

# ABEVA BRIEF

Published for Arizona Biltmore Residents Only

August 2021

## 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.*

*ABEVA is not affiliated with Biltmore Lifestyles magazine and does not necessarily endorse or recommend any of its content or advertisers.*

## ~ August ABEVA Board Meeting ~

The next Board of Directors Meeting is August 16th, 2021, at 5:30 p.m. in the ABEVA Office.

## FROM THE ABEVA OFFICE

The e-mails that were sent to Homeowners from ABEVA last month were confusing and poorly timed. For that, we apologize.

The ABEVA office received over 80 emails that week which expressed concerns including the short notice of meetings, the possibility of a Special Assessment and/or an increase of dues, and homeowners being unable to attend meetings in-person. ❖

## Meeting Notices

If you are not aware, meeting notices are on the 1st page of the monthly newsletter, the *ABEVA Brief*, which is mailed to all homeowners the 1st week of the month. It can also be found on the website [www.abeva.com](http://www.abeva.com). The newsletter is the main way the Board communicates with homeowners. If a meeting is scheduled after the newsletter is published, notices will be posted on the ABEVA website. AZ statutes require 2 days' notice of Board Meetings. We encourage you to check the website regularly. ❖

## Funding for Beautification Project

At the July Board meeting, a motion was made and passed that confirmed funding for the Beautification Project will not come from a Special Assessment of homeowners. Additionally, please know that Arizona law says HOA Dues cannot be increased more than 20% annually without a vote of the members. ❖

## Online Meeting Equipment

The conference room in the ABEVA office will have equipment installed the first week in August to provide the capability to conduct online meetings, making them available to homeowners who are unable to attend in person. ❖

## 24th Street Oleanders

A motion was made and passed that the communities which border 24th Street be mandated to prove that they are adequately watering the oleanders, and that they are properly maintaining them. They will be required to take out the dead plants and debris and do whatever they can to increase their survivability. ❖



## ABEVA Annual Assessments

The Board is scheduled to approve the budget at the August 16th Board Meeting, which should confirm that the HOA Dues will remain at \$275 for the 17th year in a row.

**Reminder:** Statements will be mailed out at the end of September. If you have a change of address, please let us know immediately.

Please advise your bank of your ABEVA account number and your ABEVA address for your "Bill Pay" check, and make sure they have the correct remittance address for your automatic bill payments.

**ABEVA**  
**P.O. Box 67848**  
**Phoenix, AZ 85082**

**Please continue to make checks payable to ABEVA.**

We will be sending statements by both regular mail and email again this year. ❖

## ABEVA Roving Patrol Changing of the Guard

Please welcome Kiefer Criswell to Roving Patrol's second shift, you will see him driving around from 2:00 p.m. to 10:00 p.m., Monday through Friday. AAA Smart Home is still searching for a permanent 3rd shift guard. Thank you to all ABEVA roving patrol officers for the great job they do! ❖





## Beautification Committee Clarification

The following is a clarification from the Beautification Committee to the *ABEVA Brief* article titled "Big Changes" by Mark Monserez, ABEVA Board Secretary, in the July *ABEVA Brief* and the E-Mail Communication on July 13, 2021:

Last month an article entitled (BIG CHANGES ARE COMING!) was authored and published without Beautification Committee review and approval and errors occurred. We apologize. The facts are as follows:

1). In the fall of 2020, ABEVA organized a Beautification Committee to explore improving the aesthetics of the Four Primary ABEVA Community Entrances and Way Signage. The Committee is currently comprised of 6 ABEVA Board members.

2). The Beautification Committee will be providing a recommendation to the ABEVA Board by the end of August.

3). ABEVA has a surplus reserve of well over \$1MM which is in addition to its fully funded long-term capital budget reserve. ABEVA intends to use a large portion of the surplus toward this project.

4). The Beautification Committee is exploring all options to fund the project including discussions with other stakeholders such as the hotel to contribute as beneficiaries of the improved Community Entries and Signage.

\* There NEVER has been any discussion of Special Assessments and to provide further peace of mind, the ABEVA Board unanimously voted at their July meeting to specifically eliminate Special Assessments as a source of funding for this project.

5). The link for the renderings in the email were for discussion only and were not yet presented to or approved by the ABEVA Board and sent out prematurely. They are simply an illustration of the direction the Committee is recommending to the Board. ❖

## Are You Online?

If you are online, could you share your email address with ABEVA? We promise to use it only to alert you when there is an important event occurring (e.g. an emergency). If you have not shared your email address with ABEVA, please contact Executive Director Carol Jones at [cjones@abeva.com](mailto:cjones@abeva.com). ❖



## SECURITY

We live in a generally safe area, but homeowners must exercise vigilance to keep it that way. Lock doors, set your security alarm and light your yard (ideally with motion detector lights). Do not be lulled into a false sense of security if you live in a gated community. Criminals have jumped over walls, and many know gate codes. Should you see anything suspicious, call Roving Patrol at 602-369-4776 or Phoenix Crime Stop at 602-262-6151. Please program these numbers in your phones. ❖

