

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.

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

ABEVA Board Meeting

The next ABEVA Board meeting will be Monday, August 26th, 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.

Beautification Update

- ABC and Lincoln Drive are basically complete. The signage should be installed next.
- 32nd Street and Colter is nearing completion. The annuals may be delayed until winter annuals can be placed. The Board approved removing two old trees that were conflicting with new palms and detracting from the entry aesthetics.
- 24th Street and Biltmore Estates masonry walls are underway behind the temporary fence.

Mosquitos Following Recent Rains

Recent rains followed by the summer's hotter temperatures have prompted more mosquitoes than at other times of the year throughout the Valley. Following are some tips to help reduce the presence of those pesky little critters.



- Don't overwater
- Trim grass regularly and remove weeds
- Keep debris, storage, and toys off the ground
- Seal the home, door sweeps, and thresholds
- Keep pet food up and not left outside
- Clean up spills of food and liquid around the outside
- Trim plants off of the house and up off the ground

Security/Roving Patrol

The responsibility for security begins with each resident. Most crimes are crimes of opportunity.

If you have a security system and do not turn it on, then you do not have a security system.

Should you see anything suspicious, please call QXL Roving Patrol at 602-657-6790 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.

Each month a security report is given to the ABEVA office. Following is a recap of the June ABEVA security incidents.

Monthly ABEVA Patrol Report For June 2024

Name of Incident	Total Incidents
Information Report	3
Unsecure	56
Lost/Found	1
Access Control	12
Property Damage	2
Flooding	3
Pipe Leak	6
Emergency	3
Maintenance Request	2
Fishing	6
Soliciting	1
Parking Violation	120
TOTAL REPORTS:	213



SPECIAL NEWS AND EVENTS

Unforgettable Experiences Await at The Arizona Biltmore

Indulge in a night of culinary excellence at the Rombauer Dinner at McArthur's on August 8th at 6:30 p.m. Savor a meticulously crafted menu paired with exceptional wines. Don't miss this exclusive event. For more information, visit www.arizonabiltmore.com/activities/rombauer-vineyards.



Tierra Luna Spa Summer Passport

Elevate your wellness journey with our Tierra Luna Spa Summer Passport. Experience all five distinctive treatment categories throughout the summer and enjoy a complimentary 50-minute treatment on us. Book your rejuvenating escape and ask our attendants about the program. For a list of services and additional information, visit www.na.spa-time.com/wabs5016/4806404/offering?types=1,0,4,8.



Labor Day Weekend

Celebrate Labor Day Weekend at the Arizona Biltmore! Delight in the seven pristine pools, vibrant DJs, and dive-in movies under the stars. Revel in a truly memorable holiday experience. See all the Labor Day activities the Biltmore has to offer, visit www.arizonabiltmore.com/labor-day-weekend.

Every Friday night at 8:30, the Arizona Biltmore will be screening family-friendly films that you can enjoy from the comfort of your pool float or lounge chair.

Movie Schedule

- August 2 – *Barbie Movie (PG-13), 2023*
- August 9 – *Jumanji: Welcome to the Jungle (PG-13), 2017*
- August 16 – *The Incredibles (PG), 2004*
- August 23 – *The Mighty Ducks (PG), 1992*
- August 30 – *The Goonies (PG), 1985* ❖

Biltmore Area Partnership Luncheon



The BAP August luncheon will be on Tuesday, August 27th at the Arizona Biltmore Resort, and the speaker will be from RED Development. There will be an update on future plans for Biltmore Fashion Park. The Arizona Biltmore Resort is located at 2400 E. Missouri Avenue right in the heart of the Biltmore Estates.

The cost is \$40 for members and \$45 for nonmembers. Biltmore Area Partnership is now able to accept credit cards. For further information about membership and luncheons, please contact Linda Rossi, Executive Director, at azbap-phx@aol.com or call (480) 368-0974. ❖

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 changes, and RSVPs are required. To receive the monthly emails with details on each month's location, you may contact Carla Hancock at carlahancock@outlook.com or call 602-350-1351 or Kerrie Kruse at kerrie@northandco.com or call 602-451-6329. We hope to see you at the luncheon! ❖





