

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 Annual Meeting

The ABEVA annual meeting will be held on February 10th, 2025, at 5:30 p.m. The location will be sent out closer to the date. Below are the candidates and their bios. Ballots will be sent out electronically, and voting will take place via Vote HOA Now. Ballots are due back by February 9th, 2025, 1:00 p.m.

Jason DeMont

I currently serve on the ABEVA Board of Directors and as the Chair of the Legal Services Committee. I am running for re-election to the Board, and I am asking for your vote.

My only agenda is to be a good steward for the community.

I am a patent attorney in private practice, and I have been practicing for over 30 years. I am also an inventor, and I have licensed my inventions to more than 25 Fortune 500 companies.

I was born and raised on a farm in New Jersey. I have a B.S. in Electrical Engineering and a M.S. in Computer Engineering from Dartmouth College. I have a law degree from Penn State, and I did a post-doc in law at Georgetown. I was an engineer and a patent attorney at Bell Laboratories in New Jersey before I entered private practice.

My fiancé, Mary, and I spend our Winters in Phoenix and our Summers in New Jersey, where I officiate sailboat races.

Michael Denning

I previously served on two other HOA boards and as President of both. I am an Emeritus Professor in the W.P. Carey School of Business at ASU and currently coach various CEOs in the Valley. My business experience includes CEO or Present roles in a variety of organizations and serve on several Boards of Directors. I attended the United States Air Force Academy as an undergraduate and served in Southeast Asia during the Vietnam conflict. My graduate work was completed at Columbia University in the City of New York.

Steve Helm

My wife Kaye and I have lived in the Colony since 2004. We came from Detroit to escape the snow. For 10 years, until retirement in 2014, I was the General Manager of Scottsdale Fashion Square. We are full year residents-no escaping the summer heat. I served on the ABEVA board for several years-my last two as Board President. Since the "Beautification Project" (not fully satisfied with that project), I am eager to get back, involved with the Board. I ask for your vote to return me to the Board.

Thank you,
Steve Helm

Karin Olson

The last two years on the ABEVA board and president since September 2024 has afforded me the opportunity to work in conjunction with my fellow board members as well as neighbors in the community on improvements to the Biltmore. The primary goal of ABEVA is to serve our community and continue to enhance the one-of-a-kind place that we call home. We must continue to prioritize sound financial practices, ensure the safety of the Biltmore and our sub-associations as well as continued upkeep of our infrastructure such as roads, signage and lighting. The Beautification Project - through much planning is coming to fruition and will add a cohesive and fresh look to our entrances.

My husband, Jeff, and I moved to the Biltmore full-time four years ago and it was a priority of mine to get involved in the community. My background in corporate finance and strategy & operations has provided me a skillset based in open communication, fiscal responsibility and collaboration. It's been a rewarding experience, and I look forward to continuing serving our Arizona Biltmore community. I appreciate your vote.

Wes Palmer

I am an experienced developer of commercial real estate and have experience as a developer. I am currently president of a COA for a building we own in a commercial complex in Phoenix.

We are just completing the new build of our home at 57 Biltmore. I am passionate about the Biltmore community and want to preserve and improve the high standards in the community and the property values for all stakeholders.

Peggy Stelle

Steele has served on numerous Boards as well as HOA's. After being raised in Kansas, Steele obtained a BSE degree from NIU and a Masters degree from Northwestern University. After teaching and directing theater she entered the business world getting her ticket punched at Xerox Corporation and Wilson Learning. In 1987 she established and built International Learning Systems that served Fortune 500 Corporations building high end simulations. After selling ILS to Teach.com and enjoying a brief retirement Steele was tapped to establish a for profit business for a Regis University. She served as CEO of The Regis Company until 2008. After retiring, she continued to serve on that board until 2022. After moving to the Biltmore Area of Phoenix in 2010 Steele still found time to return to her hometown in Coffeyville, Kansas and for eight years she helped turn around the rural community where she grew up. Now a full time resident in the Biltmore Area, she brings business savvy, unbridled energy and a wealth of experience to the coveted Biltmore Area. She is deeply appreciative of her life and focused on supporting the lifestyle afforded by Biltmore community.





