

ABEVA BRIEF

Published for Arizona Biltmore Residents Only

Vol. XXX, No. 8 • August 2026

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.

Care for Home While Away on Summer Vacation

A summer getaway should feel relaxing from start to finish, including the moment you leave home. A simple, proactive routine keeps your house safe, fresh, and ready for your return.

Key Tips

- **Lock up and secure house:** double-check doors and windows, enable door alarms or a smart lock, and pause any outdoor security cameras if you're traveling far.
- **Stop the creep of wear:** unplug nonessential electronics, turn down the thermostat to a reasonable level, and empty the fridge of perishables to avoid odors or spills.
- **H2O and plants:** water indoor plants and outdoor planters as needed, or use a timed irrigation/drip system; don't forget to shut off outdoor faucets in freezing seasons if relevant.
- **Keep it lived-in:** set lights on timers to mimic routine, and arrange for a neighbor or friend to pick up mail, take out trash, and do a quick exterior check.
- **Maintenance on autopilot:** empty trash bins, run the dishwasher, and run a quick drain-cleaning wipe through the sink to prevent odors.

Back home: a smooth landing

- Do a quick exterior check for leaks or damage.
- Open windows to air out the house; scan for any must-do touchups.
- Restore routine: reset thermostat, unpack calmly, and review any notes left by your house-sitter. ❖



Security in the Biltmore

Please remember to keep your home secure by locking all doors and windows, including side gates and garage doors. A quick double check before leaving your home can make a big difference.

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. Following is a recap of the June 2026 ABEVA security incidents. ❖

Monthly ABEVA Patrol Report Recap

For June 2026

Name of Incident	Total Incidents
Motor Vehicle/Theft	1
Complaint(s)	1
Information Report	1
Light Out/Issue	1
Unsecure	65
Alarm	2
Disturbance	1
Access Control	13
Tresspass	3
Equipment	9
Property Damage	2
Flooding	11
Pipe Leak	3
Emergency	6
Maintenance	4
Theft	1
Fishing	6
Hazard	2
Parking Violation	68
Unattended Packages	3
TOTAL REPORTS:	203

ABEVA Monthly Board Meeting

The next ABEVA Board meeting will be held on Monday, August 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

Celebrate Summer Dining at Arizona Biltmore



Discover Summer Wellness at Tierra Luna Spa Seasonal Spa Experiences | Through October 31st, 2026

Refresh your body and mind with Tierra Luna Spa's signature summer wellness experiences. Enjoy the Midweek Meltaway featuring 50-minute massages or facials, unwind with the Salty Summerita including complimentary halotherapy and a margarita, or earn exclusive rewards through the Summer Passport program. Additional seasonal highlights include Wednesday Wine Down, the rejuvenating Beauty Reboot facial, and a full calendar of fitness classes, tennis, pickleball, and bike rentals designed to help you make the most of summer.

Explore Summer Wellness Experiences by scanning this code.



Celebrate Summer Dining at Arizona Biltmore Seasonal Dining Experiences | Summer 2026

Make the most of the season with a curated lineup of summer dining experiences across Arizona Biltmore. Sip your way into the



weekend with Friday Half-Off Wine Nights or enjoy the Summer 3-Course Tasting at Renata's Hearth. Gather around the table at McArthur's for Sunday Family Supper, Birds & Bubbles, or Kids Eat Free all summer long. Complete your evening with Girl Dinner at Spire Bar or cool off with Cup & Cone's Flavor of the Month, crafted fresh in-house for the season.

Explore Summer Dining Experiences now by scanning this code.



Experience Le Petit Chef & Friends Immersive Dining Experience | August – December 2026

An all-new culinary adventure has arrived at Arizona Biltmore. Le Petit Chef & Friends invites guests on a whimsical four-course dining experience where the world's smallest chef welcomes three talented friends from Spain, Italy, and Japan for a vibrant cooking competition. Through captivating 3D table projections, immersive storytelling, and globally inspired cuisine, each course celebrates the flavors, traditions, and culture of its featured destination, creating an unforgettable dining experience for guests of all ages.

Discover Le Petit Chef & Friends by scanning this code.



Biltmore Ladies Lunch Bunch Luncheons

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

- Lisa Watkins - Lwatkins521@gmail.com - 602-390-8998
- Cindy Anderson - Cindy4253@aol.com - 206-914-1530
- Sara Angelchik - sara.angelchik@gmail.com - 602-373-5070





Arizona Biltmore Golf Club and Adobe Bar & Grille News

Arizona Biltmore Golf Club

Turn Up the Heat. Keep the Summer Swinging: There is still plenty of summer golf ahead at Arizona Biltmore Golf Club. Available through September 30th, the Heat Club pass includes complimentary driving range privileges, a seven-day advance booking window and discounted green fees daily for \$35 before 10:00 a.m. and \$30 after 10:00 a.m. Passes are \$500 plus tax. Learn more at www.azbiltmoregc.com/heat-club, reserve a tee time at www.azbiltmoregc.com/phoenix-golf-tee-times or call the Club Pro Shop at 602-955-9655.

