

ABEVA BRIEF

Published for Arizona Biltmore Residents Only

October 2019

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

Next Board Meeting

The next meeting of the ABEVA Board of Directors is Monday, October 21st, 2019 at 5:30 p.m. in the ABEVA office.

2019-2020 Annual Assessment

You should have received your ABEVA Annual Statement, if not, please contact the ABEVA office to correct your mailing address. Remember, not receiving a statement is not an excuse to be late. The annual assessment is \$275 and is due November 1st, 2019.

**Mail payments to: ABEVA
P.O. Box 67848
Phoenix, AZ 85082**

On-line payments by credit, debit or e-check can be made at www.ABEVA.com.

If you have any questions in regard to payment options, history or other concerns, please contact the ABEVA office at 602-955-1003.

Assessments are quite literally the lifeblood of a community association, as they are the vital component related to the association's ability to operate and maintain the common areas. When owners fail to make timely assessment payments, the deficiency impacts the whole community. There's less money than budgeted for operations, common area maintenance, and reserve funding. The greater the percentage of owners who don't pay, the greater the impact will be on the association's ability to properly function. Please make sure we receive your payment before December 1st, 2019 to avoid a late fee of \$27.50. ❖

ABEVA Functions and Services

**At the ABEVA office, we are always asked,
"What is ABEVA, and what does it do?"**

Arizona Biltmore Estates Village Association (ABEVA) is the master homeowner's association for residential properties, apartment communities and certain commercial properties located in the Biltmore area. ABEVA is responsible for enforcement of rules and regulations established pursuant to provisions contained in the Declaration of Covenants, Conditions and Restrictions (CC&Rs).

There are 18 individual (sub-association) residential communities, each of which have their own sub-association

(HOA) and are generally managed by professional firms. This means you have at least **2 HOA assessment payments**. The commercial properties include the Arizona Biltmore Resort and several office complexes located along Arizona Biltmore Circle and 24th Parkway.

In addition, there are 33 "Grandfathered" residences located on Thunderbird Trail and Biltmore Estates Drive that are not members and are exempt from control by the ABEVA CC&Rs.

SERVICES:

- ABEVA provides landscaping, streetlight and street maintenance for common areas located outside the individual communities except for Thunderbird Trail from 24th Street to the hotel entrance which is the responsibility of the hotel. ABEVA installed and maintains 70 streetlights along common area roads. Architectural and landscaping control for all areas outside individual communities is the responsibility of the Architectural Committee of the ABEVA Board of Directors. The Architectural Committee's purpose is to enforce the master association's CC&Rs and provide a harmonious environment that protects the esthetics and value of the Biltmore area.
- A 24-hour roving patrol service is provided that covers all areas, including inside the gates of all the individual communities seven days a week. Incident reports are sent to the association community managers. This service is currently under contract with Transcend Security Services.

FINANCES:

The primary source of revenue is the annual assessment from each of the residential homeowners. There are 1,688 ABEVA homeowners. The annual assessment is paid November 1st, the beginning of each fiscal year. The current rate is \$275 which covers operating expenses and additions to a reserve fund for future major repairs and capital additions. In addition, ABEVA receives annual assessments from the various commercial properties and two condominium communities, Fairway Lodge & Two Biltmore Estates, to cover the cost of maintaining the common areas.

The Director and Treasurer prepare an annual operating budget as the basis for establishing the annual assessment. The Budget Committee reviews the Budget, and it is approved by the full ABEVA Board of Directors. Approval by the homeowners is not required. ❖





SECURITY

At the Biltmore Area Partnership lunch last month, Phoenix Police Chief Jeri Williams made a challenge to the Biltmore area residents to lower their theft rate. This can be done by locking your house doors and windows, locking your car and removing valuables from sight, and making sure your garage door is shut. If you have an alarm that it is not turned on, you don't have an alarm!

