

ABEVA BRIEF

Published for Arizona Biltmore Residents Only

Vol. XXX, No. 9 • September 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.*

From the ABEVA Office

The ABEVA Board of Directors has approved the 2026 - 2027 budget. **The board has approved an increase for the annual assessment to the amount of \$415.** You will be receiving your statement in the mail to the billing address on file.

Please keep in mind that the assessment is **due November 1st**. If you are set up on auto pay, please be sure to log into your account and adjust the amount to reflect this change. Please be sure to make a payment so it is received prior to November 30th to avoid any late fees.

****Payments can take up to 3-5 business days to process and receive; be sure to make a payment so it is RECEIVED prior to the 30th. Keep in mind, processing can take longer with the Holiday at the end of the month.****

The different forms of payment are provided here. If you have any questions or experience any issues paying your assessment, please contact Community Manager, Brooke Kemper, at brooke.kemper@fsresidential.com or the ABEVA office phone at 602-955-1003.

1. Clickpay: Online payment service that allows you to pay your assessments with either an e-check or a major credit card. You may pay your assessments on a one-time occurrence or set up a recurring arrangement (autopay). **Please keep in mind when scheduling auto-payments to ensure your payments withdrawal dates are ON or AFTER the 1st.** Your payment will not be posted to your account if you do not follow this step. To pay this way, enter this on your browser: login.clickpay.com/firstservice.

2. Bill Pay (Typically Free): Online banking service offered by most banks. Your checking or saving account of your choice will be debited. You may pay your assessments on a one-time occurrence or set up a recurring arrangement.

To pay this way, go to your bank's website and follow instructions or call your bank for assistance. **Remember to include your association name, your 12-digit account number, and the lock box code address:** PO Box 30339, Tampa, FL 33630-3339.

3. Mail: ClickPay has a lockbox collection point.

FirstService Residential Arizona

PO Box 30339

Tampa, FL 33630-3339

Please be sure to keep in mind the timing to receive and

process a check and make sure it is sent with enough time to process before it is considered late.

4. Drop Off: You may drive to any of the FirstService Residential offices during the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday. Cash, money orders, debit or credit cards are not accepted. Please make your check payable to ABEVA. You can also drop off a check at the ABEVA office.

Both addresses are provided below.

FirstService Residential Office:

9000 E. Pima Center Parkway,
Suite 300
Scottsdale, AZ 85258

ABEVA Office (9:00 a.m. – 1:00 p.m.):

2525 E. Arizona Biltmore Circle, D-145
Phoenix, AZ 85016

Security Reminders

As a reminder, all homeowners are encouraged to take precautions to help maintain a safe and secure community.

- Ensure garage doors are closed when leaving your home
- Lock doors and windows when you are away and overnight
- Consider using security cameras on your property
- Secure vehicles and avoid leaving valuables visible
- Be aware of your surroundings and report suspicious or unusual activity to the appropriate authorities. For any serious or immediate safety concerns, please call 911 immediately and contact QXL following at 602-657-6790. ❖

ABEVA Monthly Board Meeting

The next ABEVA Board meeting will be held on Monday, September 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. ❖



Monthly ABEVA Patrol Report Recap

For July 2026

Name of Incident Total Incidents

Light out/Issue	2
Unsecure	88
Alarm	3
Disturbance	1
Access Control	23
Tresspass	2
Equipment	2
Property Damage	4
Flooding	9
Emergency	3
Theft	2
Fishing	6
Hazard	13
Parking Violation	78
Unattended Packages	9
Vendor on site	15
TOTAL REPORTS:	260



Paradise Pool, a Roaming Gelato Cart, and playful Saguaro Spin the Wheel giveaways. Families can join Pirates at the Pool or settle in for Dive-In Movies & Twist Night, while specialty pool-side activations and the Saguaro Society Yacht-Themed Pool Party bring even more energy to the holiday weekend.

Turn the long weekend into an extended desert getaway with Celebrate USA 250. Enjoy rates starting at \$250 per night, plus a \$25 nightly resort credit and complimentary self-parking, giving you even more reason to stay, unwind, and experience everything the resort has to offer. Between afternoons by the pool and evenings beneath the desert sky, discover a Labor Day escape designed for effortless relaxation and celebration.

