

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, aesthetics, and standards enjoyed by all ABEVA members.

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ABEVA is not affiliated with Biltmore Lifestyles magazine and does not necessarily endorse or recommend any of its content or advertisers.

Happy Holidays

*From The ABEVA Office &
The ABEVA Board of Directors!*

2023 Annual ABEVA Meeting

The Annual Meeting of THE ABEVA Members will be held Monday, February 13th, 2023, beginning at 6:30 p.m. (sign-in begins at 6:00 pm) at the Arizona Biltmore Resort. This may sound far away, but it is not. **Mark your calendars!**

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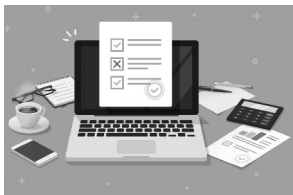
## Electronic Voting for the ABEVA Board of Directors

Prior to the annual meeting, the homeowners vote for members of the ABEVA Board of Directors. Previously, voting has been done by paper ballot, however this year it will be by electronic voting. There will also be the ability to request a paper ballot

This is a safe and efficient method to increase participation, while saving both time and money.

At the beginning of January, an email will be sent to each homeowner, to the email address ABEVA has on file, from Election Buddy (electionbuddy.com). The email link will redirect you to Election Buddy's website to vote.

If you do not have an email address or prefer to vote by mail, a paper ballot may be requested from the ABEVA office by calling 602-955-1003. ❖



## ABEVA Board of Directors Election

This year, there are **four** seats to be filled on the ABEVA Board of Directors. If you are interested in running for a seat on the Board, please submit a biography of 200 words or less that will be sent out with the ballots. Please email your biography to [abevaoffice@abeva.com](mailto:abevaoffice@abeva.com). Be sure to include your full name, address, phone number, and email with any correspondence. Biographies must be received in the ABEVA office **no later than Wednesday, December 14th at noon**. Should you have any further questions, you may contact the ABEVA office at 602-955-1003.

Each Director must meet the following criteria:

- 1.) Must be a member in good standing of ABEVA.
- 2.) Must be the owner of record of an ABEVA property.

Board meetings are held on the third Monday of each month at 5:30 p.m. in the ABEVA office.

Meetings require a commitment of at least two hours at each of the meetings, plus possible additional time to serve on committees.

If you are considering running for the board, take a few moments to ask yourself the following questions:

### Do I have the time?

As a board member, you will need to devote a couple of hours of your time each month to association business. Some board members may also spend a little more time than others if they work on a committee.

### Can I make tough decisions when it's required?

The board's primary role is to conduct the association's business. This means, among many tasks, approving the budget, developing and enforcing policies, engaging contractors, and dealing with oversight of the ABEVA office. ❖

## January ABEVA Board Meeting

The January ABEVA Board meeting will be Monday, January 16th at 5:30 p.m. at the ABEVA office. The meeting will also be held on Zoom.

If you wish to join, please check the ABEVA website for the Zoom information and any changes at [abeva.com](http://abeva.com). ❖





## ABEVA Annual Assessments Now Past Due

ABEVA is the master association and has an Annual Assessment of \$325. If you have not paid your Annual Assessment, it is considered late and a late fee of \$32.50 will be charged. **Late fees will not be waived.** It is the homeowner's responsibility to pay the assessment promptly. There is no requirement that an invoice is sent to ABEVA members. (Article III of the ABEVA CC&Rs). If you have not paid your annual assessment, please contact the ABEVA office to make payment arrangements. ❖

## ABEVA Assessment Collection Policy

The complete collection policy is available at ABEVA.com under "Governance; Governing Documents."

### The following is a summary of the fees:

1. **Assessment (First Notice)** mailed out by October 1st, Assessment payment is considered late if post-marked after November 30th.
2. **Late fee** of 10% (\$32.50) was applied on December 1st.
3. **First Delinquency Notice** sent on or about the second week in December; \$20 collection fee applied to the ledger.
4. **Second Delinquency Notice** sent on or about 1st week of January; \$100 collection fee applied to the ledger.
5. **Third Delinquency Notice** sent on or about 2nd week of February, a \$100 collection fee will be applied to the ledger.
6. **If an account remains delinquent by the 2nd week in March, a lien will be filed;** a \$300 lien fee will be applied to the ledger.
7. At any time in this process, the account may be turned over to the Association's legal counsel for collection actions. ❖

## SECURITY

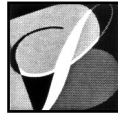
Should you see anything suspicious, call Roving Patrol at 602-369-4776 or Phoenix Crime Stop at 602-262-6151, and if it is an emergency, call 911. Please be sure to call the police first if there is a burglary or any emergency.

