

ABEVA BRIEF

Published for Arizona Biltmore Residents Only

Vol. XXVII, No. 12 • December 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 ABEVA members.

ABEVA is not affiliated with Biltmore Lifestyles magazine and does not necessarily endorse or recommend any of its content or advertisers.

Beautification Update

Homeowner Value and Investments In Our Community

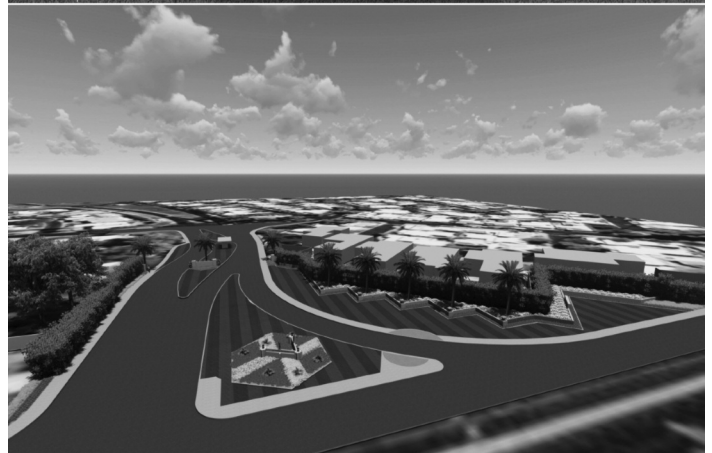
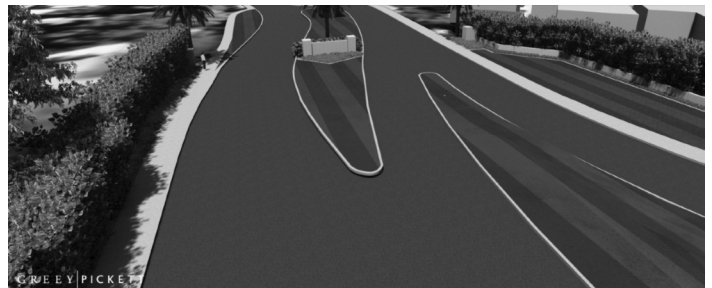
BILTMORE ESTATES attracts a minimum of 27 million views from the estimated 75,000 vehicles passing by its three main public access entrances each day. This makes it an incredibly visible community, presenting a perfect opportunity for brand impressions.

ABEVA's investment in our community promises to create a lasting impact, elevating the appeal of the neighborhood for years to come. With high visibility and a significant number of passersby, BILTMORE ESTATES property is positioned to continually increase in value from the significant investments that all our stakeholders have made.

ABEVA's MISSION STATEMENT AND PLEDGE is to enhance our Biltmore Lifestyle by seeking innovative improvements and beautification, while preserving and protecting the ambiance, aesthetics and standards enjoyed by our members. In our October board meeting we approved an additional \$200,000 for a total of \$1,865,000 for the Beautification Project.

The newly designed and soon to be renovated entrances will not only create a visually stunning first impression with the iconic Biltmore Block design features, but they will also contribute to the overall sense of luxury and refinement that BILTMORE ESTATES is known for.

Among the three public access entrances, 24th Street & Biltmore Estates represents the largest land area available for renovation. Not only is it the most prominent, but it also serves as a high-profile gateway for numerous homeowners, as well as a plethora of visitors, including dignitaries, high profile sports teams, entertainers, businesses and social leaders from various parts of the world. This entrance is used by individuals heading to the historic Arizona Biltmore Hotel and the newly renovated Golf Club and the multi million dollar BILTMORE ESTATES Homes. Given its significance and visibility, renovating this area makes a significant impact on the overall impression when entering BILTMORE ESTATES. It is our main entrance.



24th Street & BILTMORE ESTATES Entrance





The 32nd st & Colter entrance is the second largest land area followed by Lincoln and ABC.



32nd Street & Colter Street Entrance

The three entrances that the beautification investment is funding have dollars allocated based on their land area and traffic flow. They can be seen by virtually every homeowner in each of the 17 HOA's as they pass by or enter their private community's.



Lincoln Drive & Arizona Biltmore Circle Entrance

With careful consideration given to the design, landscaping, and Biltmore Block branding elements, these entrances will convey a sense of exclusivity and elegance, leaving a lasting impression on those who encounter them.

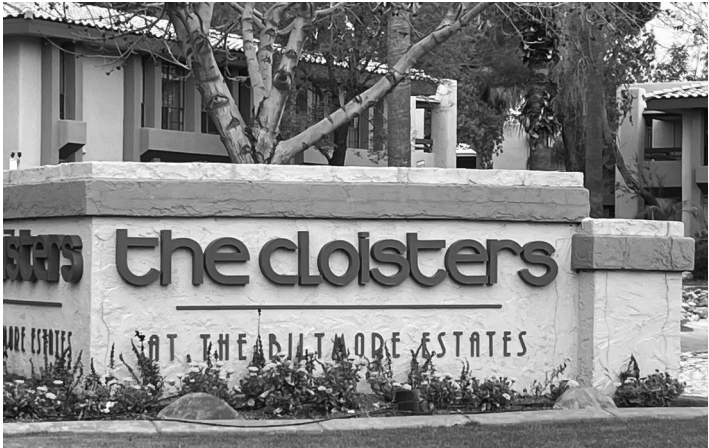
The Biltmore Block can be seen throughout Biltmore Estates and is an integral part of the beautification project design.