Complete your stay with a taste of Arizona Biltmore's signature dining experiences.

- Friday Half-Off Wine Night at Renata's Hearth
- Girl Dinner at Spire Bar
- Kids Eat Free at McArthur's with the purchase of an adult entrée
- Le Petit Chef & Friends, featuring immersive 3D storytelling and a globally inspired four-course menu ❖

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

SPECIAL NEWS AND EVENTS

Celebrate Labor Day Weekend At Arizona Biltmore

The Last Splash: A Labor of Luxury
September 4th – 6th, 2026

Make the most of the long weekend with a sun-soaked escape to Arizona Biltmore, where poolside relaxation, spirited entertainment, and memorable dining come together for one last celebration of summer. Spend your days with live DJs at Saguaro Pool, Treasure Hunts at





Arizona Biltmore Golf Club and Adobe Bar & Grille News

Arizona Biltmore Golf Club

Stay Sharp. Play Smarter: Keep the game going with a Club 37 pass. Located inside Adobe Bar & Grille, No. 37 Golf Lounge offers daily access based on pass level, Trackman technology, world-renowned courses and climate-controlled comfort. Practice with purpose, play a bucket-list course or bring a group of up to five guests for a new way to enjoy the game. For details and pricing visit www.azbiltmoregc.com/adobe-bar-and-grille-phoenix-az/indoor-golf-simulator-phoenix-club-37.

One More Month. Make Every Round Count: The Heat Club pass is still going strong through September 30th. Passholders enjoy 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.

Back-to-School Student Golf Special: Study Hard. Play Easy. College students can play for \$40 plus tax with valid student I.D. now through September 27th. Offer valid all day Monday through Thursday and after 11:00 a.m. Friday through Sunday. To book a tee time, visit www.azbiltmoregc.com/phoenix-golf-tee-times.

Make AZBGC Your Home Course: Membership at Arizona Biltmore Golf Club brings unlimited access to two of the Valley's most celebrated courses, preferred tee times, member events and a welcoming golf community in the heart of Phoenix. To learn more about golf membership, contact Director of Golf Leo Simonetta at lsimonetta@jdmgolf.com.

Where Great Events Come Together: Arizona's golf season is booking now, and the best dates will not stay open for long. From charity tournaments and corporate outings to client appreciation events, association gatherings and holiday golf experiences, the Arizona Biltmore Golf Club team makes planning feel seamless from registration through the final putt. Visit www.azbiltmoregc.com/arizona-event-venue or call the Club Pro Shop at 602-955-9655.

New Season. New Looks: Refresh the rotation for the golf season ahead with premium polos, lightweight performance layers, hats, accessories and golf essentials from leading brands. Stop by the Club Pro Shop or browse the latest arrivals at the website at www.azbiltmoregc.com/arizona-biltmore-golf-shop. For assistance, call the Club Pro Shop.

Adobe Bar & Grille

Fall Flavors are Coming: Stop in this September for new fall features at Adobe, including seasonal comfort food, elevated clubhouse classics and handcrafted cocktails designed for Arizona's return to patio season.

Book Your Holiday Party Early: The calendar fills quickly this time of year. Whether planning a holiday celebration, corporate holiday event, private dinner or social gathering, Adobe Bar & Grille offers a variety of flexible event spaces, chef-driven banquet menus and warm hospitality designed to bring people together. Now booking fall and holiday events. Visit www.azbiltmoregc.com/arizona-event-venue or email adobeevents@jdmgolf.com.

Say "Yes" Above the Fairways: Turn life's biggest question into a moment worthy of the story you will tell forever. Adobe Bar & Grille's Proposal Packages begin at \$1,500 and can include a private sunset rooftop terrace, rose petals, candlelight, champagne, cocktails, charcuterie and a 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 email adobeevents@jdmgolf.com to begin planning.

Fall Daily Features: The summer daily features were such a hit, they decided to keep them going with a new fall twist starting September 8th.

- **Monday:** All Day Happy Hour
- **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 BINGO 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
- **Sunday Smokeout:** BBQ favorites & bourbon features from 3:00 p.m. to close
- **Happy Hour Daily:** Beer, Wine & Cocktail Specials seven days a week 3:00 p.m. - 6:00 p.m.

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



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 ~ 9/1/2026

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 September 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.