

# ABEVA BRIEF

Published for Arizona Biltmore Residents Only



April 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 March 10th, 47 owners remain delinquent in annual dues. Of the 47, 13 owe late fees, four are making payments, 10 are pending trustee sales, five are bank owned and two are pending short sales. Of those left, several are in bankruptcy and the remainder have been sent to the attorney for collection.
- Northern Road Commercial Building annual invoices were mailed in January and all \$60,178.76 has been paid.
- Biltmore Estates Drive (BED) – ABEVA provides the roving patrol on BED and also maintains the road. 33 homes were built prior to ABEVA's incorporation, and these homes are not required to be ABEVA members. They are not voting members and are not subject to ABEVA's CC&Rs. That said, annual letters are mailed to these homeowners requesting voluntary payment to assist with the roving patrol and street maintenance. ABEVA thanks the 10 homeowners who have mailed in voluntary payments; their contributions are appreciated.
- 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.
- In April the resort should be installing mileage marker pathway signs on Thunderbird Trail.
- The trees at Lincoln Drive and Arizona Biltmore Circle have had their annual trimming. The portions of Parcel 20 that ABEVA is responsible for have had a quarterly clean up. ■

### DID YOU KNOW?

More than 1.7 million Americans serve on a community association board, with close to 400,000 participating as committee members. Assuming the average board or committee member spends just one hour a week on association business—and for most it's much more than that—these volunteer leaders dedicate more than 110 million hours of service to their communities every year. ■

### March 15th Meeting Highlights

- Treasurer Stephen Hoffman reviewed the February 2010 financials and reported the budget is about on target for the year.
- Secretary Marcia Finberg reported that Colony Biltmore IV has mailed out an assessment request to address the tennis courts. They will be holding a special assessment meeting on April 13th. Homeowners have been given two choices – (1) Remove the tennis courts and landscape the area or (2) Repair the damaged courts and approve the cost of continual maintenance.
- The ABEVA committee assignments for 2010/2011 were finalized.
- The Legal Committee is comprised of President and attorney, James Bell and Director and attorney, Mark Monserez. They reported on their meeting with the three members of the Joint Maintenance Committee, representing the two associations north of Lincoln Drive, since they have installed the gate on the Grand Paseo walkway on their property. The No Trespassing signs on the city property facing ABEVA property have been removed. The intention of the two communities is not to keep ABEVA residents out, but to lock the gate once a year to prevent anyone from





claiming adverse possession. However, they do request that ABEVA members who walk dogs on their property be courteous enough to pick up after the dogs.

- Jay Swart, Chairman of the Camelback East Village Planning Committee, reported that one zoning request was reviewed at the March 2nd meeting. Quick Trip proposed a new building at 44th Street and Palm Lane. The request was denied with a vote of 14-1 as the renderings showed egress into the community as well as several other issues.
- The board agreed to write a letter to Pyramid Group and BCIC, as parties to the agreement, stating once again 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 the Security Committee plans to choose a light bar for the top of the 2010 Toyota Rav patrol vehicle.
- The next regular ABEVA board meeting will be held on April 19th at 5:30 p.m. in the ABEVA office. ■

## SECURITY

As the weather is finally getting nice enough to have doors and windows open, we wish to remind you once again: **THE RESPONSIBILITY FOR SECURITY BEGINS WITH EACH RESIDENT AND MOST CRIMES ARE CRIMES OF OPPORTUNITY.**



As always, should you see anything suspicious, call Roving Patrol at 602-369-4776 or Phoenix Crime Stop at 602-262-6151. It's a good idea to program both of these numbers in your home and cell phones. ■

## Lincoln Drive Water Main Improvement Project

The Lincoln Drive Water Main Improvement Project is expected to begin the first week of April in the area of 24th Street and Lincoln Drive. Electronic message boards have been placed in several locations recently. The change you will notice includes lane restrictions on both Lincoln Drive and 24th Street. Your access will always be maintained.

Work hours will be between 6:00 a.m. and 6:00 p.m. Monday through Friday. Weekend work may take place in the major intersections to help reduce traffic impacts.

In the meantime, you may reach them by call-

ing (602) 235-2902 or by email them at [nicole@kdacreative.com](mailto:nicole@kdacreative.com). ■

## JUST A FEW SECONDS

Too often we hear people say, "I only turned my back for a few seconds." Unfortunately, just a few seconds it all it takes for a child to drown. Drowning is one of the leading causes of death for children under the age of four in Arizona. Most often this tragedy occurs in a child's own pool. But with alarming frequency, children are also drowning in buckets, toilets, bathtubs and ponds. Anyone with children, anyone with a pool and any relative, babysitter or friend given the responsibility for watching children needs to be aware of this tragedy. It can be prevented. Here's one way you can help.

