

# ABEVA BRIEF

Published for Arizona Biltmore Residents Only

Vol. XXVI, No. 3 • March 2022

## **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.*

## **President's Corner ~ A Message From The New ABEVA President**

My name is Garnet Harding, and I am the President of ABEVA. My wife Georgia and I have lived at Colony Biltmore Greens for nine years. I am an actor and have enjoyed a modestly successful career in the theater and film/TV businesses, which began in 1994. Not rich and certainly at the low end of the famous spectrum (read: Kind Of Not A Big Deal Whatsoever) I also own and operate a small business where many of my clients are ABEVA residents. My wife is a geotechnical engineer and works for a large mining organization. We have no kids, and three very spoiled cats, Fuzzrs, Luther, and Lola, whom I adore, and who regard me as an adequate member of their service staff.

I joined the CBG Board in 2020 and was elected President in 2021, a role I was reappointed to this year. I am very proud of the amazing work we have accomplished on that HOA team. I joined the ABEVA board a year ago, and have had the pleasure of serving during a very exciting time for our community. It's so inspiring to be a part of our ongoing beautification project and other initiatives.

There have been some big changes on your ABEVA Board recently. Directors such as former President Steve Helm, and former Treasurer Judith Shafkind, have chosen to no longer serve. I am thankful to have been able to work with them, albeit briefly, and to have been exposed to their vast historical knowledge of the community and its governance. I wish them both the very best for the future.

Executive Director Carol Jones has also tendered her resignation and will be leaving us by the end of May. She and I have already begun working closely together, and she has been very helpful in getting me up to speed on the finer details of our administration processes, and my role as President. Carol will be instrumental in helping us find her successor, and I look forward to our work together.

For the last year this Board has been a "house divided." We were split basically down the middle 5-4 when it came to choosing which new directions to move, what steps to take regarding our finances, and how best to approach our beautification project. We had a lot of tension that often devolved into people becoming upset with one another, and acting below the standards of business civility.

Now that we have welcomed two new Directors Mark Baldree and Mike Fallaw to our team, and have had our first meeting as a group, I am confident this board can put the acrimony and strife behind us and come together in accomplishing the hard work that is needed this year and will be necessary to get our big project finished. We already have started off on a positive note. During our meeting, we began the process of ultimately allowing the Two Biltmore and 8 Biltmore condo communities to officially join ABEVA with full voting rights. We will also hopefully be able to invite "circle" homeowners to join, who until now have been graciously contributing to our finances, but have not been allowed to vote. We will even attempt to make it possible to include future communities that may be developed some day in the Biltmore Estates area where homes currently do not exist.

My goal as your new President is to help lead this Board of talented and capable volunteers to become a united, respectful, and kind group, that communicates better with each other, with its homeowners, and works to move the ABEVA community forward in beauty, safety, and prosperity.

If you have any questions for me and/or your Board, we encourage all members to attend our monthly meetings. You can also send comments to the ABEVA office to be passed along to me.

Sincerely,

Garnet Harding, President, ABEVA





# FROM THE ABEVA BOARD

## March ABEVA Board Meeting

The next ABEVA Board Meeting is Monday, March 21st at 5:30 p.m. in the ABEVA office conference room. The meeting will also be held on Zoom; please get the Zoom information at the [abeva.com](http://abeva.com) website. ❖

## 2022 ABEVA Board of Directors and Officers

### The officers for your 2022 ABEVA Board are:

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

The Board wishes to give special thanks to our Treasurer, Judy Shafkind, who resigned after eleven years serving our Biltmore community. ❖

## ABEVA Annual Assessments

As you know, the ABEVA Board raised our annual assessment by \$50 per household this year. Since we have a Reserve Fund of almost \$2.2 million, some homeowners have questioned the need to raise dues. To clarify our reasoning, we have \$1 million over and above what is needed to satisfy our current reserve study, so we have earmarked these funds for our Beautification project. Our emphasis is on the three entrances we control: 24th St./Missouri, Arizona Biltmore Circle/Lincoln, and Colter/32nd St.

We have hired a landscape architect to design our new look, and it was determined that the first step of this substantial project needs to be a complete revamp of our aging infrastructure. We need to build new walls, add new lighting, overhaul drainage, and add the beautiful new landscaping that they designed.

Speaking of infrastructure, we have identified additional operating expenses to cover future projects. For example, we need to continue replacing the ongoing cracking of our 82 lighting fixtures throughout our community at a cost of \$7,500 per. We also have future road repairs and resealing costs to consider. (Yes, inflation is a contributing factor).

