



CARRIAGE MANOR RESORT

# SEPTEMBER 2019

# RUMBLE SHEET



## 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

Trash Schedule:  
All Sections  
Monday &  
Thursday  
Wednesday will be  
recycle for all  
sections.  
Please have trash and  
recycle bins out to the curb on the  
proper days

### CONTRACTORS HOURS

Thru October 15th  
7am to 4pm

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

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



## MANAGER'S MESSAGE

I hope you are all enjoying your summer with family and friends whether in the resort or your other home. It's been an exceptionally busy summer with many repair/replacement of existing components as well as the addition of turf and lighting controls, acoustic panels in the BR/SH.

Progress photos of each project are available at [www.carriagemanorrv.com](http://www.carriagemanorrv.com) under the Member Section then Community Projects.

While getting to finish line on these projects, we have already begun the process of budgeting for 2020 projects, which are primarily more repair/replacement of existing components. Drafts of the 2020 Operating, Capital Improvement and Repair/Reserve Funds are currently being reviewed by our Budget and Finance Committee members.

The Patriot's Park Enhancement sub-committee of Long Range Planning have been working hard all summer meeting often, working with the architect with intent to bring their plan before LRP and then the Board of Director's for approval after which it will be presented to the membership.

If I may, many of you start your preparation this month for your return to the resort and I ask you to consider including scheduling any trimming trees on your property you may need, as I know the in house residents who provide that service do get backed up when everyone starts heading back.

Have a safe and happy Labor Day!

*Mary K Candelaria*

*General Manager CMCA. AMS*



## ADMIN NEWS

Wow, do you believe it is Sept already... where did this summer go? I look forward to seeing the seasonal owners beginning to arrive very soon.

I want to thank my summer admin office volunteers, Dorothy Stoyer, Donna Taylor and Cindy Mascio they have been very generous with their time this summer. I'd also like to thank Bernie Berube for the summer decorations. This office truly runs on volunteer power!

Are you planning to rent your property this season? You must return a Third-Party Agreement along with the \$25 Homeowner fee (See Governing Documents R&R 12.21). Agreements must be received least 1 week prior to your renter arriving, I'd prefer earlier if possible. (Third Party Agreements are available in the Admin Office or on our website, CarriageManorResort.com in the forms tab.)

1. Make sure your renters are aware they need to check in at the front desk. We will ask them to show ID to establish proof of age and pay a \$10 per person resort fee.
2. At check in we will provide them with a gate pass, name badges and information on Carriage Manor, to make them feel welcome. Please advise your renter they will receive a blue gate pass for their vehicle when they check in with the front desk, but if they would like easier access they may purchase a gate decal for \$15.
3. Be aware neither the Admin Office nor Security will hold keys for your renter.

I also have a couple of quick housekeeping items:

1. Please, please write your lot numbers on your checks, this makes it much easier to process and lessens the chance of human error. If send your payment using your banks Bill Pay, remember your lot number is your account number and should be included on that payment.
2. Remember to sign in and out at the front desk when you come in or leave Carriage Manor.
3. Remember to fill out the form to resume your mail delivery. The forms are available at the front desk when you sign in. (Pushing the cardboard out the back does NOT open your mailbox!)
4. Make sure you let admin know of any change to your address, phone number or email addresses. It is vitally important that we can contact you.
5. Do you have a correct lot sign? If not, please contact me so we can get one ordered for you.

Please contact us at [Business@CarriageManorRV.com](mailto:Business@CarriageManorRV.com) or 480-984-1111 if you have any questions.

I wish everyone here in Arizona or spread across the USA or Canada a wonderful end of summer!

*Lorri Blackenship*

*Front Office Administrator*

# REAL ESTATE ROUNDUP

## Happy September Everyone!

Snowbird season is getting closer and it is time to start thinking about heading back to your “sunny” place! I hope you are all enjoying summer, but we are ready to see all your smiling faces!

**WHAT IS “AFFIDAVIT OF AFFIXTURE” AND HOW DOES IT EFFECT YOU?** Recently the Arizona Regional Multiple Listing Service (ARMLS) has reverse their stand on how we list Park Models. About a year ago they told us we could no longer list them as Residential property and they could only be listed as if they were just Land/Lots. We had to change all our Park Model listings to comply. Buyers searching online did not know to search for park models by looking at Land/Lot listings, it has been confusing for buyers to see what was actually available in our and other Resorts like ours. Since then, ARMLS has had a lot of push back by all of us that list and sell Park Models. They recently reversed that ruling but there is one caveat, for us to list as Residential we must make sure it is “affixed” to the property. We **must** have a copy of the Affidavit of Affixture to prove to them that it is affixed. I know a lot of you will not have that “affidavit of affixture” especially if you are not the original owner. I can help you get that!

