

ABEVA BRIEF

Published for Arizona Biltmore Residents Only

Vol. XXVII, No. 7 • July 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

Introduction:

In a strategic move aimed at streamlining operations and elevating service quality, the ABEVA Homeowners Association Board of Directors has made a significant decision. After careful consideration, the Board has chosen to transition from employing its own staff to entrusting the daily front and back-office administration to the expertise of First Service Residential, a reputable HOA management company. This article explores the reasons behind this decision and highlights the positive implications it holds for ABEVA and its members.

The Motivation for Change:

The ABEVA Board's choice to no longer employ its own staff stems from a desire to shed the responsibilities and liabilities associated with being an employer. By entrusting these tasks to a professional management company, the Board aims to redirect its focus toward the core aspects of governing the association and delivering improved services to homeowners.

Beth Rose's Departure:

Following the transition period, ABEVA Manager Beth Rose, who has dedicated nine years of service to the organization, will be leaving in early August. The Board expresses its gratitude to Beth for her unwavering commitment and wishes her blessings and happiness in her future endeavors. Beth's departure marks a new chapter for ABEVA as it embraces the support of a larger organization with abundant resources and experienced team members.

Benefits of Partnering with First Service Residential:

The decision to employ First Service Residential is expected to have several advantages for ABEVA and its members. With a large and well-established HOA management company at the helm, ABEVA can tap into a wealth of resources, knowledge, and expertise that will enhance the overall management of the association. The comprehensive range of services offered by First Service Residential will enable ABEVA to streamline its operations, ensure efficient administration, and foster a higher level of homeowner satisfaction.

Elevating Service Quality:

By leveraging the specialized skills and experience of First Service Residential, ABEVA aims to enhance communication channels, increase responsiveness, and improve overall operational efficiency. Homeowners can expect greater support, expedited issue resolution, and a seamless experience when engaging with the association.

Conclusion:

The decision of the ABEVA Homeowners Association Board of Directors to transition to professional management marks an important milestone in the organization's journey. By partnering with First Service Residential, ABEVA is poised to deliver an elevated homeowner experience and build a stronger, more efficient community for all its members.

Garnet Harding

President, ABEVA





July ABEVA Board Meeting

The July ABEVA Board Meeting will be Monday, July 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. ❖

Beautification Update

The Beautification Committee has extended its bid due date in order to acquire pricing from additional contractors as several have dropped out of the original bid process.

We have now expanded our bid package invitation to 12 vetted contractors who provide both hard and softscape construction services with experience attaching our custom Frank Lloyd Wright veneers to masonry walls. The result is a delay in our start date by approximately 45 days. ❖

SECURITY

THE RESPONSIBILITY FOR SECURITY BEGINS WITH EACH RESIDENT. MOST CRIMES ARE CRIMES OF OPPORTUNITY.

IF YOU HAVE A SECURITY SYSTEM AND DO NOT TURN IT ON, THEN YOU DO NOT HAVE A SECURITY SYSTEM.

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 May 2023

Name of Incident	Total Incidents
ABANDONED VEHICLE	2
ALARM	4
ANIMAL	3
DAMAGE TO PROPERTY	2
DISORDERLY CONDUCT	1
DOOR NOT SECURE	3
FISHING	7
GARAGE DOOR OPEN	56
GATE	11
JUNK, LITTER AND DEBRIS	7
LANDSCAPING/ IRRIGATION	33
LIGHTS MAINT.	9
LOST & FOUND	4
LOUD NOISE	2
OTHER	3
PARKING VIOLATION	176
POLICE - FIRE - EMS ON SITE	7
SOLICITATION	3
SUSPICIOUS PERSON/VEHICLE	8
TRESPASSING	1
NON-IRRIGATION WATER	8
TOTAL REPORTS:	350

SPECIAL NEWS AND EVENTS

The Arizona Biltmore Resort News

All summer long, the Arizona Biltmore is hosting events to beat the heat. This month, they'll be hosting the most incredible wellness retreat in the Valley. The Sol to Soul Wellness Retreat hosted at Tierra Luna Spa at the Arizona Biltmore resort is a four-day, three-night experience with everything from somatic breathwork and sound healing to aqua aerobics and a Tierra Luna Spa treatment. Led by two expert wellness facilitators, this retreat will leave you grounded, relaxed and rejuvenated. For more information and to register, please visit, www.arizonabiltmore.com/wellness/wellness-festival/ or call 602-381-7656.

In the meantime, be sure to make your way to the Biltmore grounds on July 2nd at 8:00 p.m. to enjoy a Red, White and Biltmore party. In lieu of fireworks, there will be a light show in the sky made from drones. The program is synchronized to music and will be a dazzling sight to see. The Wonderbus Food Truck will be firing up American fare, with burgers, hot dogs, mac & cheese and more. Plus, the Saguaro and Paradise Pools have everything you need to party in the USA. Dive-in Movies, extended Twist waterslide hours, DJs, pool parties and the occasional roaming gelato cart make the Independence Day weekend even sweeter. Book your stay or a cabana at ArizonaBiltmore.com. ❖



Biltmore Area Partnership Luncheon



The Biltmore Area Partnership will not be having a luncheon in July. The next luncheon will be on August 29th at the Arizona Biltmore Resort. Networking will be from 11:30 a.m. to 12 noon, and the guest will address the attendees at 12:30 p.m. to 1:00 p.m.

