

ABEVA BRIEF

Published for Arizona Biltmore Residents Only

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ABEVA Mission Statement

ABEVA pledges thoughtful and motivated leadership to enhance our Biltmore Lifestyle by seeking innovative improvements and beautification, while preserving and protecting the ambiance, esthetic, and standards enjoyed by all ABEVA members.

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FROM THE ABEVA OFFICE

Dear Residents,

All of us at the Biltmore have the privilege of living in one of the finest and most exclusive communities in America. There are thousands of people moving to the Valley every week, and the Biltmore remains one of the most sought-after locations in the Greater Phoenix area.

We now find ourselves experiencing inflation rates of 11% or higher with no signs of it easing up in the foreseeable future. ABEVA has seen extensive increases in many of the services we contract for and products we purchase, coupled with material and labor shortages. This affects everything from our landscaping to basic maintenance, and longstanding annual holiday decor.

The news isn't all grim. Your ABEVA board has been working diligently to offset some of these increases through various means of cost reduction. At the beginning of this year, we hired a third-party analyst firm to conduct a time/task study on the ABEVA office in order to more effectively understand and then streamline ABEVA's administration, personnel duties, and the associated costs.

It was found that the ABEVA office was "over-staffed" and had been for years. The work being done at the office on an annual basis, amounts to no more actual work than one capable part-time person can accomplish. Specifically, the workload was calculated at requiring about 54% of a single full-time job; work formerly done by a full-time Director and a part-time administrative assistant. A similar study done in 2014 had similar results, with no action taken by that board at that time. The 2022 BOD, once the position was vacated when the Executive Director resigned, decided to dissolve that unneeded position permanently as of March 2022, freeing up the funds of that salary back into other areas of need. We then promoted our admin Beth Rose to ABEVA Manager, and she is doing a great job at running the office working part-time at 30 hours per week.

(If you wish to review either the 2014 time/task study done of the ABEVA office or the more recent study completed this year, please submit a written request to the ABEVA office and that information will be provided.)

In addition to this significant cost-saving measure, we are also negotiating new contracts with vendors, and by postponing non-critical items. Most notably, we recently hired a new landscaping firm at a savings of more than \$15K per year.

The 2023 ABEVA budget has been approved, and we are pleased to announce that despite skyrocketing inflation, thanks to the aforementioned cost-saving measures, there will be no need to increase the annual ABEVA dues for next year.

Please know that we are doing our very best to serve the community.

You are always welcome to attend our board meetings on the third Monday of each month. We value your input and ideas. We will do our best to keep you updated.

Thank you,

Tiffany Siegel, Chairperson

ABEVA Communications Committee

Garnet Harding, President

ABEVA Board of Directors

August ABEVA Board Meeting

The next ABEVA Board Meeting is Monday, August 15th at 5:30 p.m. in the ABEVA office conference room. The meeting will also be held on Zoom.

Please check the website for any possible and Zoom information at the abeva.com. ♦





Beautification Committee Update

The Beautification Committee is hard at work value engineering the renderings completed by Greey Pickett, our landscape architectural partner, and SDL, the retained contractor.

We thank Blackstone and the Hotel for providing ABEVA access to their molds and production facility located on the Hotel grounds. This is where they are making the custom FLW Biltmore Block pieces to renovate the historical block at the Hotel. ABEVA will be pulling block needs from this facility.

I would like to remind our community that we are funding the Beautification and Improvements to our three entrances from our \$1mm excess reserve fund.

We are targeting completion of the ABC & Lincoln and the Colter and 32nd St. entrance by the end of this year. The main entry completion date will follow, slowed by the City of Phoenix permitting process.

We are excited to complete this Beautification and Improvement project and to install the Biltmore Estates street sign that replaces Thunderbird Trail by late November of this year.

We are hoping to release final details and drawings in an article featured in the October issue of *Biltmore Lifestyles* and *Stroll Biltmore* magazines.

Bill McKay, Chairman, Beautification Committee

SECURITY

Should you see anything suspicious, call Roving Patrol at 602-369-4776 or Phoenix Crime Stop at 602-262-6151, and if it is an emergency, call 911. **Please be sure to call the police first if there is a burglary or any emergency.** ❖

Monthly ABEVA Patrol Report for June 2022

Name of Incident	Total Incidents
ABANDONED VEHICLE	3
ALARM	1
ALTERCATION	1
BURGLARY	1
COLLISION	1
DAMAGE TO PROPERTY	4
DISORDERLY CONDUCT	1
DOOR NOT SECURE	5
FISHING	6
GARAGE DOOR OPEN	89
GATE	4
JUNK, LITTER AND DEBRIS	5
LANDSCAPING	48
LIGHTS OUT	1
LOUD NOISE	2
MOVING VIOLATION	1
OTHER	17
PARKING VIOLATION	151
POLICE - FIRE - EMS ON SITE	12
POLICE ON SITE	2
SUSPICIOUS PERSON	5
SUSPICIOUS VEHICLE	3
TRESPASSING	1
WATER	8
WILDLIFE	2
TOTAL REPORTS:	374



SPECIAL NEWS AND EVENTS

Biltmore Area Partnership

There will be no Biltmore Area Partnership luncheon in August. The next scheduled luncheon will be on Tuesday, September 27th at Lon's. The speakers will be the candidates running for Councilman for District 6. ❖

Biltmore Ladies Lunch Bunch

Biltmore Ladies Lunch Bunch (BLLB) Luncheon! BLLB meets the 2nd Thursday of every month at 11:45 a.m. The upcoming luncheons are August 11th, September 8th, October 13th, November 10th, and December 8th.

