

ABEVA BRIEF

Published for Arizona Biltmore Residents Only

July 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.

BIG CHANGES ARE COMING!

ABEVA is planning landmark renovations, the most extensive in its history. Costs are projected to be \$1 million for the beautification of our Community, the Arizona Biltmore Estates.

Last November, the Board created the ABEVA Beautification Committee with Bill McKay as Chairman, and the members include Will Hawkins, Wes Balmer, Keith Mishkin, Garnett Harding, and John Lynch. The Board authorized a non-binding working budget of \$500,000 to \$1 million.

The Committee's charge is to create more of a unified image branding for the Community and to define the entry experiences to include landscaping, decorative walls, gateways, lighting, and signage. The Committee solicited seven Requests for Proposal, it received five answers, and the Board accepted Greedy Pickett as the Architect Designer. Thus far, the Committee's primary focus has been on the four entrances: 24th St. and Thunderbird Trail; 24th St. and Arizona Biltmore Circle; Lincoln and Arizona Biltmore Circle; and, 32nd St. and Colter. The Committee has discussed expanding its focus and scope.

The Committee is working with a rough budget of approximately \$500,000 to \$1 million, which thus far includes: \$350,000 for the main entrance at 24th St. and Thunderbird Trail; \$150,000 for 24th St. and Arizona Biltmore Circle; \$100,000 for Arizona Biltmore Circle and Lincoln; \$40,000 for 32nd St. and Colter; and \$15,000 for preliminary architectural plans. The Committee is working on a proposal to the Board regarding the overall funding of this project; among other things, increase the annual dues, special assessments, bank loan financing, and third party "sponsorship funding."

For further or more specific details, please attend the special Board of Directors' meeting on July 14th, 2021, at 4:00 p.m., at the offices of Greedy Pickett, 7144 E. Stetson Dr., Suite 205, Scottsdale, AZ 85251, 480-609-0009. The architect, Russell Greedy, will be there to present the most current project renderings and answer any questions. The meeting will be available via Zoom. ❖

~ Special Board Meeting ~

There will be a Special ABEVA Board Meeting on July 14th, 2021 at 4:00 p.m.

To Join the Zoom Meeting, Open Zoom click JOIN, and enter:

<https://us02web.zoom.us/j/88269206838>
(Meeting ID: 882 6920 6838)

For questions and further information, call the ABEVA office at 602-955-1003.

FROM THE ABEVA OFFICE

July Board Meeting

The next monthly ABEVA Board Meeting is scheduled for July 19th, 2021, at 5:30 p.m. in the ABEVA Office. ❖

June Board Meeting Recap

- The Board reconsidered their position on the JDM golf course improvements and is taking a proactive position on the golf course beautification project.
- "NO PARKING" signs will be placed on Colter to discourage the people fishing in the lakes.
- Biltmore Estates Drive and AZ Biltmore Circle will have the lines re-painted with brighter reflective paint.
- Scott Carpenter, Esq. was present to facilitate new board members training. ❖

HAPPY
4th
of july





Security

We live in a generally safe area, but homeowners must exercise vigilance. Lock your doors, close your garage door, set your alarm, and light your yard (ideally with motion detector lights). Do not be lulled into a false sense of security because you live in a gated community. Criminals can jump over walls, and many know gate codes. If you do encounter any criminal activity, please report it to the Phoenix Police so they will be able to keep a record of all activity in the ABEVA neighborhood. You will be helping your neighbors and the police.

Please report anything suspicious or out of the ordinary to ABEVA. Call ABEVA Roving patrol at 602-369-4776 or the ABEVA office at 602-955-1003. For emergencies, call 911 then call the Roving Patrol. For your safety, please have these numbers programmed on your home phone and cell phone. ❖

Monthly ABEVA Patrol Report for May 2021	
Name of Incident	Total Incidents
ALARM	1
BARKING DOG	4
COLLISION	1
DOOR NOT SECURE	3
GARAGE DOOR OPEN	64
GATE	2
JUNK, LITTER AND DEBRIS	12
LANDSCAPING	32
LIGHTS OUT	27
LOUD NOISE	3
OTHER	29
PACKAGE FOUND	1
PARKING VIOLATION	210
POLICE - FIRE - EMS ON SITE	5
POLICE ON SITE	3
SOLICITATION	2
SUSPICIOUS PERSON	1
SUSPICIOUS VEHICLE	3
TRESPASSING	8
WATER	3
WILDLIFE	6
TOTAL REPORTS:	420

Landscape

Lawn Watering: If you're watering every day, then you're watering too much!

