ABEVA BRIEF

Published for Arizona Biltmore Residents Only **Vol. XXX, No. 11 • November 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.

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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

ABEVA Annual Assessment

As a reminder, the ABEVA annual assessment is due November 1st, 2026. This year's assessment amount is $415. You have until November 30th before late fees will be applied. Be sure to make a payment so it is received prior to November 30th, as payments can take up to 3-5 days to process and post to your account. Please also keep in mind with the Holiday at the end of the month, it can take longer. If you have any questions or experience any issues making a payment, please contact me directly.

I am available onsite at the ABEVA office Monday through Friday from 9:00 a.m. to 1:00 p.m. If it is after 1:00 p.m. or the office is closed, there is a mail slot to the left of the door where payments can be left.

Email: brooke.kemper@fsresidential.com
ABEVA Office: 602-955-1003 • Direct Line: 480-551-4210
ABEVA Office Address: 2525 E. Arizona Biltmore Circle, D-145, Phoenix, AZ 85016

Payments can be mailed to the ABEVA office or directly to the FirstService Residential Payment Processing Center at the address at PO Box 30339, Tampa, FL 33630-3339

Beautification Update

We are excited to announce the completion of the ABEVA Beautification project which has significantly enhanced the appearance and overall appeal of the community. With the project now officially complete, ongoing maintenance and upkeep responsibilities have been turned over to the hotel. We appreciate everyone's patience and support throughout the duration of this project. ❖



ABEVA Monthly Board Meeting

The next ABEVA Board meeting will be held on Monday, November 30th 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 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.

Following is a recap of the September, 2026 ABEVA security incidents report. ❖

Monthly ABEVA Patrol Report Recap

For September 2026

Name of Incident	Total Incidents
Light Out/Issue	1
Unsecure	44
Disturbance	1
Access Control	4
Trespass	5
Equipment	5
Property Damage	6
Flooding	7
Emergency	9
Fishing	5
Hazard	3
Parking Violation	61
Unattended Packages	1
Escort/Assist	1
Vendor on site	6
TOTAL REPORTS:	159
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Celebrate Thanksgiving at an Arizona Icon



Thanksgiving at the Arizona Biltmore

Gather with family and friends this Thanksgiving at Arizona Biltmore, where timeless glamour meets cherished holiday traditions. From an extravagant Thanksgiving brunch in the historic Gold Room to a chef-prepared feast enjoyed in the comfort of your home, discover memorable ways to celebrate the season. Start your morning with the annual Turkey Trot through the beautiful Biltmore Estates and make this Thanksgiving one to remember.

Celebrate Thanksgiving in the iconic Gold Room with an extravagant holiday buffet featuring hand-carved turkey, slow-cooked prime rib, fresh seafood and decadent seasonal desserts. Enjoy live music, specialty cocktails and Thanksgiving Day football in the adjoining Aztec Room as you gather with loved ones for a festive afternoon steeped in Biltmore tradition.

Time: 11:00 a.m. to 4:00 p.m.

Reserve Your Thanksgiving Brunch here.

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Thanksgiving at Wrigley Mansion

Celebrate Thanksgiving at the historic Wrigley Mansion with an elegant four-course dining experience thoughtfully crafted by Chef Peter Kloiber. Gather with family and friends for a festive holiday feast, complemented by optional wine pairings curated by Wine Director Daniel Webber. Enjoy timeless traditions and breathtaking views of the Valley in one of Phoenix's most iconic settings.

Time: 12:00 p.m. to 6:00 p.m.

Reserve Your Thanksgiving Feast at www.wrigleymansion.com.





Thanksgiving To-Go

Bring the elegance of Arizona Biltmore to your Thanksgiving table with a chef-prepared holiday feast for 6 to 8 guests. Enjoy an organic free-range turkey accompanied by traditional favorites, including whipped potatoes, classic stuffing, seasonal vegetables, house-made accompaniments and your choice of pumpkin or pecan pie. Let Arizona Biltmore culinary team take care of the feast while you focus on making memories with loved ones.

Pickup: November 25th from 12:00 p.m. to 6:00 p.m. or November 26th from 8:00 a.m. to 12:00 p.m.

Reserve Your Thanksgiving Feast for November 25th here.

Reserve Your Thanksgiving Feast for November 26th here.

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Annual Arizona Biltmore Turkey Trot November 26th, 2026

Kick off Thanksgiving morning with a beloved Biltmore tradition. Gather family, friends and four-legged companions for a scenic 4K run or walk through the beautiful Biltmore Estates. Open to all ages, this festive event is the perfect way to embrace the holiday spirit before gathering around the Thanksgiving table.

Time: 7:30 a.m. to 9:00 a.m.

Register for the Turkey Trot by here. ❖



Biltmore Ladies Lunch Bunch Luncheons

Join the Biltmore Ladies Lunch Bunch each month for food and friendship. The ladies meet at the Adobe Bar & Grill at 11:45 a.m. on the second Thursday of each month. RSVPs are required.

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

A New Place to Sharpen Your Short Game: Something new is taking shape at Arizona Biltmore Golf Club. New chipping and putting practice greens are coming this month, offering a convenient place beside the clubhouse to warm up, fine-tune your short game or settle a friendly wager before and after your round. November brings a fresh season to make more of your time at the Club.