### Monthly ABEVA Patrol Report for October 2022

| Name of Incident            | Total Incidents |
|-----------------------------|-----------------|
| ABANDONED VEHICLE           | 1               |
| ALARM                       | 1               |
| ALTERCATION                 | 1               |
| COLLISION                   | 1               |
| DAMAGE TO PROPERTY          | 6               |
| DOOR NOT SECURE             | 4               |
| FISHING                     | 3               |
| GARAGE DOOR OPEN            | 63              |
| GATE                        | 5               |
| INJURY TO PERSON            | 1               |
| JUNK, LITTER AND DEBRIS     | 9               |
| LANDSCAPING                 | 47              |
| LIGHTS OUT                  | 3               |
| LOUD NOISE                  | 1               |
| OTHER                       | 14              |
| PACKAGE FOUND               | 1               |
| PARKING VIOLATION           | 78              |
| POLICE - FIRE - EMS ON SITE | 5               |
| POLICE ON SITE              | 3               |
| SUSPICIOUS PERSON           | 2               |
| THEFT                       | 1               |
| TRESPASSING                 | 3               |
| WATER                       | 5               |
| TOTAL REPORTS:              | 258             |

## SPECIAL NEWS AND EVENTS

### Biltmore Area Partnership Holiday Event



Biltmore Area Partnership will be hosting a Holiday Charity Party and Annual Meeting on Tuesday, December 13th, 2022. It will be a Happy Hour event at Biltmore Fashion Park from 3:00 p.m. to 5:00 p.m. at Biltmore Fashion Park's AXIOM Art Gallery. POMO will be catering the event with food and drinks. There will be live music with a harpist!

As in the past, the party will be supporting a charity, and this year it will be two-fold. You can make a donation to BAP member, Camelback High School, for their Food Bank, supporting needy student families. You will also have the opportunity to support Marisol Medina, Principal James Arndt's assistant, whose baby was diagnosed with cancer this year.

The cost is \$35 for members and \$40 for nonmembers. BAP is now able to accept credit cards. For further information about membership and luncheons, please email Linda Rossi, Executive Director of the BAP, at azbap-phx@aol.com or call 480-368-0974. Reservations and checks should be sent to Biltmore Area Partnership at 3104 East Camelback Road, #174, Phoenix, AZ 85016. ❖

### Biltmore Ladies Lunch Bunch

Biltmore Ladies Lunch Bunch (BLLB) Luncheon! BLLB meets on the 2nd Thursday of every month at 11:45 a.m. The upcoming luncheon is December 8th at Mountain Shadows Resort Restaurant. The Holiday Luncheon is \$46 per person and includes tax and gratuity. Please bring cash.

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. ❖

### The Arizona Biltmore Resort

Holidays at the Biltmore are a sight to see as the grand lobby will transform into an artisanal desert winter wonderland with over a dozen unique trees and sparkling holiday décor, inspired by Frank Lloyd Wright's ethos of nature in motion. A reimagined 1930s living room, complete with vintage decorations and furniture, will be nestled by the History Hallway to further highlight the resort's iconic background. Families and friends also are invited to enjoy a collection of bespoke classes, from wreath making, holiday house building and cookie decorating to a speakeasy cocktail class. ❖

### Deco the Halls

For spending treasured time with us, we would like to extend an exclusive offer to you.

40% off for stays December 13-29,  
plus a daily \$25 resort credit.\*

Reserve your stay at [ArizonaBiltmore.com/DecoTheHalls](https://ArizonaBiltmore.com/DecoTheHalls)

\*Terms and conditions apply, please see offer for details.

ARIZONA BILTMORE<sup>®</sup>  
A WALDORF ASTORIA<sup>®</sup> RESORT





## Arizona Biltmore Golf Club News

Happy Holidays from the Arizona Biltmore Golf Club and The Adobe Restaurant. Here's what's going on at the club this month.