The cost is \$35 for members and \$40 for nonmembers. Reservations are required by Friday, August 25th. Checks should be sent to Biltmore Area Partnership, 3104 East Camelback Road, #174, Phoenix, AZ 85016. BAP is also able to accept credit cards. For further information about membership and luncheons, please contact Linda Rossi, Executive Director of the BAP, at azbapphx@aol.com or call 480-368-0974. ❖





Arizona Biltmore Golf Club News

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

Adobe Course Renovations Update: Adobe Course renovations continue as crews work on shaping fairways, bunkers and greens on the back nine. Irrigation lines have been installed on most of the front nine with grass expected to be planted in the coming weeks on those holes. The Lehman Design Group and Scottsdale resident and five-time PGA TOUR champion Tom Lehman have been onsite throughout the renovation process, making a few minor tweaks to the design to increase shot values and playability. The course is expected to reopen for public and member play this fall. The Links Course remains open for daily play. For your safety, please stay off the golf course during construction.

New Clubhouse Construction Update: Construction on the new clubhouse and restaurant is proceeding as scheduled. Sundt Construction crews have added a few early mornings to their schedules to get concrete poured during the coolest part of the day. As construction continues and in the weeks ahead, expect exterior walls to start going up. The clubhouse project is expected to be completed in 2024.

No Trespassing: A friendly reminder that the Arizona Biltmore Golf Courses are private property. There have been several reports of trespassing on the active construction site of the Adobe course, including dirt bikers. If you see this activity, please contact the golf shop, and if it is after hours, please contact the City of Phoenix Police Department. 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. For your safety, please do not enter the clubhouse construction area or Adobe Course at any time. We appreciate your cooperation.

The Adobe Restaurant and Bar ARE OPEN: Just a reminder that the Adobe Restaurant and Bar are open for business during phase two of clubhouse construction for breakfast, lunch or afternoon happy hour. The Adobe Restaurant is a great spot to enjoy a meal, while getting a birds-eye view of clubhouse construction.

Cool Off at The Adobe Restaurant: On a hot summer day, nothing beats a refreshing cold beverage. Stay hydrated by swinging by the Adobe Restaurant before and after golf. We've added a few new beverage options, including: Deep Eddy Daly (Deep Eddy Lemon Vodka with iced tea) for \$7 and \$6 after 2:00 p.m., Tequila High Noon in a variety of flavors – great option to take out on the course. Plus, we have \$6 Bloody Mary's with house made mix, and mimosas all day Saturday and Sunday for dine in only.

Adobe Happy Hour and Summer Hours: Happy Hour starts at 2:00 p.m. Draft specials include \$4 Barn Brews, \$4 Michelob Ultras, \$4 Domestic Cans, and \$5 Seasonal IPA; 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.

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!

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 their round. Bring up to three 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, to book a golf tee time, corporate lunch or private function, visit www.azbiltmoregc.com or www.theadoberestaurant.com. ❖

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

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





SUB-ASSOCIATION MANAGEMENT COMPANIES ~ 7/1/2023

Name	Management Company	Phone	Website
2 Biltmore	Brown Community Management	480-539-1396	https://www.brownmanagement.com
Courts I	Choice Community	602-843-1333	https://www.choice-cam.com
Courts II / Vistas	Choice Community	602-843-1333	https://www.choice-cam.com
Villas II	Choice Community	602-843-1333	https://www.choice-cam.com
Fairway Lodge	AAM, LLC	602-957-9191	https://www.associatedasset.com
Gates	Brown Community Management	480-539-1396	https://www.brownmanagement.com
Greens 3-6	PMP Management	480-591-9380	https://biltmoregreenshoa.com
Shores	Integrity First Management	623-748-7595	https://integrityfirstpm.com
Square	Choice Community	602-843-1333	https://www.choice-cam.com
Terrace	Ogden & Co	480-396-4567	https://ogdenarizona.com
Cloisters	AAM, LLC	602-957-9191	https://thecloistersassociation.com
Colony B / CB Greens	Vision Community Management	480-759-4945	https://visioncommunitymanagement.com
Colony B IV / Villas II	Ogden & Co	480-396-4567	https://ogdenarizona.com
Del Prado Apts	Hillsboro Management	602-957-3400	https://del-prado.net
Heights at Biltmore	Jsqared Property Management	623-251-5260	https://jsquaredpropertymanagement.com
Meridian	Sentry Management	480-345-0046	https://www.sentrymgt.com
Taliverde	Amcor Property Professionals, Inc.	480-948-5860	https://amcorprop.com
Village on the Lakes	Trestle Management Group	480-422-0888	https://www.trestlemanagement.com



ABEVA MEMBER DISCOUNTS FOR JULY 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.



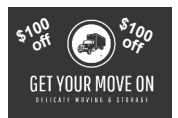
Tarbell's) 5% off. Call 602-952-8830.

- **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.



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



- **Get Your Move On, Delicate Moving & Storage** - \$100 off for your next move. Call 480-695-6621.
- **RunBuddy Mobile** - Mobile Dog Gym. Starting at \$60 for one dog. Multiple dog discount. 30 min sessions once a week. 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.

