

ABEVA BRIEF

Published for Arizona Biltmore Residents Only

August 2020

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

- The next Board of Directors Meeting is August 17, 2019.
- The ABEVA Board is researching adding a flat curb along the edge of Biltmore Estates Drive to maintain the integrity of the pavement edge.
- The Board approved holiday lights at the Lincoln entrance again this year.
- The Board unanimously approved revisions to the ABEVA Collection Policy. Please review the Policy on the following page. It will be more costly if you are late this year, so make sure your payment is received before December 1st. ❖

Alex Melendez, our third shift officer who started at ABEVA in March. Transcend is still interviewing for our permanent weekend guards. Thank you to all ABEVA roving patrol officers for the great job they do. ❖



ABEVA Annual Assessments

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

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

If you use "Bill Pay," 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.

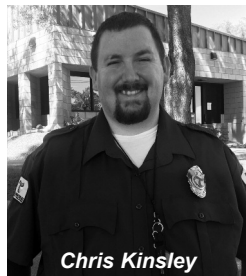
ABEVA
P.O. Box 67848
Phoenix, AZ 85082

Please continue to make checks payable to ABEVA.

If you would prefer to receive an "E-Statement," confirm your email address by calling 602-955-1003 and email ABEVAOFFICE@ABEVA.COM by September 1st. ❖

ABEVA Roving Patrol Changing of the Guard

Please welcome Chris Kinsley to Roving Patrol second shift, you will see him driving around in ABEVA's new Toyota Camry Monday through Friday. Chris started at ABEVA 3 years ago and has done an excellent job of patrolling and reporting on weekends. Chris replaces Brett Barker who retired last month. If you are up late or very early, you will see



Monthly ABEVA Patrol Report Recap for June 2020

| Name of Incident | Total Incidents |
|--------------------------------------|-----------------|
| ABANDONED VEHICLE | 0 |
| ALARM | 1 |
| ALTERCATION | 0 |
| BARKING DOG | 1 |
| BURGLARY | 0 |
| COLLISION | 0 |
| DAMAGE TO PROPERTY | 6 |
| DISORDERLY CONDUCT | 1 |
| DOOR NOT SECURE | 1 |
| EQUIPMENT MALFUNCTION | 2 |
| GARAGE DOOR OPEN | 51 |
| GATE | 2 |
| INCIDENT WITH INTOXICATED INDIVIDUAL | 1 |
| JUNK, LITTER AND DEBRIS | 4 |
| LANDSCAPING | 1 |
| LOST & FOUND | 1 |
| LOUD NOISE | 2 |
| OTHER | 3 |
| PARKING VIOLATION | 3 |
| POLICE - FIRE - EMS ON SITE | 9 |
| POLICE ON SITE | 5 |
| SUSPICIOUS PERSON | 5 |
| SUSPICIOUS VEHICLE | 2 |
| TRESPASSING | 6 |
| WILDLIFE | 1 |
| TOTAL REPORTS: | 108 |





**Arizona Biltmore Estates Village Association
Assessment Collection Policy**

Effective July 20, 2020

The following Collection Policy shall be followed for the Arizona Biltmore Estates Village Association:

ASSESSMENT COLLECTION SCHEDULE:

1. Annual Assessment Notice mailed out on or before October 1st.
2. Assessment is due on or before November 1st.
3. Assessment is considered late if not received within thirty (30) days after the due date.
 - A late fee of 10% of the amount of the Assessment shall be applied against the Owner's account on December 1st.
4. If the Assessment remains unpaid, a First Delinquency Notice shall be sent to the Owner on or about the second week in December. A collection fee of \$20.00 shall be applied to the owner's account for the preparation of this demand letter.
5. If the Assessment remains unpaid, a Second Delinquency Notice will be sent on or about the first week of January via certified mail, return receipt requested. A collection fee of \$100.00 shall be applied to the owner's account for the preparation of this demand letter. The notice shall contain the following statement:

YOUR ACCOUNT IS DELINQUENT. IF YOU DO NOT BRING YOUR ACCOUNT CURRENT OR MAKE ARRANGEMENTS THAT ARE APPROVED BY THE ASSOCIATION TO BRING YOUR ACCOUNT CURRENT WITHIN THIRTY DAYS AFTER THE DATE OF THIS NOTICE, YOUR ACCOUNT WILL BE TURNED OVER FOR FURTHER COLLECTION PROCEEDINGS. SUCH COLLECTION PROCEEDINGS COULD INCLUDE BRINGING A FORECLOSURE ACTION AGAINST YOUR PROPERTY.

6. If the Assessment remains unpaid, a Third Delinquency Notice regarding the delinquency shall be sent to the Owner. Such notice shall indicate that a Notice of Lien will be filed with Maricopa County Recorder's Office for the past due amounts. A collection fee of \$100.00 shall be applied to the owner's account for the preparation of this demand letter. If the Owner fails to timely respond, the Association may proceed to file the Notice of Lien.
 - The delinquent account will be assessed a fee for the preparation (not to exceed \$300) and recording of the Notice of Lien (recording costs are determined by the Maricopa County Recorder). The lien will not be released until the account is paid in full. When the lien is released, the account will be assessed a fee for the preparation and recording of the release.
7. At any time in this process, the account may be turned over to the Association's legal counsel for collections action. Should ABEVA employ legal counsel to enforce collection, any attorney's fees and costs the

Association incurs will also be secured by the assessment lien against the Lot. Before an account is turned over to an attorney, the Association must send the Owner a notice via certified mail, return receipt requested, with the statement outlined in Section 5.

