

MAY 2016 RUMBLE SHEET



Carriage Manor RV Resort 7750 E. Broadway Road, Mesa AZ 85208 480-984-1111



FRIENDLY REMINDERS

SECURITY

Speed limit is 10 MPH

Stop at Stop signs

No parking in Fire Lanes
and on streets after
Midnight

Notify Security of
scheduled contractors

Bicycles and golf carts
must obey all traffic rules

ADMINISTRATION

Please check in and out
at the Front Desk!

Quiet hours are
11 PM to 7 AM

PHYSICAL PROPERTIES

Summer Trash Schedule:
Starting May 2nd, 2016
Trash Pick Up
All Sections
Monday & Thursday
Recycle Pick Up
All Sections
Wednesday



PRESIDENT'S MESSAGE

As Gail and I prepare to head north for the summer, a lot of our thoughts go to all the things we did this past winter season at Carriage Manor. The biggest thing we seemed to notice, as we celebrated our 16th year of coming here, is all the new faces that are now a part of this fine community. All the new faces that greet us each morning at coffee or one of the programs or events we all enjoy. I really try to say "Hello" to everyone I meet. Often it's only your face I recognize and sometimes it isn't even that. I do think it's important to not let anyone be invisible. It's called good guest relations and we like it wherever we are. If you really like to be acknowledged, say "hello" too.

We are looking for HOA members to serve on an ad-hoc (Temporary) committee to evaluate and comment about the current rules that we use in the Activity Office to sponsor entertainment events and scheduling. I will ask three members of the BOD to review the applicants and interview them and recommend up to 7 people to serve on this committee. We would like to have that committee meet in November and make a recommendation to the BOD by December. If the BOD then makes a decision in December we can begin the 2017-2018 year with new, or maybe the same, rules and guide lines. This is an important issue and we really encourage your participation. If interested you will find an application on our web page at carriagemanorrv.com

Another item that we need to resolve is who wears the blue badges. It has always been the owners. In several instances we are faced with a property that is deeded to just one of the persons living there. That's the person that is recorded as the owner and as a result that person ONLY may participate in the governing of the resort. The other person, although not on the deed, may certainly be a resident. At this time we do not have a resident color name tag. But since you are not a renter or an owner how are you identified? As president I look for your badge when you come before the board at a meeting wanting to make comment. As a resident you would NOT be offered that opportunity. I know it may seem like a little thing but as our social ideas change we still have to abide by our by-laws. I'm sure we will figure it out but if you have any ideas let me know..

Already we are looking forward to see what the architects come up with for a guard station at our entrance. I was surprised to find out the chief doesn't even have a room to talk to a patrol person or a resident about an issue. We really need to complete our up scale remake of the resort by getting this project underway this next year.

We are also waiting to see what the plans look like for the proposed Pickle Ball Cantina. The pet park is also scheduled to get a little rework inside the fences to allow small dogs and big dogs to play at any time during the day. No more Big Dog and Small Dog time. There is always something happening at Carriage Manor.

It also seems each year we say good bye to several of our friends and loved ones. The memories of these people will always be a part of the Carriage Manor legacy of family and friends. We shall not forget.

As our summer unfolds in the Northwest Gail and I continue to wish you enough.

Bill Whiteman. President.



MANAGER'S MESSAGE

The CPA Firm of Clifton Larson Allen have begun audit procedures on our 2015 financial records. Their staff was onsite two weeks in April to pull records and verify supporting documents to establish Carriage Manor's compliance with GAAP (Generally Accepted Accounting Principles) and have met with myself, our Finance Administrator, BOD President, BOD Treasurer and Budget and Finance committee chairperson to review the Association's financial operations. CLA's preliminary report is expected in May, with the BOD approving the audit at their June 15th, 2016 Tele-Conference. In order to comply with **CC&R 7.8 D**. *The annual financial report shall be made available to the members within (180) days after the close of the fiscal year*, the audit will be posted on the website with copies available in the Administrative Office.

Please be sure to check the website at www.carriagemanorrv.com for updates on all of the 2016 projects.



Hello Lords & Ladies of the Manor!

I find myself unconsciously doing spring cleaning everywhere I go right now. Not that I've actually put together a mental list of what needs to be done, but perhaps it's just one of those "things" that comes naturally with the change in seasons.

Even though most of the residents in the park are gone, you'd be surprised at the number of prospective buyers and renters that come in over the summer months (I'm showing 15 properties this afternoon alone!). Carriage Manor Realty had sales every month during the summer last year and we expect this summer to be the same. So, if you happen to have a property up for sale, perhaps it might help to do a little spring cleaning in it. Make it as easy as possible for them to be able to imagine themselves living in the spaces they are viewing. Here are some tips that will help:

Clean Out & Organize – Clutter is a huge mood killer for prospects. It's hard to "see the forest for the trees" when even little clusters of stuff are huddled in corners everywhere they look. It's especially important in the kitchen & bathroom countertops, the closet (pull out the armfuls of empty hangers. Leave a few of the matching ones and space them evenly apart), even the magazine racks or night stands should be pruned for old magazine issues or flyers.

