

# ABEVA BRIEF

Published for Arizona Biltmore Residents Only

Vol. XXVIII, No. 3 • March 2024

## 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.*

## 2024 Annual Meeting Recap

The 2024 annual meeting of the members was held on Monday, February 12th, 2024. There were approximately 30 homeowners in attendance with over 33% of homeowner participation in the online voting process. ❖

## Board of Directors Election Results

With over 560 votes received in total, the following ABEVA homeowners were elected to the 2024 Board of Directors: Jeff Nelson, Dana Xedos, Mark Baldree, Wes Balmer, and Michael Fallaw. ❖

## Special Thank You To Exiting Board Members

*Thank  
You!*

*Thank  
You!*

We would like to say a special thank you to Bill McKay and John Lynch for all their work and time serving on the ABEVA Board of Directors and for the many hours that they have put into the ABEVA Beautification Project. ❖

## Beautification Update

Construction has started at Lincoln and Coulter with masonry wall prep and landscape demo.

Permits are pending for 24th and Lincoln and once obtained, will allow full construction to commence.

Coulter work is pending the backlit block delivery, which is expected by the last week of February.

By the end of March we expect it to be very noticeable that progress is being made! ❖

## March ABEVA Board Meeting

The March Board Meeting will be Monday, March 25th, 2024 at 5:30 p.m. in the ABEVA office. The meeting will also be held via Zoom.

If you wish to join, please check the ABEVA website for the Zoom information or any changes at [www.abeva.com](http://www.abeva.com). ❖

## Presidents Corner

**The Following is a submission from Richard Arroyo, President of Two Biltmore Estates.**

As a resident of the Biltmore for more than 35 years, like many longtime homeowners, I've witnessed significant changes in the neighborhood such as the disappearance of horseback riders that previously rode down a bridal path along Thunderbird Trail in the early 70's, and more recently replaced by pedestrians, joggers, skateboarders, bikers as well as young mothers pushing baby carriages along our roadways.

The fact is that many more people have discovered that our pleasant neighborhood surroundings make the Biltmore an attractive area for walking and exercising. This includes both residents of the Biltmore as well as an increasing number of Phoenicians and visitors from outside the community. Simply put, the popularity of Biltmore Estates is growing and as a consequence it is now more congested, particularly in our streets. With the recent and ongoing renovation of the Biltmore Resort and new construction on the golf course, both more people and increased vehicular traffic are sharing our roadways and sidewalks.

These changes in our neighborhood concern me, particularly when I see pedestrians forced to step off the sidewalk and use the streets to walk, jog or push a baby stroller. In their defense, they often don't have a choice given that numerous stretches along Biltmore Circle Drive have no sidewalks and it's doubtful new pavement will be installed anytime soon, if ever.

Another common "walking obstruction" are vehicles parked on sidewalks, which require you to step out on to the street to get around them. And, as many of us who enjoy our early morning walks can attest to, the sidewalks that do exist are often being sprayed by irrigation systems that force one to walk through a gauntlet of water spray drenching your shoes and clothing.

What is the solution to this potentially lethal mix of "pedestrian and machinery"? Here are 3 possible, but practical solutions:

1. Enforce 'no parking' rules on Biltmore sidewalks. They are built for people not vehicles.
2. Encourage homeowners with irrigation systems that spray onto a sidewalk to set their timers to operate between 9pm and 6am, when pedestrians are fewer in number.
3. For those that choose to run or walk before dawn or after sunset and wish or need to use the roadways, carry a light device or wear reflective clothing that will make you more visible to drivers.



## Security/Roving Patrol

The ABEVA Board of Directors has hired a new 24/7 roving patrol vendor, QXL.