The following watering recommendations are based on science from the University of Arizona. It is healthier for grass if you apply .75 inch (3/4 inch) of water each time you irrigate to wet the root zone to a depth of about 8 inches. This encourages roots to go deeper into the soil where they are better protected from hot, dry winds. With this amount of water, your grass will only need watering once every three days in the hottest part of summer, and less often as we get into the fall months. If you are watering on a slope, it is better to water for shorter time periods more often giving the water a chance to soak in rather than run off into the street. Please watch your watering during the rainy season. Also, adjust your sprinklers so they are not watering the sidewalk and street. ABEVA Patrol will mark irrigation leaks with a pink flag, and you may get a phone call or email notification. ❖



Governing Documents and Website

Governing Documents of the Arizona Biltmore Estates Village Association (ABEVA) are received by homeowners when they purchase their homes. If you cannot find your documents, the easiest way to access them is through the ABEVA website.

The website is also where you can find meeting notices and changes or additions to any scheduled meetings.

Please visit our website at www.ABEVA.com and let us know if there is something you would like to see there. ❖

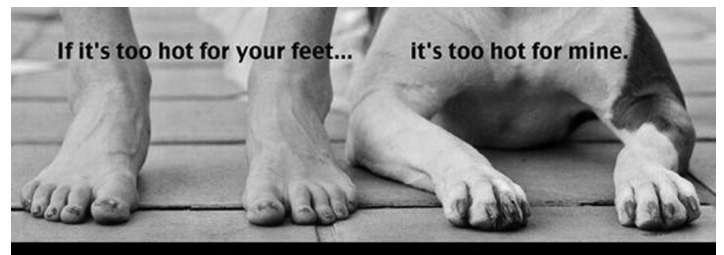
Doggy Etiquette

Please be considerate of your neighbors and don't let your dog bark continuously. In Phoenix, it is a Class 1 Misdemeanor for any person to keep a dog that is in the habit of barking or howling or disturbs the peace and quiet of another person (*Phoenix Barking Dog Ordinance*). If you have been informed your dog is disturbing another person's peace, you need to take action.

Before you report your neighbor, try talking to them or leave them a note; be friendly, not angry. Document the date and time the dog is barking, and if you can, get a video or picture of the dog barking. Mediation will be required before a criminal complaint will be considered. You can get help at: <https://www.phoenix.gov/law/prosecutor/barking-dogs>.

While we're addressing etiquette, let's talk about picking up after your dog. They can't do it; they don't have thumbs. Please don't embarrass your dog by leaving their poo for someone to step in or spread disease. Tie a bag around your leash and you're ready to clean up after your best friend.

Please remember to walk your puppies early in the morning. Pavement temperatures can reach 150 degrees by mid-day. If you need to wear shoes, your dog does too! ❖



Summer Dog Walking Just Got Easier

RunBuddy Mobile is a canine exercise service brought to your doorstep. Step inside the climate-controlled mobile unit to experience the happiest thirty minutes of your dog's day.

Each mobile K-9 fitness unit is fitted with state-of-the-art equipment to accommodate any size and breed with the utmost safety and comfort. You can cheer your dog along the way or feel free to let their friendly professionals do the work for you.

Regular RunBuddy Mobile LLC sessions are more than a simple time-saver; they expedite energy release and work your dog into an accomplished, calm mindset. It might even help with a barking problem. Each session lasts approximately 20-30 minutes and is recommended weekly for optimal results. See the Discount Information for ABEVA residents on the back page of *The Brief*. ❖



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 and under corporate code use ID 2759628. ❖

Arizona Biltmore Golf Club News

Welcome to July in Phoenix – the most wonderful time of year to save on golf. Did you know there are more than 1,500 trees on the Arizona Biltmore Golf Club's two courses? Those trees provide a lot of shade and help make 100+ degree temps more bearable. 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.

Play and Save All Summer Long: The 2021 Arizona Biltmore Golf Club Summer Pass is now on sale. Play six rounds at the Arizona Biltmore Golf Club – any day of the week, at any time – for just \$199 now through September 10th. Summer Pass holders also get 2-for-1 drink coupons, merchandise discounts, plus you can play up to six times at The Wigwam at their Summer Six Golf Pass rate. Pick up your 2021 Summer Pass today at www.azbiltmoregc.com and keep playing and saving all summer long.

Adobe Restaurant Welcomes New GM: The Adobe Restaurant recently welcomed Matt Vega as the eatery's new General Manager. Vega has 20-plus years of restaurant management experience, having most recently served as General Manager of the Sicilian Butcher in Phoenix. Longtime Adobe General Manager Pam Vincent has decided to leave The Adobe to pursue other opportunities.



General Manager Matt Vega

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.

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

- ⌄ **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 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.

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

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
 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
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 ~ 7/1/2021

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	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 JULY 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.
- 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. \$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.