Our conclusion was that this dues increase was necessary to continue to improve our community and avoid any possible assessments. We anticipate that as our plans are implemented, you will agree that this is money well spent. ❖



# SECURITY

## Security Roving Patrol Update

*By Josh Holzinger, Security Supervisor*

Over the past couple months there has been an increase in vagrant activity in the area. This has caused a significant increase in thefts. Bicycles are always common. If you have a valuable bicycle, I strongly recommend keeping it inside your residence. Bike cages and bicycle locks are not secure. Vehicles broken into and rifled through are also common. I recommend always locking your doors and never leave anything visible inside. Even something as mundane as an empty box could potentially be thought to have something valuable and be an incentive for your vehicle being broken into. Parking lots suffer the most from vehicle related incidents. Garages have been targeted lately. Criminals look for garages with side access doors hidden from the street and no windows to allow them to turn on the lights and search freely. Any area that borders the canal, golf course, or shopping center is at risk of intruders accessing the property from those avenues. Anytime something happens, please file a police report. The more reports the department gets from the area, the more resources they will dedicate here.

The ABEVA year-end Incident Report, which shows the total number of events recorded by the patrol officers, is posted on the ABEVA website and sent to the Community Managers. The Board also noted that managers for the sub-associations should be providing security updates to their respective Board of Directors monthly. ❖

### Monthly ABEVA Patrol Report for January 2022

Name of Incident	Total Incidents
ABANDONED VEHICLE	3
ALARM	2
BURGLARY	2
COLLISION	5
DAMAGE TO PROPERTY	9
DISORDERLY CONDUCT	4
DOOR NOT SECURE	9
GARAGE DOOR OPEN	61
GATE	12
JUNK, LITTER AND DEBRIS	13
LANDSCAPING	25
LIGHTS OUT	12
LOST & FOUND	5
LOUD NOISE	4
OTHER	21
PACKAGE FOUND	3
PARKING VIOLATION	158
POLICE - FIRE - EMS ON SITE	23
POLICE ON SITE	1
SUSPICIOUS PERSON	9
SUSPICIOUS VEHICLE	5
THEFT	12
TRESPASSING	7
WATER	14
WILDLIFE	1
<b>TOTAL REPORTS:</b>	<b>420</b>



## SPECIAL OFFERS AND EVENTS

### Biltmore Ladies Lunch Bunch

Calling all women who live in one of the Biltmore communities 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 luncheon is Thursday, March 10th. 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](mailto:CHancock@BayEq.com) or 602-350-1351 to give your RSVP or if you have any questions. ❖

### Biltmore Area Partnership



The next Biltmore Area Partnership Luncheon will be held March 22 the Partnership Networking Luncheon will be held at a private residence in the Biltmore Estates. Our speaker will be former Arizona State Supreme Court Justice Andrew Gould.

Networking will be from 11:30 a.m. to 12 noon when lunch will be served. The speaker will address the attendees from 12:30 p.m. to 1:00 p.m. The cost is \$35 for members and \$40 for non-members. For additional information, please call Ed Rossi at 480-368-0974. Reservations and checks must be sent prior to the luncheon. Send checks made out to the Biltmore Area Partnership to the Biltmore Area Partnership at 3104 East Camelback Road #174, Phoenix, AZ 85016. Information to pay by credit card will be sent. ❖

### Arizona Biltmore Golf Club News

We hope to see you at the Arizona Biltmore Golf Club and The Adobe Restaurant during the month of March. Here are a few of the things that are happening.

**Patio Time:** Enjoy the Adobe Restaurant's beautiful patio throughout the month of March. The bar is always open until 6:00 p.m. If you are hungry, you can dine from the afternoon or happy hour menu until 4:00 p.m. Monday through Thursday, and until 5:00 p.m. Friday through Sunday.

**Adobe Happy Hour:** Enjoy Happy Hour drink specials at The Adobe Restaurant. Specials begin at 3:00 p.m. and go 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.

**Golf Clinics and Lessons:** From adult golfers just taking up the game and juniors learning the fundamentals, to golfers who want to break 100, 90, 80 or even 70, Tina Tombs is here to help with weekly golf clinics and lessons. Learn more and sign up for all the classes and programs at the website at [www.tinatombsgolf.com](http://www.tinatombsgolf.com).

**Adobe Curbside Takeout:** The Adobe Restaurant continues to offer curbside takeout service 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 Menu, visit the website at [www.theadoberestaurant.com](http://www.theadoberestaurant.com) and click the menu button. To place an order, call 602-468-9160.

**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 21 years 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 3 friends with you at the same rate and enjoy the great conditions. (Must have valid I.D., good for all current and retired personnel). ❖



## ABEVA Board of Directors

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

Marcia Finberg,  
ABEVA Brief Editor

[MarciaFinberg@gmail.com](mailto:MarciaFinberg@gmail.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 ~ 3/1/2022

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	Associated Property Management	480-941-1077
Greens 3-6	PMP Management	480-591-9380
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	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 MARCH 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](http://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](http://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](http://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](http://www.choicepetmarket.com).

