

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.

FROM THE ABEVA OFFICE

ABEVA 2025 Annual Meeting

The 2025 annual meeting will be held on February 10th, 2025, at 5:30 p.m. Check in will begin at 5:00 p.m. The meeting will be held at the new Adobe Clubhouse at 2400 Biltmore Estates Phoenix, AZ 85016.

You should have received an email from abeva@ivotehoa.com with instructions on how to vote along with your voting registration code. All ballots are due back by February 9th, 2025, at 12:00 a.m.

If you have not received a ballot via email or would like a paper ballot mailed or emailed, please contact Community Manager, Brooke Kemper at brooke.kemper@fsresidential.com to retrieve one.

Annual Assessment

Please be sure to confirm that your ABEVA annual assessment has been paid. If you have not yet paid and need assistance getting it paid, please contact Community Manager, Brooke Kemper. Please note that this assessment was due November 1st, 2024.

Beautification update

Lincoln Drive and Arizona Biltmore Circle

Work is complete except for the final Punch and minor items such as flood light modifications.

Coulter and 32nd Street

Work is complete except for the final Punch and minor items such as flood light modifications and the addition of a couple ficus hedges.

24th Street and Biltmore Estates

Work has restarted after the delay in obtaining foundation inspections and reworking walls due to actual grades not matching Greedy Pickett grades. The back wall masonry is complete, and the low walls are in the process of being built.

The low retaining walls require strict dimension control, as they must fit the custom Biltmore Block modules. Once the low walls and waterproofing is done, planting will commence.

We are ALL anxious to see the green fencing removed. The actual piers at the east end will need to be provided as a separate phase due to additional City review processing. ❖

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 December ABEVA security incidents. ❖

Monthly ABEVA Patrol Report Recap For December 2024

Name of Incident	Total Incidents
Information Report	10
Light out/ Issue	2
Unsecure	76
Access Control	10
Tresspass	1
Equipment	1
Property Damage	2
Vandalism	1
Flooding	1
Pipe Leak	2
Emergency	13
Maintenance	1
Theft	1
Fishing	5
Hazard	1
Soliciting	1
Parking Violation	73
TOTAL REPORTS:	211





ABEVA Board Meeting

The next ABEVA Board meeting will be Monday, February 24th 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 changes at www.abeva.com. ❖

SPECIAL NEWS AND EVENTS



Events at the Arizona Biltmore

Celebrate Love at Arizona Biltmore

This Valentine's Day, Arizona Biltmore invites you to celebrate love in all its forms. Whether you're planning an intimate dinner, a luxurious getaway, or a rejuvenating spa experience, they've crafted offerings to make your February unforgettable.



Romantic Dining Experiences

Indulge in special Valentine's Day menus at Renata's Hearth and McArthur's, where every bite is a celebration of love. From vibrant flavors to elegant ambiance, these menus are designed to set the stage for a memorable evening. To view menus click on the QR code.



Exclusive Valentine's and Galentine's Packages

Escape to Arizona Biltmore during Romance Month with our curated packages.

- 1. Valentine's Package:** Pamper yourselves with spa credits, Citrus Club access, and bonus dining credits for each additional night.
- 2. Galentine's Package:** Gather your closest friends for a luxurious retreat featuring spa indulgence, dining credits, and more.

Book the Valentine's Package by clicking on the respective QR code. ❖



Spa Rituals Designed for Two

Share a moment of pure relaxation with our Desert Rose Ritual, a couple's experience crafted for Valentine's Day. This journey includes a soothing Sonoran Signature massage, an aroma steam shower, a private soak, and a champagne and chocolate pairing to complete your sweet escape. ❖



Biltmore Area Partnership Luncheon

The Biltmore Area Partnership invites members and guests to its February Luncheon, scheduled for Tuesday, February 25th, 2025, at the prestigious Esplanade. This event promises to provide valuable insights into the ongoing developments and future plans at one of Phoenix's most iconic business and retail hubs.



The cost is \$45 for members and \$50 for nonmembers. BAP is now able to accept credit cards. For further information about membership and luncheons, please contact Linda Rossi, Executive Director at azbapphx@aol.com or call (480) 368-0974. ❖

Biltmore Ladies Lunch Bunch Meeting

Join the Biltmore Ladies Lunch Bunch each month for food and friendship. We meet at the Adobe Bar & Grill at 11:45 a.m. on the second Thursday of each month. RSVPs are required, as the size of the group varies.