Should you see anything suspicious or need to report anything, call QXL Roving Patrol at 602-657-6790. ❖

### Monthly ABEVA Patrol Report for January 2023

Name of Incident	Total Incidents
Unsecure/ Other	26
Unsecure/Door/Gate	23
Alarm/Other	1
Maintenance/Plumbing	4
Maintenance/Other	1
Maintenance/Floods	7
Hazards/Safety	1
Hazards/Other	1
Robbery/Other	1
Disturbance/Arrest	1
Disturbance/Other	5
Trespass/Asked to leave	1
Lost/Found/Other	1
General/Complaint	3
General/Other	2
Motor Vehicle/Parking Violation	3
Motor Vehicle/Other	5
Emergency/Medical	1
Emergency/Other	3
Access Control/Service Request	1
Access Control/Other	11
Patrol/General Inspection	1
Patrol/Service Request	1
Access Control/Unauthorized Entry	1
Accident/Motor Vehicle	1
TOTAL REPORTS:	106

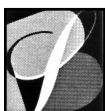
## SPECIAL NEWS AND EVENTS

### Biltmore Ladies Lunch Bunch Meeting

Come meet your neighbors and be a lady who lunches! The group meets every month for food, fun and friendship at a nearby restaurant at 11:45 a.m. on the second Thursday of each month.

The location will change, and RSVPs are required. 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 Luncheon



The Biltmore Area Partnership Networking Luncheon will be on Tuesday, March 26th, at The AC Hotel Phoenix Biltmore, and the guest speaker will be Ashlynn Rooney, Director of Arizona Anti-Trafficking Network.

The AC Hotel is located at 2811 East Camelback Road in Phoenix, and reservations must be made by Friday, March 22nd. The cost is \$40 for members and \$45 for non-members.

For additional information, email Linda Rossi at azbap-phx@aol.com. Reservations and checks should be sent to Biltmore Area Partnership at 3104 E. Camelback Road, #174, Phoenix, AZ 85016. You may pay by credit card online at [www.biltmoreareapartnership.com/luncheon](http://www.biltmoreareapartnership.com/luncheon). ❖

## Happenings at the Arizona Biltmore, A Waldorf Astoria Resort

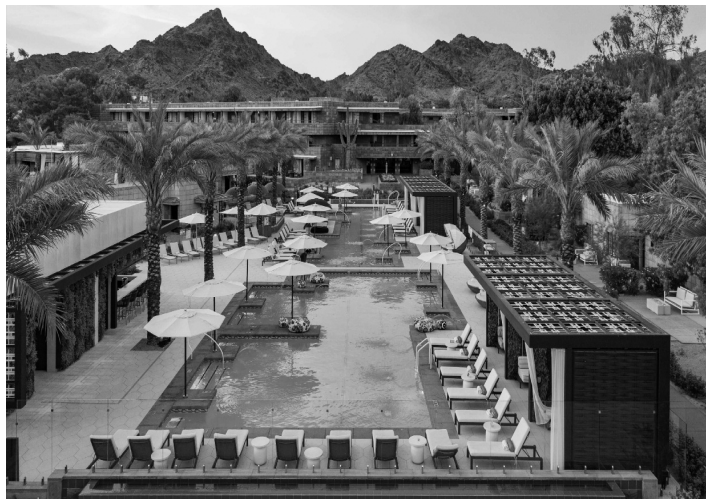
**Easter Brunch** - Easter Brunch reservations are open! This year, The Arizona Biltmore will be celebrating with an Easter egg hunt hosted by the Easter Bunny, crafts, an espresso martini bar and a delectable spread. View the extensive menu and reserve your table on the website at [www.arizonabiltmore.com/easter](http://www.arizonabiltmore.com/easter).



**Pool News** - As Spring Break approaches, celebrate in the sun by reserving a daybed or cabana at Paradise or Saguaro Pool. The seven pools have witnessed a century of sun-soaked glamour. They've helped celebrities hide in plain sight, played host to all sorts of shakers and makers and now they're yours. From cool hideaways to crazy busy slides, it's time to find your own brand of happy and get busy relaxing. Learn more at [www.arizonabiltmore.com/swim](http://www.arizonabiltmore.com/swim).

**Staycation** - Looking ahead to summer, level up your staycation at Arizona Biltmore with 25% off for Arizona locals! Dive-In movies will be played every Friday night at Paradise Pool with titles ranging from Barbie (2023) to Back to The Future (1985). The cabanas are air-conditioned with en-suite restrooms for a full day of pool play. Not to mention, the Twist Waterslide is 65' of pure exhilaration. Glowing pool parties will light up the adults-only Saguaro Pool on the weekends with a live DJ and illuminating pool accessories. More activities will be announced as we approach Memorial Day, stay up to date with the latest news on our Instagram and Facebook accounts.

