



# CARRIAGE MANOR RESORT



## Rumble Sheet

MAY 2013

Check out Channel 18 on the website!



Welcome

Member Login

Rumble Sheet

Channel 18

CM Forms

Property Boss

Tour Resort

Activities

Patio Grill

Attractions

Sales

Rentals

Resort Map

Travel Information

Reservation Requests

Welcome To Carriage Manor Resort!



### TRASH SCHEDULE

Beginning Monday  
May 6th  
All Sections  
Monday & Thursday

### RECYCLE

All Sections  
Wednesday  
Please have ALL of your  
items out at the curb  
by 8 AM

**PLEASE NOTE:  
SEPARATE CHECKS FOR  
HOA vs SPECIAL  
BUILDING ASSESSMENT**

**LABOR DAY  
POTLUCK  
HAPPY HOUR 4:00  
DINNER AT 5:00  
CONTACT  
KATHY SLATER  
(480)380-5444**



## PRESIDENT'S CORNER



Wow! It's May and things are really beginning to happen at Carriage Manor. Well at least some things are happening. The City of Mesa has not started their street project yet. Seems some neighbors want some of that street improvement money. Council members are trying to negotiate some extended projects beyond Sossaman on Broadway. Whenever it does start it will be at least ten months before it's finished, and guess what? We will be returning in 5 months so we will be right in the middle of it. That's life in the big city.

The good news is Century Link, our telephone company, has completed the start of their project of establishing new fiber optic installations with the park. Our internet will be more dependable, or so they say. We'll just have to wait and see.

One of our summer projects is complete. Southwest Greens has installed the artificial turf on the side hill to the west of the main entrance to the Club House. I think it looks great. No more water running into the street. No less than green crisp grass to welcome visitors and guests, no more mowing. I liked it so much I had them do a little job for me at my house while they were here. Before you wonder, YES, I did pay for it. And NO I am not receiving any commission if you decide to put some turf in too as a result of what mine looks like. I do encourage you, personally, to use Southwest Greens to do your job. Their crew is sharp looking, courteous and hardworking and we can maintain the same excellent quality and greenness throughout the Resort. If you are curious, I have asked them to leave some information with Linda at the Front Desk. Of course if you decide to have some turf installed you may go to whoever you wish as long as you follow the design guidelines.

Speaking of Design Guidelines, they are very clear about the process of having a Manufactured Home brought into the Resort. Some companies and sales agents think we should bend our rules because we are so "restrictive" about what we let in. As far as I'm concerned we will stay that way. We are a special place and it should be a privilege for companies to do business with us. After all we are the only resident owned Resort that even allows manufactured homes. Don't let somebody pull your chain to believing we

are too restrictive. On my watch, we will stay that way and reap the rewards of being someplace special to live, even if for just a few months a year.

For those of you who are not here I hate to tell you that our taxes are going up. The local paper told about the General Obligation Bonds that the City of Mesa will sell this year. The money will be for repairing infrastructure and up-dating emergency services. General obligation Bonds means tax payers pay them off with tax revenue over the years. So just remember, to have the things we want, even from the City of Mesa, the costs will continue and probably continue to increase. Still we are probably lower than most because the City of Mesa does not have a property tax to finance other city services.

Our Board of Directors held a special meeting the 24th of April to award three contracts for summer projects. There were four of us still in the park. We awarded a contract to redo the deck of the swimming pool. This will mean the pool will be closed for a period of time this summer and we will try to make it a short time. We also awarded a contract to repair and repaint the four asphalt tennis courts. Asphalt tennis courts are not the most stable courts as far as not cracking is concerned. We will try a new process to overcome the cracking for the next five or six years until we can, with Tennis Clubs help I hope, budget the replacement of the four old courts we have. We also gave a contract to have the remainder of our beautiful wood doors refinished in the Club House area. Those that were done last year looked great and wore well. This contract will complete the remaining doors and put a finished touch on your coming and going to our many rooms and entries. There's a lot more going on and you can follow it right here on the web site. Should be lots of pictures and stories about what's happening in your Resort.