- Once at the attorney for collections, all communication regarding the delinquency must be with that attorney.

Payments will be applied to an account as follows (according to ARS 33-1807):

1. Unpaid Assessments/Past Due Assessments
2. Unpaid Charges for Late Payment of those Assessments Late Charges
3. Collection Fees (Demand Letter/Lien)
4. Attorney Fees/Costs
5. Fines and Other Charges

Payment plans (prior to an account being sent to legal counsel) will be accepted by the Association under the following conditions:

- A. Payments made without the benefit of a properly executed payment plan will not be construed as a payment plan, and collection activity shall be initiated in accordance with the Assessment Collection Policy.
- B. Late fees as provided in the Assessment Collection Policy shall not be charged during the term of the payment plan so long as payments are received following the plan.

The Association reserves the right to deviate from this Policy and to take any action at any time authorized by the governing documents or applicable law. This right includes, but is not limited to, the right to turn any matter over to legal counsel at any time and act in accordance with legal counsel's recommendation. No offset, discount, or waiver of any amount due shall be permitted on account of the Association's failure to send any notice or to take any action described herein. ❖

NEWS AND EVENTS
Embassy Suites Biltmore ABEVA Rate

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 and under corporate code use ID 2759628. ❖

Arizona Biltmore Golf Club News

Biltmore and Wigwam Summer Pass: There's still time to purchase (and use) an Arizona Biltmore Golf Club Summer Pass. For just \$144, you get six rounds of golf at either the Biltmore or The Wigwam. That is five golf courses, where you can play any day, at any time, now through September. Plus, this year's summer pass is loaded with cool perks such as 2-for-1 drink coupons, discounts for friends, and discounts on future rounds this fall. Pick up your 2020 Summer Pass today at www.azbiltmoregc.com.





Golf Cart Dividers: As an added health and safety measure, Arizona Biltmore Golf Club guests and members now have the option of using a golf cart divider during their rounds. The protective shield is mounted from the roof of the golf cart and hangs down between golfers seated on the driver and passenger sides. The main barrier is made of clear vinyl plastic and is fastened in the front and back to prevent flapping.

Dog Days of Summer Specials: Even during these strange and challenging times, we're finding ways to celebrate summer at the Arizona Biltmore Golf Club with specials each day. Check out seven ways to save or win great prizes.

- ‡ **Merch Monday:** Stop by any Monday during the summer and receive 25 percent off logoed Arizona Biltmore Golf Club merchandise.
- ‡ **Tuesday:** Receive 2x rewards points for Rewards Program Cardholders
- ‡ **Wednesday:** Women's Wednesday \$25 for 18 holes after 9 a.m. or \$15 for 9 holes (tax not included)
- ‡ **Thursday:** Throwback Thursday -- 19.29 after 11 a.m. (tax not included)
- ‡ **Friday:** Feature Fridays - new promotions or discounts featured weekly
- ‡ **Saturday:** Saturdays are for The Biltmore. Tag The Arizona Biltmore Golf Club on social media for a chance to win prizes, free golf and more.
- ‡ **Sunday:** Family Day. Kids under 17 play free with a paying adult after 1:00 p.m. (1 kid per paying adult)

Mask Up: A friendly reminder that face masks are required when indoors, and when near others 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. It is a stressful time for all, and your cooperation is appreciated.

The Adobe Restaurant Is Open: The Adobe Restaurant is open for dining room and patio service. The restaurant is following all CDC and local guidelines; therefore, seating is limited to less than 50 percent occupancy to ensure regulated social distancing. The Adobe has added a new picnic area, where guests can enjoy The Adobe's food and drink "to-go" on the grass with their own blanket or chairs. For the full list of health and safety precautions being taken by The Adobe Restaurant, visit www.theadoberestaurant.com.

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 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:

- ‡ **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. Available any day after 4:45 p.m.

Frontline & Public Service Rate: As a small token of 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 \$25+tax greens fees all summer long. (Must have valid I.D., good for all current and retired personnel, valid after 9:00 a.m. Monday through Friday and 10:00 a.m. Saturday and Sunday).

For more information or to book a golf tee time, corporate lunch or private function, please visit www.azbiltmoregc.com or www.theadoberestaurant.com. ❖

ABEVA Board of Directors

James Bell, President
Steven Helm, Vice President
Mark Monserez, Secretary
Judith Shafkind, Treasurer
Wes Balmer, Director
Will Hawking, Director
Bill McKay, 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

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. ❖

Handy Contacts

City of Phoenix Back-Washing
 Department
 (Pools)
 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





SUB-ASSOCIATION MANAGEMENT COMPANIES ~ 8/1/2020

| 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 | Jsqared Property Management | 623-251-5260 |
| Meridian Condos | Sentry Management | 480-345-0046 |
| Taliverde | Amcor 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 2020

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

- Omaha Steak House - 2630 E. Camelback Embassy Suites. 10% off food only, not valid holidays 602-553-8970.
- 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.
- 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 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.