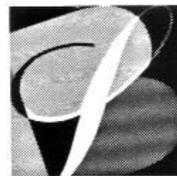
1. Make sure pools are secured. NEVER prop gates open.
2. Keep items that can be used for climbing (tables, chairs, ladders, firewood) away from fences.
3. Don't allow children to play in pool areas. Keep toys out of the area.
4. Mount floatation devices designed for lifesaving near the pool. Many float-type toys are thought to be lifesavers. They aren't. They're only toys and should be used only as toys.
5. Post the 911 emergency response number on your phones. Have a phone near the pool area. Don't leave children unattended while talking on the phone.
6. NEVER allow children to be alone near a pool. Always make sure a responsible adult is present. ■

## MEETINGS & LUNCHEONS

### Camelback East Village Planning Committee

The next meeting is scheduled for 6:00 p.m. Tuesday, April 6th 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/PUB-MEETC/indxhtml.html>. ■

### Biltmore Area Partnership



The Biltmore Area Partnership April 27, 2010 networking luncheon will be at Tomaso's restaurant. The guest speaker will be the ever-popular Sheriff Joe Arpaio. He will discuss an "Update on the Border Situation".

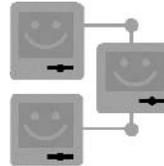
Tomaso's is located at 3225 E. Camelback Road. The cost is \$25 for members and \$35 for guests and



non-members. Networking is from 11:30 a.m. to 12 noon, at which time lunch will be served. Our speaker will address the audience from 12:30 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 April 1st from 5:30-7:30 p.m. at the Omaha Steakhouse Garden Lounge inside the Embassy Suites Phoenix Biltmore located at 2630 East Camelback Road. They can be reached at 602-955-3992. 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. Shahpar is an attorney with the law firm of Tiffany & Bosco, and she founded the Biltmore Networking Group in 2003. ■

## NEWS FROM ABEVA NEIGHBORS

### Biltmore Fashion Park Update

At the March Biltmore Area Partnership meeting an update on Biltmore Fashion Park was presented in two parts.

The first part was presented by Kate Birchler, the Senior Marketing Manager for Biltmore Fashion Park and Scottsdale Fashion Square. Kate reported the most recent retailers to join Biltmore Fashion Park:

1. Arizona Humane Society's Petique opened in November of 2009 and has adopted out over 200 dogs and cats.
2. Brooks Brothers moved from Scottsdale Fashion Square to Biltmore Fashion Park at the end of summer.
3. lululemon athletica, an athletic apparel store, offers free Yoga in the Park on Sundays at 10:30 a.m. They have about 50 attendees for the class.
4. Urban Living – Home Furnishing and Décor opened fall 2009.
5. Golden Barrel – Funky eclectic jewelry opened fall 2009
6. Alessi – Italian Home Décor opened in February.
7. Paradise Gifts AZ – Southwestern-inspired jewelry, pottery and art opened fall 2009
8. Stingray Sushi opened in mid March. The restaurant has a huge outdoor patio area.
9. Zinburger Wine & Burger Bar opened March 22nd.

Scott Nelson, V.P. of Development for Westcor, spoke during the second part of the presentation. He talked about phase one of the property improvements, which concluded in 2008. They intend to enhance the property with a mix of uses specifically at the east end where buildings E and K are located. The market will be determining the uses.

Westcor will be taking steps to ready the property for future development. They will be removing the two-story buildings at the east end of the property that were not part of the renovation. These structures will eventually be the home of a future market-driven project. In the meantime, the area will be made into about 100 additional parking spaces for guests. Part of the process includes preserving the existing building

## 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. Shafkink**  
**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**



### 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. ■

setback along 26th Street that was approved by the City and the community during the Camelback East Village Core Specific Plan process in 2006-2007.



*Biltmore Fashion Park Center Lawn*

When you receive a notification in the mail from the City, you will be made aware of what this entailed. They are not expanding or adding anything to the existing approvals; just ensuring they are in place for the future while providing a new, interim parking lot which is scheduled to open in the fall.

The last day for Steamers will be Easter Sunday as they declined another location in the mall. Abatement will take place in May with demolition and parking lot construction from June through September. Work will be able to be done during daytime hours only. ■

**Senior Cab Coupons - Take Advantage Now!**

The City of Phoenix recently launched the Senior Cab Program. Seniors are able to buy \$20 worth of cab coupons for a price of \$6. Coupons may be used anywhere in the Phoenix area with any cab company. Residents who are 65 or older can register to buy these coupons by contacting Betsy at 602-801-1163 or Cyndi at 602-801-1164. They must fill out a registration form, coupon order form, and a signature card that will be mailed to the resident. If you have any additional questions about this helpful program please contact our office at 602-262-7491. ■

**ABEVA MEMBER DISCOUNTS FOR APRIL 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**

- **Zen 32 restaurant** - 32nd & Camelback Road - 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 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. 

**Partners & Businesses**

- **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 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).

- **ABEVA rate at the Ritz-Carlton** from April 1st 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.ritzcarlton.com](http://www.ritzcarlton.com).
- **Arizona Biltmore Country Club** - As a neighboring partner to ABEVA, the golf club offers two incentives to ABEVA members. The ABEVA rate including cart, plus tax through April 16th will be \$148. The rate April 17th through June 30th is \$79, including cart, plus tax. 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 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. 