



Rumble Sheet

CARRIAGE MANOR RESORT

June 2013



An Ownership Resort Community for Active Adults



www.carriagemanorrv.com

BOARD NEWS

President's Message



I keep getting copies of request letters addressed to ARC seeking changes in our Design Review Guidelines. Some come with the remarks that we are being too strict in our guidelines concerning Manufactured Homes in particular. Let me explain how I see the advisory committees at Carriage Manor work with the Board in relating to our Governing Documents. Remember these are **ADVISORY** committees. They do not make the rules. ARC is the primary committee that serves as a review group for the applicant that desires to do a project to their property and what the Design Guidelines' tell them, the applicant and ARC, is what they are allowed to do. Design guidelines have been developed over the years to assist in giving uniformity to the park development and the architectural appearance. The guidelines also are to be in line with the City, County and State rules for developments such as Carriage Manor, (a PAD, Planned Area Development), whether it be hard construction, such as the look and construction of a living unit or the soft or landscape side of the project. Thus it is named the Architectural Review Committee.

The ARC can do a couple of things. They can approve a project if it fits the Design Guidelines. They can reject a project because it does not conform to the guidelines or they can suggest the entire question be forwarded to the board without a recommendation or, they may suggest what they believe to be an acceptable "variance" that would meet the applicants need or desire but not necessarily need to become a future guideline and forward that recommendation to the board for action. The Board is the final decision maker. The ARC **CANNOT** change the design guideline rules on their own..

I believe the BOD has, and will continue to keep the best interests of the park, as a whole, in mind when making those design decisions. As a result not everybody's desires or wishes will be fulfilled but they will at least be heard. I've probably written concerning these items in the past but just wanted people to understand that what our committees do certainly is not personal but in compliance with our adopted Governing Documents.

I hope you are following the projects that are going on even as we speak at Carriage Manor. Several projects have been started and the dates are set to begin the rest. Staff is doing a great job of keeping us up to date in pictures and I thank them for that. A lot of things will appear different when we return and that will be good. Hopefully the Monsoons will be lacking in strength this year and the staff won't have to be spending all their time cleaning up things.. And hopefully as each of you travel you will steer clear of the tornadoes and floods that cause turmoil and trouble so you can bring back stories of a summer well spent. In the mean time I will try to stay dry, sell our house, sell my remaining business and find the answer to what am I suppose to do now that I don't have anything I have to do. That's the big one and I'm working on it. Until then, Gail and I wish you enough.

Bill Whiteman

2013—2014 BOARD OF DIRECTORS

OFFICERS

President	Bill Whiteman
Vice President	Mike Sisk
Treasurer	Tina Ross
Secretary	Carl Vinci