## Monthly ABEVA Patrol Report for June 2021

Name of Incident	Total Incidents
ALARM	2
ALTERCATION	1
BURGLARY	1
DAMAGE TO PROPERTY	5
DOOR NOT SECURE	2
GARAGE DOOR OPEN	51
GATE	6
JUNK, LITTER AND DEBRIS	12
LANDSCAPING	44
LIGHTS OUT	3
LOST & FOUND	3
LOUD NOISE	4
OTHER	17
PARKING VIOLATION	126
POLICE - FIRE - EMS ON SITE	7
SOLICITATION	1
SUSPICIOUS PERSON	5
SUSPICIOUS VEHICLE	1
THEFT	7
TRESPASSING	6
VANDALISM TO PROPERTY	2
WATER	11
WILDLIFE	2
<b>TOTAL REPORTS:</b>	<b>319</b>



## THREE TIPS TO KEEP YOU SAFE DURING A MONSOON

It's that time of year when monsoon storms bring heavy rains, lightning and high winds that can snap utility poles and down trees and power lines. Follow these tips to avoid danger and stay safe:

1. If you encounter a downed power line, stay at least 100 feet away and call 911 to report the location.
2. If the traffic lights are down, treat intersections as four-way stops and proceed with caution.
3. If you are driving on the freeway, exit if possible. If you are unable to exit the freeway, pull as far over as possible and turn off all lights to reduce the chance of another vehicle using your lights to guide them and potentially colliding with your vehicle.

Finally, it's a good idea to have an emergency preparedness kit in your vehicle. Visit [Ready.gov/kit](http://Ready.gov/kit) to see what supplies are needed to build your own kit. ❖





## SPECIAL OFFERS AND EVENTS

### Embassy Suites ~ Special Rate

2630 East Camelback Road, Phoenix, AZ 85016

For your out-of-town guests or just for a staycation, there will be a 15% discount off the Best Available Rate for ABEVA members. For reservations, please call 602-955-3992, or you may make your reservations on the website at [www.phoenixbiltmore.embassysuites.com](http://www.phoenixbiltmore.embassysuites.com) and under corporate code use ID 2759628. ❖

### Arizona Biltmore Golf Club News

We hope to see you at the Arizona Biltmore Golf Club and The Adobe Restaurant this month. Here are just a few of the things happening at the Club.

**Play and Save All Summer Long:** The 2021 Arizona Biltmore Golf Club Summer Pass is now on sale. Play six rounds at the Arizona Biltmore Golf Club – any day of the week, at any time – for just \$199 now through September 10th. Summer Pass holders also get 2-for-1 drink coupons, merchandise discounts, plus you can play up to six times at The Wigwam at their Summer Six Golf Pass rate. Pick up your 2021 Summer Pass today at [www.azbiltmoregc.com](http://www.azbiltmoregc.com) and keep playing and saving all summer long.

**Adobe Happy Hour:** Enjoy a beautiful view and a great deal on drinks beginning at 3:00 p.m. daily on the Adobe's outdoor patio. The bar is always open until 6:00 p.m. On Saturdays and Sundays, The Adobe has all-day specials, including \$5 Mimosas and Bloody Mary's. Plus, be sure to check out the seasonal chalkboard for specials in the bar.

**Adobe Curbside Takeout & Delivery:** The Adobe Restaurant continues to offer curbside takeout service and delivery through third party partners (Uber Eats, Grubhub & DoorDash) from 8:00 a.m. to 3:00 p.m. daily. The takeout menu offers a full menu of favorites, plus beer, wine and soft drinks are available. To view The Adobe Restaurant's Takeout and Delivery Menu, visit [www.theadoberestaurant.com](http://www.theadoberestaurant.com) and click the menu button. To place an order, call 602-468-9160.

**Everyday Specials at The Arizona Biltmore Golf Club:** The Arizona Biltmore Golf Club offers great ways to play and save:

- ⌄ **Sunday Family Day:** Kids under 17 play free with a paying adult after 1:00 p.m. (1 child per adult 21yr or older).
- ⌄ **Lunch Break Special:** Enjoy a hot dog, a drink, and a bucket of practice balls for just \$15.

For more information, to book a golf tee time, corporate lunch or private function, visit [www.azbiltmoregc.com](http://www.azbiltmoregc.com) or [www.theadoberestaurant.com](http://www.theadoberestaurant.com). ❖

### Wrigley Mansion Memberships

Given the residential location, the city maintains that the Wrigley Mansion operate as a private club. When Geordie Hormel and his wife Jamie purchased the Mansion, their wish was to make this historic property available to all. In that spirit, you'll find the fees affordable, keeping this historic venue a Phoenix Point of Pride for everyone. Membership tiers are as follows:

#### \$20/yr Social Membership

Enjoy access to The Mansion, priority reservations to special events, and to member-only invites.

