

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, September 23rd, 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.

From the ABEVA Office

Please be on the lookout for communications regarding the upcoming 2024-2025 budget.

As we approach the 2024-2025 statements being sent out, please note that it is homeowner responsibility to ensure that your billing and account information is up to date. To check this, please log in to the Connect Resident portal where you can view your account information, account balances, association documents, and access any other association information. The link to the portal is provided below. If you experience any issues or have any questions, please contact Community Manager Brooke Kemper at brooke.kemper@fsresidential.com.

<https://Abeva.connectresident.com>

Beautification Update

Lincoln and ABC is 98% complete. The contractor will replace plant material that did not survive, and the palms will likely be untied soon.

Coulter and 32nd Street is 95% complete and is awaiting final electrical hookup and annuals to be planted in September. The palms will be untied soon.

24th and Biltmore Estates will be seeing much more activity with the foundation inspection sign off. We are looking to see completion within a couple months.

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 July ABEVA security incidents.

Monthly ABEVA Patrol Report For July 2024

Name of Incident	Total Incidents
Information Report	17
Unsecure	62
Disturbance	1
Access Control	12
Equipment	1
Property Damage	3
Flooding	3
Pipe Leak	5
Emergency	1
Motor Vehicle	1
Fishing	4
Soliciting	1
Parking Violation	45
TOTAL REPORTS:	156





SPECIAL NEWS AND EVENTS



Arizona Biltmore Resort Happenings

Exclusive Loyalty Card Sign-Up

As the vibrant peak season approaches, Arizona Biltmore invites you to immerse yourself in an array of exciting updates and exclusive events. Now is the perfect time to sign up for our Loyalty Card, unlocking a curated selection of activities and perks designed just for our local community.

www.arizonabiltmore.com/loyalty-card



Celebrate the Holidays in Style

As the holiday season approaches, Arizona Biltmore stands ready to be your ultimate destination for festive gatherings. Whether you're planning a corporate event or a grand celebration, our team is here to help you craft unforgettable moments.

www.arizonabiltmore.com/holidays



Experience Our Refreshed Menus

Indulge in the newly refreshed menus at Renata's Hearth and McArthur's, where local flavors are elevated through innovative culinary artistry. Join us for Social Hour at McArthur's, daily from 3 p.m. to 5 p.m., the perfect moment to unwind and experience our latest offerings.

www.arizonabiltmore.com/dining

Tierra Luna Spa Events

This season, Tierra Luna Spa presents a series of rejuvenating events designed to enhance your wellness journey. Visit our website for the latest offerings and discover how you can fully embrace relaxation.

www.arizonabiltmore.com/wellness/tierra-luna-spa

Biltmore Area Partnership Luncheon

The September Biltmore Area Partnership luncheon will be September 24th at the Arizona Biltmore Golf Clubhouse and the speaker will be Phoenix Police Chief Michael Sullivan.

The October luncheon will be October 24th at Lon's at The Hermosa Inn with speaker Phoenix Mayor Gallego. This is a Thursday due to the mayor's schedule.

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 carlajhancock@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:

Morning Refresh, Afternoon Pick Me Up: As fall approaches and exercise activity along the canal picks up, The Pantry at the Arizona Biltmore Golf Club is the perfect place to stop to quench your thirst or satisfy your hunger. The new grab-and-go market located in the clubhouse features a delicious menu of coffees, teas, scones, muffins, sandwiches, ice cream and more - think Starbucks meets your favorite café. The Pantry opens daily at 6:30 a.m. and is a great meeting or neighborhood gathering spot.

Adobe Bar & Grille Happy Hour Specials: The Adobe Bar & Grille has new Happy Hour specials that are both delicious and easy on the wallet. On Sundays, Mondays and Tuesdays from 3 p.m. to 6 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 p.m. to 9 p.m., get 50 percent off all bottles of wine under \$100.

Estates Course Beautification Project: Crews are finishing up the Estates Course beautification project which has seen nearly 400 trees, 400-plus hedges and hundreds of shrubs and bushes planted in the last two months. In addition, new tee boxes and bunkers have been added and additional irrigation lines have been placed. We expect the Estates Course to reopen for play in mid-September. We know golfers will be blown away by the course enhancements, turf conditions and improved, better defined hole routings.

Practice Range Closed: Similar to the Estates Course improvements, we are also improving the practice range, allowing the base of TifTuf Bermuda grass to grow and establish itself. We will reopen the practice range at the same time as the Estates Course in mid-September. We apologize for the inconvenience.

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.

Say Hello To Our New Executive Chef: In case you missed last month's announcement, the Adobe Bar & Grille 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, AZ, 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, CA, and Oak Tree Country Club in Edmond, OK.



Membership Sales Reopened: There's never been a better time to become a member of the Arizona Biltmore Golf Club. Memberships are available for individuals, families and corporations. For more information on the membership options available, contact Justin Creighton at (602) 955-9796 or jcreighton@jdmgolf.com.

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!

For more information, to book a golf tee time, corporate lunch or private function, please visit www.azbiltmoregc.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 ~ 9/1/2024

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 SEPTEMBER 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.



- **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.