Indoor Golf Lounge: A Club 37 pass brings daily access to No. 37 Golf Lounge, TrackMan-powered technology, world-class virtual courses and climate-controlled practice and play. Whether you're dialing in your distances or gathering friends for a competitive round, enjoy a new way to experience the game beyond the course. Bring up to five guests and keep your game going year-round.

Ladies 9 & Dine on Sundays: Sunday afternoons were made for a little friendly competition and time well spent. Join in for Ladies 9 & Dine at Arizona Biltmore Golf Club, featuring nine holes of golf followed by food, drinks and good company at Adobe Bar & Grille. Open to the public, this two-person scramble is $100 per player and includes a $25 Adobe Bar & Grille food and beverage voucher. Play runs Sundays, November 22nd through December 27th, with a 3:15 p.m. shotgun start. Shotgun times may vary by date. Maximum of 40 participants. Sign up at www.golfgenius.com/pages/6252243.

Wrap Up a Great Round. Get a Little Extra: Give the gift of great golf, good food and more ways to enjoy the Biltmore. From November 27th through December 31st, purchase $100 in Arizona Biltmore Golf Club gift cards and receive a $20 Bonus Card. Gift cards are good for golf and Adobe Bar & Grille, making this a thoughtful way to share a favorite experience this holiday season.

Golf Doesn't Stop at Arizona Biltmore: Cooler mornings and exceptional course conditions make November a favorite time to play. Even during overseeding, Arizona Biltmore's two-course property means one course is always open, offering more flexibility to keep your golf schedule intact. The Links course is cart path only through November 16th. The Estates course reopens November 9th and remains cart path only through December 9th.

Make It a Season to Gather: Arizona Biltmore Golf Club offers a memorable setting for group golf experiences. From corporate outings and charity events to client golf and competitive tournaments, the team at the Biltmore makes hosting feel effortless from planning through the final putt. Visit www.azbiltmoregc.com/arizona-event-venue/ or call the Club Pro Shop at 602-955-9655.

A Holiday Schedule to Know: On Thanksgiving, the last tee time is 11:30 a.m. and the Club Pro Shop closes at 4:00 p.m.

Adobe Bar & Grille

A Holiday Party Worth Celebrating: Bring your holiday celebration somewhere people want to be. Adobe offers private dining, cocktail receptions, No. 37 Golf Lounge experiences, indoor/outdoor events, custom food and beverage and full buyouts. Don't wait to secure your date; holiday reservations fill quickly. Visit www.azbiltmoregc.com/arizona-event-venue to start planning.

Fall Flavors, Familiar Favorites: The new fall menu brings seasonal inspiration and fresh flavor to the table, from Spicy Tuna Lava Stones and Roasted Pepper Caprese to Shriner's Sausage Flatbread, Pan-Seared Bass, Southwest Chicken Parm, Spanish Salmon and Steak Frites. Come discover your new favorite at Adobe Bar & Grille. Explore the fall menu.

Live Music Every Weekend: Make room for live music alongside your favorite food and drinks. Join in Fridays and Saturdays from 5:00 p.m. to 7:00 p.m. or Sundays from 11:00 a.m. to 1:00 p.m. and 4:00 p.m. to 6:00 p.m. for another reason to settle in and stay awhile at Adobe Bar & Grille.

Golf, Gather, Stay Awhile: Cooler evenings are made for good company, great food and a little friendly competition. Tucked inside Adobe Bar & Grille, No. 37 Golf Lounge brings together TrackMan-powered virtual golf, world-class courses and climate-controlled play with elevated clubhouse fare and cocktails just steps away. Practice your game, challenge your crew or make a round part of your next gathering. Bring up to five guests and enjoy golf beyond the course.

Thursday Night Bingo is On: Ball Washer Bingo is Adobe's signature Thursday night, bringing all-ages bingo, rotating guest callers, prizes and drink specials together every Thursday from 6:00 p.m. to 8:00 p.m. Make an evening of it with Happy Hour beforehand or a round at No. 37 Golf Lounge. Come for the competition, stay for the company. Check out the latest happenings at www.azbiltmoregc.com.

Every Day Has Its Thing: Make Adobe your spot any day of the week. **Monday** means All Day Happy Hour; **Tuesday** brings $5 tacos and $10 margaritas; **Wednesday** serves up $1 wings, ordered by the half dozen, from 4:00 p.m. until close; **Thursday** is Ball Washer Bingo; **Friday** brings Fish Fry-Days from 4:00 p.m. until close; **Saturday** keeps Happy Hour going from 3:00 p.m. until close; and **Sunday** wraps the week with the Smokeout's BBQ, bourbon and beer specials from 3:00 p.m. until close. Happy Hour runs daily from 3:00 p.m. until close, with beer, wine and cocktail specials. ❖

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 ~ 11/1/2026

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 NOVEMBER 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.
- **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 runbuddy-mobile.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.
- **Mixela -** 3410 N. 24th St. - 20% off food & beverage for first-time visitors. Must mention *ABEVA Brief* discount when booking. Call 602-795-4299.