Depersonalize & Minimize Art – Books, knickknacks, family photos mean a lot to you because they are part of who you are. However, they mean nothing to a prospect and detract. Keep personal items on display to a minimum. Same goes for art and decorations. While nautical art or southwestern may be something you adore, it may not be appealing to their aesthetic tastes. It's best to go with something like a minimal abstract painting or photographed landscapes. Maybe even a figurine that showcases an accent color but isn't too specific.

Keep Furniture Proportional To The Room – a minimal amount of matching furniture in a small space is heaps better than crowding that room with an overabundance of overstuffed chairs. Cutting down on the excess furniture also helps when taking photos of the property. It is difficult to justify a listing description as "a spacious Arizona Room" when the buyer is not able to see any floor space in the picture.

Some of these improvements may take just minutes to do. Isn't helping the sale of your home worth a few minutes? We think so! And that small investment may be *just the thing* to catch the eye of the right buyer.

If you have any questions about what other fixes may help, give us a call, we're happy to help with ideas!

Shauna Smith
Designated Broker



PHYSICAL PHACTS

It's that time of year again. Time to sign up for Palm tree trimming. The price for trimming is: Palm trees that in the front [accessible by boom truck] of the house is \$40. Palm trees that are on the side or rear [inaccessible by boom truck] of house are \$45. Just a reminder that our trimmer ONLY trims off the Palm frawns and does not "skin", "strip" or remove the old husk that is left on the tree. Please stop and see Lorri and get signed up. Fill out the sign up form and return to the office by May 31st. Thank you!!

Dave Wright
Physical Properties Manager



CHIEF'S CONCERNS

Hello to everyone!

I hate to keep bringing back to the platform the topic of Stop Sign Compliance. I am very concerned that if we all don't start coming to a complete stop at all stop signs in the resort, that there is going to be a mishap at the main entrance to the resort, last week I identified three different nearly missed accidents.

Vehicle did a rolling stop, at our main entrance and a pedestrian walking across the street on the back side of the security office, nearly missing the person walking.

Another incident, another vehicle didn't stop at the main entrance, a gulf cart was turning left from West Desoto, going north onto Carriage lane and came very close to getting struck in the side of the golf cart.

In closing, we in the security department at the Carriage Manor Resort, are not in any means trying to have the Persona of a compliant only atmosphere at resort, our main mission is the complete safety and security of all residents of the Carriage Manor Resort.

The security department has initiated the first round of doing a complete walk around of each residence in the resort, I am confident we will have good results as like last year's walk arounds.

Thank-you all for your attention is this matter, I know as always the residents will comply with the request of the security departments concerns as you always do, again thanks in advance.



CITRUS TREES

All fruit must be removed from citrus trees by May 1st annually.

Fines will begin to be assessed 10 days after May 1st.

Be sure to check out at the Administrative Office and leave the name of the caretaker of your property. Again if you don't have someone, we have names of your fellow residents who will provide caretaking services.



**ALL OFFICES
ARE CLOSED
FOR MEMORIAL DAY
ON
MONDAY, MAY 30th**

DOLLAR



Night



6:00 PM

BALLROOM

MAY 2

HAIRSPRAY

MAY 9

CHOCOLAT

MAY 16

AMERICAN SNIPER

MAY 23

CRAZY HEART

MAY 30

AMERICAN BEAUTY

Movie Titles Are Subject To Change



RACQUET RACKET -Tennis Club News

SIDE NOTE – Ever wonder who plants and cares for the beautiful flower planters all around Carriage Manor? Wonder no more. The Tennis Club’s very own **Mike Beauchamp** and **Elaine Graeff** provide the tireless labor of love for the beautification of our park. On almost any given day, you will see one of them tending to the planters. In the cooler months, this meant covering them all with sheets to protect them from frost. In the warmer months, it is constant caring and watering. Thank you both for your service, the flowers bring much joy to our residents and visitors.

ETIQUETTE - The Unofficial Rules of Play taken from the USTA website:

Warm Up

- Warm up is a warm up, not a game.
- Keep your pre-match warm-up brief. The pros stick to five minutes and so should you.
- You should hit the balls directly to your opponent at a reasonable pace.
- If warming up serves, you will not return the serves.

Know when to Celebrate

- Be respectful of your opponent. While it's fine to celebrate your successes it's not polite to pump your fists, hiss "yes" or high-five spectators when your opponent makes an error.
- Keep your attention on the court - don't chat to spectators, interrupt a game to answer your mobile phone, file your nails during changeovers or do anything else that might distract your opponent or delay play.
- Spectators should stay silent while the ball's in play. Cheer, scream, cry - do whatever you want - when the point or game comes to an end, but zip your lips while the players are in action.

Suggestions for the Racquet Racket are welcome. Please contact Nancy Taylor at 612-306-4660 or animalsrunning@msn.com

RACQUET BIN NEAR COURTS – Tennis racquets and balls are available for anyone to use.

STAY INFORMED - More details about various events are announced at our general meetings and posted on the bulletin board. Stay informed by checking the board frequently and attending the general meetings.



No Blood Pressure Clinics this summer. They will begin again in October.

