

ABEVA BRIEF

Published for Arizona Biltmore Residents Only

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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.

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**Happy Thanksgiving from
The ABEVA Office Staff and
The Board of Directors!**

FROM THE ABEVA OFFICE

Next Board Meeting: The next meeting of the ABEVA Board of Directors is Monday, November 15th, 2021 at 5:30 p.m. The meeting will be held in the ABEVA office and on Zoom. If you wish to join, please get the information on the ABEVA website. All meetings are posted on the www.abeva.com home page. If you want to review the minutes of the Board Meetings, please visit the website tab, "Governance."

ABEVA Annual Assessments: As a convenience for homeowners, statements for your ABEVA dues of \$325 were sent out last month; please call the ABEVA office if you have a change of address or have other questions. Remember, your dues are due November 1st. If your dues are received after December 1st, there is a \$32.50 late fee added to your account. Late fees will not be waived.

ABEVA Account Number: Please refer to your statement for your account number. If you have any questions concerning payment options, history or other concerns, please contact the ABEVA office at 602-955-1003. Any correspondence other than payments, including change of address, should be sent to the ABEVA office, not the bank P.O. lockbox.

Elections for the ABEVA Board of Directors: It's time to start thinking about the 2022 election. The function of ABEVA is to govern common areas and address issues that affect the community. This year, there are five seats up for a vote.

Each Director must meet the following criteria:

- 1.) He or she must be a member in good standing of ABEVA.
- 2.) Must be the owner of record of an ABEVA property.

Board meetings are held on the third Monday of each month at 5:30 p.m. in the ABEVA office.

Meetings require a commitment of at least two hours at each meeting, plus possible additional time to serve on committees.

If you are considering running for the board, we ask that you take a few moments to ask yourself the following three questions:

Do I have the time? As a board member, you will need to devote a couple of hours of your time each month to association business. Some board members may also spend a little more time than others if they work with a committee.

Can I make tough decisions when it's required? The primary role of the board is to conduct the business of the association. This means approving the budget and developing and enforcing policies. Board members are required to step outside their immediate circles of family and neighbors and make decisions based on the greater good of the community, not just their sub-association.

Can I represent ABEVA in and to the larger community? Our community is only as good as we make it. Board members need to attend social functions such as picnics and open houses to foster ABEVA's connection with our homeowners and with our neighbors. If you are interested in running for a seat on the ABEVA board, please submit a biography of 200 words or less that will be sent out with the ballots. You may mail it to the office or email it to cjones@abeva.com. Be sure to include your full name, address, phone number, and email with any correspondence. Biographies must be received in the ABEVA office no later than Friday, December 10th at noon. Should you have any further questions, you may contact Carol Jones at 602-955-1003. ❖

Please Walk on the Sidewalks!

Now that the temperature is finally cooling down, people will be out walking again. Please walk on the sidewalks or the edge of the road. Two people have been hit on Biltmore Drive, and we do not want the next one to be you!





Beautification Committee Update

Many ABEVA members have questions about the Who? What? Why? When? and How? regarding the current BEAUTIFICATION PROJECT. The following is a detailed and accurate history of the project. We hope this clarifies any questions and illuminates any misunderstandings about this endeavor.

It all began with this:

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Formed in Fall of 2020, the ABEVA Beautification Committee (BC) set sail on a deep exploration on how to elevate and add value to one of the most prestigious, historic, and perfectly located planned communities in the Valley: The Arizona Biltmore Estates.

The six Member Committee is comprised of experts from many disciplines including business, product start up, project development, commercial and residential real estate, architecture, entrepreneurship, professional athlete agency, and event management, to name a few.

Over many years, ABEVA has accumulated a \$1M surplus in its Reserve Fund, which is to say, funding over and above what our reserve study indicates will be needed. This surplus money needs to be reinvested into the community. The BC recommended to the ABEVA Board that the focus be on beautifying the four primary entrances into the community that set the tone and esthetics so revered of the Arizona Biltmore Estates. These are: 24th St. and Thunderbird, 24th St. and Biltmore Circle Dr., Lincoln and 32nd St., and 32nd St. and Colter.

