



CARRIAGE MANOR RESORT



# JULY 2014 RUMBLE Sheet



[www.CarriageManorRV.com](http://www.CarriageManorRV.com)

7750 E. Broadway Road, Mesa AZ 85208 480-984-1111



# PRESIDENT'S NOTES

The Board of Directors met as scheduled on June 18<sup>th</sup>. All members were present. Highlights of the meeting were as follows:

1) The 2013 audit was reviewed and approved. David Foulkes-Jones, Carriage Manor Chairman of our audit committee attended the meeting and indicated that the auditors made comments on 5 items as compared to 23 that were made on the 2011 audit. This indicated great improvement and the Manager and accounting staff are to be complemented.

2) A collection policy on delinquent accounts was established as well as a resolution to establish a capitalization policy on Carriage Manor Real and Personal property.

3) To increase wall security three bids were reviewed for the purchase of cameras and surveillance equipment. The low bid of \$ 7950 from National Fire was selected. The BOD would like to thank Chief Friebohle for his work in obtaining and evaluating these bids.

4) Regarding the Maintenance Area Expansion Project two contractors submitted revised bids. The BOD had reduced the scope of the project but the contractors were also instructed to include all soft costs that had not been previously identified. Unfortunately the revised bids still came in well over budget. The BOD will be discussing other options over the summer months.

5) The Pickleball Club's proposal to revise the Master Plan to expand the Pickleball activities was discussed and determined that in accordance with Step 2 of paragraph 13.1 By-Laws the proposal was viable and valuable to Carriage Manor. The BOD will now prepare guidance to the Manager and the Long Range Planning Committee for their implementation of Step 3.

6) The Long Range Planning Committee's suggestions for changes in the Patio Grill were discussed. Of the six suggestions the Manager will implement 3 and the other 3 need further study. The three implemented include moving all the sandwich board advertising events and replace them with a bulletin board along the outside wall of the library; develop pre-order menu cards that can be filled out and presented to the cashier indicating choices for breakfast and lunch; and, provide a portable counter that can be used in various ways in the social hall.

Donna & I are still enjoying the fishing in South Dakota. We plan on being back in Colorado after July 4<sup>th</sup>. We hope everyone is enjoying their summer activities.

*Mike Sisk*  
*BOD President*



## MANAGER'S MESSAGE

Noise is a concern for every resident and because you live in a community, it's important to understand that some degree of noise is to be expected. At the same time, residents need to consider the consequences of their noisy behavior. In an attempt to keep everyone happy and maintain peace among neighbors, consider taking a few steps to reduce or eliminate annoying noise.

Be kind and respectful. A little common courtesy makes a big difference. Keep your music and television at reasonable levels, do your vacuuming before bedtime.

Visit your neighbor. If your neighbor is the source of the noise, try a friendly chat. Sometimes people just don't realize how noise is affecting others. People are usually considerate once they realize they're disturbing others. And, if your neighbor knocks on your door, listen politely and be willing to make changes to reduce your own noise.

Reducing noise sounds like a good idea. A quiet, peaceful community, relatively speaking, is a happy community.

Thanks again,

*Mary Candalaria*

*General Manager*

## *Blood Pressure Clinic*

2nd Thursday of Every Month thru Sept.

9 AM - 11 AM in the Classroom





## PHYSICAL PHACTS

WHOOOAAA it is getting warm!! Summer is definitely here and set in!

We had CDC out to do some crack repair /warranty work, while that was being done ,we drained the pool and installed a new hand rail and replaced an existing hand rail.The pool was down for 10 days and everything went swimmingly [I couldn't resist]. The pool was back up and open on time and on schedule.

We also had South West Greens out already and replaced our artificial turf at the club-house AND we were upgraded to the next best grass that they offer ALL at NO cost to Carriage Manor. I hope everyone is having a great summer and we will see you soon!!

*Dave Wright*

*Physical Properties Manager*



## CHIEF'S CONCERNS

Hello everyone! Well, the Broadway Road project is completed, things went very nicely.The security department only had a couple of brief closures of the main entrance, which was very good due to the extent of the work scope of the project. Blucor, which was the road project contractor and the city of Mesa, would always inform us well in advance of things coming up.The city used a new concept of material for the compound in the asphalt; it is a type of tire compound, it is very quiet to drive on.

The security department has been doing the door-to-door walk around on a regular basis this summer; it seems to be a much better approach to hands-on around the resort. We see much more in the neighborhood, i.e. behind the homes, in some cases we have identified a water break at the back of a residence.

