

ABEVA BRIEF

Published for Arizona Biltmore Residents Only

Vol. XXVII, No. 4 • April 2023

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.

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

New ABEVA Website

The new ABEVA website is now live! Please visit www.abeva.com and see the new and improved site. The site is filled with information including Arizona Biltmore Estates History, ABEVA Dues and Payment Instructions, Collection Policy, Governing Documents, CC&Rs, Monthly Meeting Minutes, *ABEVA Briefs*, Sub-Associations and Management Companies, Architectural Guidelines and more. ❖

Construction Update Biltmore Estates and Road System

Over the next 18 months, there will be major roadwork going on to update the water distribution system within ABEVA. City Of Phoenix will be installing a new system beginning Q4 2023 and ending by Q3 2024 (subject to change). We will remain in close contact with COP and keep you updated.

Once this major roadwork is complete, ABEVA will be resurfacing the roads and speed bumps to renew the appearance. We are planning for the entire roadway system project to be complete by end of Q4 2024.

ABEVA is in close contact with COP and will keep you informed via the BRIEF Newsletter, website and if needed e-mail blasts.

ABEVA construction on our new entrances is scheduled to start after Board approval of bids late May, early June 2023 and complete by end of year 2023.

The new Arizona Biltmore Golf Clubhouse is scheduled to break ground in April 2023 and complete in April 2024.

Our ABEVA Board is excited to see our collective investments coming together to elevate Biltmore Estates and to restore its reputation as a historic, iconic and prestigious landmark and a place we can proudly call home. ❖

April ABEVA Board Meeting

The April ABEVA Board Meeting will be Monday, April 17th 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 or any changes at www.abeva.com. ❖

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 February 2023

Name of Incident	Total Incidents
ABANDONED VEHICLE	1
ALARM	2
COLLISION	2
DAMAGE TO PROPERTY	9
DISORDERLY CONDUCT	1
DOOR NOT SECURE	3
FISHING	5
GARAGE DOOR OPEN	41
GATE	10
JUNK, LITTER AND DEBRIS	18
LANDSCAPING	24
LIGHTS OUT	18
LOST & FOUND	2
LOUD NOISE	7
OTHER	5
PARKING VIOLATION	135
POLICE - FIRE - EMS ON SITE	16
POLICE ON SITE	1
SOLICITATION	4
SUSPICIOUS PERSON	5
SUSPICIOUS VEHICLE	3
THEFT	3
TRESPASSING	1
WATER	4
WILDLIFE	2
TOTAL REPORTS:	322





Previously Run Beautification Article Dated November 2021 with Updates

Several homeowners have asked questions regarding the history of and the funding of the entryways Beautification Project. The following article previously published in the *ABEVA Brief* should answer most questions. Dates and details have been updated to reflect current facts.

ABEVA MISSION STATEMENT

ABEVA pledges aggressive leadership to nourish and enhance our Biltmore Lifestyle by preserving and protecting the ambiance and environment, and by maintaining standards which benefit all members of ABEVA.

Formed in Fall of 2020, the ABEVA Beautification Committee (BC) set sail on a deep exploration on how to elevate and add value to one of the most prestigious, historic, and perfectly located planned communities in the Valley: Arizona Biltmore Estates.

The six Member Committee is comprised of experts from many disciplines including business, product start up, project development, commercial and residential real estate, architecture, entrepreneurship, professional athlete agency, and event management, to name a few.

Over many years, ABEVA has accumulated a surplus reserve. The Board has decided to invest a portion of this surplus into community beautification. The BC recommended to the ABEVA Board that the initial focus be on beautifying the four primary entrances into the community that set the tone and esthetics so revered of the Arizona Biltmore Estates. These are: 24th St. and Thunderbird, 24th St. and Biltmore Circle Dr., Lincoln and 32nd St., and 32nd St. and Colter.

Most members of the 17 sub-associations that make up the Biltmore Estates pass through or see these entryways, as do tens of millions of passers-by annually.

In late 2020, the BC authored a Request for Proposal (RFP) and distributed it to seven prestigious landscape architecture firms from across the country seeking design proposals.

The next step was to analyze the RFP responses received, which proposed costs to design and execute a plan to reimagine and elevate the four main entrances. Those proposals were then distilled down to three local firms. The BC then hosted interviews with these three firms at their offices in the early Spring of 2021.