Should you see anything suspicious, please call 911 or Phoenix Crime Stop at 602-262-6151 and then notify the ABEVA Roving Patrol of the incident at 602-369-4776. For your safety, please have these numbers programmed in your home and cell phones. ❖

Monthly ABEVA Patrol Report Recap for August 2019

Name of Incident	Total Incidents
ABANDONED VEHICLE	1
ALARM	1
DAMAGE TO PROPERTY	8
DOOR NOT SECURE	2
GARAGE DOOR OPEN	19
HIT AND RUN	1
JUNK, LITTER AND DEBRIS	1
LANDSCAPING	4
LOST & FOUND	1
MOVING VIOLATION	1
OTHER	2
PARKING VIOLATION	5
POLICE - FIRE - EMS ON SITE	2
POLICE ON SITE	2
SUSPICIOUS PERSON	1
SUSPICIOUS VEHICLE	1
TRESPASSING	4
WATER	4
WILDLIFE	1
TOTAL REPORTS:	61

MEETINGS & LUNCHEONS

Biltmore Networking Group

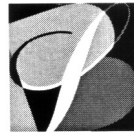
Would you like to network among Biltmore area professionals and businesspeople? Do you enjoy socializing with others living or working in the Biltmore area? Check out this unique group and get a feel for what makes the Biltmore area such a great community.

The Biltmore Networking Group organizes a monthly happy hour for professionals, businesspeople, residents and anyone who enjoys the Biltmore Area to meet and network.

The upcoming happy hours are planned for October 3rd, November 7th and December 5th, 2019 from 5:30 p.m. to 7:30 p.m. at the Lounge inside Rico's American Grill at the Pointe Hilton Squaw Peak located at 7677 North 16th Street in Phoenix. There is no need to RSVP, and there is never a charge to attend these events.

If you have any questions or would like to be added to the email list for monthly announcements, please contact Shahpar at biltmorenetwork@gmail.com. Shahpar founded the Biltmore Networking Group in 2003. ❖

Biltmore Area Partnership



The BAP October luncheon will be on Tuesday, October 29th, 2019 at Lons at the Hermosa Inn located at 5532 N. Palo Cristi Road in Paradise Valley.

The guest speaker will be Phoenix Mayor Kate Gallego. Reservations are required by Friday, October 25th, 2019. Networking will be from 11:30 a.m. to 12:00 p.m. Mayor Gallego will address the attendees from 12:00 to 12:30 p.m. when lunch will be served. The cost is \$35.00 for Members and \$40.00 for Nonmembers. For additional information, please call Ed Rossi at (480) 368-0974 or (602) 957-6483.

Reservations and checks should be sent to Biltmore Area Partnership, 3104 East Camelback Road, #174, Phoenix, AZ 85016. ❖

Biltmore Ladies Lunch Bunch

All Biltmore Ladies Lunch Bunch (BLLB) luncheons will be held on the 2nd Friday of the month for all of 2019 at 11:45 a.m. They will be held at Frank and Albert's restaurant located at the wonderful Arizona Biltmore Resort. The October luncheon will be on Friday, October 11th. Frank and Albert's offers half-portion entrees and has a very nice, varied lunch menu. You will also receive the special ABEVA discount on your bill. The dress is casual. Come meet your neighbors and make friends!

If you have any questions or if you would like to be added to the list to receive reminders about the Biltmore Lunch Bunch, contact Carla Hancock at 602-350-1351. Please RSVP to CarlaHancock@cox.net. ❖

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.

Above rate will include:

- All suite accommodations - choice of one king bed or two queen beds
- Cooked to order breakfast
- Evening reception

The Embassy Suites Biltmore is within walking distance to The Biltmore Fashion Park with over 60 stores and 12 restaurants. For reservations, please call 602-955-3992, or you may make reservations at the website at www.phoenix-biltmore.embassysuites.com and under corporate code use ID 2759628. ❖

October Events at the Arizona Biltmore, A Waldorf Astoria Resort

Biltmore Beer Dinner: Join the Arizona Biltmore on Thursday, October 17th, for the Four Peaks edition of the Biltmore Beer Dinner. The reception is at 6:30 p.m., and dinner is at 7:00 p.m. Reservations are required. For more information or to make reservations, call 602-955-6600.





Happy Hour at Frank & Albert's: Your favorite local spot for happy hour! Drinks and bites for everyone's palate include beer, wine and crafted cocktails! Happy hour is from 2:00 p.m. to 5:00 p.m. Sunday through Thursday.

Happy Hour History Tours: Kick off your weekend with a happy hour like no other! Happy Hour History Tours begin every Friday at 6:00 p.m. While enjoying refreshing libations, the Historians will share highlights of this Arizona landmark's storied past since opening in 1929 involving celebrities, worldly dignitaries and U.S. Presidents. The cost is \$25 per person and includes two cocktails. Reserve your spot with the Concierge Team. Call 602-955-6600.

