

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 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

August ABEVA Board Meeting

The August ABEVA Board Meeting will be Monday, August 21st 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. ❖

Farewell to Beth Rose

As we begin a new chapter with our new management company First Service Residential on August 1st, we bid farewell to ABEVA Manager Beth Rose.

After nine years of unwavering dedication, working with ABEVA and its board of directors, she leaves an indelible mark.

As assistant to the former Executive Director for seven years, her reliable and hardworking nature shone through. Stepping into the manager's role nearly two years ago, she continued assisting the organization and its members with passion and energy.

The board acknowledges her valuable contributions and extends heartfelt wishes for her future endeavors. Beth Rose's legacy of commitment and dedication will be cherished at ABEVA, and her departure marks the beginning of an exciting new chapter for both her and the organization as we begin our journey with First Service Residential.



Best of luck, Beth!

Garnet Harding

President, ABEVA

Beautification Update

Wednesday, July 26th at 5:30 p.m. a special Board of Directors meeting was held to hear the Beautification & Finance Committee reports and recommendation to proceed with the award of the Beautification contract for the three entrances. The ABEVA Board voted unanimously to approve \$415,000 additional funding required by the project and bids. The Landscape Broker was unanimously voted as the contractor.

Over the months, 12 vetted contractors were sent identical bid packages from Greey Pickett, our Landscape Architect, to assure an arms-length transaction.

All three contractors were given equal opportunity to present to the committee and officers, with Greey Pickett attending each meeting. The committee then did job site visits traveling to Verrado, Desert Highlands, Desert Mountain, Gainey Ranch and Westbrook to see in person the work the contractors had accomplished. All three have outstanding credentials that met our requirements and outstanding websites and references that were called. All three were very competitive and clustered together in pricing. The fact that the Landscape Broker owner, Chris Besing, will be on site as the Project Manager and certainty of execution were the distinction that set them apart for an iconic project such as Biltmore Estates.

The contract is currently under review by Snell & Wilmer's construction law practice retained for this project.

Signatures are expected by early next week and demolition is expected to begin mid August. All committee reports, notes, photos of site visits and signed contract will be available on the website by mid August.

The Community will be updated if any traffic issues come up. None are expected. A Gantt chart will be published to define project milestones and a timeline. This culminates a 2.7 year project and thousands of hours of Board Beautification and Finance Committee work.

This is the first major step to reimage Biltmore Estates as a luxury Community and to maintain our presence as a premier, iconic location in the Metro Area. ❖





SECURITY

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

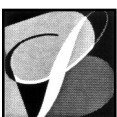
IF YOU HAVE A SECURITY SYSTEM AND DO NOT TURN IT ON, THEN YOU DO NOT HAVE A SECURITY SYSTEM.

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 June 2023

Name of Incident	Total Incidents
ALARM	1
ANIMAL	3
DAMAGE TO PROPERTY	11
DOOR NOT SECURE	2
FISHING	3
GARAGE DOOR OPEN	36
GATE	7
JUNK, LITTER AND DEBRIS	21
LANDSCAPING/ IRRIGATION	40
LIGHTS MAINT.	9
OTHER	6
PARKING VIOLATION	169
POLICE - FIRE - EMS ON SITE	12
SOLICITATION	7
SUSPICIOUS PERSON/VEHICLE	5
THEFT	2
NON-IRRIGATION WATER	5
TOTAL REPORTS:	339

SPECIAL NEWS AND EVENTS Biltmore Area Partnership Luncheon



The Biltmore Area Partnership meets once a month at a different location in the Biltmore area for an informational networking luncheon. The next luncheon will be on August 29th at the Arizona Biltmore Resort, and the guest speaker will be Steve Chucuri, President of The Arizona Restaurant Association. Networking will be from 11:30 a.m. to 12 p.m., and the speaker will address the attendees at 12:30 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. ❖

The Arizona Biltmore Resort News

As summer continues to simmer, the Arizona Biltmore has a wide range of unique offerings for our esteemed neighbors. Introducing Fuego y Pasi3n, a brand new dinner series at Renata's Hearth, a modern Latin restaurant. Join in at Renata's Hearth on August 20th or 27th to indulge in a refined evening of delectable bites, perfectly paired cocktails, and captivating conversations with the culinary artisans behind the scenes. Immerse yourself in this exceptional dining experience that promises to be an unforgettable culinary symphony. Secure your seat at the table today through RenatasHearth.com/summer-dinners/ and prepare to be enchanted by an extraordinary blend of flavors, expertise and camaraderie.



Renata's Hearth Dinner Series

Join us August 10th, 17th or 24th for a special dinner series at McArthur's featuring beers from local Arizona breweries – it's the perfect way to beat the summer heat. Featured breweries are Huss Brewery, Cider Corps and Four Peaks Brewing. Spots are limited, so please visit ArizonaBiltmore.com/Summer to make reservations.

Finally, the Biltmore is celebrating Labor Day the weekend of August 31st with pool parties, dive-in movies and other activities to help you chill-out and stay cool. Stay up to date at ArizonaBiltmore.com/Summer to make reservations. ❖



Arizona Biltmore Dive-In Movies





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 and the next two are August 10th, September 14th. The location will change, and RSVPs are required, as the size of the group varies depending on the season. Please let us know if there are any restaurants we should be trying!

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. ❖

Arizona Biltmore Golf Club News

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

Course Renovations Update: With the arrival of monsoonal moisture (finally) sodding and sprigging of new grass has begun across holes that have been shaped. Crews continue shaping and installing irrigation lines on a few holes on the back nine. Despite the record-breaking July, the course renovation project remains on track for fall completion with expected opening around Halloween. The Links Course remains open for daily play. For your safety, please stay off the golf course during construction.

New Clubhouse Construction Update: Exterior walls have been raised and it's starting to look like a clubhouse. Soon, architectural details will start to appear, with work on the interior expected to begin next month. 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 and 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 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.

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

Office Hours:

Monday - Friday 9 a.m. - 1 p.m.
602-955-1003 phone
602-955-1144 fax

Email:

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 ~ 8/1/2023

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 AUGUST 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.



- **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.



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



- **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.