**How do you know if it is NOT affixed?** If you are receiving 2 tax bills, one tax bill for the park model and a separate tax bill for the property then you are NOT affixed. If you receive only one tax bill, then you ARE (should be) affixed. It is not a difficult process, *it is just paperwork*. There is nothing you need to physically do to your Park Model. You will need to have the Title to your Park Model though. If you cannot locate it then you can request a duplicate from the Dept of Motor Vehicles. Whether you are affixed, or you are not affixed, to list your park model as Residential we will have to have the “Affidavit of Affixture” document or we will have to list it as Land. ***I can assist you in either scenario.***

One more thing about affixing, if the Buyer is going to finance the park model it is a **requirement** that it is affixed, or lenders will decline financing. There are more people looking to finance Park Models these days, so it is important to have your park model affixed.

## SALES ACTIVITIES FOR AUGUST

Below is what has SOLD/CLOSED in August. This is just SOLDS, there are others Pending.

I’ve noted when CM Realty was involved which means Commissions came back into support Carriage Manor Resort.

| Lot # | Sales Price |                               |
|-------|-------------|-------------------------------|
| #508  | \$165,000   | *Listed and Sold by CM Realty |
| #662  | \$160,000   | *Sold by CM Realty            |
| #767  | \$57,000    | *Sold by CM Realty            |

As of this writing there are only 10 total listings in the Resort. Only 5 of these listings are under \$100,000. Under \$100,000 seems to be the most popular price range lately from potential Buyers. This is the time to be the Seller. I recently listed #218 on Aug. 14th for \$125,000 and it went under contract on Aug. 19th. Very nice, clean, updated park model. It did not last long! Inquiries are really starting to increase as we now are over the hump of summer. Winter will be here before we know it and folks are getting anxious to have a place to escape to. Whether your place is updated or not, we should be able to sell quickly when it is priced right.

PLEASE let me list your place and I will help get it sold! Do you have friends and family wanting to enjoy our Resort? PLEASE refer them to Carriage Manor Realty. My job is to help all of you by keeping YOUR expenses down. The more I can contribute the better it is for the Resort and all of you.

That’s it for this issue, I hope you find this informative and useful.

Thank you for all your support!

*Kathy Siple*

*Sales Director, Realtor, SRES*

*480-984-1922 cell 480-766-8419*

*KGS@CarriageManorRV.com*



## PHYSICAL PHACTS

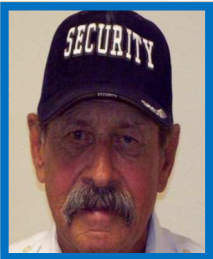
Hello everyone!

It's been a busy summer, time sure does fly! I hope everyone has enjoyed their summer and is ready to come back and checkout all of the projects that have been accomplished. The artificial grass looks amazing, and the roofers did a great job! The craft room is now nice, and cool. The ballroom and social hall floors look better than ever! The new ceiling tiles make a big difference in making the rooms and hallways look a lot nicer. I would like to share a special "Thank you" to Mike Beauchamp for all of the compliments and thanks to the maintenance department he gave at the recent BOD meeting. It means a lot to us.

I hope everyone has a safe trip back to Arizona.

*Mark Howard*

*Physical Properties Manager*



## CHIEF'S CHAT

Hello to everyone! We in the security department have just completed our third complete walk around of each residence at the resort. I am very pleased to announce that we had zero issues with doors left unsecured in the resort; which is the best we have witnessed in the past four years. We called each resident that had issues and we also compiled incident reports for each finding of the property owner's issues.

We also completed compiling a list of each resident with a bicycle in the driveways and/or their deck areas. Security then took photos of each resident with bicycles and placed them on a CD to be in retention at the security office. This is to have a point of reference when doing our normal inspection of the resort.

*Terry Friebohle*  
*Chief of Security*

**Join us for a**

**LABOR  DAY POTLUCK**

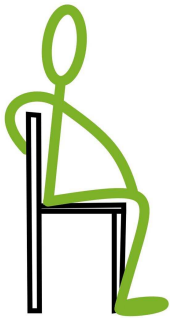
**Monday, Sept 2nd**

**HH at 1:30pm**

**Food at 2:00pm**

**BYOB and Table Service**

**(Sign up in the Activity Office)**



Join Mary Lou In the Heritage Room

Every Wednesday and Friday

At 2pm for some Chair Yoga

EVERYONE WELCOME



Like us  
on

**facebook**

At our official page

[CARRIAGE MANOR RESORT](#)