Sunday Brunch: Wright's at the Biltmore. Beyond the average brunch, Wright's at the Biltmore delivers an entire experience. Ask about the bottomless mimosas option! The cost for the brunch is \$54.95 for adults; \$24.95 for children 5-12; children 4 and under are complimentary. Brunch is from 10:00 a.m. to 2:00 p.m. Reservations are recommended by calling 602-954-2507.

Vino & Canvas - Paint on canvas October 18th from 6:00 p.m. to 8:00 p.m. Refine and align your creativity with a festive evening at Arizona Biltmore! \$30 per person includes painting materials and two glasses of wine. Ages 21+; Reservations are required. Call 602-955-6600.

Champagne Sundays at The Salon - October 5th, 13th, 20th and 27th enjoy a complimentary glass of bubbly with any salon service, Ages 21+. ❖

Arizona Biltmore Golf Club Events

Fall is finally in the air! By the end of the month you may even need a jacket when heading out. We hope to see you at the Arizona Biltmore Golf Club and The Adobe Restaurant in October. Here are just a few of the things happening at the Club.

Golf Course Overseeding Dates: The Adobe Course will be closed for overseeding October 7th through 27th. Adobe will reopen on October 28th, but will be cart path only through November 3rd. The Links Course will be closed for overseeding October 28th through November 17th. The Links Course will reopen on November 18th, but will be cart path only through November 24th. The practice range will be closed October 7th through October 27th. For those who are not familiar with overseeding, it is the annual planting of winter rye grass.

Taste of The Biltmore: The 13th annual Taste of The Biltmore will take place on Thursday, October 10th from 6:00 p.m. to 9:00 p.m. at The National Bank of Arizona's Biltmore Corporate Center (6001 North 24th Street).

Visit The Adobe Restaurant's booth for delicious food and good fun. Proceeds from the event benefit local charities. More information is available at www.nbazcharities.org.

October Is Breast Cancer Awareness Month: In honor of Breast Cancer Awareness Month, The Arizona Biltmore Golf Club will go PINK in October to help raise money and awareness to help fight the disease. The Arizona Biltmore Golf Club staff will be wearing pink throughout October, and the club will also have a number of fun ways for guests to participate and raise funds for charity, including:

- Pink breast cancer awareness wrist bands will be sold for \$5 in the golf shop with all money raised going to Arizona Assistance in Healthcare.
- Guests wearing pink to play golf will receive a coupon for a free drink of their choice on the golf course. (*up to a domestic beer*)
- Guests who choose to walk when they play golf will have \$5 of their greens fee donated to charity (*Arizona Assistance in Healthcare*). (*Adobe Course Only*)
- A pink signature drink will be available at The Adobe Restaurant. For each pink drink sold, \$1 will be donated to Arizona Assistance in Healthcare.

New Adobe Menu: A new Adobe Restaurant menu will be released in October and will feature a few new menu items, plus the return of some seasonal favorites such as chili and the signature gluten-free corn cakes. Be sure to stop by and checkout the new items.

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



ABEVA Board of Directors

James Bell, President
Steven Helm, VP/Secretary
Judith Shafkind, Treasurer
Bill McKay, Director
Arnold Braasch, Director
Will Hawking, 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 ~ 9/25/2019

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	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 OCTOBER 2019

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.

Restaurants

- **Delux - Safeway Shopping Center 32nd St. and Camelback.** 10% off entire tab (*not to be combined with any other offer*), Open daily 11 a.m.-2 a.m., deluxburger.com, 602-522-2288.
- **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

- **Salon Kismet - 5808 N. 16th St. - 20% off first time service.** Call 602-561-6774.
- **Chuparosa Painting - Biltmore residents get 25% off and an additional \$300.00 off for seniors.** Call 602-421-2568.
- **US Storage Centers - 4423 N. 24th St.** ABEVA members receive 50% off 2 months. Mention you are an ABEVA member to the Manager 602-522-2424.
- **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.
- **ExecuCar** please book online at www.supershuttle.com to receive 10% off using the online discount code of WA6YQ. 
- **SuperShuttle** please book online at www.supershuttle.com to receive 10% off using the online discount code of ZT9K2.
- **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. 10% off. 
- **Doggie in the Mirror - 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.

