

ABEVA BRIEF

Published for Arizona Biltmore Residents Only

October 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

Board Meeting

The next Board of Directors Meeting is October 19th, 2020. The meeting will be held online. If you wish to join, please contact the ABEVA office.

Architectural Committee

The Architectural Committee approved a block wall on the property line of Colony Biltmore Greens at 24th Street and Thunderbird Trail.

Change in Security Company

The ABEVA Board approved a change in the security company. AAA Smart Home will be handling ABEVA Roving patrol starting November 1st. You will still see the familiar faces of Josh Holzinger and Chris Kinsley and a couple of new faces driving around in a new Nissan Frontier truck. Should you see anything suspicious, call Roving Patrol at 602-369-4776 or Phoenix Crime Stop at 602-262-6151. For your safety, please program both numbers in your home and cell phones.



New ABEVA Security Vehicle

ABEVA Annual Statement

You should have received your ABEVA Annual Statement. If you did 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 1, 2020.

Mail payments to:

**ABEVA
P.O. Box 67848,
Phoenix, AZ 85082**

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

If you have any questions regarding 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 1, 2020 to avoid a late fee of \$27.50.**

Monthly ABEVA Patrol Report for August 2020

Name of Incident

Total Incidents

ALARM	4
DAMAGE TO PROPERTY	6
DOOR NOT SECURE	3
EQUIPMENT MALFUNCTION	7
GARAGE DOOR OPEN	34
GATE	1
JUNK, LITTER AND DEBRIS	2
LANDSCAPING	20
LOST & FOUND	6
LOUD NOISE	2
OTHER	3
PARKING VIOLATION	2
POLICE - FIRE - EMS ON SITE	10
POLICE ON SITE	2
SOLICITATION	2
SUSPICIOUS PERSON	3
THEFT	2
TRESPASSING	4
WATER	4
TOTAL REPORTS:	117





We Always Get Asked What Is ABEVA and What Do They Do?

ABEVA Functions and Services

Arizona Biltmore Estates Village Association (ABEVA) is the master homeowner 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.

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 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 twenty-four-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.

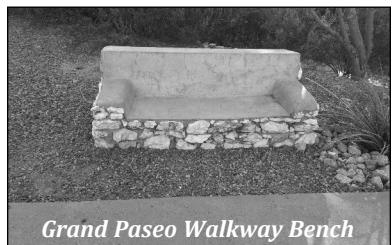
FINANCES:

The primary source of revenue is the annual assessment from each of the residential homeowners. There are 1,688 homeowners and 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 2 condominium communities, Fairway Lodge and Two Biltmore Estates, to cover the cost of maintaining the common areas.

Operating budgets are prepared annually by the Director and Treasurer as the basis for establishing annual assessment rates. The budget is reviewed by the Budget Committee of the Board and approved by the full ABEVA Board of Directors. Approval by the homeowners is not required.

Grand Paseo/Pink Sidewalk

The Grand Paseo Trail was originally a vision by the Wrigley's in the 1930's. Under the watchful eye of the Arizona Biltmore Manager Harry Boyle, the pink paths were installed for hotel residents to travel around the hotel grounds and north to the foothills of Squaw Peak around the resort's reservoir.



Grand Paseo Walkway Bench

In later years, the vision once again reappeared as part of the 1974 Master Plan Program for the Arizona Biltmore Estates as planned by Vernon Swaback and the Frank Lloyd Wright Foundation. Although partial construction occurred as residences were built north of Rose Lane, most of the original trail route as planned was interrupted by hotel construction, final revised subdivision layouts and golf course use.

The original 1974 plan envisioned a combined equestrian, pedestrian and bicycle trail maintained by the City of Phoenix between the Arizona Canal and Squaw Peak Park. With the interruptions and failure to construct the equestrian trail, the City never agreed to take over maintenance. In the late 1980's, ABEVA undertook some improvements to make the trail passable under Lincoln Drive and to remove invasive non-native trees north of Rose Lane.

During 2006, trail renovation work of almost \$40,000 was completed along the Grand Paseo from Rose Lane to Lincoln Dr. This work included the replacement of just under 500 linear feet of sidewalk, 70+ feet of curbing, tons of cracked rock to protect the sidewalk from erosion and a stairway to the remaining segment of the original pink path with one of the original benches. This was thanks to the financial assistance of Colony IV and the hard work and dedication of the ABEVA Board of Directors and the Grand Paseo Committee: Chairman Bill Mee, Stephen Hoffman and L.A. Shafkind.

In addition, numerous volunteer trees and tons of silt were removed to improve drainage. River rock donated by a previous ABEVA president was spread at the drainage culvert at the dam at the end of 29th Street. The Trail has remained the same, but a battle ensued with the HOA north of Lincoln trying to prohibit ABEVA's access to the Trail and the Phoenix Mountain Park through the tunnel that ABEVA constructed under Lincoln Drive. In March of 2020, ABEVA's access to the "Pink Sidewalk" has been reclaimed thanks to the City of Phoenix.

Now that the weather is getting cooler, take a hike on the "Pink Sidewalk!"

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

Here's what's happening at the Arizona Biltmore Golf Club and The Adobe Restaurant.

Golf Course Overseeding Dates: The Adobe Course will be closed for overseeding October 5th through the 25th. The Adobe will reopen on October 26th. The Links Course will be closed for overseeding October 26th through November 18th, reopening on November 19th. For those not familiar with overseeding, it is the annual planting of winter rye grass.

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:

- ribbon icon 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.
- ribbon icon 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)

Are You A Rewards Member? Did you know Biltmore Rewards Members automatically save on greens fees just for signing up? Its free and easy to become a Rewards Member – either download the Arizona Biltmore Golf Club App and sign-up there or sign-up in the golf shop. Rewards Members earn points for playing and purchases towards free golf!

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, you may visit www.theadoberestaurant.com and click the menu button. To place an order, call 602-468-9160.

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.

Book Your Holiday Party: It's not too early to be thinking about the holidays. Make the entire Adobe patio yours for a socially distanced work or family holiday party for 50 guests or under. Call or email Pam Vincent for details at 602-468-9160 or pvincent@theadoberestaurant.com.

Mask Up: A friendly reminder that face masks are required when indoors, and when in close proximity to 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. We appreciate your cooperation.

Everyday Specials at The Arizona Biltmore Golf Club: The Arizona Biltmore Golf Club offers great ways to play and save:

- fork icon **Lunch Break Special:** Enjoy a hot dog, a drink and a bucket of practice balls for just \$15.
- fork icon **Biltmore Golf Happy Hour:** \$20 includes 4 to 9 holes of golf with golf cart, and one happy hour drink (up to a domestic beer). Available any day after 4:45 p.m.

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).

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 ~ 10/1/2020

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	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 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

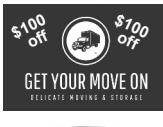
- Omaha Steak House - 2630 E. Camelback Embassy Suites. 10% off food only, not valid holidays 602-553-8970.
- L'Amore Ristorante - 32nd Street & Lincoln Drive. 10% off. 602-381-3159.
- Wrigley Mansion - 20% off brunch. For your reservation, call 602-955-4079.



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.choicepetmarket.com.

