

# ABEVA BRIEF

Published for Arizona Biltmore Residents Only

March 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.*



## FROM THE ABEVA OFFICE

### ABEVA Board Meeting

The next ABEVA Board Meeting is scheduled for Monday, March 15th, 2021 at 5:30 p.m. at the Embassy Suites Biltmore. ❖

### 2021 ANNUAL MEETING REPORT

The Annual Meeting of the Arizona Biltmore Estates Village Association (ABEVA) was held at the Embassy Suites and was attended by approximately 35 ABEVA members.

The following ABEVA members were elected to the Board: Judith Shafkind, Will Hawking, Garnet Harding, Keith Mishkin, John Lynch, and Mark Monserez. The officers elected at the February 15th Board Meeting are Steve Helm – President, Will Hawking – Vice President, Keith Mishkin – Secretary, and Judith Shafkind – Treasurer.

**State of the Association** – Steve Helm reported on the 2020 accomplishments.

Seal coating was done on Biltmore Estates Drive in May 2020. Arizona Biltmore Circle and 24th Parkway were seal coated last summer, 2019. Maintaining our streets and filling the cracks prevents water penetration and erosion and will put off total reconstruction for several years. All the ABEVA streets are swept weekly.

ABEVA worked with the City and legal counsel to open the gates under Lincoln. The tunnel is designed for drainage and having the gates closed is a flood hazard.

The ABEVA Enhancement Committee has been formed to identify projects that will benefit, beautify and enhance the community.

**Security** - One of the major amenities of homeownership at the Biltmore is the reassuring presence of the Roving Patrol. ABEVA has contracted with AAA Smart Home to provide 24 hours, 7 days a week patrol service throughout all ABEVA sub-associations and common areas. There are 3 weekday officers and 2 weekend officers. The Roving Patrol drives 16 miles of road each tour - every 8 hours 3 tours are completed thus 9 tours of the entire Biltmore property take place every day. If you do the math that is 52,560 miles a year and they drive over 639 speed bumps per day. The annual incident recap sheet is posted on the website and we put monthly reports in the BRIEF Newsletter so you can review the types of incidents they respond to every day. I think most will agree we have an outstanding team of roving patrol guards blending both responsibility and courtesy. Should you need Roving Patrol phone stickers, you may stop in the ABEVA office to pick them up.

**Title Transfers** - 172 ABEVA homes changed ownership this past year vs. 150 in 2019 vs. 145 in 2018. The 172 closings generated \$71,725 in Transfer and Disclosure fees. If you are selling your home, please remember that you must disclose that you are a member of at least two associations – ABEVA and your sub-associations.

**Treasurers Report** – The financials were provided to the owners present in the meeting packet. Ms. Shafkind reported that the budget is healthy and the bad debt ratio remains at less than 2%. The 2019/2020 financials were reviewed by the CPA in January and a report is available in the ABEVA office.

**Collections** - As of February 22nd, there are 23 (vs. 10 on this date last year) homeowners that have not paid their ABEVA annual dues. They have been sent invoices, late letters, and demand letters, and calls and emails have been made. We make every effort to collect on these balances before sending them to the attorney for collections. If payment is not received by March 15th, the delinquent accounts will be sent to the attorney's office for collection, a lien will be filed against the property, and they will incur additional legal fees.

Please keep us updated with your current mailing address. It can save you a lot of money, because if we can't find you to send your Annual Dues Statement to you, we must have the collection attorney find you.

We encourage you to submit your suggestions to the ABEVA office, please send an email to [cjones@abeva.com](mailto:cjones@abeva.com). We are always looking for ways to improve our community and working to make this a better place for all. ❖





## SECURITY

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

**IF YOU HAVE A SECURITY SYSTEM AND DO NOT TURN IT ON, THEN YOU DO NOT HAVE A SECURITY SYSTEM.**

Should you see anything suspicious, please call 911 or Phoenix Crime Stop at 602-262-6151 and then notify the ABEVA Roving Patrol of the incident at 602-369-4776. For your safety, please have these numbers programmed in your home and cell phones. ❖

### Monthly ABEVA Patrol Report for January 2021

Name of Incident	Total Incidents
ABANDONED VEHICLE	3
ALTERCATION	1
BARKING DOG	1
COLLISION	5
DAMAGE TO PROPERTY	2
DOOR NOT SECURE	2
GARAGE DOOR OPEN	51
GATE	11
INJURY TO PERSON	1
JUNK, LITTER AND DEBRIS	3
LANDSCAPING	8
LIGHTS OUT	10
LOUD NOISE	9
OTHER	30
PARKING VIOLATION	81
POLICE - FIRE - EMS ON SITE	10
POLICE ON SITE	4
SUSPICIOUS PERSON	9
SUSPICIOUS VEHICLE	3
THEFT	3
TRESPASSING	4
WATER	4
<b>TOTAL REPORTS:</b>	<b>255</b>

## Godown Drive

Why is it called "Godown Drive?" The following was an article written by one of the founders of ABEVA, Brian Zemp, for the *Biltmore Lifestyles Magazine* in May of 1990.

Ranked for decades as one of the finest resorts in the world, the Arizona Biltmore has been the vacation iconic for many of the important, famous, and wealthy people of our age. At the same time, it has been the home to some equally fascinating people of whom you have probably never heard. Howard Godown was one of those people. His fifty years of service to the hotel as a bellman, houseman, head houseman, general factotum, and self-appointed "night manager" epitomized the charm and spirit of the Biltmore.

Howard came to Arizona at the age of 25 when his doctors in the Midwest told him that he had very little time to live. Suffering at the time from the advanced stages of respiratory disease, he was encouraged to find a hot dry climate in which to live out his days. He arrived in Phoenix in 1931, and, as he was fond of telling people, "only lived

another fifty years."