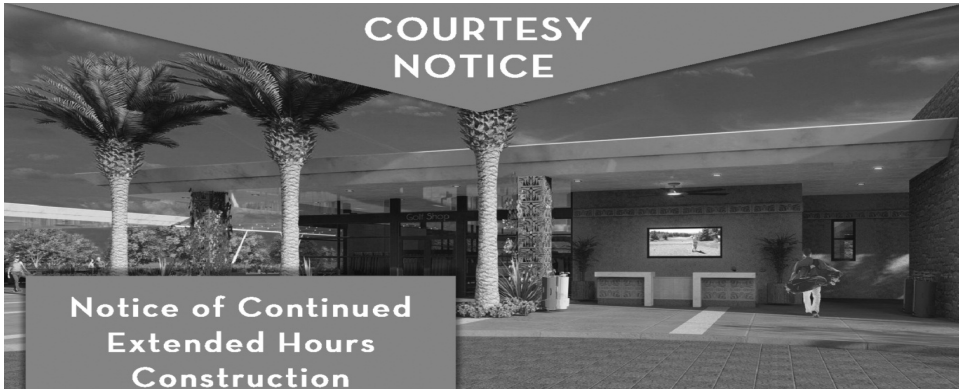
**Book Your Holiday Party:** There are still a few dates available at The Adobe Restaurant for your holiday party. Make the entire Adobe patio yours for a work or family holiday party for 50 guests or under. Call or email Heather Wissler for details at 602-468-9160 or [hwissler@jdmgolf.com](mailto:hwissler@jdmgolf.com).

**Holiday Gift Cards:** Share the gift of golf this holiday season with an Arizona Biltmore Golf Club Gift Card. Available in \$50, \$100 or any value you choose, gift cards can be used for rounds of golf, practice range balls, golf shop merchandise and more. Some restrictions do apply. Stop by the golf shop or visit [www.azbiltmoregolf.com](http://www.azbiltmoregolf.com) and click-on the "Buy A Gift Card" icon for more information or to purchase.

**Clubhouse Renovations Update:** Phase one of the clubhouse renovation project is moving right along, as the new golf shop and cart storage building should be completed by February 2023. If you've ever built a home, you know the interior details and exterior finishes take some time to complete, so the final two months of construction seem painfully slow. Phase two, which includes the new Adobe Restaurant, is expected to begin this month and be completed by December 2023. Please visit [www.YourBiltmoreGolf.com](http://www.YourBiltmoreGolf.com) for updates.

**The Adobe Restaurant and Bar ARE OPEN:** While construction is underway on the new clubhouse and prep work is being done on the Adobe Course, it's important to remember that Adobe Restaurant and Bar remain open for business.

For more information, to book a golf tee time, corporate lunch or private function, please visit [www.azbiltmoregolf.com](http://www.azbiltmoregolf.com) or [www.theadoberestaurant.com](http://www.theadoberestaurant.com). ❖



### COURTESY NOTICE

#### Notice of Continued Extended Hours Construction

**WHEN:** Nov. 19<sup>th</sup> to Dec. 19<sup>th</sup>

**Saturdays**  
7:00 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](mailto:lgkurtz@sundt.com)

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

Dear Biltmore Neighbor,

The holidays are upon us, and our crews have made substantial progress on the new golf course facility improvements. So that we can stay on schedule as we enter the holiday season, we wanted to inform you that we've obtained approval for extended hours construction on Saturdays from November 19<sup>th</sup> to December 19<sup>th</sup>.

We appreciate your continued patience as our crews work to accelerate construction, and we can't wait to share these new facilities with you in 2023. To learn more about the planned course facility upgrades, we encourage you to visit our project website at [www.yourbiltmoregolf.com](http://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.-Thurs. 8 a.m.-2 p.m.

Fri. 9 a.m. - 12 p.m.

602-955-1003 phone

602-955-1144 fax

Beth Rose, ABEVA Manager

[abevaoffice@abeva.com](mailto: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](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 ~ 12/1/2022

| 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 DECEMBER 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** - 2501 E. Telawa Trail. 20% off Sunday brunch food items. For your reservation, call 602-955-4079 or visit [www.wrigleymansion.com](http://www.wrigleymansion.com).



### Partners & Businesses

- **Mane Attraction Salon** - 3156 E. Camelback Road - 20% off first haircut and/or color service for first time guests. Must mention ABEVA Brief Discount when booking. Call 602-956-2996.

### MANE ATTRACTION SALON

- **Hair Craft Salon** - 6522 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) 5% off. Call 602-952-8830.



- **Sculpt AZ Medical Spa** - 20% off your first service and all skin care products. 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).



- **Get Your Move On, Delicate Moving & Storage** - \$100 off for your next move. Call 480-695-6621.



- **RunBuddy Mobile** - Mobile Dog Gym. Starting at \$50 for one dog. First session at a discounted weekly rate. Call/Text 480-433-8835 or visit [runbuddymobile.com](http://runbuddymobile.com)



- **Pet Market** - 4719 N. 20th St. #A30 in Town and Country Shopping Center. Mention you are an ABEVA member to receive 10% off your entire purchase. To redeem, use code item #500170. Call 602-954-4000 or visit [www.mypetmarket.com](http://www.mypetmarket.com).

