

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

Introducing FirstService Residential Management Team

Krystle Bello

With 25 years of exceptional HOA management across California, Arizona, and Texas, Krystle is a seasoned professional specializing in diverse community types: master-high rise, condo, and single-family homes. As the current Regional Director for the North Region in the Arizona Market, she adeptly leads and supervises her team while providing robust support. Krystle holds a Business Management degree from Grand Canyon University, is a Certified Arizona Association Manager and a Certified Manager of Community Associations, enhancing her strategic acumen. Her regional expertise and leadership prowess make her an invaluable asset, consistently delivering effective community management solutions.



Brooke Kemper

Brooke brings several years of experience in HOA management, and is an HOA management professional with a focus on single-family homes, condominiums, and master planned communities. A graduate from Arizona State University, her expertise shines through streamlined operations and community engagement. Being the new Community Manager for ABEVA, she radiates enthusiasm and commitment to enhancing community living through efficient operations and proactive engagement which sets the stage for a harmonious environment. She eagerly anticipates the opportunity to connect with ABEVA's homeowners, understanding that a strong sense of community is pivotal. Her genuine excitement stems from her desire to foster relationships, listen to homeowner needs, and implement initiatives that reflect the



communities vision. She envisions ABEVA as a place where each resident feels valued and honored.

She extends the invitation to stop by the office and introduce yourself. As she embarks on this journey, she recognizes that community success thrives on collaboration, open communication, and the active involvement of its members. Do not hesitate to reach out to her with any questions or concerns ABEVA related. She is on-site at the ABEVA office from 9:00 a.m. to 1:00 p.m., and any phone calls to the ABEVA office will be answered at that time. Her contact information along with the ABEVA office contact information is listed below.

brooke.kemper@fsresidential.com
480-551-4210
abevaoffice@abeva.com
602-955-1003



Beautification Update

The entrance construction contract was signed after review by ABEVA's Construction Law Firm Snell & Wilmer. The Land Broker Chris Besing is onboard and working closely with Greey Pickett and the Beautification Committee to execute. Current status:

1. Landscape, Grading and Drainage submitted to City last week.
2. Expect confirmation this week (8-25) from City that plans are in review.
3. Estimated 30 days to receive comments
4. 7-14 days to respond to comments
5. 30 days to receive approval.
6. Demo could start at earliest in 40 days (late September). Demo will be tied as close as possible to construction in order to minimize blight (ground under construction).

The "Way Finding" Signs are in very bad condition. We will be presenting a proposal to the ABEVA Board to renovate all entrance monument signs and directional signage located at the intersection of Biltmore Estates circle. The FLW block veneer monument bases will be refurbished to continue this well-established theme. New illuminated box signage will be installed on top of the bases.





September ABEVA Board Meeting

The September ABEVA Board Meeting will be Monday, September 18th 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.

The ABEVA office and FirstService are closed on September 4th in observance of Labor Day. ❖

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 July 2023

Name of Incident	Total Incidents
ALARM	1
ANIMAL	2
COLLISION	2
DAMAGE TO PROPERTY	5
DOOR NOT SECURE	4
FISHING	3
GARAGE DOOR OPEN	54
GATE	12
INJURY TO PERSON	0
JUNK, LITTER AND DEBRIS	16
LANDSCAPING/ IRRIGATION	68
LOUD NOISE	2
OTHER	5
PARKING VIOLATION	146
POLICE - FIRE - EMS ON SITE	16
SOLICITATION	4
SUSPICIOUS PERSON/VEHICLE	2
TRESPASSING	4
NON-IRRIGATION WATER	5
TOTAL REPORTS:	351

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 September 26th at The Capital Grille located at Biltmore Fashion Park. The speaker will be Phoenix Interim Police Chief Sullivan. 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, September 22nd. Checks should be sent to Biltmore Area Partnership, 3104 East Camelback Road, #174, Phoenix, AZ 85016. ❖

The Arizona Biltmore Resort News

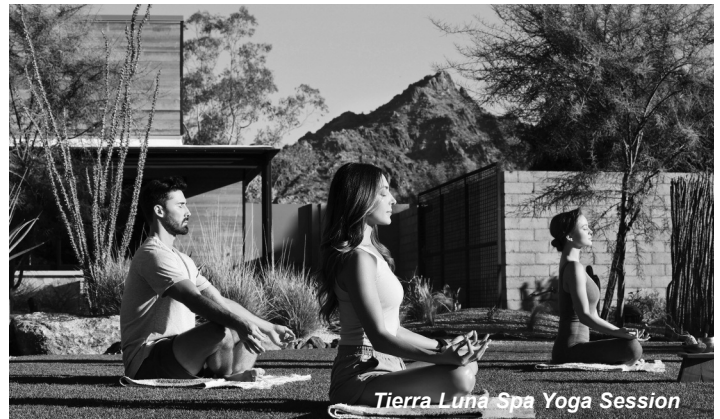
Labor Day Weekend is a splash at the Arizona Biltmore! September 1st through the 3rd, book a cabana at the adults-only Saguaro Pool to enjoy DJ beats or a cabana at Paradise Pool to enjoy extended waterside hours and a dive-in feature of *Field of Dreams*. On Saturday, the Saguaro Pool will sparkle during the Biltmore Bubbles Champagne Party from 11:00 a.m. to 6:00 p.m., followed by the Glow Party from 7:00 p.m. to 10:00 p.m. Sunday brings DJs to both Paradise and Saguaro Pools, a cabana or day pass is your ticket to the holiday fun. More information and booking details can be found at ArizonaBiltmore.com/summer.



Arizona Biltmore Poolside Cabanas

September 7th through the 18th, McArthur's Restaurant and Bar will be participating in Restaurant Week with a prix-fix three-course menu for \$55/person; a great opportunity to try a unique menu. September 10th, Renata's Hearth partners with Groth Vineyards for dinner of Fuego y Pasión. A meticulously curated five-course meal, thoughtfully paired with each blend, prepared and presented by the talented culinary team. Please note that this captivating dining experience has limited seating available, ensuring an intimate and immersive atmosphere. Reserve your seat now at RenatasHearth.com.

From September 22nd to the 24th, you are invited to experience the fall equinox between the cacti and the cosmos during the Tierra Luna Spa Retreat. The three-day, two-night, all-inclusive experience features daily spa treatments, halotherapy sessions, reiki and sound healers, along with mindful movement and meditation throughout the day. More information at TierraLunaSpa.com. ❖



Tierra Luna Spa Yoga Session





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 September 14th, October 12th and November 9th. 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 September.

Course Renovations Update: If you've been by the Arizona Biltmore Golf Club recently, you've seen the incredible progress crews are making on the golf course with grass growing in on more than half of the holes. To remain on track for an early November opening, crews have added earlier weekday starts and occasional Saturday work to their schedules. As we move closer to the course's debut, look for exciting announcements about the new course. For your safety, please stay off the golf course during construction. In the meantime, the Links Course remains open for daily play.

New Clubhouse Construction Update: Similar to the golf course renovation, crews working on the new clubhouse have added earlier weekday starts and occasional Saturday work to their schedules. Exterior walls are up, roof support beams are in place and architectural details are starting to appear. 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 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 is great option to take out on the course. Plus, they 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.

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 ~ 9/1/2023

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 SEPTEMBER 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.

