please look for the suggestion box that will be located in the Adobe Restaurant, and let us know

how we can better serve our current members and recruit new members as well.

The Adobe Restaurant at the Arizona Biltmore Golf Club is proud to welcome Mr. Jim Gallen, a seasoned industry professional, as its new General Manager. The addition of Gallen furthers JDM Partners' pursuit of establishing a first-rate restaurant management team delivering a top-notch dining experience, from its food to its service and hospitality.

Gallen, 45, has been in the restaurant business since he was 13 years old. He brings to his new role at the Adobe a management background and philosophy that pairs well with JDM's vision for bringing a more contemporary dining experience to one of Phoenix's most iconic restaurants. Gallen spent nearly 14 years at neighboring Tarbell's, another popular bistro on the Phoenix dining scene. "I am thrilled to become a part of the JDM team and moreover, a part of this iconic restaurant, as it is a wonderful place in this city's history," said Gallen. The Adobe Restaurant serves breakfast, lunch and evening cocktails. The new menu at the Adobe is based on sustainable, local, organically produced foods and will reflect the tastes and interests of its customers. ■




ABEVA MEMBER DISCOUNTS FOR MARCH 2011

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

- L'Amore Restaurant - 32nd & Lincoln - 10% - (bring your business card and enter drawing to win free dinner) - 602-381-3159. 
- City Market Deli - In the Esplanade 2425 E. Camelback Road #103. 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!! Open for breakfast and lunch Monday through Friday 7:00 a.m. to 5:00 p.m. - 602-242-2300. Fax 602-242-2301. 
- Baby Kay's - 2119 E. Camelback, Town & Country Shopping Center - 10% - 602-955-0011.
- Picazzo's Organic Italian Kitchen - (in the Esplanade shopping center) 2501 E. Camelback Rd., Ste. 24. Blending pizza with art, Picazzo's

utilizes a crust canvas to create award-winning, innovative, pizza masterpieces as well as pastas, sandwiches, salads, appetizers and a full bar. Mention this ad and receive 10% off any food purchase. - 602-955-5067.

- Omaha Steak House - 2630 E. Camelback (Embassy Suites) - 10% food only - not valid holidays - 602-553-8970. 

Partners & Businesses

- European Detail - Indian School Road & 20th Street - Save 10% on your car detailing just for being an ABEVA member. We pick up and deliver in the central corridor at no extra charge. Visit the website at www.europeandetail.com or call Perry Dodd at 602-956-6464.
- UPS Store - 3219 E. Camelback Road (next to Tomaso's) - 10% - 602-952-8830. 