



# FEBRUARY 2021

# 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

#### CONTRACTORS HOURS

8am to 5pm

#### PHYSICAL PROPERTIES

Trash Schedule  
 Sections 1 & 2  
 Monday & Thursday  
 Section 3  
 Tuesday & Friday

**Please have trash  
 out to the curb on the proper days**

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

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# PRESIDENT'S NOTES

It's February and I'm already looking forward to spring when the weather really starts getting good. But it also means that it is annual Meeting time and the election of a new Board of Directors. We have four openings on the board this year and are lucky to have seven candidates for these positions. I have decided to run one more time and Rick Gaustad and Cheryl Keefe have decided to run for another term. Additionally we have four other candidates that have "thrown their hat in the ring". So the board will be saying goodbye to Arne Tieg-en. We are thankful for his service over these past four years. Even as difficult as the year 2020 has been, your current board and management team have worked very hard to keep Carriage Manor as a place we are proud to call "home"!

ary 24 using Zoom. An announcement and invitation will be sent to all residents just prior to the meeting. With instructions. In order to establish a required quorum for this meeting it is necessary for each of you to send in your proxy with you ballot.

As the new year begins we all are hoping that we can all get back to our new normal and begin to enjoy the many blessings that Carriage Manor has to offer. As your new board begins to plan for the upcoming year I feel confident that water conservation and cost reductions will be at the top of their agenda.

We are all looking forward to a great 2021!

Election packets will have already been handed out by the time you read this as well an article in the Rumble Sheet from the Election Committee. The Annual Meeting will be held on Wednesday, Febru-

*Bruce Groves*

*President, CM Board of Directors*

## REMINDER: IF YOU HAVE ANY CONTRACTORS DOING WORK ON YOUR PROPERTY...

**\*\*IT IS VITAL THAT YOU NOTIFY SECURITY BEFORE CONTRACT WORK BEGINS.\*\***

SECURITY **WILL NOT** LET UNAUTHORIZED PERSONS ON TO YOUR PROPERTY, THIS INCLUDES CONTRACTORS. IF YOU DO NOT CALL SECURITY AND AUTHORIZE DIRECTLY, CONTRACTORS MAY BE BARRED FROM ENTRANCE.

You can even call a few days before if you're not exactly sure which day they will arrive.

You can authorize them for a certain timeframe.

+++++

**Security Direct Line**

**480-986-2467**



## MANAGER'S MESSAGE

In consideration of February being the month of our Annual Meeting, I wanted to share the article below. I'm confident you'll recognize Carriage Manor while reading these principles. Community Associations Institute (CAI), a national membership organization that represents the best interests of common-interest communities like Carriage Manor, developed 10 basic principles that answer three essential questions: What is the basic function of a community association? What are the essential obligations and expectations of homeowners? What are the core principles that should guide association leaders?

1. Associations ensure that the collective rights and interests of homeowners are respected and preserved.
2. Associations are the most local form of representative democracy, with leaders elected by their neighbors to govern in the best interest of all residents.
3. Associations provide services and amenities to residents, protect property values and meet the established expectations of homeowners.
4. Associations succeed when they cultivate a true sense of community, active homeowner involvement and a culture of building consensus.

5. Association homeowners have the right to elect their community leaders and to use the democratic process to determine the policies that will protect their investments.
6. Association homeowners choose where to live and accept a contractual responsibility to abide by established policies and meet their financial obligations to the association.
7. Association leaders protect the community's financial health by using established management practices and sound business principles.
8. Association leaders have a legal and ethical obligation to adhere to the association's governing documents and abide by all applicable laws.
9. Association leaders seek an effective balance between the preferences of individual residents and the collective rights of homeowners.
10. Association leaders and residents should be reasonable, flexible and open to the possibility—and benefits—of compromise.

*Mary K Candelaria*  
*General Manager CMCA, AMS*





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Hey, do you know we have our very own  
Kitchen Band?

*The Carriage Manor Kitchen Band was established in 1993,  
and is one of only a few still playing!*

- We perform at local retirement and nursing homes nearby.
- We are blessing others while enriching our own lives.
- Instruments we play are: kazoos, washboards, bells, teapots, pie tins, spoons and other kitchen items.
- We play music from many eras.
- If you can tap your toes, you are eligible for membership..... LOL
- We are lots of fun – please come and help us “Rock Out – Retirement Style!”

Unfortunately, we are taking an extended intermission this year. We plan to re-establish our practice sessions and performances as soon as we can.  
Nothing will stop us from making people smile!



## PHYSICAL PHACTS

2020 will never be hard to forget. From the concrete I poured that has my Daughters foot print etched into it, with the word 'COVID' next to it, to the dried up skin from so much sanitizer, and the gallons of lotion I must have used, to the never ending feeling of 'When can I take off this mask?'" I think I have learned a valuable lesson due to COVID. Rather than just wishing it to be over, I think we as a community need to figure out how to deal with its reality and move forward.

