

**Arizona Biltmore Estates Villages Association**  
**Community Action Officer Security Townhall meeting**

**Wednesday, March 27, 2024**

**5:00PM – Zoom**

**Minutes**

**I. Call to order**

The Security Townhall meeting was called to order at 5:00PM by Board President, Garnet Harding.

**II. Meeting attendance**

Community Manager – Brooke Kemper

QXL Security – Michael Quattrocchi, Lisa Miller, Kevin Quattrocchi

Phoenix Community Action Officer – Jared Sherman

Board Members: Mark Baldree, Garnet Harding, Karin Olson, Phil Lovell, Jason Demont, Wes Balmer, Dana Xedos.

45 homeowners in attendance via zoom.

**III. Discussion Topics**

QXL introduction

- Current service/operations: Roving Patrol operating in 8-hour shifts. 3-4 patrols in every particular zone. Sub-associations, and areas around ABEVA
- Vehicle color: Black Nissan Rogue. White vehicles may be seen from time to time.
- No foot patrol unless an emergency situation.
- Comments on crime and homelessness. Reminders to homeowners to report anything suspicious they see happening.
- Comments on shopping center and crimes on 32<sup>nd</sup> and Lincoln. Individual communities can establish camera options, but ABEVA will not be.

Officer Sherman

- Increase of theft/crime around community. Statistics on crime around the area.
- Property crimes rise. Vehicles and homes being targeted. Those were entering through master bedrooms.
- Comments on the “nighttime bandits” group. High end areas. Homes that are \$1M-\$2M+ being targeted.
- Those who have been caught have not had any type of weapons.

- Scottsdale and Phoenix seen a decrease in activity.
- Personal security, being aware of surroundings.
- Pay attention to vehicles that may stand out, cars with lights off.

CPTED – Crime Prevention Through Environmental Design.

Police have been using CPTED since the 1980s as a way people can prevent crimes and make your home more secure.

- examine homes and businesses. Act as a criminal looking at your home. EX: Lights, dark areas, Dim areas, etc.
- Water resistant/drought resistant plants to plant next to windows or back walls. These plants are thorny, and criminals do not want to come across those plants. Recommends cactus.
- Security Systems/Cameras. Recommends that cameras are visible.
- Lights outside the home. Highly recommend motion sensor lights specifically with the cameras built in.

Homeowner Questions/Comments

- Transponder/Gate codes
  - Being aware of who you are giving codes/gate tags to
- Golf course trespassing.
  - Recommendations to plant cactus, bushes, etc. Report suspicious activity.
- Squatters
  - Individual sub-associations to take action and responsibility for their areas.
- Homeowner recommendation to alter security patrol schedule to start/end different areas.
  - Flashing lights on patrol vehicles.
  - Shows security presence but makes obvious as to where patrol is.
  - Survey to be sent out to homeowners.

#### **IV. Adjournment**

The meeting was adjourned at 6:10PM