To receive the monthly reminders and updates, contact Kerrie Kruse at kerriekruse@yahoo.com or call 602-451-6329. Contact Carla Hancock at carlahancock@outlook.com or call 602-350-1351. ❖





Arizona Biltmore Golf Club News

The Adobe Is For Lovers: With endless views, a beautiful patio and a delicious menu, the Adobe Bar & Grille is the perfect place to celebrate Valentine's Day. From Wednesday, February 12th through Sunday, February 16th, enjoy a sweetheart of a deal with two pastas and a bottle of wine for just \$99. Guests can choose from Moet Chandon Rosé, Ratti Langhe Nebbiolo Ochetti and Tornatore Bianco Enta. Feeling adventurous? Take a few swings in the golf simulator as a nightcap. Make your Valentine's reservations at www.adobebearandgrille.com.

Sunday Brunch? Yes Please!: BIG NEWS...Sunday Brunch is now a weekly tradition at the Adobe Bar & Grille. Like all great traditions, we'll celebrate the convergence of breakfast and lunch with delicious food and drink, plus half off bottles of bubbles. With live music on the patio and those dreamy Adobe views, start your Sunday in a fun way and brunch it. Sunday Brunch is available from 11:00 a.m. to 2:00 p.m. Reservations are encouraged but not required. Visit www.adobebearandgrille.com for more info.

New Lunch and Dinner Items: The Adobe culinary team has been busy creating scrumptious new and enhanced lunch and dinner items. The new and enhanced menu items will debut in early February.

Sunset Yoga Thursdays: Find your Zen as the sun sets over the fairways at Arizona Biltmore Golf Club & Adobe Bar & Grille. Join us for a rejuvenating yoga series set against the stunning backdrop and rolling fairways, our Sunset Serenity yoga series offers a peaceful escape from the day's hustle, blending mindfulness with breathtaking views. Whether you're a seasoned yogi or just beginning, these all-levels classes are the perfect way to wind down your day. Breathe, stretch and find balance in the tranquil beauty of our parkland course. Enjoy a refreshing post-yoga beverage from Adobe Bar & Grille's beverage menu. The cost to participate is \$25 per person, per session – you may register at www.eventbrite.com/e/sunset-yoga-series-tickets-1004058645437.

AZ Biltmore Golf Club Membership: With two 18-hole golf courses, a spectacular clubhouse, a state-of-the-art golf simulator, member locker rooms, the beautiful (and delicious) Adobe Bar & Grille and a convenient mid-town location, the Arizona Biltmore Golf Club offers one of the most appealing club memberships in the Valley. Memberships are available for individuals, families and corporations and include reciprocal playing privileges at the 54-hole Wigwam Golf Club. For more information on the membership options available, contact Justin Creighton at (602) 955-9796 or jcreighton@jdmgolf.com.

Morning Refresh, Afternoon Pick Me Up: Treat yourself to a delicious cup of coffee or an afternoon snack at The Pantry – the perfect place to quench your thirst or satisfy your hunger. The 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.

Book the Golf Simulator on OpenTable: Reservations for the Golf Simulator can be made at www.adobebearandgrille.com or by calling 602-468-9160. Located adjacent to Adobe's Host Stand and The Pantry, the golf simulator is available to rent by the hour and is open to all. 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.



From Small Meetings to Large Weddings, Meetings and Events: The spectacular clubhouse at the Arizona Biltmore Golf Club can accommodate a variety of meetings and events – from a small luncheon or meeting in The Legacy Room, bar mitzvahs and bat mitzvahs, 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. Need more incentive? 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, please visit www.azbiltmoregc.com. ❖



ABEVA Board of Directors

Karin Olson – 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. On the website, there is a link to pay your annual assessment. You can also 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 ~ 2/1/2025

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	Associated Asset Management (AAM)	602-957-9191	https://www.associatedasset.com
Gates	Brown Community Management	480-539-1396	https://www.brownmanagement.com
Greens 3-6	Amcor Property Professionals, Inc.	480-948-5860	https://www.amcorprop.com
Shores	Integrity First Management	623-748-7595	https://www.integrityfirstpm.com
Square	Choice Community	602-843-1333	https://www.choice-cam.com
Terrace	Ogden & Co	480-396-4567	https://www.ogdenarizona.com
Cloisters	Associated Asset Management (AAM)	602-957-9191	https://www.thecloistersassociation.com
Colony B / CB Greens	Amcor Property Professionals, Inc.	480-948-5860	https://www.amcorprop.com
Colony B IV / Villas II	Ogden & Co	480-396-4567	https://www.ogdenarizona.com
Del Prado Apts	Hillsboro Management	602-957-3400	https://www.del-prado.net
Heights at Biltmore	Jsqared Property Management	623-251-5260	https://www.jsquaredpropertymanagement.com
Meridian	Associated Asset Management (AAM)	602-957-9191	https://www.associatedasset.com
Taliverde	Amcor Property Professionals, Inc.	480-948-5860	https://www.amcorprop.com
Village on the Lakes	Trestle Management Group	480-422-0888	https://www.trestlemanagement.com



ABEVA MEMBER DISCOUNTS FOR FEBRUARY 2025

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.