Most members of the 18 sub-associations that make up the Biltmore Estates pass through or see these entryways, as do tens of millions of passers-by annually.

In late 2020, the BC authored a Request for Proposal (RFP) and distributed it to seven prestigious landscape architecture firms from across the country seeking design proposals.

The next step was to analyze the RFP responses received, which proposed costs to design and execute a plan to reimagine and elevate the four main entrances. Those proposals were then distilled down to three local firms. The BC then hosted interviews with these three firms at their offices in the early Spring of 2021.

After deep and careful consideration, the Scottsdale-based firm, Greey Pickett (GP), was chosen, as they have a long and successful body of work here in Phoenix and seem to best understand the luxury and historical significance of the Arizona Biltmore Estates.

With GP engaged, the BC continued to refine our vision and decided on a hierarchy of focus and exploration to include:

- 1.) The existing \$1M surplus in our reserve fund.
- 2.) Our Board Pledge to nourish and enhance our Biltmore Lifestyle.

- 3.) The Arizona Biltmore Estates brand estimated to represent at least a billion dollars of home value.
- 4.) The long-established greenbelt, best reflected in the 36-hole Adobe Golf Course and our Architectural Guidelines.
- 5.) The Frank Lloyd Wright influence seen throughout elements in our community.
- 6.) The \$100M renovation at the Blackstone-owned Arizona Biltmore a Waldorf Astoria Resort.
- 7.) Our long-standing agreement with the Arizona Biltmore requiring them to maintain the 24th Street & Thunderbird Trail Entrance leading up to the hotel.
- 8.) The proposed \$30M renovation of the Golf Course by its owner JDM.

Eventually, Greey Pickett submitted their design proposal and gave the BC an indication of what a 5-star, \$2M budget could achieve. The renderings of this design can be found on the abeva.com website under the Beautification Project tab. The hope was that the owners of both the hotel and the golf course would contribute the additional \$1M to elevate their interests as well. Unfortunately, both are 100% focused on their own renovations, and have at this juncture declined to participate financially beyond offering to pay for perfunctory signage.

Numerous Committee meetings were organized and hundreds of collective hours invested to evaluate our best options. Many action items and recommendations were presented to the ABEVA Board for approval.

The BC thoroughly explored all possibilities to raise the additional funds including: creating bonds, seeking private donations, special assessments and capital improvement loans from banks. All these options to raise the additional \$1M were ultimately dismissed, and the focus became reducing the scope of work to match the existing \$1M available for the project.

As of this writing, the BC is waiting for Greey Pickett and SDL Contractors to pull elements from the current renderings and to reduce the Beautification Project to three of our highest impact entrances 24th Street and Thunderbird Trail, (sign update only on the 24th Street & Biltmore Circle Drive monument), Lincoln and Biltmore Circle Drive and 32nd Street and Colter, with a total budget to equal our \$1M reserve surplus.

During the exploration, it was discovered that the unsightly block building on the Northeast side of the 24th St. and Missouri entry point is a water boost station that the city is abandoning with demolition scheduled for January 2022. We are talking to the homeowners about their plan once the city releases the easement and the land reverts back to the homeowner as to whether or not a portion of the reclaimed land could be used for the ABEVA project. The BC met with the homeowner's attorney, along with our own attorney, Scott Carpenter, and we are awaiting information.

Your ABEVA Beautification Committee members are:

Bill McKay (Chair), Meridian, Wes Balmer Greens IV, Garnet Harding, Biltmore Greens, Will Hawking, Taliverde, John Lynch, Village On The Lakes, and Keith Mishkin, Taliverde.





SECURITY

Report all suspicious people, vehicles, or activities to Crime Stop at (602) 262-6151 or call 911 if it is an emergency. Also, please make sure to let the ABEVA patrol know about any reported incidents. ❖

Monthly ABEVA Patrol Report for September 2021

Name of Incident	Total Incidents
ALARM	4
DAMAGE TO PROPERTY	5
DOOR NOT SECURE	1
GARAGE DOOR OPEN	70
GATE	3
JUNK, LITTER AND DEBRIS	6
LANDSCAPING	39
LIGHTS OUT	35
LOST & FOUND	0
LOUD NOISE	7
OTHER	5
PARKING VIOLATION	169
POLICE - FIRE - EMS ON SITE	3
POLICE ON SITE	2
SOLICITATION	4
SUSPICIOUS PERSON	4
SUSPICIOUS VEHICLE	9
TRESPASSING	7
WATER	1
WILDLIFE	2
TOTAL REPORTS:	376

