

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.

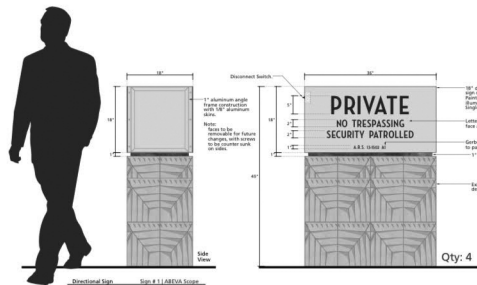
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FROM THE ABEVA OFFICE Beautification Update

The Beautification Committee continues its work on the comprehensive renovation of the common areas. This includes a plan to resurface, stripe, and mark the road system after completion of the City's Water Project next July. In the meantime, a lot is happening behind the scenes. All monument signs featuring FLW block bases and illuminated boxes will be replaced (rendering pictured of the "Privacy" sign).



Rendered Sign at Night



The Waldorf Astoria "Hotel" sign near the gate to Taliverde and Colony Biltmore Greens will also be replaced with a monument base and illuminated box sign. Demolition and construction at the Lincoln and ABC and 32nd St. and Colter entrances should be completed by early December or thereabouts and the 24th St. and Biltmore Estates entrance by the end of January. The first guardhouse will receive a facelift along with art deco Frank Lloyd Wright stained glass film applied to the new windows, a theme derived from the stained glass exhibit inside the front entrance of the hotel.

The Biltmore Golf Club renovation and clubhouse completion will cap off a reimagined Biltmore Estates Community. We are grateful for the work the Colony Biltmore Greens Community has undertaken to renovate its frontage along 24th Street. The Beautification Committee will now be focusing on the center island architectural design work at the 24th and Biltmore Estates entrance. ❖



A Message from the Management Team

A welcome letter was sent to all ABEVA homeowners from FirstService Residential with actions that require attention from homeowners regarding payments. Billing statements are set to arrive by October and in appreciation of your patience, late fees will be waived for the first two months, November and December. FirstService Residential has a Resident Portal to which all ABEVA residents have access. You can access the portal at [ABEVA.ConnectResident.com](https://www.abevaconnect.com) in which you can review association documents, board meetings, submit work orders/resident inquiries, and view account balances and details. Please do not hesitate to reach out to the Community Manager, Brooke Kemper, for assistance in getting set up on the portal. Please keep in mind it is the homeowner's responsibility to keep all information up to date on the portal, including your billing address and contact information to receive statements, letters, and any communication regarding the community. ❖



October ABEVA Board Meeting

The October ABEVA Board Meeting will be Monday, October 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 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 August 2023

Name of Incident	Total Incidents
ABANDONED VEHICLE	0
ALARM	3
ANIMAL	0
COLLISION	0
DAMAGE TO PROPERTY	4
DISORDERLY CONDUCT	1
DOOR NOT SECURE	9
FISHING	1
GARAGE DOOR OPEN	37
GATE	5
INJURY TO PERSON	0
JUNK, LITTER AND DEBRIS	11
LANDSCAPING/ IRRIGATION	59
LIGHTS MAINT.	8
LOST & FOUND	0
LOUD NOISE	3
OTHER	4
PARKING VIOLATION	158
POLICE - FIRE - EMS ON SITE	10
SOLICITATION	1
SUSPICIOUS PERSON/VEHICLE	4
THEFT	1
TRESPASSING	4
NON-IRRIGATION WATER	12
TOTAL REPORTS:	335

SPECIAL NEWS AND EVENTS

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 three are October 12th, November 9th and December 14th. The location will change, and RSVPs are required, as the size of the group varies. 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. ♦



The Arizona Biltmore Resort News

This month, the Arizona Biltmore is proud to partner with Susan G. Komen to raise funds for a cure for breast cancer. The Arizona Biltmore has a special pink menu at the restaurants and bars, pink cabanas and pink cottages with proceeds donated to the foundation.

Also in October, Thanksgiving brunch reservations are open! This year's brunch has live music, elegant desserts and delectable dining. Reservations are prepaid and can be secured by visiting www.arizonabiltmore.com/thanksgiving. You can view the full menu and more at the website.

Renata's Hearth is celebrating autumn through Fuego y Pasión paired wine experiences. On October 22nd, indulge in five meticulously designed courses and Hundred Acre pairings that highlight the winery's crowning jewels, from their newly unveiled Sauvignon Blanc to the deeply evocative Dark Ark. On October 29th, unveil the mystique of California's viticultural treasures, celebrating the renowned Dana Estates.

On October 28th, the Disney classic "Hocus Pocus" will be showing on Spire Lawn, perfect for the whole family. More fall offerings and booking links can be found at www.arizonabiltmore.com/fall-at-the-arizona-biltmore. ♦



Biltmore Area Partnership Luncheon



The Biltmore Area Partnership meets once a month at a different location in the Biltmore area for a networking luncheon. The October luncheon will be held at Lon's At The Hermosa Inn, and the speaker will be Phoenix Mayor Kate Gallego. This luncheon will be on Thursday, October 26th due to the Mayor's schedule. Networking will be from 11:30 a.m. to 12:00 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, October 20th. Checks should be sent to Biltmore Area Partnership, 3104 East Camelback Road, #174, Phoenix, AZ 85016. ♦



Arizona Biltmore Golf Club News

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

Course Renovations Update: We are in the final stages of course renovation work. Final grading is complete, all holes have been sprigged with Bermuda grass, and landscape work continues as new trees are being planted. In October, the golf course will be overseeded with rye grass as we prepare for an early November opening. It's exciting to see the new Tom Lehman-design spring to life!

New Clubhouse Construction Update: Work continues on the magnificent new Arizona Biltmore Golf Club clubhouse. Exterior walls have been framed, work has begun on the roof, and work on interior walls has started. The clubhouse project is expected to be completed in 2024. To learn more about the new clubhouse and to see artist renderings, please visit the project website at www.yourbiltmoregolf.com.



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: 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 - dine in only.

Adobe Happy Hour and October 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.

Are You a Rewards Member? Did you know Biltmore Rewards Members automatically save on greens fees just for signing up? It's 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!

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.azbiltmoregolf.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 ~ 10/1/2023

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 OCTOBER 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



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.



- **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.