I can distinctly remember sitting in High School, thinking how I would never live past 2020. Yet, weeks into this New Year, I realize you just don't know the outcome most of the time. I also remember the story of the tortoise and the

hare and my first inclination would be to continue to take the slow and steady route. I always told my kids, "stick to the path, until it sticks to you..... beginners are many and winners are few.....". So here is to moving forward, blind to the outcome.

As many have witnessed the Maintenance crew has had a few water breaks in the past month, and needed to pump mud onto the road, which creates quite the mess. We appreciate your understanding and patience as we strive to maintain your beautiful Resort and completed necessary repairs.

Here is to taking a step forward.

*Nate Allred*

*Physical Properties Manager*



## ADMIN NEWS

Hello Everyone!  
Just a few reminders:

- When sending in your HOA payments, whether you write the check, or go thru your bank, can you **please** make sure your lot number is on the check? Your lot number is also your account number. Not having it on your check could increase the chances of it being applied to the wrong account.
- Another item is the Third-Party Agreements. I know sometimes things happen, but we need to have the **completed form**, with the **Home Owners fee, signature & renters' signature, (if possible), in at least 7 days prior to their arrival.** It makes life so much easier for everyone, especially the renter! Its less time spent waiting, and

more time enjoying everything that Carriage Manor has to offer.

- Have you signed up for the 2021 Weed Abatement program? It's still at the low, low price of \$100 for the calendar year. Just feel free to give the office a call and let us know and we will get you started immediately. Then just put a check in the mail at your earliest convenience. It's that simple.

I hope this finds you all safe and healthy!

*Jon Larson*

*Activities Director/Front Desk*



Good Morning and  
Happy February,

Here in Carriage Manor, we are still receiving lots of calls for information about our homes, although granted it is not as brisk as in a “normal” year. As of this writing, we have 39 active listings, 5 lots and 34 park models which is still low for a 55+ community. Although COVID concerns in the 55+ population nationwide have caused a slowing in retirement home sales, industry experts the retirement market is expected to recoup quickly in the coming months.

I recently ran across this list and wanted to share it with you since this is a good guide whether you are considering selling or just purchased here in Carriage Manor.

Top 15 Clever Ways to Add Value to your Home.

1. Swap out your cabinet hardware.
2. Paint or resurface your cabinets.
3. Power wash your house.
4. Trim your plants and upgrade your landscaping.
5. Install some outdoor lighting.
6. Build or update your deck.
7. Freshen up your paint. Interior and exterior.
8. Remove carpeting and replace with a water-proof wood vinyl or laminate.

## REAL ESTATE ROUNDUP

9. Finish those minor repairs.
10. Replace old single pane windows with efficient dual pane.
11. Update kitchen counters
12. Swap out old, outdated lighting.
13. Repaint your front door.
14. Re-grout your kitchen and bath.
15. Declutter

Do you have real estate questions? I’m happy to answer questions whether or not you are looking to buy or sell.

Have a safe winter,

*Lorri Blankenship*

*Sales Director, Carriage Manor Realty*



Lorri Blankenship  
Sales Director - REALTOR® - SRES®  
Carriage Manor Realty  
480-984-1922 Office  
[Sales@CarriageManorRV.com](mailto:Sales@CarriageManorRV.com)



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# Lapidary ~ Silversmith Club

Latest info on activities & classes on our website:

**lap-silver.simplesite.com**

*Buy It Now – always on display in CM lobby & in shop window*

*Call Mary Jo Burns if you wish to purchase - (907) 351-5508*

**Shop hours 9am to 12pm**

Due to the Covid-19 virus there will be no classes held. The shops will be open for members only.

No more than 10 members allowed in either at any one time. Masks must be worn. See website for further information



## CARRIAGE MANOR MARKETPLACE

To place an ad in the Carriage Manor Review, please call

**Williams Express @ 480-967-1014**

for pricing and space availability.

***Deadline for ad submission is the 15th of the month prior to publication.***



## CARRIAGE MANOR PHOTO



I know there are a lot of new owners in Carriage Manor. Let's get your picture taken for the CM family albums located in the lobby. Every owner should be in the albums. I will take your picture whenever it is convenient. It only takes 5 minutes.

Let's set up a time.

Please call Sandy Schuman for an appointment. 608-783-1313 169 Imperial

## Golf Club 2020-2021

### Golf is a social club with benefits.

It's an opportunity to meet and spend time with some of the nicest people in the park. We usually have tournaments, parties, and volunteer opportunities. We sponsor two fundraising events (Pancake Breakfasts - pending), and maintain the Putting Green area located at the entrance to the center. Golf memberships offer a guaranteed tee-time at reduced rates.

- Golf opportunities are available at five different golf clubs during the week.
- All golfers are welcome to join and participate.
- Simply register, pay your dues, and sign-up to play. (Membership dues remain at \$10 for just one month or \$20 for the entire season.)

