

# ABEVA BRIEF

Published for Arizona Biltmore Residents Only

Vol. XXIX, No. 4 • April 2025

## 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, April 28th 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](http://www.abeva.com). ❖

## FROM THE ABEVA OFFICE

### Garage Doors

We recently noticed an increase in unsecured, open garage doors throughout the communities. For your safety and the security of your home, please remember to keep your garage doors closed when you are not home. An open garage can be an easy target for theft and can put your property at risk.

### ABEVA Brief Update

As you may be aware, the ABEVA Board of Directors has decided to no longer print and mail the monthly ABEVA Brief. The monthly Brief will still be sent out in digital format via email on the 1st of the month. You can also find the Briefs posted on the ABEVA website along with the FirstService Residential homeowner portal. Both links are provided below.

**ABEVA Website:**

[ABEVA.com](http://ABEVA.com)

**FirstService Residential Homeowner Portal:**

[Abeva.connectresident.com](http://Abeva.connectresident.com)



### Beautification Update ~ 24th Street

The palm trees have been planted. The masonry walls were signed off on for completion, and as of now, we do not see any schedule delays. The green fencing will not come down until prior to the turf installation. The remaining landscape and lighting work is scheduled to be complete by the end of April with the turf following at the beginning of May. If everything goes according to schedule, the completion of this entrance should be by the end of May.

## 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 February 2025 ABEVA security incidents. ❖

## Monthly ABEVA Patrol Report Recap For February 2025

Name of Incident	Total Incidents
Trash/Littering	1
Information Report	19
Property Damage	1
Unsecure	93
Alarm	2
Access Control	11
Hazard	2
Flooding	9
Pipe Leak	7
Emergency	3
Maintenance	1
Motor Vehicle	1
Fishing	11
Soliciting	1
Parking Violation	60
Multiple Cars in Driveway	2
TOTAL REPORTS:	224





## SPECIAL NEWS AND EVENTS

### Events at the Arizona Biltmore

#### A Season of Celebration at Arizona Biltmore

Spring is here, and there's no better time to enjoy the finest experiences at the Arizona Biltmore. From a spectacular Kentucky Derby Party to exclusive dining and weekend escapes, luxury is right in your backyard.



#### Easter Brunch at the Biltmore - April 20 | 10am - 2pm

Celebrate Easter in true Biltmore fashion with an elegant brunch in the iconic Gold Room. Indulge in a spread of seasonal favorites, visit with a roaming Easter Bunny, and enjoy festive activities for the whole family. Reserve your Easter Brunch by scanning this code.



#### Kentucky Derby Party – May 3 | 1pm - 4pm at Spire Bar

Step into the excitement of Churchill Downs with an afternoon of Southern charm. Sip on classic mint juleps, enjoy live entertainment, and take in the races with fellow Derby enthusiasts. With gourmet hors d'oeuvres, best-dressed contests, and picture-perfect moments, this is an event you won't want to miss. Reserve your spot by scanning this code.



#### Exclusive Perks with the Biltmore Loyalty Card

Unlock special savings and benefits when you sign up for the Biltmore Loyalty Card. Enjoy exclusive offers on dining, events, and more, because luxury should always come with rewards. Sign up today by scanning this code and start your journey to your rewards!



#### Fire & Ice: Cinco de Mayo at Renata's Hearth

Join in for a bold and vibrant culinary experience. The latest in the Fire & Ice cocktail dinner series, this exclusive evening pairs five stunning courses with expertly crafted Don Fulano tequila cocktails. Reserve your seat for the May 5th celebration by scanning 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](mailto:kerriekruse@yahoo.com) or call 602-451-6329. Carla Hancock at [carlajhancock@outlook.com](mailto:carlajhancock@outlook.com) or call 602-350-1351.







## Arizona Biltmore Golf Club News

**Top Dining Facility Award:** The Arizona Biltmore Golf Club and it's Adobe Bar & Grille have been awarded a 2025 Golden Fork Award by *Golf Inc.* magazine, placing first in the "New F&B Facility – Public/Resort" category in the publication's annual Golden Fork competition. In the just released March/April issue, *Golf Inc.* recognized a total of 12 golf club venues with annual Golden Fork Awards that have either introduced new dining facilities or improved existing spaces during the past year. Golden Fork judging was based on concept and planning, aesthetics and appearance, and financial impact.

**Easter Brunch:** Adobe Bar & Grille will celebrate Easter with the Legendary Easter Brunch on Sunday, April 20<sup>th</sup>. Available from 9:30 a.m. to 3:00 p.m., the Legendary Easter Brunch will feature three delicious courses of Sonoran-inspired starters, chef-driven entrées and decadent desserts. Easter Brunch for adults is \$98 per person and children (ages 12 and under) are \$58 each. Guests 21+ can add some sparkle to their Easter celebration with free-flowing Chandon Brut Sparkling Wine for an additional \$28. Reservations are required and can be made at [www.adobebearandgrille.com](http://www.adobebearandgrille.com).