In closing, the resort looks beautiful with the pool project completed, the road project completed, and the tennis kitchen project finished too. We in the security department are hoping that everyone is having a wonderful summer and we are awaiting the return of the residents in the fall.

*Terry Friebohle*

*Chief of Security*



## REAL ESTATE ROUNDUP

July might be a good time to answer several questions we've received recently about pricing "strategy" over the off-season months. Just how, we're asked, should a seller position the listing price when the temperature is above 100 degrees...in other words...should the price drop as the temperature goes up?

While the ultimate decision as to property price offering always rests with the seller, here are some points to consider.

First, it's important to remember that the real estate market is, indeed, cyclical and that real estate values can, and often will, go up and down.

However, in the final analysis, the ultimate decision on the price a buyer is willing to pay and the price a seller is willing to accept for a specific property rests solely with the individual buyer and seller.

While such factors as location, age, size, equipment and condition all clearly play a part in the selection and decision-making process, so too does the environment, including the competitive environment, within a community.

Bottom line, after weighing all factors, the buyer and seller must ultimately agree on the final price.

Our job is to provide the Marketing and Sales tools to bring buyer and seller together, and to help ensure a smooth ownership transition from start to finish.

Part of the decision-making process for many prospective buyers includes renting within Carriage Manor first...in other words, "try before you buy". With that in mind, be sure to let us know if you wish to make your property available for rental through Carriage Manor Realty for the upcoming season.

Yes, it's really hot...but we're here...Monday through Friday throughout the summer and we are ready, willing and able to fulfill your Real Estate needs, whether buying, selling or renting. Just let us know if we can help.

*Marty Koreck*

*Sales Director - 480-984-1922*



Where does your drinking water come from and how does it stack up compared to EPA requirements?

Find out by reading Mesa's 2013 Water Quality Report, also known as the Consumer Confidence Report: [www.mesaaz.gov/water/pdf/2014ccr.pdf](http://www.mesaaz.gov/water/pdf/2014ccr.pdf)

If you would like a hard copy of the report mailed to you, please call 480-644-6461.



# 4TH OF JULY POT-LUCK

Sponsored by Activity Committee

4:30pm Happy (half) hour

5:00pm Dinner begins

- ★ Hamburgers, hot dogs and Jack's Famous Baked Beans will be provided.
- ★ Please sign up for side dishes and deserts. Deadline is July 1st.

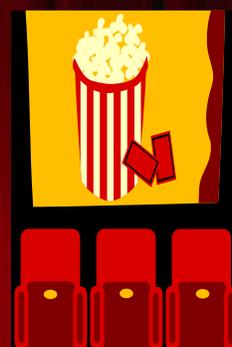
# MONDAY NIGHTS

WITH

# FREE POPCORN!

BYOB 6 PM EVERY MONDAY

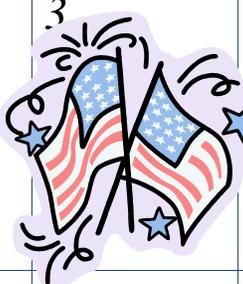
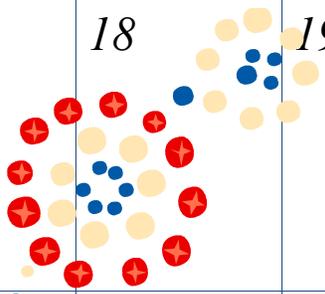
BALLROOM



JULY 7 <sup>TH</sup>	OPEN RANGE
JULY 14 <sup>TH</sup>	THE WEDDING DATE
JULY 21 <sup>ST</sup>	MAD MONEY
JULY 28 <sup>TH</sup>	ISLAND IN THE SKY
AUGUST 4 <sup>TH</sup>	THE BUTLER
AUGUST 11 <sup>TH</sup>	NO MOVIE
AUGUST 18 <sup>TH</sup>	TO BE ANNOUNCED
AUGUST 25 <sup>TH</sup>	TO BE ANNOUNCED

# July 2014

Sun      Mon      Tue      Wed      Thu      Fri      Sat

		1	2	3 	4 <i>4th of July Pot-Luck 4:30PM SH</i>	5
6	7 <i>6 pm BR Movie Night</i>	8	9	10 <i>9-11 AM Blood Pressure Clinic Classroom</i>	11	12
13	14 <i>6 pm BR Movie Night</i>	15	16	17	18 	19
20	21 <i>6 pm BR Movie Night</i>	22	23	24 	25	26
27	28 <i>6 pm BR Movie Night</i>	29	30	31	1 AUG. <i>10AM - Manager's Forum SH</i>	2