#### \$75/yr Wine Membership

All the previous benefits plus significant savings on bottles of wine from our award-winning, 12,000+ list, discounts at Jamie's Wine Bar, and special wine member events.

#### \$250/yr Corporate Membership

All of the previous benefits plus reduced food and beverage minimums for private dining spaces.

You may visit [www.wrigleymansion.com](http://www.wrigleymansion.com) for more information. ❖



## ABEVA Board of Directors

**Steve Helm, President**  
**Will Hawking, Vice President**  
**Mark Monserez, Secretary**  
**Judith Shafkind, Treasurer**  
**Wes Balmer, Director**  
**Garnet Harding, Director**  
**John Lynch, Director**  
**Bill McKay, Director**  
**Keith Mishkin, Director**

### 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**  
**Carol Jones**  
**Executive Director**  
 The ABEVA Brief Editor  
 Carol Jones  
[cjones@abeva.com](mailto:cjones@abeva.com)

**Roving Patrol: 602-369-4776**  
**Police Dept. Non-Emergency:**  
**602-262-6151**

### Website Information

Please visit the website at [www.abeva.com](http://www.abeva.com). There is a link to pay your annual assessment. You can download many ABEVA documents; CC&Rs, Parking Permission, Architectural Request Form, and more. You may also read board minutes and the ABEVA Brief online. ❖

## Handy Contacts

City of Phoenix Back-Washing  
 602.256.3190  
 Dead Animal Pick-up  
 602.262.6791  
 Dog Catcher  
 602.506.7387  
 Snake Control  
 480.894.1625  
 Fish & Game  
 602.942.3000  
 SRP Outages  
 602.236.8811  
 Water Department  
 602.262.6251  
 Water Department (after hours)  
 602.261.8000



## SUB-ASSOCIATION MANAGEMENT COMPANIES ~ 8/1/2021

Name	Management Company	Phone
Courts I	Choice Community	602-843-1333
Courts II/Vistas	AZ Community Management	480-355-1190
Villas II	Choice Community	602-843-1333
Gates	Associated Property Management	480-941-1077
Greens 3-6	Associated Property Management	480-941-1077
Shores	Integrity First Management	623-748-7595
Square	Choice Community	602-843-1333
Terrace	Ogden & Co.	480-396-4567
Cloisters	AAM, LLC	602-957-9191
Colony B/CB Greens	Vision Community Management	480-759-4945
Colony B IV/Villas I	Ogden & Co.	480-396-4567
Del Prado Apts.	Hillsboro Management	602-957-3400
Heights	Jsquared Property Management	623-251-5260
Meridian Condos	Sentry Management	480-345-0046
Taliverde	Ancor Property Professionals, Inc.	480-948-5860
Village on the Lakes	Trestle Management Group	480-422-0888
2 Biltmore	Brown Community Management	480-539-1396
Fairway Lodge	AAM, LLC	602-957-9191



## ABEVA MEMBER DISCOUNTS FOR AUGUST 2021

The following businesses and ABEVA partners have graciously offered to provide discounts to ABEVA MEMBERS ONLY. THERE IS NO ABEVA-ISSUED CARD. TO SHOW YOU ARE A MEMBER OF ABEVA, BRING THIS SECTION OF *THE BRIEF* WITH YOU. Please call first to verify that they are open.

### Restaurants

- L'Amore Ristorante - 32nd Street & Lincoln Drive. 10% off. 602-381-3159.
- Wrigley Mansion - 20% off brunch. For your reservation, call 602-955-4079.



### Partners & Businesses

- Foothills Pet Resort - 3165 E. Lincoln Drive. 10% off boarding, daycare, and grooming services. Call 602-956-2302 or visit [www.foothillspetresort.com](http://www.foothillspetresort.com).
- State of the Art Designers in Hair 2398 E. Camelback Rd. 50% off all hair services with stylist Jill Moore. Call 602-435-8488.
- UPS Store 3219 E. Camelback Road (next to Tomaso's) 10% off 602-952-8830.
- Groom Room Barbershop at Biltmore



Fashion Park. Receive \$5 off. Call 602-252-2552.

- Get Your Move On, Delicate Moving & Storage - \$100 off for your next move. Call 480-695-6621.
- RunBuddy Mobile - Mobile Dog Gym. Call 480-433-8835 or visit [runbuddymobile.com](http://runbuddymobile.com). \$30 per dog on first visit.
- Uptown Hound - Dog Groomer and Stylist. 4723 N. Central Avenue. 602-266-DOGS. 10% off first time services.
- Pet Market - 4719 N. 20th St. #A30. Mention you are an ABEVA member to receive 10% off your entire purchase. To redeem use code item#:500170. 602-954-4000 or visit [www.choicetpetmarket.com](http://www.choicetpetmarket.com).