Arizona Biltmore Golf Club News

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

New Adobe Bar & Grille Happy Hour Specials: Need an excuse to go out for dinner? The Adobe Bar & Grille has two new Happy Hour specials that are both delicious and easy on the wallet. Beginning August 5th on Sundays, Mondays and Tuesdays from 3:00 p.m. to 6:00 p.m., enjoy a salad and one 10-inch pizza and any bottle of Milbrandt house wine for \$40. Perfect for two people to share, choose between a Classic Caesar or a Shaved Vegetable Salad, and four different kinds of pizza, including Four Cheese, Pepperoni, White pizza or Fungi. Can't make it for Happy Hour? Check out chef's weekly lunch and daily dinner specials. Plus, Wednesday through Saturday from 5:00 p.m. to 9:00 p.m., get 50 percent off all wine bottles under \$100.

Adobe Bar & Grille's New Executive Chef: The Adobe Bar & Grille recently welcomed Jacob Ellis as Executive Chef. Chef Jacob has 18-plus years of culinary arts, restaurant management, and guest service experience working at popular restaurants, resorts and golf clubs. He most recently served in dual roles as Executive Chef and Food & Beverage Director at Rancho De Los Caballeros in Wickenburg, Arizona, where he spearheaded the opening of 19, a new fine-dining experience at the historic resort. Early in his career, Ellis studied under Celebrity Chef Beau MacMillan at Sanctuary Camelback Mountain, before moving on to lead the culinary operations at several high-end establishments, including Top of the Rock in Tempe, the St. Regis Hotel in San Francisco, California and Oak Tree Country Club in Edmond, Oklahoma.

Book Golf Simulator on OpenTable: Reservations for the Golf Simulator can now be made on OpenTable or by calling 602-468-9160. Located adjacent to The Pantry, the simulator can be rented by the hour and enjoyed by guests and Club Members. Golfers can choose to play over 200 championship courses on the simulator, including Pebble Beach, Bethpage Black, Pinehurst and St. Andrews, or choose from a dozen golf-themed games.

Golf Course Summer Maintenance Schedule Update: With hotter temperatures and the establishment of warm-season grasses, comes the need for aerification of our golf courses, including tees, greens, fairways and roughs on both the Links and Estates courses. The Links Course reopened from aerification on July 15th and as a result turf health is improving during these hot summer months. The Estates Course is now closed for the same aerification process and will remain closed through August 25th. The extended period of closure will allow crews to complete additional work on the course, including improving tee box alignment on a few holes, planting more plants, and working on overall turf health in a few areas of the course.

Practice Range Closed: Summer improvements commenced on June 3rd with the closure of the Practice Range for a grassing project. Crews have sprigged/grassed the range with the same TifTuf Bermuda grass used on the golf course. It generally takes 90 days for this type of grass to grow in properly, therefore the Practice Range will be closed throughout the summer. The Range is expected to re-open by Labor Day weekend. We apologize for the inconvenience.

The Pantry: Coffee, teas, scones, muffins, sandwiches, ice cream and more, The Pantry is the perfect place to stop to satisfy your hunger or quench your thirst. The new grab-and-go market located in the Arizona Biltmore Golf Club clubhouse has quickly become The Biltmore community's new gathering spot.

From Small Meetings to Large Weddings, Meetings and Events: The spectacular new clubhouse at the Arizona Biltmore Golf Club can accommodate a variety of meetings and events – from a small luncheon or meeting in The Gallery, to a larger wedding or event in the 6,000 sq. ft. Ballroom. The Ballroom features a state-of-the-art sound system and visual displays, and can be split into two rooms for smaller, more intimate gatherings. For more information on holding your next event at the Arizona Biltmore Golf Club, contact Catering Sales Manager Sally Mackesy at smackesy@jdmgolf.com.

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
Karin Olson – Vice President
Dana Xedos – Secretary
Phil Lovell – Treasurer
Mark Baldree – Director
Wes Balmer – Director
Jason DeMont – Director
Michael Fallaw – Director
Jeff Nelson – 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: 602-657-6790
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





SUB-ASSOCIATION MANAGEMENT COMPANIES ~ 8/1/2024

Name	Management Company	Phone	Website
Two Biltmore Estates	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	Amcor Property Professionals, Inc.	480-948-5860	https://amcorprop.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.trestlemaagement.com



ABEVA MEMBER DISCOUNTS FOR AUGUST 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.



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.



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



- **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.