24th Street & Biltmore Estates Name Change

The Sprites at the main entrance are owned by the Arizona Biltmore Hotel, and their ownership plans to maintain this iconic design element.

Ultimately, this historic project and investment promises to enhance value and elevate status of all HOA's, especially those who choose to use BILTMORE ESTATES in their signage, websites and marketing materials.



Example of HOA Use of BILTMORE ESTATES Branding

Biltmore Estates Beautification Update



BILTMORE ESTATES Stakeholder Renovation Summary

- \$140mm + Historic Arizona Biltmore Hotel
- \$20mm + Arizona Biltmore Golf Club Adobe Bar and Grille and Estates and Links Golf Course
- \$1mm + Historic Wrigley Mansion
- \$1.865mm (approved as of 11-9-23) ABEVA investment in entrances, portal and monument signage.
- \$450k Colony Biltmore Greens HOA investment in their 24th St. frontage

Total \$163,315mm investment by our BILTMORE ESTATES Stakeholders

These investments not only enhance the community amenities and common areas, but also contribute to its reputation as a globally recognized destination for vacationing, recreation, and living. They have a potential cumulative value of over \$3 billion in assets and potentially even more in brand value.

ABEVA Reserve Account Balance

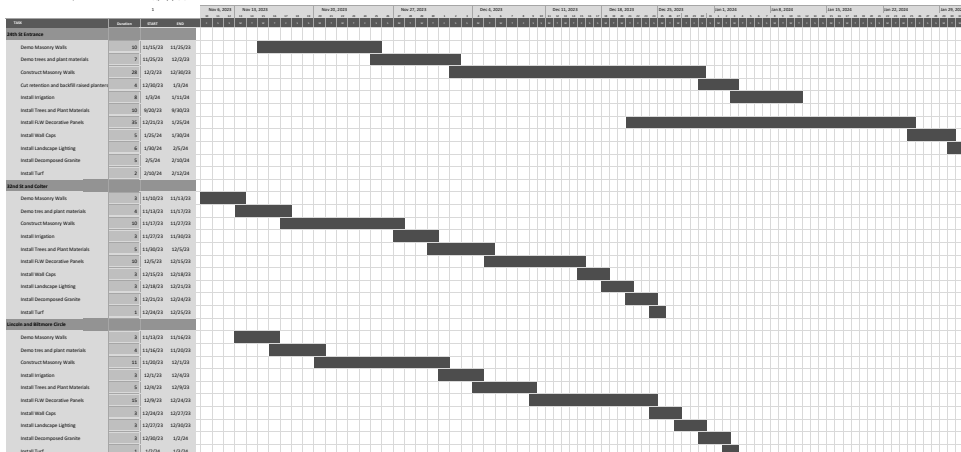
\$1,734,495: Beautification Project
\$234,023: Available Additional Projects
\$410,000: "Healthy Reserve" Study
\$2,378,518: Total Reserves at September 30, 2023

(Board has approved a budget of \$1,865,000 as of October)

As this three-year renovation and brand refresh nears completion, we are now in the phase of critical execution. Demolition is underway with completion in early February.



TLB Schedule
Arizona Biltmore Entry Restoration
Task: 11/7/2023



December ABEVA Board Meeting

Happy Holidays from your ABEVA Board of Directors and the ABEVA office staff. The ABEVA Board Meetings are held on the 4th Monday of each month. The December meeting will be Monday, December 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.

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

FirstService Residential
24/7 Customer Care Center
855-333-5149

Email:

abevaoffice@abeva.com
Community Manager, Brooke Kemper
Brooke.Kemper@fsresidential.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

Snake Control

480.894.1625

Fish & Game

602.942.3000

SRP Outages

602.236.8811

Water Department

602.262.6251





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. ❖

Monthly ABEVA Patrol Report for October 2023

Name of Incident	Total Incidents
ABANDONED VEHICLE	0
ALARM	1
ANIMAL	2
COLLISION	2
DAMAGE TO PROPERTY	2
DISORDERLY CONDUCT	0
DOOR NOT SECURE	5
FISHING	6
GARAGE DOOR OPEN	65
GATE	7
INJURY TO PERSON	0
JUNK, LITTER AND DEBRIS	15
LANDSCAPING/ IRRIGATION	22
LIGHTS MAINT.	5
LOST & FOUND	0
LOUD NOISE	3
OTHER	10
PARKING VIOLATION	188
POLICE - FIRE - EMS ON SITE	10
SOLICITATION	2
SUSPICIOUS PERSON/VEHICLE	7
THEFT	1
TRESPASSING	7
NON-IRRIGATION WATER	11
TOTAL REPORTS:	371

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 December 14th, January 11th and February 8th. 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!

To receive the monthly emails with details on each month's location, contact Carla Hancock at carlahancock@outlook.com or call 602-350-1351 or Kerrie Kruse at kerrie@northandco.com or call 602-451-6329. ❖

Biltmore Area Partnership Holiday Happy Hour

The December networking meeting will be on Wednesday, December 14th, 2023, and it will be a happy hour event which will be held at AXIOM Gallery, located in the Biltmore Fashion Park from 3:00 p.m. to 5:00 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. ❖



ABEVA MEMBER DISCOUNTS FOR DECEMBER 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.