Bill Harrison *presents*

**“Old Wives Tales &  
Wonderfully Odd Cures”**



**Wednesday, September 18th**

**In the Ballroom @ 10:00am**

***Tickets \$5.00***

**Coffee and Refreshments Included**



**Every Monday @ 6pm**

**In the BALLROOM**

**\$2.00**

**Includes popcorn**

**September 9th      *The Greatest Showman***

**September 16th    *Crazy Rich Asians***

**September 23rd    *The Bucket List***

**September 30th    *A Dogs Journey***

**(Movies subject to change)**





**21<sup>st</sup> Annual Venture Out Fall Tennis Classic at Venture Out 5001 E. Main St.**— October 28 thru November 2, 2019. Come on out to support Carriage Manor at the Venture Out Fall Tennis Classic. Check the bulletin board in the breezeway for additions and changes or go to the tournament website for the most up to date information at <https://sites.google.com/view/2019falltennisclassic/entries>

Carriage Manor will be well represented at the tournament. Here are the pairings:

Garry Morris – Ole Olson

Paul Taylor – Mark Madson

John Anderson – Jim Marchand

Angelika Bridgmon – Nancy Taylor

Brenda Wile – Pam Harris

Barb Everard – Crystal Messer

On the waiting list are Dave Erickson – Julian Usyk

## **TENNIS 101 CLINIC**

**SATURDAY, NOVEMBER 16<sup>TH</sup>**

Watch for details for this wonderful opportunity to get introduced or re-introduced to the game of tennis. All equipment and instruction provided.

### **Mark your calendar:**

Tennis club members and those interested in joining the tennis club should plan to attend General Tennis Club meeting at 3:30 in the Social Hall on November 6<sup>th</sup>. Let's kick off the 2019-20 season with a great showing.

The EVSTL League play begins the week of November 3<sup>rd</sup>, 2019.

Plan to attend the Tennis Club Welcome Back Party – November 8<sup>th</sup>, 2019 at the Tennis Deck. Watch for details.

Stay informed on all the great tennis events by visiting our club's website at:

**[cmtennis-7750.simplesite.com](http://cmtennis-7750.simplesite.com)**  
*it has all the latest news and info*

#### **Our 2019-20 Club Officers**

***President: Paul Taylor***

***Vice President: John Anderson***

***Past President: Dave Rosenau***

***Secretary: Pam Harris***

***Treasurer: Naomi Kelly***

Submitted by Nancy Taylor. If you have a submission for our next issue, contact me at:  
[animalsrunning@msn.com](mailto:animalsrunning@msn.com)  
612-06-4660 or Lot #652.

# SEPTEMBER 2019

| Sun | Mon  | Tue  | Wed  | Thu                            | Fri  | Sat |
|-----|--|--|--|--------------------------------|--|-----|
| 1   | 2<br><b>Labor Day</b><br><b>Potluck</b><br><b>(SH) 1:30pm</b><br><b>OFFICES</b><br><b>CLOSED</b> | 3<br>H&F Canasta<br>(CR) Noon<br>500 (CR)<br>6:30pm  | 4  | 5<br>Euchre<br>(CR)<br>6:30pm  | 6<br>H&F Canasta<br>(CR) Noon<br>H&F Canasta<br>Spanish (MR)<br>6pm  | 7   |
| 8   | 9<br><b>Movie Night</b><br><b>(FW) 6pm</b><br><b>The</b><br><b>Greatest</b><br><b>Showman</b>    | 10<br>H&F Canasta<br>(CR) Noon<br>500 (CR)<br>6:30pm | 11   | 12<br>Euchre<br>(CR)<br>6:30pm | 13<br>H&F Canasta<br>(CR) Noon<br>H&F Canasta<br>Spanish (MR)<br>6pm | 14  |
| 15  | 16<br><b>Movie Night</b><br><b>(FW) 6pm</b><br><b>Crazy Rich</b><br><b>Asians</b>                | 17<br>H&F Canasta<br>(CR) Noon<br>500 (CR)<br>6:30pm | 18<br><b>BOD</b><br><b>Workshop</b><br><b>(SH) 1pm</b><br><br><b>Bill Harrison</b><br><b>(BR) 10am</b> | 19<br>Euchre<br>(CR)<br>6:30pm | 20<br>H&F Canasta<br>(CR) Noon<br>H&F Canasta<br>Spanish (MR)<br>6pm | 21  |
| 22  | 23<br><b>Movie Night</b><br><b>(FW) 6pm</b><br><b>Bucket List</b>                                | 24<br>H&F Canasta<br>(CR) Noon<br>500 (CR)<br>6:30pm | 25   | 26<br>Euchre<br>(CR)<br>6:30pm | 27<br>H&F Canasta<br>(CR) Noon<br>H&F Canasta<br>Spanish (MR)<br>6pm | 28  |
| 29  | 30<br><b>Movie Night</b><br><b>(FW) 6pm</b><br><b>A Dogs</b><br><b>Journey</b>                   |  |  |                                |  |     |

**Water Aerobics in the Pool Monday thru Saturday from 8-9am**

**Morning Coffee on the Patio 6am Monday-Saturday \$1 \* Breakfast @ What the H\$ll Wed, 7:30am**