CARRIAGE MANOR CREATIVE STITCHERS

I would like to thank our executive board and our fantastic group of ladies for a great sewing season. We had so many classes this season, projects to start and finish and a great speaker, Gina Perkes, and fabulous show and tells of our ladies treasures. That made for an awesome winter, our sewing machines were smoking!!

I also want to thank the Golf Club for setting up for Bingo early so that we could use the tables and chairs. Gentlemen we thank you from the bottom of our hearts it is a job too difficult for us ladies. You are the best! Bruce, Dick and Roger thank you for making sure we had a mike every Monday.

Another BIG thank you goes to Comfort Makers for a season well done again! You have no idea how important these quilts are to our recipients. We put smiles on the faces of ill children and adults alike. You are all true "Angels" in everyone's eyes and hearts.

Creative Stitchers Raffle Results on Carriage Manor Day

March 5th, 2016

- Boyle Afghan - Winner - Joy Kreykes
- Stain Glass Raffle Quilt - Winner -Avis Martin
- Quilt of Valor - Jim Goodson
- Vera Bradley -Winner - Gail Gelsing
- Silent Auction - Winner - Fran Peelen

Again, thank you to ALL! Enjoy your summer wherever you may be and come back to your second family at Carriage Manor in the fall ready to enjoy your NEW expanded sewing room.

Gert Vinci, President

CARRIAGE MANOR BREAKFAST CLUB

First and third Wednesdays—8 am
JB’s Restaurant on Main Street
Sign up in the hallway
Jean Ingram, Coordinator



GIRLS OF SUMMER NIGHT OUT



Thursdays at 4 pm
Location to be announced
Sign up in the hallway.
Jean Ingram, Coordinator



LOOKING FORWARD TO THE 2016-2017 SEASON

Monday	October 31st Halloween Potato Bar & Karaoke
Friday	November 4th Welcome Back Dance Debbie & Double Eagle
Friday	November 11th Veteran's Day
Saturday	November 19th Patio Sale
Thursday	November 24th Thanksgiving Dinner
Thursday	December 15th Christmas Cookie Exchange And Sing-A-Long
Sunday	December 25th Christmas Dinner
Saturday	December 31st New Year's Eve Dance with Julie Lee & Her White Rose Band
Thursday	January 19th Teen Idols Tribute Show
Thursday	January 26th Thaddeus Rose Dance Band
Saturday	January 28th Ladies Luncheon
Tuesday	February 14th Valentine's Special with Duane Moore & Mogollon
Friday	March 3rd Carriage Manor Days Dinner & Show with One of These Nights—Eagles Tribute Show
Saturday	March 18 Patio Sale



NEW CLASS FOR NEXT SEASON ACRYLIC PAINTING CLASS

Beginning Jan. 20, 2017 in the Craft Room.
The classes are \$10 for each three hour session
Mel Powell, Instructor.
Stop into the Activity Office for complete details.

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Gert Vinci
President, Creative Stitchers



Palm Tree Trim

Name _____

Lot # _____ Phone # _____

Email _____

Date _____ Number of Palm Trees _____

By my signature below, I give my authorization for Carriage Manor to have my Palm tree/s trimmed along with the Parks trees at a **COST TO BE DETERMINED**. I will be billed through the Association and I agree to pay the invoice within 30 days.

Time and date will be scheduled through Physical Properties (Maintenance).

Homeowner's signature _____ Date _____

Please return completed form to Homeowner's Association office.

The Association assumes no liability or responsibility for any damage or unforeseen circumstances.

DOES THE CONSTANT BATTLE WITH WEEDS IN YOUR YARD STRESS YOU OUT?



Stress no more! You come to Carriage Manor to relax, so let us help. Signing up for Carriage Manor's 2016 Weed Control Program will ensure that your weeds are monitored and treated by our trained and licensed in-house staff.

The 2016 program starts January 1, 2016 to December 31, 2016 and still only costs \$100 (less than \$9 a month!).

Proceeds from enrollment go back to YOUR community. Help yourself and the place you call "home", sign up using the form below and include your \$100 check.

CARRIAGE MANOR RV RESORT WEED CONTROL PROGRAM

Name: _____ Lot#: _____

Do you have a pet? (y/n) _____

By signing below and paying the \$100.00 fee, I am requesting that Carriage Manor RV Resort provide all weed control services for the above lot(s) from January 1, 2016 through December 31, 2016.

Signature: _____

Date: _____

MAY 2016

SUNDAY	MONDAY	TUESDAY	WED.	THURSDAY	FRIDAY	SAT.
1 	2 BR—6 pm Movie <i>Hairspray</i>	3	4 JB's Restaurant 8 am Breakfast	5	6	7 National Homebrew Day
8 Mother's Day	9 BR—6 pm Movie <i>Chocolat</i>	10	11	12	13	14
15	16 BR—6 pm Movie <i>American Sniper</i>	17	18 JB's Restaurant 8 am Breakfast	19	20	21
22	23 BR—6 pm Movie <i>Crazy Heart</i>	24	25	26	27	28
29	30 OFFICES CLOSED FOR MEMORIAL DAY BR—6 pm Movie <i>American Beauty</i>	31				