After deep and careful consideration, the Scottsdale-based firm, Greedy Pickett (GP), was chosen, as they have a long and successful body of work here in Phoenix and seem to best understand the luxury and historical significance of the Arizona Biltmore Estates.

With GP engaged, the BC continued to refine our vision and decided on a hierarchy of focus and exploration to include:

- 1.) The existing surplus in our reserve fund.
- 2.) Our Board Pledge to nourish and enhance our Biltmore Lifestyle.
- 3.) The Arizona Biltmore Estates brand estimated to rep-

resent at least a billion dollars of home value.

- 4.) The long-established greenbelt, best reflected in the 36-hole Adobe Golf Course and our Architectural Guidelines.
- 5.) The Frank Lloyd Wright influence seen throughout elements in our community.
- 6.) The \$100M renovation at the Blackstone-owned Arizona Biltmore a Waldorf Astoria Resort.
- 7.) Our long-standing agreement with the Arizona Biltmore requiring them to maintain the 24th Street & Thunderbird Trail Entrance leading up to the hotel.
- 8.) The proposed \$20M renovation of the Golf Course by its owner JDM.

Eventually, Greedy Pickett submitted their design proposal and gave the BC an indication of what a 5-star, \$2M budget could achieve. The hope was that the owners of both the hotel and the golf course would make a significant contribution to elevate their interests as well. Unfortunately, both are 100% focused on their own renovations, and have declined to participate financially.

Numerous Committee meetings were organized and hundreds of collective hours invested to evaluate our best options. Many action items and recommendations were presented to the ABEVA Board for approval.

The BC thoroughly explored all possibilities to raise the additional funds including issuing bonds, seeking private donations, special assessments and capital improvement loans from banks. All these options to raise the additional investment are traditional means for funding HOA projects. They were ultimately dismissed, and the focus became reducing the scope of work to \$1.25M, leaving ample reserves for future community beautification and improvements.

Greedy Pickett and SDL Contractors pulled elements from the original renderings reduced the Beautification Project to three of our highest impact entrances 24th Street and Thunderbird Trail, Lincoln and Biltmore Circle Drive and 32nd Street and Colter, with a total budget to equal \$1.25M.

During the exploration, it was discovered that the unsightly block building on the Northeast side of the 24th St. and Missouri entry point is a water boost station that the city has abandoned and has now reverted back to the homeowner of the parcel. We continue to talk to the homeowner about their plan to bring the parcel up to ABEVA architectural standards.

Currently, construction documents are complete, and RFBs will be distributed in April. Bids will be reviewed in May by the Beautification Committee and Greedy Pickett, and a recommendation will be made to the Board. With board approval, construction will begin in early June with completion currently scheduled for the end of 2023.

Your ABEVA Beautification Committee members are:

Bill McKay (Chair), Meridian, Wes Balmer, Greens IV, Mike Bueker, Village on the Lakes, John Lynch, Village on the Lakes, and Keith Mishkin, Taliverde. ❖





SPECIAL NEWS AND EVENTS

The Arizona Biltmore Resort

Easter Brunch at the Biltmore

Join the Arizona Biltmore Resort for a spring celebration Arizona Biltmore style. On April 9th, from 10:00 a.m. to 4:00 p.m., indulge in a delightful offering of brunch favorites, all while enjoying the musical stylings of a roaming electric violinist. Enjoy classic lawn games such as cornhole and ladderball.

To make a reservation for this unforgettable Easter brunch experience, please visit ArizonaBiltmore.com/to-do/Easter.

Prepaid reservations for parties of 1 to 20 are available; parties of four or more will receive a complimentary bottle of Arizona Biltmore sparkling wine. ❖



Biltmore Ladies Lunch Bunch Meeting

Join the Biltmore Ladies Lunch Bunch each month for fun, food, and fellowship. They will be meeting at a nearby restaurant at 11:45 a.m. on the second Thursday of each month. The location will change, and RSVPs are required, as the size of the group varies depending on the season.

Email Carla Hancock at chancock@bayeq.com or call 602-350-1351 or Kerrie Kruse at kerrie@northandco.com or call 602-451-6329 to receive the monthly emails with details on each month's location. ❖

Biltmore Area Partnership April Luncheon



The Biltmore Area Partnership Networking Luncheon will be on April 25th at The Gladly Restaurant and the speaker will be Brad Smidt, Sr. VP of Business Development of the Greater Phoenix Economic Council. The Gladly is located 2201 East Camelback Road in Phoenix. Reservations are required by Friday, April 21st. Networking will be from 11:30 a.m. to 12 noon, and the guest will address the attendees at 12:30 p.m.