DIRECTORS AT LARGE

Bob Eddy - George Jensen - Jerry Ottesen

www.carriagemanorrv.com

Board of Director's

Meeting Schedule

2013

Tele-Conferences

June 19, 2013

August 21, 2013

Tele-Conference Meetings 1:00 p.m. Conference Room

On-Sight Meetings

October 16, 2013 - November 13, 2013 - December 11, 2013

Meetings to be held at 2:00 p.m. in Ballroom

MESSAGE FROM THE MANAGER



Like the Cover Page says, "We are Under Construction" because we have so many projects this summer, so I thought we'd get an early start. In fact prior to many of you departing, the installation of the Artificial Turf at the clubhouse was complete. The removal of the existing Cool Deck at the Pool with replacement of all new Cool Deck surface and color coat will have been completed at the end of May, around two weeks ahead of schedule, fortunately we have not had too hot of weather to date, that along with Fountain of the Sun being a good neighbor and allowing CM residents the use of their Pool, the inconvenience was limited. The Chair Storage Addition Project has finally begun, after many many years of planning. The estimated completion date is June 30th. The Final Phase of the Concrete Valley Gutter installation project got started on May 20th, we are also doing some repairs to the Ribbon Curb through out the Resort that had issues with the concrete lifting and cracking, along with patching of asphalt around the Guard Shack. The original Tennis Courts 1 through 4 will be crack sealed and color coated to match Court 5, that is scheduled with a June 3rd start date. Instead of traditional crack repair product, we will be using the "Armor Crack Repair System" which has been recommended as very effective. We have also started Phase II of the Door Refurbishment Project on the Clubhouse and Craft Building Doors that we started last summer. I will be presenting bids to the BOD at the June 19th Tele-Conference for exterior painting of the Clubhouse and Craft Building, and installation of additional Handicap Doors in the Clubhouse. Remember, all of these projects are updated with photos regularly at www.carriagemanorrv.com. We have included photos of the Qwest/CenturyLink project as well, they anticipate completing the install of Fiber lines the first week of June. I do not have any additional info regarding the City of Mesa's Street Project, many of you know the project has been awarded to BluCor Construction, but there has not been a start date or construction schedule posted. The Maintenance/Woodshop expansion project is still moving forward while everyone is away. The LRP Members that were still on site, the Consultant, the representative designated by all of the Clubs involved Harv Hochhalter, and myself had several meetings in May, to review plans and gather additional information. Thank you to all residents who stay all summer. I really appreciate your patience and cooperation during our construction.

Mary K. Candelaria, General Manager

CARRIAGE MANOR REALTY

OPEN ALL SUMMER!

Just because summer is here does not mean your real estate needs take a vacation too.

Carriage Manor Realty is open *all summer long* to assist you with whatever you need –

buying, selling, renting –

WE CAN DO IT ALL!

480-984-1922 • Donna Axt – Designated Broker



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REAL ESTATE UPDATE

April and May have passed by rather quickly and the temperature continues to rise here in the east valley. Fortunately, there have been a few brave souls who have weathered the triple digits and have visited the Carriage Manor community. As a consequence, we have sold five units that have either closed or are currently in escrow to close. All of this points to a promising selling season.

We've been working hard to clear up the outstanding issues regarding the rental properties for this past season and the end is clearly in sight. We've developed new, more "user-friendly" Property Management and Rental Agreements which we'll be implementing for the upcoming season which we expect will make the process simpler for both owners and tenants.

If you're considering making your property available for rent for all or part of the upcoming season, now would be a great time for you to contact us so we can start the process. Even if you rented your property through Carriage Manor this past season, please let us know if you wish to continue doing so. We'll send new Property Management Agreements out for your review and signature. We will then contact prospective tenants to arrange and secure Rental Agreements for our owners.

As your dedicated, on-site realtors, we plan to be available, in the real estate office, throughout the entire summer to provide the continuity and service you deserve and, please remember that each and every sale and rental that we generate translates into increased revenue for Carriage Manor and its owners.

As the East Valley's premier resort community, we at Carriage Manor Realty will strive to set a higher standard, for owners and tenants alike. Our job is to make sure that every prospective buyer and tenant is made aware of all that Carriage Manor Resort has to offer.

Donna and Cliff Axt

Marty and Pat Koreck

PHYSICAL PHACTS



I want to take this article and thank our year round residents!!!! I want to thank ALL of you that stay here year round and put up with our summer projects. You people endure the inconvenience with a smile. You understand that if we want improvements and repairs in YOUR community tat the best time to do it is when there are fewer people here and I really appreciate it. The swimming pool deck starts on May 13th with a proposed finish of June 14th. Fountain of the Sun has been gracious enough to let us use their pool while ours is down.

We will also be closing the men's and ladies showers for a small amount of time while they redo the cool deck to the shower rooms. The remaining concrete valley gutter should be underway as you read this and I know it will be a breeze. Thank you for putting up with our mess.

