

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

Board of Directors Election Results

With over 380 votes received in total, the following ABEVA homeowners were elected to the 2025 Board of Directors: Karin Olson, Jason DeMont, Michael Denning, and Steve Helm.

Thank You to Exiting Board Members



We would like to say a special thank you to Phil Lovell and Mike Fallaw for all of their hard work and time spent serving on the Board of Directors over the years.

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.

Security Reminders

There has been a significant increase in fishing reports at the surrounding lakes. This is a reminder that fishing is strictly prohibited in the community lakes and these areas are private property. Fishing in these lakes can result in trespassing. Please ensure that your family, friends, and visitors are also aware of this. We appreciate your cooperation in keeping our community safe.

Please also keep in mind that our 24/7 QXL patrol is a roving patrol, meaning they do not exit their vehicles. Their role is to observe and report to help maintain community safety. If you have an urgent or emergency situation, please call 911 immediately. ❖



ABEVA Board Meeting

The next ABEVA Board meeting will be Monday, March 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. ❖

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 January 2025 ABEVA security incidents. ❖

Monthly ABEVA Patrol Report Recap For January 2025

Name of Incident	Total Incidents
Trash/Littering	1
Information Report	20
Light Out/Issue	7
Unsecure	84
Alarm	2
Assult	1
Access Control	16
Equipment	1
Property Damage	1
Flooding	5
Pipe Leak	4
Emergency	4
Maintenance	1
Motor Vehicle	1
Fishing	7
Soliciting	1
Parking Violation	46
Multiple Cars in Driveway	10
TOTAL REPORTS:	212





SPECIAL NEWS AND EVENTS

Events at the Arizona Biltmore

Springtime at Arizona Biltmore

Spring is in the air, and there's no better time to unwind, indulge, and soak up the sunshine at the Arizona Biltmore. Whether it's a well-earned getaway, a night under the stars, or a sweet treat to welcome the season, we have something for everyone.



Check in, Chill Out

Make the most of Spring Break with a well-deserved escape. Lounge poolside with a cocktail in hand, unwind at Tierra Luna Spa, or set out on an adventure across our lush grounds. However you choose to relax, make it last a little longer, book two nights and enjoy the third on us. Reserve a room by scanning this code.



Spring Flavors at Cup & Cone

Starting March 1st, enjoy the flavors of the season with our newest gelato lineup, featuring Lucky Charms Cereal Milk, Lavender Honeycomb, and more. See the Spring Menu by scanning this code.



Dive-In Movies

Make spring nights even more memorable with the Dive-In Movie series. Catch a family-friendly favorite from Paradise Pool on March 21st and April 18th, then join in for weekly screenings all summer long starting Memorial Day Weekend. To view the Movie Schedule scan this code.



Biltmore Area Partnership Luncheon

The March Biltmore Area Partnership luncheon will be held on Tuesday, March 25th, and will be at the Embassy Suites Biltmore. The guest speaker will be Phoenix Councilman Kevin Robinson. Embassy Suites Biltmore is located at 2630 East Camelback Road in Phoenix.



Zakee Jones, Mayor Kate Gallego, and Phil Tibi Gather at a Biltmore Area Partnership Luncheon

The cost is \$45 for members and \$50 for non-members. 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, call 480-368-0974 or scan this 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 Carla Hancock at carlajhancock@outlook.com or call 602-350-1351.





Arizona Biltmore Golf Club News

Celebrate St. Patrick's Day: Celebrate Irish heritage on St. Paddy's Day (Monday, 3/17) at the Arizona Biltmore Golf Club and the Adobe Bar & Grille.

- **GOLFERS:** For of-age golfers, a Guinness is included with your round.
- **DINERS:** Of-age diners choosing the Reuben Sandwich get a draft beer included with their purchase.
- **ALL:** Feeling lucky? All day Adobe patrons will have a shot at a hole-in-one on the golf simulator in the #37 Private Golf Lounge. The winner(s) receive a \$250 gift card to the Arizona Biltmore Golf Club.

Cheers To The Return Of Spring Training: Cheers the return of Major League Baseball Spring Training throughout the month of March with a "Curveball Cocktail" at the Adobe Bar & Grille. Featuring a mix of Bullet Rye, Campari and sweet vermouth with an orange peel twist, baseball fans and non-baseball fans alike will enjoy this refreshing gameday beverage.

Hall of Fame Hot Dog: Did you know The Biltmore Dog is in the Vienna Beef Hot Dog Hall of Fame? The famous frank is available at the Arizona Biltmore Golf Club Snack Shack and in the Adobe Bar & Grille. More wiener trivia - Former Arizona Biltmore Golf Club General Manager Dick Bates started bringing in the delicious Vienna Beef hot dogs nearly four decades ago. Prior to getting into the golf business, Bates played professional baseball, pitching for the Washington Senators and Seattle Pilots.

Sunday Brunch, Fun Day Tunes: Sunday Brunch is 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 50% off bottles of bubbles; this includes your choice of juice with the bottle (fresh orange juice, strawberries, cherries, and pineapple). 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 9:00 a.m. to 2:00 p.m. Reservations are encouraged but not required. Visit www.adobebarandgrille.com for more info.

Happy Hours at The Pantry: We've put a new twist on Happy Hour by introducing \$2 scoops of ice cream Monday through Friday from 3:00 p.m. to 6 p.m.

New Hours on Mondays and Tuesdays: Beginning on March 3rd, the Adobe Bar & Grille will have new hours on Monday and Tuesday evenings with seating until 6:00 p.m., food service off the Bar Menu until 6:30 p.m., and last call at 6:45 p.m.

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. 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.

Book Golf Simulator on OpenTable: Reservations for the Golf Simulator in the #37 Private Golf Lounge can be made at www.adobebarandgrille.com or by calling 602-468-9160. Located adjacent to Adobe's Host Stand and The Pantry, the #37 Private Golf Lounge 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, 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
- Jeff Nelson – VP
- Dana Xedos – Secretary
- Michael Denning – Director
- Steve Helm – Director
- Jason DeMont – Director
- Wes Balmer – Director
- Mark Baldree – 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 ~ 3/1/2025

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	Real Manage	866-473-2573	https://www.realmanage.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 MARCH 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.