**Sign-up sheets are posted each week on the Golf Board across from the library. The sheets for the next week are posted on the day AFTER the date of play. You can sign-up as a single, with another group, or you can sign-up with your own group. There is no commitment beyond the round for which you sign-up.**

You can pay your dues to any of the following people:

Treasurer: Pete Keefe, 336 Nash, 608-385-4672

Membership Coordinator: Karen Sellek, 567 DeSoto, 815-353-9448

Or any of the league coordinators on your first day of golf.

### Club meetings, Outings, and Special Events

Member Meetings: 3<sup>rd</sup> Wednesday of each month at 7:00 p.m. in the Social Hall.

Board Meetings: 2<sup>nd</sup> Tuesday of each month in the back of the Social Hall

Fundraising: Pancake Breakfast for January and March - canceled

Skins Games: Most Saturday mornings on the Putting Green –  
10:00 a.m. \$2.00 per person

***Come join us.***

**Mark Oachs, President**



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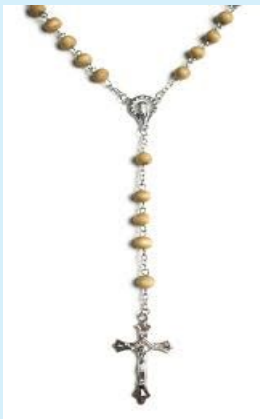
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## BOCCE

The Bocce Club invites Carriage Manor residents to come on down to our courts and give the sport a try. We play Mondays, Thursdays & now Saturdays at 2:00pm. We wear masks and 'social distance' for Covid safety.

Our club is having a raffle fundraiser. Watch CMposts for details. You could win a basket full of tasty drinks/goodies! For more info about bocce, contact Ole Olson at [olesweden@gmail.com](mailto:olesweden@gmail.com) or 360-909-4601.



## ROSARY ON TUESDAYS

We would like to invite you to pray the rosary with us on Tuesday mornings at 8:30 A.M. in the Classroom. We pray for any and all special intentions you may have so please come and join us every Tuesday throughout the Carriage Manor year.

## Pet Club

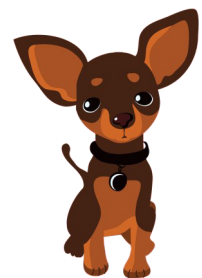
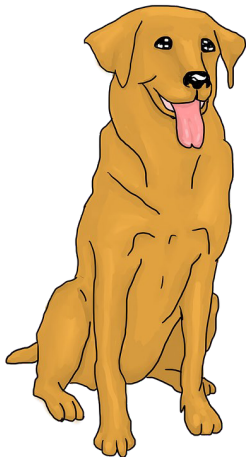
Welcome all Pet Owners!

**Please consider joining our Pet Club!**

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The insurance company reserves the right to accept or reject applications for insurance upon review of all underwriting information. Rates may vary due to age of customer, age or location of home.

## NEC Details for February 2021

Paper ballots must be placed in the ballot box by **February 23, 2021 by 4:00PM**

**Proxy Box:** Make sure you check the box

(you will not be attending the meeting.)

As usual if for some reason you have not voted, you may vote during the annual meeting on February 24, 2021. When the board calls the meeting to order, the board will allocate the first 10 minutes of the meeting for those that haven't voted, the opportunity to vote at this time.



Racquet  
Racket.

*TENNIS CLUB NEWS*  
*JANUARY 2021*

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Instruction and equipment  
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**FREE**

**Round-Robin every Tuesday and  
Thursday at 1 p.m.**

**All are welcome!**

**IMPORTANT  
NOTICE**

The Kitchen Band Valentines  
Parade!!

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Details to follow, check CM Posts in  
the near future...



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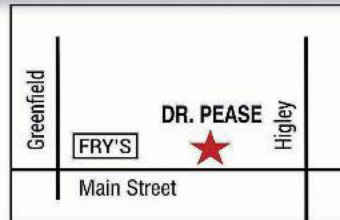
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# FEBRUARY 2021

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1 <i>Walk Aerobics (BR) 8:00am</i>	2	3 <i>Walk Aerobics (BR) 8:00am</i>	4	5 <i>Walk Aerobics (BR) 8:00am</i>	6
7	8 <i>Walk Aerobics (BR) 8:00am</i>	9	10 <b>BOD Work Session (Zoom &amp; BR) 1pm</b>	11	12 <i>Walk Aerobics (BR) 8:00am</i>	13
14	15 <i>Walk Aerobics (BR) 8:00am</i>	16	17 <b>BOD Meeting (Zoom &amp; BR) 2pm</b>	18	19 <i>Walk Aerobics (BR) 8:00am</i>	20
21	22 <i>Walk Aerobics (BR) 8:00am</i>	23	24 <b>ANNUAL MEETING (Zoom &amp; BR) 1:30pm</b>	25	26 <i>Walk Aerobics (BR) 8:00am</i>	27
28						