David Wright

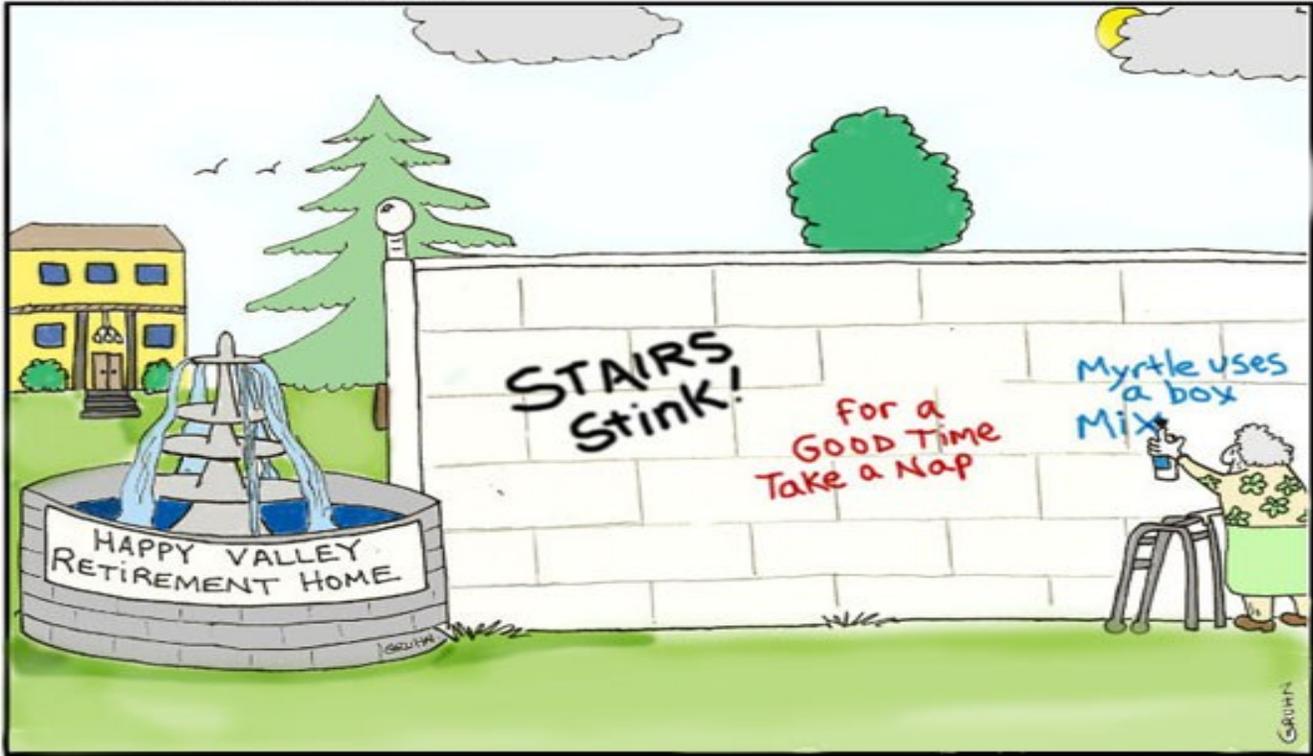
Election Committee News

On the agenda of the July session of the Arizona Legislature is HB 2135. This bill would require HOAs to allow on-line or fax voting.

It has been proven that E Voting for the Carriage Manor Homeowners is a success. The Committee will continue to promote E Voting in the fall and achieve a goal of 25-30% enrollment.

Jean Ingram, Election Committee Chairperson

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**INGRUM'S
ANNUAL
ROOT BEER FLOAT
PARTY
JUNE 20th
6:00 PM—Social Hall**



**Fourth of July Potluck
4:00 pm—Social
Dinner at 5:00 PM
BYOB & Table Service
Sign Up In The Hallway
ENTERTAINMENT**

**MANAGER'S FORUM
FRIDAY—JUNE 7TH
10:00 A.M - SOCIAL HALL**

**SUMMER TRASH SCHEDULE
MONDAY AND THURSDAY
RECYCLING WEDNESDAYS
ALL SECTIONS
PLEASE HAVE TRASH OUT BY 8:00 AM**

June 2013

Sun Mon Tue Wed Thu Fri Sat

						1
2	3 Free Popcorn 6:00 PM Ballroom	4	5	6	7 Manager's Forum 10:00 Ballroom	8
9	10 Free Popcorn 6:00 PM Ballroom	11	12	13	14	15
16	17 Free Popcorn 6:00 PM Ballroom	18	19 BOD Tele- Conference CR 1:00 PM	20 Ingrum's Annual Root Beer Float 6 PM	21	22
23	24 Free Popcorn 6:00 PM Ballroom	25	26	27	28	29
30	SH—Social Hall BR—Ballroom CR—Conference Room					FOURTH OF JULY POTLUCK