**Sunday, Fun Day Brunch & Tunes:** You don't have to wait until Easter to enjoy brunch at the Adobe Bar & Grille, as the convergence of breakfast and lunch is a weekly tradition there. With live music on the patio and those dreamy Adobe views, start your Sunday in a fun way and brunch it. Brunch at the Adobe means 50% off bottles of bubbles and includes your choice of juice with the bottle (fresh orange juice, strawberries, cherries, and pineapple). Sunday Brunch is available from 9:00 a.m. to 2:00 p.m. Reservations are encouraged but not required. Visit [www.adobebearandgrille.com](http://www.adobebearandgrille.com) for more info.

**Happy Hour At The Pantry:** I scream, you scream, we all scream for ice cream. Swing by The Pantry for \$2 scoops of ice cream Monday through Friday from 3:00 p.m. to 6:00 p.m. It's a cool new twist on Happy Hour.

**Monday and Tuesday Evenings:** The Adobe Bar & Grille has new hours on Monday and Tuesday evenings with seating until 6:00 p.m., food service off the Bar Menu until 6:30, and last call at 6:45 p.m.

**Get Out And Play!** The Estates Course and Links Course are both in pristine condition with trees and flowers blooming across the property. Take advantage of the beautiful weather and enjoy a fun round of golf at the Arizona Biltmore Golf Club this April.

**No. 37 Lounge:** Enjoy a virtual golf experience, tasty clubhouse favorites, classic cocktails, and plenty of good times at the No. 37 Golf Lounge. Compete on world-renowned courses, play fun games or measure key insights such as swing speed, ball speed, spin rate and more on the state-of-the-art Trackman golf simulator. Reservations for the No. 37 Golf Lounge can be made at [www.adobebearandgrille.com](http://www.adobebearandgrille.com) or by calling 602-468-9160.

**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-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. For more information, and to register, visit [www.eventbrite.com/e/sunset-yoga-series-tickets-1004058645437](http://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](mailto:jcreighton@jdmgolf.com).

**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](mailto:smackesy@jdmgolf.com).

For more information, to book a golf tee time, corporate lunch or private function, please visit [www.azbiltmoregc.com](http://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](mailto:abevaoffice@abeva.com)  
Community Manager, Brooke Kemper  
[Brooke.Kemper@fsresidential.com](mailto: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](http://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 ~ 4/1/2025

Name	Management Company	Phone	Website
Two Biltmore Estates	Associated Asset Management (AAM)	602-957-9191	<a href="https://www.associatedasset.com">https://www.associatedasset.com</a>
Courts I	Choice Community	602-843-1333	<a href="https://www.choice-cam.com">https://www.choice-cam.com</a>
Courts II / Vistas	Choice Community	602-843-1333	<a href="https://www.choice-cam.com">https://www.choice-cam.com</a>
Villas II	Real Manage	866-473-2573	<a href="https://www.realmanage.com">https://www.realmanage.com</a>
Fairway Lodge	Associated Asset Management (AAM)	602-957-9191	<a href="https://www.associatedasset.com">https://www.associatedasset.com</a>
Gates	Brown Community Management	480-539-1396	<a href="https://www.brownmanagement.com">https://www.brownmanagement.com</a>
Greens 3-6	Amcor Property Professionals, Inc.	480-948-5860	<a href="https://www.amcorprop.com">https://www.amcorprop.com</a>
Shores	Integrity First Management	623-748-7595	<a href="https://www.integrityfirstpm.com">https://www.integrityfirstpm.com</a>
Square	Choice Community	602-843-1333	<a href="https://www.choice-cam.com">https://www.choice-cam.com</a>
Terrace	Ogden & Co	480-396-4567	<a href="https://www.ogdenarizona.com">https://www.ogdenarizona.com</a>
Cloisters	Associated Asset Management (AAM)	602-957-9191	<a href="https://www.thecloistersassociation.com">https://www.thecloistersassociation.com</a>
Colony B / CB Greens	Amcor Property Professionals, Inc.	480-948-5860	<a href="https://www.amcorprop.com">https://www.amcorprop.com</a>
Colony B IV / Villas II	Ogden & Co	480-396-4567	<a href="https://www.ogdenarizona.com">https://www.ogdenarizona.com</a>
Del Prado Apts	Hillsboro Management	602-957-3400	<a href="https://www.del-prado.net">https://www.del-prado.net</a>
Heights at Biltmore	Jsquared Property Management	623-251-5260	<a href="https://www.jsquaredpropertymanagement.com">https://www.jsquaredpropertymanagement.com</a>
Meridian	Associated Asset Management (AAM)	602-957-9191	<a href="https://www.associatedasset.com">https://www.associatedasset.com</a>
Taliverde	Amcor Property Professionals, Inc.	480-948-5860	<a href="https://www.amcorprop.com">https://www.amcorprop.com</a>
Village on the Lakes	Trestle Management Group	480-422-0888	<a href="https://www.trestlemanagement.com">https://www.trestlemanagement.com</a>



## ABEVA MEMBER DISCOUNTS FOR APRIL 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](http://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](http://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](http://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](http://www.mypetmarket.com).