This year we took a new and slower way back to Oregon. As you read this we should be there. Those of you that are leaving the Resort this summer are probably back to your homes also. Remember it's only five months until we begin the trek south again. Until then, enjoy. Don't put off what you want to do and, as always, Gail and I wish you enough.

Bill Whiteman  
President



### PHYSICAL PHACTS

I hope everyone made it home safe and sound. I hope the weather is good and you are starting to enjoy your summer. We are just getting geared up for our hot and dry summer. Speaking of summer... We will change the trash schedule to

Monday and Thursday all sections trash pick up and Wednesday will be recycle for all sections. This change will take effect on Monday May 6<sup>th</sup>.

While we are on the subject of trash I want to give a HUGE THANKS to the WOODSHOP, LAPIDARY and SILVERSMITH members for donating ALL of the funds for a windshield and roof for our Kawasaki mule that we use to pick up trash. It is greatly appreciated!!! I also want to thank all of the gentlemen that offer their service during season and the summer for trash service. Thank you Gene Miller, Gordy Birkholz, Don Corbin, Frank Thornton, Neil Johnson, Herman Kamradt, Marc Bateman and Mike Lane. These gentlemen work through the rain, wind and gropple [Arizona light snow/hail] to pick up your trash and recycle every week of the year.

Have a great day  
Dave Wright  
Physical Properties Manager

walk around. One reminder before leaving for the summer months, when locking your arcadia doors, after locking please pull on the door to be assured that the locking mechanism has indeed been secured properly.

Thanks again! In addition, have a wonderful summer.

Terry Friebohle  
Chief Of Security

### REAL ESTATE ROUNDUP

As many of you are aware, you've got a brand new bunch of realtors here to serve you at Carriage Manor! Here's a little about our backgrounds.

Donna Axt, our Broker, and her husband Cliff have been in the real estate business here in the East Valley for about nineteen years and their total experience in the real estate and resort community industries spans more than twenty-five years.

Pat and Marty Koreck have been working in the real estate industry here in the valley for more than a dozen years and have extensive experience in the mortgage and financial services industry, spanning more than twenty-five years.

We bring a lot of experience to the job and feel we'll relate well to Carriage Manor owners, sales prospects and rental clientele. More important, we're all very excited to have the opportunity to serve your Real Estate needs!

As a matter of fact, we hit the ground running on April 1<sup>st</sup> and, since our arrival, we've sold two properties and newly listed several for sale. We've also had Open Houses each week and introduced the new, bigger, brighter signs that management had waiting for us!

All the indicators are positive with regard to housing sales in the valley. Prices are on the rise and consumer confidence in the real estate market appears to be increasing as well. This points to what we think will be a good season beginning this coming fall!

Along those lines, much of our success selling



### CHIEF'S CONCERNS

Good

Day everyone! Well I would like to begin by thanking everyone for their diligence in the stop signs, speed limits, and traffic rules in general.

In addition, we in the Security Department have noted that the residents are greatly improved on the notification in advance of scheduled contractors arriving at the Resort to make repairs, construction of new Arizona Rooms and the other repairs needed by the residents. As everyone is aware of the situation with the golf carts on 4/9/2013, I would strongly recommend to purchase a lock system and or a kill switch for your golf carts, also we in Security recommend bicycle lock systems to secure them to the awning support post or to the hand rail of the steps.

I hope that everyone will have a wonderful summer, enjoying the weather where you folks spend the summer months. We in the Security Department at Carriage Manor Resort, well begin our door to door





seasonal properties has come from folks who started out as renters, so we know how important it is to take care of first time visitors to the Carriage Manor community. Our job is to make sure that their rental experience is a great one and that yours, as owners, is both painless and profitable!