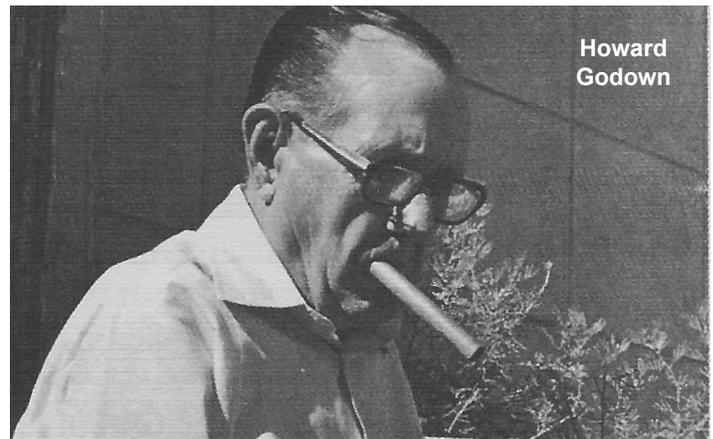
After working for a couple of years at the San Carlos Hotel in downtown Phoenix, Howard joined the staff of the Arizona Biltmore in 1933. Starting as a bellman, Howard advanced to bell captain, houseman, and ultimately, head houseman, the position he held until 1973 when he "retired." Retirement meant only the lack of an official title. He continued to draw a salary and live in the dormitory building behind the hotel as he had for many years.

For forty years, Howard picked-up, checked-in and cared for guests at the hotel, many of whom would return year after year, and once here, stay for weeks or months at a time. Knowing what guests wanted was Howard's specialty, and converting that knowledge into cash was his forte. Even in his later years, Howard had a way of doing things for you that made you want to tip him. Never the slaving functionary with a hand out, Howard understood that, by and large, people want first-class service and are willing to pay for it.

If he thought that a particular guest would recognize and appreciate extra touches upon arrival, he would accommodate them. For instance, he would bring in or arrange furniture in a particular way, or hang sheets in the closets to protect clothing from the rough finish of the Biltmore blocks. For those guests who left trunks of resort clothing stored at the hotel, Howard would supervise the annual unpacking and pressing.

If guests needed a little training in appreciation, Howard would conduct a mischievous seminar on the need for keeping the houseman happy. One of his favorite tricks was to remove the stopper and chain from a bathtub and then, knowing the dinner schedule, being close at hand when the call for help came. Being seconds away with the perfect replacement was almost always good for a kind word and a handsome tip.

Unlike most of the hotel employees who went home or to other resorts in the offseason, Howard stayed, running errands, helping with fix-up projects, and entertaining Harry Boyle, the Hotel Manager. After a rigorous season, Harry and Howard always took some time off. As Howard characterized it in later years, their goal was to "get drunk and stay drunk for at least a month." Howard, who had a prodigious capacity for spirits, would drive Mr. Boyle about town in the hotel's Cadillac convertible as they celebrated. ❖



Howard Godown





## 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 at 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 love Phoenix in March, the weather is perfect. There's no need to travel, as there's so much happening here at the Arizona Biltmore Golf Club.

**Patio Time!:** Enjoy the Adobe Restaurant's beautiful patio throughout the month of March. The bar is always open until 6:00 p.m. If you are hungry, you can dine from our afternoon or happy hour menu until 4:00 p.m. Monday through Thursday, and until 5:00 p.m. Friday and Sunday.

**Spring Conditions:** The Adobe Course and Links Course are both in pristine condition. Take advantage of the beautiful weather and enjoy a fun round of golf at the Arizona Biltmore Golf Club this March.

**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.

**Are You A Rewards Member?** Did you know Biltmore Golf Club Rewards Members automatically save on greens fees just for signing up? Its free and easy to become a Biltmore Golf Club Rewards Member – either download the Arizona Biltmore Golf Club App and sign-up there or sign-up in the golf shop. Biltmore Golf Club Rewards Members earn points for playing and purchases towards free golf!

**Adobe Curbside Takeout & Delivery:** The Adobe Restaurant continues to offer curbside takeout service and delivery through third party partners (Uber Eats, Grubhub and 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.

**Mask Up:** A friendly reminder that face masks are required when indoors, and when near others even while outdoors, at the Arizona Biltmore Golf Club and Adobe Restaurant. This is a City of Phoenix requirement; therefore, we ask that all guests comply. Finally, please support club employees should they need to enforce the mask mandate. We appreciate your cooperation.

**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 21 years and older).
- 📏 **Lunch Break Special:** Enjoy a hot dog, a drink and a bucket of practice balls for just \$15.
- 📏 **Biltmore Golf Happy Hour:** \$20 includes 4 to 9 holes of golf with golf cart, and one happy hour drink (up to a domestic beer). Available any day after 4:45 p.m.

**Frontline & Public Service Rate:** As a small token of our appreciation for all they do for the community and country, all frontline workers and first responders (doctors, nurses, police, fire, emergency services and military) will receive \$5 off their round. Bring up to three friends with you at the same rate and enjoy the great conditions. (Must have valid I.D., good for all current and retired personnel).

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). ❖



## ABEVA Board of Directors

- Steve Helm, President
- Will Hawking, Vice President
- Keith Mishkin, Secretary
- Judith Shafkind, Treasurer
- Wes Balmer, Director
- Garnet Harding, Director
- John Lynch, Director
- Bill McKay, Director
- Mark Monserez, 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 ~ 3/1/2021

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	AZ Community Management	480-355-1190
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	Jsquard 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 MARCH 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. Every haircut comes with a shoe shine! 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 [runbuddy-mobile.com](http://runbuddy-mobile.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.choicepetmarket.com](http://www.choicepetmarket.com).