**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
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. 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. ❖

SPECIAL OFFERS AND EVENTS

Biltmore Ladies Lunch Bunch

Calling all Women who live in one of the Biltmore Subdivisions to the Monthly Biltmore Ladies Lunch Bunch (BLLB) Luncheon! BLLB meets the 2nd Thursday of the month at 11:45 a.m. at Frank and Albert's Restaurant's Atrium Room for fun, food, friendship and just a casual time to get to know your neighbors! The next two luncheons are Thursday, November 11th and Thursday, December 9th. It's BYOM (bring your own money), and RSVP's are needed to help the restaurant out. Please contact Carla Hancock at CHancock@BayEq.com or 602-350-1351 to give your RSVP or if you have any questions. All are welcome! ❖

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 and under corporate code use ID 2759628. ❖

Wrigley Mansion News

Thanksgiving at the Wrigley Mansion

There will be a beautiful Thanksgiving 2021 with an usual extravagant feast! With a menu crafted by Chef de Cuisine Ashley Goddard, expect all seasonal dishes, plus more in a four-course prix fixe menu. November 25th, 2021, 12:00 p.m. to 6:00 p.m. - \$145++ per adult, and \$45++ per child under 12.

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





Live Jazz at Wrigley Mansion 6:00 p.m. to 8:30 p.m.

A fond memory of long-time Wrigley Mansion members is of Geordie Hormel playing on the antique Steinway in the Living Room during every Sunday Brunch. Now, the late musician's wife and Mansion Owner, Jamie Hormel, is bringing live jazz back to the house with a new Friday evening series. There will be a great lineup of jazz players, including occasional special guests and vocalist Geri Hormel (Geordie and Jamie's daughter) appearing every third Friday.

Wine Dinners December 2nd, 2021 • Hartford Family Winery

If you haven't experienced one of the wine dinners, you're missing out! Save the date for this delicious adventure. The dinners start with a splash of bubbly and an appetizer, after which the guests move to the dinner tables to enjoy a variety of Hartford Family wines with a beautifully paired dinner. Watch for details coming soon.

Afternoon Tea Service

The fabulous and opulent Afternoon Tea at the Mansion is a seasonal addition which includes exquisite teas and delicious delicacies of house-made finger sandwiches, scones and miniature desserts. Look at the Fall menu and make your reservation for a mid-week, relaxing get-away. Reservations are required at least one day prior. ❖

Arizona Biltmore Golf Club News

We hope to see you at the Arizona Biltmore Golf Club and The Adobe Restaurant this month.

Golf Course Overseeding Dates: The Adobe is now open. The Links Course will be closed for overseeding through November 14th. The Links Course will reopen November 15th and will also be cart path only for one week after reopening. For those not familiar with overseeding, it is the annual planting of winter ryegrass.

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

Book Your Holiday Party: It's November, so time is ticking to schedule your holiday party. Make the entire Adobe patio yours for a work or family holiday party for 50 guests or under. Call or email Matt Vega for details at 602-468-9160 or mvega@jdmgolf.com.

Adobe Happy Hour: Enjoy Happy Hour drink specials at The Adobe Restaurant. Specials from 3:00 p.m. until close (6:00 p.m.). Draft specials include \$4 Barn Brew, \$4 Bud Light, \$4 Domestic Cans, and \$5 Seasonal Craft Selection; Wine Specials include \$5 House White/Red and Bubbles; and all Craft Cocktails are \$8.

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.

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 of 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 or www.theadoberestaurant.com. ❖



ABEVA MEMBER DISCOUNTS FOR NOVEMBER 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

- 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.
- Hair Craft Salon - 1622 N 16th Street - 50% off any hair service for 1st visit. Call 602-435-8488.
- UPS Store 3219 E. Camelback Road (next to



Tomasso's) 10% off 602-952-8830.

- 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. \$30 per dog on first visit.



- 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.