Skip the Heat. Keep the Game Going: Introducing our new Golf Simulator monthly membership. With a Club 37 monthly subscription, you'll enjoy daily access to No. 37 Golf Lounge inside Adobe Bar & Grille. Powered by Trackman technology, the private, climate-controlled lounge lets golfers play world-renowned courses, sharpen their distances or challenge friends without worrying about the temperature or remaining daylight. Access varies by pass level, with space to bring a group of up to five guests. For details, call the Club Pro Shop at 602-955-9655.

Belong to Something Iconic: Membership at Arizona Biltmore Golf Club means unlimited access to two of the Valley's most celebrated courses, surrounded by legendary design, exceptional conditions and modern hospitality in the heart of Phoenix. To learn more about golf membership, contact Director of Golf Leo Simonetta at lsimonetta@jdmgolf.com.

Make Plans Worth "Falling" For: Plan ahead for fall events including corporate gatherings, golf tournaments, weddings, retreats and milestone celebrations at Arizona Biltmore Golf Club and Adobe Bar & Grille. With flexible indoor and outdoor spaces, championship golf, standout dining and seamless coordination, every event can be tailored to feel polished, memorable and entirely your own. Visit www.azbiltmoregc.com/arizona-event-venue/ or call the Club Pro Shop at 602-955-9655.

Fresh Fits. Better Rounds: Premium polos, performance apparel, hats, accessories and golf essentials are available at the Club Pro Shop and online. Stop in before the next round or browse the latest arrivals at www.azbiltmoregc.com/arizona-biltmore-golf-shop. For assistance, call the Club Pro Shop at 602-955-9655.

Adobe Bar & Grille

Make Adobe Your Spot, Any Day of the Week: There is always a reason to settle in and stay awhile at Adobe Bar & Grille.

- **Martini Monday:** \$10 martinis all day
- **Taco Tuesday:** \$5 tacos and \$10 margaritas all day
- **Wing Wednesday:** \$1 wings, ordered by the half dozen, from 4:00 p.m. to close
- **Thursday Trivia Night:** Bar trivia from 5:00 p.m. to 7:30 p.m. and happy hour from 3:00 p.m. to close
- **Fish Fry-Day:** Special fish features from 4:00 p.m. to close
- **Saturday Sips:** Happy-hour pricing all day
- **Sunday Smokeout:** Summer features from 3:00 p.m. to close

Summer hours are Sunday through Tuesday until 7:00 p.m. and Wednesday through Saturday until 8:00 p.m. For more details, visit www.azbiltmoregc.com/food-and-golf-events-phoenix.

Smoked. Sipped. Slowed Down: Summer at Adobe is made for long lunches, sunset cocktails and post-round bites that become one more round. The new seasonal menu pairs an expanded cocktail program with comforting favorites and chef-driven additions including Mom's Famous Meatloaf, the Pimento Cheeseburger, Churro Cheesecake Tacos and Queen Creek Olive Oil Cake.

Say "Yes" Above the Fairways: Adobe Bar & Grille's new Proposal Packages turn the private rooftop terrace into an unforgettable setting for life's biggest question. Packages begin at \$1,500 and can include a dedicated sunset terrace, rose petals, candlelight, champagne, cocktails, charcuterie and a private three-course dinner in the Legacy Room for up to 20 guests. Curated enhancements include a Veuve Clicquot upgrade, golf course transportation for photos, dessert displays and a private musician. Learn more at www.azbiltmoregc.com/weddings-and-proposals or call the Club Pro Shop at 602-955-9655. ❖

ABEVA Board of Directors

Karin Olson – President
Jeff Nelson – VP
Oleg Bortman – Treasurer
Michael Denning – Secretary
Steve Helm – Director
Jason DeMont – Director
Wes Balmer – Director
Mark Baldree – Director
Cathy Quinlan – 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 ~ 8/1/2026

Name	Management Company	Phone	Website
Two Biltmore Estates	Associated Asset Management (AAM)	602-957-9191	www.associatedasset.com
Courts I	Choice Community	602-843-1333	www.choice-cam.com
Courts II / Vistas	Choice Community	602-843-1333	www.choice-cam.com
Villas II	Real Manage	866-473-2573	www.realmanage.com
Fairway Lodge	Associated Asset Management (AAM)	602-957-9191	www.associatedasset.com
Gates	Brown Community Management	480-539-1396	www.brownmanagement.com
Greens 3-6	Amcor Property Professionals, Inc.	480-948-5860	www.amcorprop.com
Shores	Integrity First Management	623-748-7595	www.integrityfirstpm.com
Square	Choice Community	602-843-1333	www.choice-cam.com
Terrace	Ogden & Co	480-396-4567	www.ogdenarizona.com
Cloisters	Associated Asset Management (AAM)	602-957-9191	www.thecloistersassociation.com
Colony B / CB Greens	Amcor Property Professionals, Inc.	480-948-5860	www.amcorprop.com
Colony B IV / Villas I	Ogden & Co	480-396-4567	www.ogdenarizona.com
Del Prado Apts	Hillsboro Management	602-957-3400	www.del-prado.net
Heights at Biltmore	Amcor Property Professionals, Inc.	480-948-5860	www.amcorprop.com
Meridian	Associated Asset Management (AAM)	602-957-9191	www.associatedasset.com
Taliverde	FirstService Residential	480-551-4300	www.fsresidential.com
Village on the Lakes	Trestle Management Group	480-422-0888	www.trestlemanagement.com

ABEVA MEMBER DISCOUNTS FOR AUGUST 2026

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.