The Arizona Biltmore is celebrating its landmark 95th anniversary year. They are offering an exclusive anniversary package featuring a stay in a renovated original 1929 cottage, a history tour, \$300 food and beverage credit, \$300 spa credit and a 95th anniversary history coffee table book. Plus, guests will receive a complimentary bottle of Veuve Clicquot in a keepsake container. Learn more at [www.arizonabiltmore.com/95th-anniversary](http://www.arizonabiltmore.com/95th-anniversary). ❖





## Arizona Biltmore Golf Club News

Here's what's going on at the Arizona Biltmore Golf Club:

**New Clubhouse Construction Update:** We're so excited to see the final pieces of the new clubhouse coming together. Crews are busy working on the clubhouse interior and in the coming weeks will begin landscape and parking lot work. The clubhouse project is on track for its spring 2024 completion. To learn more about the new clubhouse and to see artist renderings, please visit the project website at [www.yourbiltmoregolf.com](http://www.yourbiltmoregolf.com).

**Food and Beverage Option:** With the former Adobe Restaurant now closed and the new clubhouse and restaurant scheduled to open this spring, the Arizona Biltmore Golf Club is offering guests food and beverage options out of the Halfway House. The menu includes made-to-order breakfast sandwiches, fresh turkey or ham sandwiches, the world-famous Biltmore Dog, as well as snacks, coffee and a wide selection of beverages.

**Estates Course:** If you've played the Estates Course lately, you know how much the course has matured and improved since its November debut. Special thanks to Director of Agronomy Jason Snyder and his crew for their outstanding work on the Estates Course (and the Links Course as well). With the weather warming and spring just around the corner, now is a great time to play the new course.



**Welcome Christophe Hermine:** The Arizona Biltmore Golf Club recently welcomed Christophe Hermine to lead clubhouse operations, including food and beverage and event management. Hermine is overseeing the spring grand opening of the new Adobe Bar & Grille, the club's new grab-and-go market known as The Pantry, as well as the venue's event space, The Ballroom. Hermine is a highly experienced and passionate hospitality industry veteran, having led the operations at a number of private clubs and resorts, including The Peninsula Club in North Carolina and Desert Mountain Club in Scottsdale. Prior to his time at Desert Mountain, Hermine served as the assistant general manager at Medinah Country Club in Illinois and before that, served in the same position at Desert Highlands in Scottsdale.

**Membership Sales Reopened:** With the Estates Course open and the new clubhouse opening in 2024, membership sales have reopened at the Arizona Biltmore Golf Club. Memberships are available for individuals, families and corporations. For more information on the membership options available, contact Steffen Koury at 602-955-9794 or [skoury@jdmgolf.com](mailto:skoury@jdmgolf.com).

**No Trespassing:** A friendly reminder that the Arizona Biltmore Golf Courses are private property. If you see any 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. Thank you for your cooperation.

**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.

For more information, to book a golf tee time, corporate lunch or private function, please visit [www.azbiltmoregc.com](http://www.azbiltmoregc.com) or [www.theadoberestaurant.com](http://www.theadoberestaurant.com). ♦

## ABEVA Board of Directors

Garnet Harding – President  
Karin Olson – Secretary  
Phil Lovell – Treasurer  
Mark Baldree – Director  
Wes Balmer – Director  
Michael Fallaw – Director  
Jeff Nelson – Director  
Dana Xedos – 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](mailto:abevaoffice@abeva.com)  
Community Manager, Brooke Kemper  
[Brooke.Kemper@fsresidential.com](mailto:Brooke.Kemper@fsresidential.com)  
Roving Patrol: 602-657-6790  
Police Dept. Non-Emergency:  
602-262-6151

### **Website Information**

Please visit the website at [www.abeva.com](http://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



## SUB-ASSOCIATION MANAGEMENT COMPANIES ~ 3/1/2024

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

## ABEVA MEMBER DISCOUNTS FOR MARCH 2024

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](http://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

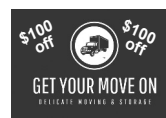


Tarbell's) 5% off. Call 602-952-8830.

- **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](http://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](http://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](http://www.mypetmarket.com).