On Behalf of the ABEVA office, FirstService Residential, and ABEVA Board of Directors, we wish you a Happy New Year!

Security/Roving Patrol

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 November ABEVA security incidents. ❖

Monthly ABEVA Patrol Report Recap For November 2024

Name of Incident	Total Incidents
Trash/Littering	1
Information Report	12
Unsecure	39
Alarm	1
Access Control	9
Property Damage	2
Flooding	5
Pipe Leak	1
Emergency	6
Maintenance Request	2
Motor Vehicle	2
Fishing	6
Soliciting	1
Parking Violation	48
TOTAL REPORTS:	135

ABEVA Board Meeting

The next ABEVA Board meeting will be Monday, January 27th 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. ❖



Local Neighbor Exclusives At Arizona Biltmore

Begin 2025 Feeling Your Best

Start the New Year with wellness experiences designed to rejuvenate and restore. At Tierra Luna Spa, enjoy invigorating wellness shots, detox treatments, and the Hydration IV Bar, available during the first week of January. Every treatment includes complimentary contrast bathing in the tranquil Sol Garden.

Special Offer ~ Book a Marine Detox Wrap and receive a complimentary Halotherapy session. Special ABEVA rate: \$175 plus service charge (Monday–Thursday, based on availability). Book a treatment here.



Fire & Ice: A Winter's Flame at Renata's Hearth

Join in for dinner on Thursday, January 30th at 6:30 p.m. for the third installment of Renata's Hearth's exclusive Fire & Ice Cocktail Dinner Series. This winter-inspired evening features five Latin dishes expertly paired with five handcrafted cocktails, delivering a dining experience that is both bold and unforgettable. Seats are limited, so reserve your spot for a culinary journey unlike any other by scanning this QR code.



Exclusive Perks with the Arizona Biltmore Loyalty Card

Experience more of what you love with our complimentary loyalty card. Enjoy an array of exclusive benefits, including 10% off exquisite dining, serene spa treatments, and luxurious cabana rentals. Elevate your Biltmore experience with rewards designed to enhance every moment. Once your loyalty card is ready, you'll receive an email notification to pick it up at McArthur's Restaurant. Sign by scanning this QR code. ❖



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. ❖





Biltmore Area Partnership Luncheon

The next Biltmore Area Partnership Luncheon will be January 28th, 2025 at The Yellowbell restaurant at The Camby. The speakers will be the Executive Director of Hospice of The Valley, the Manager of Biltmore Assisted Living and the Biltmore Area Partnership Board Member Jessica Dorvinen of Frazer, Ryan & Goldberg law firm. They will be speaking about the importance of what's available and how to prepare for aging. No matter what your age, this is a subject that is interesting and necessary for all to hear.

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. ❖

Arizona Biltmore Golf Club News

Happy New Year from the Adobe Bar & Grille and the Arizona Biltmore Golf Club!

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.

Sunset Yoga Thursdays: Find your Zen as the sun sets over the fairways at Arizona Biltmore Golf Club & Adobe Bar & Grille. Join in for a rejuvenating yoga series set against the stunning backdrop and rolling fairways. The 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-level classes are the perfect way to wind down your day. Breathe, stretch and find balance in the tranquil beauty of the 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.

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 Golf Simulator on OpenTable: Reservations for the Golf Simulator can be made at www.adobebarandgrille.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.azbiltmoregolf.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 ~ 1/1/2025

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	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	Associated Asset Management (AAM)	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	Associated Asset Management (AAM)	602-957-9191	https://www.associatedasset.com
Taliverde	Amcor Property Professionals, Inc.	480-948-5860	https://amcorprop.com
Village on the Lakes	Trestle Management Group	480-422-0888	https://www.trestlemanagement.com



ABEVA MEMBER DISCOUNTS FOR JANUARY 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.



Tarbells) 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.