Please RSVP in advance by the previous Thursday. You may contact Carla Hancock at CHancock@BayEq.com or 602-350-1351 and/or Kerrie@Northandco.com or 602-451-6329 to provide your RSVP or for questions. ❖

Arizona Biltmore Resort News



25% Off Summer Staycations at The Arizona Biltmore

The Arizona Biltmore is delighted to welcome Arizona residents to enjoy the reinvented resort for 25% off the best available rate during the summer months. In addition, you'll receive free covered parking.

Celebrate the splendor of summer at the Arizona Biltmore with chilled pools, a 65-foot water slide, air-conditioned cabanas and more. Visit ArizonaBiltmoreSummer.com to learn more.

New Tennis & Pickleball Courts Open at The Arizona Biltmore

Experience racket sports the way they were meant to be played at the Arizona Biltmore. The new tennis and pickleball courts are now open for private lessons, clinics and mixers with our licensed PBI professionals.

The three tennis courts are designed and groomed with every tennis ace in mind, using state-of-the-art Har-Tru technology. Har-Tru Clay courts keep players cool, while reducing stress on the body. By utilizing four competitive hard pickleball courts, players can feel the true bounce difference. ❖





Arizona Biltmore Golf Club News

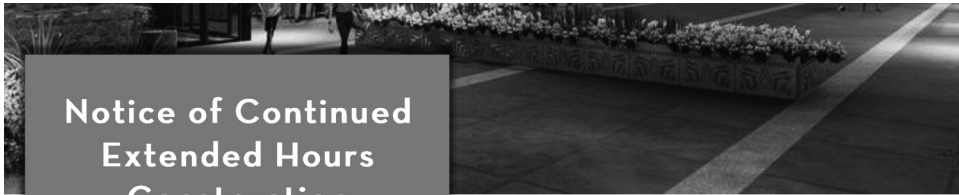
Here are a few of the things happening at the Arizona Biltmore Golf Club and The Adobe Restaurant throughout the month of August. Stay cool and hydrated!

Adobe Course and Driving Range will be Closed Temporarily in August and September: As part of a multi-phase improvement project, the Arizona Biltmore Golf Club has temporarily closed its Adobe Golf Course and driving range throughout the months of August and September to begin prep work for a summer 2023 course renovation led by the Lehman Design Group. The Adobe Course will reopen for play this October following overseeding. **The Links Golf Course will remain open for play in August and September, as will the golf shop and Adobe Restaurant and Bar.** To assist with parking on busy days, the Arizona Biltmore Golf Club will continue to provide complimentary valet service.

Clubhouse Renovations Update: With concrete and form work complete on the basement, crews are now working on the early stages of the walls that will frame the new golf shop and cart storage area. Progress continues on schedule as construction teams work through the summer monsoon heat and humidity. With so many neighbors out of town during the hot summer months, crews have added Saturdays to their work schedule.

Phase one of the renovation project is expected to be completed in early 2023 and will include a new golf shop and member facilities (located in one building) and underground cart storage. Please visit www.YourBiltmoreGolf.com for updates.

No Trespassing: A friendly reminder that the Arizona Biltmore Golf Courses are private property. Use of the golf courses is reserved for members and customers of the Arizona Biltmore Golf Club. Trespassers, including (but not limited to) walkers, joggers and those walking pets, will be cited. Also, please do not enter the clubhouse construction area at any time. We appreciate your cooperation. ❖



Notice of Continued Extended Hours Construction

WHEN: July 23rd to August 21st

Monday through Friday
4:00 AM start time

Saturdays
6:00 AM to 4:00 PM

WHAT: Limited construction activities to accelerate construction of the golf shop and underground cart storage facility

CONTACT:

Larry Kurtz
Sundt Construction
(602) 316-5697
lgkurtz@sundt.com

Mr. Kurtz is available *anytime* to address your questions or concerns.

Dear Biltmore Neighbor,

Summer has arrived at the Biltmore Golf Club, and our construction crews are working hard to keep the new golf course facility improvements on schedule. As extreme heat and monsoon storms descend upon the Valley, the safety of our construction crewmembers is a top priority.

To keep our crews safe in the extreme summer weather conditions, we have obtained a permit for extended hours of construction on weekdays and Saturdays for the next month. We know that many of our neighbors have left the Valley to escape the heat, and we are taking this opportunity to expedite these long-awaited facility improvements.

We appreciate your continued patience as our team works to accelerate construction. To learn more about the planned course facility upgrades, we encourage you to visit our project website at www.yourbiltmoregolf.com.

Sincerely,
Your Arizona Biltmore Golf Club team



ABEVA Board of Directors

Garnet Harding – President
Bill McKay – Vice President
John Lynch – Secretary
Keith Mishkin – Treasurer
Mark Baldree – Director
Wes Balmer – Director
Michael Fallaw – Director
Will Hawking – Director
Tiffany Siegel – Director

ABEVA Office Information

2525 East Arizona Biltmore
Circle, Building D, Ste. 145
Phoenix, Arizona 85016

Hours Mon.-Fri. 8:30 a.m.-5 p.m.

602-955-1003 phone

602-955-1144 fax

Beth Rose, ABEVA Office

abevaoffice@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
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 ~ 8/1/2022

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	Brown Community Management	480-539-1396
Greens 3-6	PMP Management	480-591-9380 ext. 2920
Shores	Integrity First Mgmt	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	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 2022

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.
- **Sculpt AZ Medical Spa** - 20% off your first service & 6 FREE units of Botox. Experience luxury and top notch beauty treatments like you have never seen before. Call 602-699-3311 or visit www.sculptazmedspa.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 Tomaso'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/Text 480-433-8835 or visit runbuddymobile.com. Starting at \$45 for one dog.
- **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.