In short, we want Carriage Manor tenants to become Carriage Manor owners!

One significant change in handling rental properties has come about as a result of recent Federal tax changes here in the U.S. It is now required that persons who are not U.S. citizens who earn income from rental properties must escrow a significant portion (30%) as potentially taxable and must maintain reporting I.D. numbers and records to facilitate this tax and its collection. The Carriage Manor community isn't prepared to become a reporting agency and records keeper for the Federal Government.

Unfortunately, Carriage Manor Realty will no longer be able to manage rental properties on behalf of non-resident owners. However, we can and will continue to rent to seasonal visitors who are not U.S. citizens.

During our short time at Carriage Manor, we've had the opportunity to meet many of you and we appreciate the warm welcome you've given us. We've received top-notch support from Carriage Manor management and staff. We know we've made the right choice and we will work hard to prove that Carriage Manor has also made the right choice!

Donna and Cliff Axt  
Pat and Marty Koreck

**MANAGER'S FORUM**  
**FRIDAY—MAY 3RD**  
**SOCIAL HALL**  
**10 AM**



## **KARAOKE**

**SING-A-LONG**  
**MONDAY—MAY 6TH**

**6 PM**

**ON THE PATIO**

**BYOB**

**EVERYONE WELCOME**

## **FREE POPCORN**

**BEGINNING**

**MONDAY, MAY 13TH**

**BALLROOM**

**6 PM**

**BYOB**



## **MEMORIAL DAY**

### **POTLUCK**

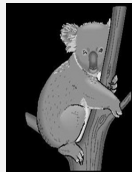
**MONDAY, MAY 27TH**

**SOCIAL HALL**

**4 PM—HAPPY HOUR**

**5 PM—DINNER**

**BRING A DISH TO SERVE 12**  
**YOUR OWN TABLE WARE,**  
**SERVING SPOON AND DRINK**



*Sue Sinclair*

**TRAVEL CENTER**

6134 E Main St, Suite #106, Mesa, NE Corner Recker & Main  
Office: (480) 981-3795 Fax: (480) 830-8989  
Email: sales@sinaclairtravelcenter.com Specializing in "Koolaty Care"

## **Dorine Tatman**

will be back next Fall

During the summer months,  
you may contact her by calling

**602-679-7452 (Cell)**

or

**480-641-2604 (Home)**

There is a 3-ring notebook  
in the Lobby that has flyers and  
information on all of their trips.

## **BLOOD PRESSURE**

### **CLINICS**

**CLASSROOM**

**9 AM TO 11 AM**

**THURSDAY**

**MAY 9TH**

**AND**

**MAY 23RD**

**ONE CLINIC IN JUNE**

**ON THE 27TH**

**NO CLINICS IN**

**JULY OR AUGUST**

## **COMING UP IN THE 2013—2014 SEASON**

**COFFEE & DONUTS START OCT. 2ND**

**HALLOWEEN PARTY OCT. 31ST**

**WELCOME BACK NOV. 8TH**

**DANCE—JOHNNY K & KOMPANY**

**THANKSGIVING DINNER NOV. 28TH**

**CHRISTMAS PARTY DEC. 13TH**

**CHRISTMAS DINNER DEC. 25TH**

**NEW YEAR'S EVE GALA DEC. 31ST**

**DINNER & DANCE—DESERT REIGN**

**SPECIAL ENTERTAINMENT**

**THE CINDY MILLER SHOW JAN. 16TH**

**LADIES LUNCHEON JAN. 25TH**

**CARRIAGE MANOR DAYS**

**CARIBBEAN CRUISE**

**DINNER & SHOW FEB. 28TH**

**WITH LAS VEGAS HEADLINER**

**KEN BLOCK, MASTER IMPRESSIONIST**

**CARRIAGE MANOR DAYS PARADE,**

**ARTS & CRAFT SHOW, LUNCH & MORE**

**MARCH 1ST**