The cost is \$35 for members and \$40 for nonmembers. For additional information, please call Linda Rossi at 480-368-0974. Reservations and checks should be sent to Biltmore Area Partnership, 3104 East Camelback Road, #174, Phoenix, AZ 85016. Information to pay by credit card will be sent out with the invitation. ❖

Arizona Biltmore Golf Club News

Here's what's going on at the Arizona Biltmore Golf Club in April.

Adobe Course Closes for Renovations: Beginning Tuesday, April 4th, the Adobe Golf Course will be closed for course renovations. Led by the Lehman Design Group and Scottsdale resident Tom Lehman, the golf course renovation project will infuse modern golf course design and water conservation technology. The original William Bell-designed golf course first opened for play in 1929. During the renovation, crews will install a new, more efficient irrigation system and plant new drought tolerant TifTuf Bermudagrass throughout the golf course. In addition, green complexes will be renovated, tee boxes will be laser leveled, and bunkers will be rebuilt incorporating a technically advanced drainage and liner system. Throughout the renovation, the general routing and par (71) of the golf course will be consistent with the Adobe's famous parkland setting. The Adobe Course is expected to reopen for public and member play this fall. For your safety, please stay off the golf course during construction.



ABEVA Board of Directors

Garnet Harding – President
Bill McKay – Vice President
Karin Olson – Secretary
Phil Lovell – Treasurer
Mark Baldree – Director
Wes Balmer – Director
Michael Fallaw – Director
John Lynch – 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

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



New Golf Shop: The beautiful new golf shop is now open at the Arizona Biltmore Golf Club. Designed by Douglas Fredrikson, AIA and Alexandra Lemos of Phoenix-based Douglas Fredrikson Architects, the building includes retail and office space, locker rooms for members, fitting rooms, restrooms and over 13,000 sq. ft. of underground golf cart storage. The single-story building features Frank Lloyd Wright-inspired architecture, blending a modern southwest design with many notable elements of the Biltmore Resort and community, including the signature concrete Biltmore block and patina copper fascia prominent in the resort's motif. If you haven't done so already, we encourage you to stop by and check out the new building.

New Clubhouse Construction: Construction on the new clubhouse and restaurant has begun. The new clubhouse will replace the existing event tent and clubhouse, and will also bring additional on-site parking plus landscape improvements. The clubhouse project is expected to be completed next year.

The Adobe Restaurant and Bar ARE OPEN: The Adobe Restaurant and Bar will remain open for business during phase two of clubhouse construction for breakfast, lunch or afternoon happy hour.

Adobe Happy Hour and Spring Hours: Happy Hour starts at 2:00 p.m. Draft specials include \$4 Barn Brews, \$4 Michelob Ultras, and \$4 Domestic Cans; Wine Specials include \$5 House White/Red and Bubbles; and all Craft Cocktails are \$8. Adobe Spring hours are now 6:30 a.m. to 6:00 p.m. daily, with the kitchen closing at 3:00 p.m. Monday through Thursday, and 4:00 p.m. Friday through Sunday.

No Trespassing: A friendly reminder that the Arizona Biltmore Golf Courses are private property. Use of the golf courses is reserved for members and customers of the Arizona Biltmore Golf Club. Trespassers, including (but not limited to) walkers, joggers and those walking pets, will be cited. Also, please do not enter the clubhouse construction area at any time. We appreciate your cooperation.

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 towards free golf!

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 at www.tinatombsgolf.com.

Sunday Family Day: Kids under 17 play free with a paying adult after 1:00 p.m. (1 child per adult 21 yr or older).

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 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 MEMBER DISCOUNTS FOR APRIL 2023

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.



Partners & Businesses

- **Janelle at Salon D&A** - 6070 N. 16th Street - 10% off the first visit. Message 602-561-6774 for inquiries and appointments. Specializing in custom color, cuts, and extensions
- **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

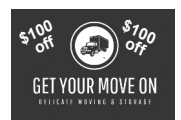


Tomasso's) 5% off. Call 602-952-8830.

- **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.



- **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



- **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.

