

# 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.*

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

## September ABEVA Board Meeting

The next Board of Directors Meeting is September 20th, 2021 at 5:30 p.m. The meeting will be held at the ABEVA office and online. If you wish to join, please check the ABEVA website or contact the ABEVA Office.

## Beautification Committee Report

The ABEVA Beautification Committee continues its due diligence, investigation and preparation of a plan to enhance our Four Primary Entrances and way signage.

As previously stated in the August 2021 *ABEVA BRIEF*, special assessments will NOT be considered for funding. We have significant reserves to invest and other sources of funding.

Our vision is to create "a sense of arrival" befitting of a Historical, Luxury 5 Star Community. Our design vision respects our well established Frank Lloyd Wright block architecture, design and our long-standing predominately green natural landscape. The Committee has presented its plan to The Arizona Biltmore Hotel, its Ownership Group, Blackstone Real Estate, and other interested Stakeholders. Together the plans will be refined and finalized, then implemented after Board approval.

We recently established a project timeline and are working towards a third or fourth quarter 2022 groundbreaking.

Initial and preliminary renderings will be posted in a dedicated ABEVA BEAUTIFICATION PROJECT website if the Board approves the expense to create the website in its next meeting.

The Committee and Board are in the process of expanding The Beautification Committee's responsibility to include studying ABEVA's perimeter areas and to develop a path forward to clean up and unify problem areas.

The ABEVA brand represents well over \$1 billion in Homeowner value. The ABEVA community is the home of the newly renovated Arizona Biltmore Waldorf Astoria Hotel and Spa, 36 Hole Arizona Biltmore Adobe and Links Golf Courses, Historic Wrigley Mansion, plus walk and bike ways for us all to enjoy.

*Submitted by The Beautification Committee Chairman*

## FROM THE ABEVA OFFICE Annual Assessments

The Board elected to increase the dues \$50 per year to a total of \$325 per year. After 17 years of maintaining the same annual dues, even at the new rate, ABEVA is one of the lowest HOA costs in the Valley for a master planned community.

**ABEVA Annual Dues Increase  
To \$325 This Year**





## ABEVA ANNUAL DUES ARE \$325 THIS YEAR

ABEVA Annual Assessments are due NOVEMBER 1, 2021. Invoices will be mailed out at the end of September. You will receive a copy of the Budget with your annual statement this month. If you have a change of address, please let us know now.

- Please update your “Bill Pay” with your bank to the increased amount of \$325 for your automatic payments to avoid any late fees for the wrong amount.
- Put your ABEVA account number in the memo portion of your check to help ensure that your payment is applied to your account.

## ABEVA Assessment Collection Policy

Effective July 20, 2020, the ABEVA Board approved a new collection policy. You will find a complete policy at ABEVA.com under “Governance; Governing Documents.” The following is a summary of the fees:

1. Assessment (First Notice) mailed out by October 1st, Assessment payment is considered late if post-marked after November 30th.
2. Late fees of 10% applied December 1st.
3. First Delinquency Notice sent on or about the second week in December; \$20 collection fee applied to the ledger.
4. Second Delinquency Notice sent on or about 1st week of January; \$100 collection fee applied to the ledger.
5. Third Delinquency Notice sent on or about 2nd week of February, \$100 collection fee applied to the ledger.
6. If an account remains delinquent by the 2nd week in March a lien will be filed; a \$300 lien fee will be applied to the ledger.
7. At any time in this process, the account may be turned over to the Association’s legal counsel for collection actions.

## August Board Meeting Update

The full minutes of the Board Meetings are posted on the ABEVA website at [www.ABEVA.com](http://www.ABEVA.com) after they are approved, usually the following month. The *ABEVA Brief* will highlight the main items addressed at the board meeting and the happenings around the community.

In the August board meeting, the decision was made to increase the Annual Assessment by \$50.00. The 2021-2022 Budget was also reviewed and approved.

The approval was given for the holiday lighting display at Lincoln Drive.



## ABEVA Office Technology Improvements

The ABEVA office completed substantial technology improvements with a new large television connected to a computer to enable Zoom meetings for monthly meetings, along with a tool for HOAs that use the ABEVA office. We welcome as much community engagement as possible.

## SECURITY

Please remain vigilant and aware of your surroundings at all times. There have been several reported car break-ins; most of these cars are unlocked making them easy targets. Ensure your homes and autos are locked and your valuables are not left in your vehicles.

Report all suspicious people, vehicles, places, or activities to Crime Stop (602) 262-6151 or call 911 if it is an emergency. Also, make sure to let the ABEVA patrol know of any reported incidents. It is important to report all incidences to both ABEVA patrol and police for future support and response time. Let’s work together to make the Biltmore a safer place.

### Monthly ABEVA Patrol Report for July 2021

Name of Incident	Total Incidents
ALARM	2
BURGLARY	1
COLLISION	1
DAMAGE TO PROPERTY	11
DOOR NOT SECURE	2
GARAGE DOOR OPEN	47
GATE	9
JUNK, LITTER AND DEBRIS	10
LANDSCAPING	51
LIGHTS OUT	25
LOST & FOUND	1
LOUD NOISE	1
OTHER	11
PARKING VIOLATION	125
POLICE - FIRE - EMS ON SITE	4
POLICE ON SITE	1
SOLICITATION	1
SUSPICIOUS PERSON	5
SUSPICIOUS VEHICLE	2
THEFT	1
TRESPASSING	7
WATER	8
<b>TOTAL REPORTS:</b>	<b>326</b>



## 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.

**Golf Course Overseeding Dates:** For those who like to plan, here are the overseed dates for the Arizona Biltmore Golf Club's Links and Adobe courses. The Adobe Course will be closed for overseeding October 4 through 24. Adobe will reopen on October 25th and will be cart path only for one week after reopening. The Links Course will be closed for overseeding October 25 through November 14. The Links Course will reopen on 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 rye grass.

**Congratulations Tina Tombs:** *GOLF Magazine* recently named Arizona Biltmore Golf Club Director of Instruction Tina Tombs one of the "Top 100 Teachers in America" for 2021 – 2022. Since its inception in 1991, *GOLF's* Top 100 Teachers in America franchise has established itself as the industry standard for recognizing excellence in coaching. Congratulations, Tina!

**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.

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 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**  
**[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 ~ 9/1/2021

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 SEPTEMBER 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).

