

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.



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

Welcome to the Board

The ABEVA Board of Directors has appointed Oleg Bortman to the Board of Directors as Treasurer.



ABEVA Board Meeting

The next ABEVA Board meeting will be Tuesday, May 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. ❖

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 March 2025 ABEVA security incidents. ❖

Monthly ABEVA Patrol Report Recap For March 2025

| Name of Incident | Total Incidents |
|--------------------|-----------------|
| Information Report | 19 |
| Light Out/Issue | 1 |
| Unsecure | 145 |
| Alarm | 2 |
| Disturbance | 2 |
| Access Control | 15 |
| Tresspass | 3 |
| Equipment | 1 |
| Property Damage | 1 |
| Flooding | 1 |
| Pipe Leak | 1 |
| Emergency | 10 |
| Hazard | 1 |
| Solicitor(s) | 1 |
| Parking Violation | 49 |
| Maintenance | 1 |
| Theft | 1 |
| Motor Vehicle | 1 |
| Fishing | 13 |
| TOTAL REPORTS: | 268 |





SPECIAL NEWS AND EVENTS

May at the Arizona Biltmore

Celebrate the season with unforgettable experiences, exclusive events, and curated culinary offerings, only at Arizona Biltmore.

Last Call: Kentucky Derby Viewing Party

Celebrate the thrill of Derby Day at the Arizona Biltmore on May 3rd with mint juleps, Blade and Bow Bourbon tastings, live entertainment, and Southern-inspired bites. Dress to impress for our red-carpet arrival, stylish contests, and vibrant party atmosphere. Reserve your spot by scanning this code.



One Night Only: Fire & Ice Returns

Fire & Ice: Cinco de Mayo Paired Dinner | May 5th at 6:30 p.m.

Celebrate Cinco de Mayo with fiery flavors and artful mixology. This exclusive evening at Renata's Hearth features a five-course menu perfectly paired with cocktails crafted from Don Fulano tequila. Reserve your spot by scanning this code.



Taste the Best of Arizona

Arizona Restaurant Week | May 16th through the 25th

Join McArthur's and Renata's Hearth for a limited-time culinary journey. Each restaurant will offer a specially curated three-course prix fixe menu that highlights seasonal ingredients and chef-driven inspiration. For Reservations, scan this code.



Arizona Resident Offer – Up to 40% Off

This summer, make the Arizona Biltmore your local escape. Arizona residents enjoy up to 40% off weekday stays and 25% off weekends, plus complimentary self-parking. Lounge by one of seven chilled pools, unwind in air-conditioned cabanas, and enjoy warm days and balmy nights in our luxurious desert oasis.

Book This Rate by scanning this code.



Arizona Biltmore Loyalty Card

Unlock a world of perks with our complimentary loyalty card, including:

1. 10% Off Dining
2. 10% Off Spa Services
3. 10% Off Cabana Rentals

Once your card is ready, you'll receive an email to pick it up at McArthur's Restaurant. Sign up for your Loyalty Card by scanning this code.



Biltmore Ladies Lunch Bunch Meeting

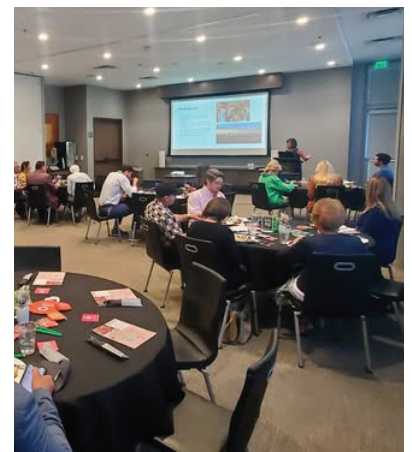
Join the Biltmore Ladies Lunch Bunch each month for food and friendship. We meet at the Adobe Bar & Grill at 11:45 a.m. on the second Thursday of each month. RSVPs are required, as the size of the group varies.

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

Biltmore Area Partnership Luncheon

The BAP May luncheon will be on Tuesday, May 20th at Seasons 52 restaurant and our speaker will be Steve Chucuri, President of The Arizona Restaurant Association. Seasons 52 is located at the Biltmore Fashion Park.

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

Mother's Day Brunch: Celebrate Mother's Day on Sunday, May 11th with a special Mother's Day Brunch at the Adobe Bar & Grille. Available from 9:30 a.m. to 3:00 p.m., Mother's Day Brunch will pamper moms and their families with delicious food, thoughtful touches, family photos and exceptional service. Mother's Day Brunch for adults is \$98 per person, and children ages 2 to 12 are \$58 each. Guests 21+ can add free-flowing Chandon Brut Sparkling Wine for an additional \$28. Plus, every mom who orders the elevated three-course meal will receive an Après at the Adobe reusable wine tumbler, a chic keepsake that awards access to special wine and champagne pricing all year long. Moms can enjoy \$5 glasses of bubbly every Monday through Friday from 3:00 p.m. to 6:00 p.m. throughout the year at the Adobe. Reservations are required and can be made at www.adobebarandgrille.com.

Top Dining Facility Award: The Arizona Biltmore Golf Club and its 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. 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.

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 p.m. It's a cool new twist on Happy Hour.

Sunday, Fun Day Brunch & Tunes: Brunch is a weekly tradition at the Adobe Bar & Grille. 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, grapefruit, pineapple and cranberry juice). Sunday Brunch (not including Mother's Day) is available from 9:00 a.m. to 3:00 p.m. Reservations are encouraged but not required. Visit www.adobebarandgrille.com for more info.

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 p.m., and last call at 6:45 p.m.

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.adobebarandgrille.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 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; 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.

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
Jeff Nelson – VP
Dana Xedos – Secretary
Oleg Bortman – Treasurer
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 ~ 5/1/2025

| Name | Management Company | Phone | Website |
|-------------------------|------------------------------------|--------------|---|
| Two Biltmore Estates | Associated Asset Management (AAM) | 602-957-9191 | https://www.associatedasset.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 | Jsquared 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 MAY 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.

