



CARRIAGE MANOR RESORT

# JULY 2021 RUMBLE SHEET

## Happy 4th of July



### 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**

7am to 4pm

#### **PHYSICAL PROPERTIES**

Trash Schedule  
Entire Resort  
Monday & Thursday

**Please have trash  
and recycle bins  
out to the curb on the proper days**

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

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



## MANAGER'S MESSAGE

It's HOT! Hope you are not!

The 2020 Audit is now complete and has been approved by the BOD at their June meeting. Thank you to the Budget and Finance committee members, Kathryn Golter, who is now serving as committee chairperson, David Foulkes-Jones and Marge Langdahl for their time and expertise in reviewing the 2020 Audit draft as presented by the accounting firm of Clifton Allen and Larson. I am pleased to report all of our records were found to be within GAAP guidelines.

As per your Governing Documents; Bylaw 7.8 D the audit document is available to the membership on our website [www.carriagemanorrv.com](http://www.carriagemanorrv.com) under "Members", or copies are available at the Administration Office.

We now look to developing the 2022 budgets and required allocations to the Repair/Reserve Fund are a significant factor. The Reserve Study projects a year-end 2021 balance of \$1,303,167.00, which we are on track to meet. It also projects \$481,628.00 in Reserve expenditures and an additional \$466,200 in contributions to the fund in 2022.

It is important to follow the recommendations to allow even distribution over current and future owners, allowing the fund to grow proportionately with the intent of minimizing any need for a future Supplemental Assessment to repair or replace any existing components.

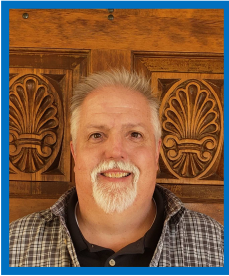
I do hope you are enjoying your summer and have a wonderful Independence Day!

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



1:00pm  
EVERY MONDAY  
**In the Ballroom**  
**\$2.00**

Includes Popcorn  
(Movies listed on back calendar)



# PHYSICAL PHACTS

I learned about the 'Food Chain' years ago. I want to say it was about 5<sup>th</sup> grade but who can remember? I do remember the poster, with all those animals on it, progressively getting larger and larger. One could probably argue who/what is on the top of this chain but am sure we can agree that people are up there somewhere. We consume everything. As many of us, I too wish I paid a lot more attention in school as I re-learn many of these same things all over again. Who would of thought?

Now I openly admit I was one of those boys who would find small bugs and put my magnifying glass close to them and watch them get cooked by the sun. Not proud of it now but I did learn then that there are many bugs we just don't need to worry too much about. In fact if we learn about what they do, why they do it, and how they get their work done we could all sleep better at night.

Here are three to consider, that I have learned over the years that may help you manage your co-existence. They have truly helped me. Most things on this blue marble need 3 things to exist; Water, food and shelter.....the basics. Take any one of these things away and you disrupt the balance of things. Gophers like moist ground to dig in, Ants will travel great distances to find food, Bees will send out scout bees to do recognizance for re-location, and Lizards and snakes love to bask in the sun. My personal favorite is the Chuck-Walla and their push-ups they do.

So when it comes to bugs and critters around your homes, try to think like they do. They are not truly out to get you as one may think. They are just trying to co-exist. In the end, don't let excess water pool, keep the bushes away from the exterior of your homes so the living environment doesn't expand too far, and when you first see the tiny bugs know that if nothing is done you may have a 5<sup>th</sup> grade poster on your hands, ready to educate you once again.

*Nate Allred*

*Physical Properties Manager*

## **REMINDER:**

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

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

AND OBTAIN AN ARC PERMIT IF REQUIRED

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**



## CHIEF'S CHAT

Hello everyone! I hope you are enjoying the summer wherever you folks are. Here it is, the usual, with the heat and the dew point going up each day. So that means the monsoon season is among us here in the valley. We are in deep need of rain. Just this morning on the news Arizona has twenty-three forest fire going which are all East and North of the valley. I enjoy that time of the year because we get the much needed rain falls.

We have completed approximately half of the resort for the locations of bicycles. I hope to be completed by the end of the week. It's so hot we have to keep the camera in it's case until it is time to take another photo of a bicycle location on a property other wise it over heats in the sunlight and we have to return to security office to cool it down and then go back out and continue.

The Security department has been busy checking the homes at the resort making certain that everything is safe and secure for the summer months. This is an ongoing practice during the summer months, although the cameras are a tremendous asset to the coverage.

*Terry Friebohle*  
*Chief of Security*



## ADMIN NEWS

Happy July!

As usual, just a few reminders:

- The palm trees have been scheduled to be trimmed. If you haven't already, please send your check or money order for \$53.42 per tree at your earliest possible convenience to Carriage Manor.
- Would you like us to take care of your weeds? Sign up for our Weed Abatement Program and don't think about those pesky things again!
- Have you picked up your owner's badge? If you have recently moved in or ordered a replacement badge, please pick it up at your earliest convenience. Our badge box is overflowing.

Keep cool and continue to enjoy your summer everyone!!

*Jon Larson*  
*Activities Director/Front Desk*



# REAL ESTATE ROUNDUP

Happy Independence Day

It is hot! Both the temperature and the real estate market here in Carriage Manor. Homes with AZ Rooms are selling like hotcakes. The inventory of homes is low, low, low. If you have a home with an AZ Room and you are planning to sell, do not wait this is the time to sell. I have a list of buyers just waiting for the right home to be listed. Call me, I am happy to give you a no strings valuation for your property.

Carriage Manor currently has 9 properties under contract and only 3 properties actively listed on the market.

WHAT IS "AFFIDAVIT OF AFFIXTURE" AND HOW DOES IT EFFECT YOU? A few years ago, the Arizona Regional Multiple Listing Service (ARMLS) made a change to how we can list Park Models. When selling your home, for me to list it on the MLS as a home, it MUST be affixed. If not, I would only be allowed to list your home in Land/Lots and it does not matter is you have a 5-year-old park model or a 30-year-old one!

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 (or should be) affixed.

Affixture is not a difficult process it is just paperwork, there is nothing you need to do physically to your Park Model. You will need to have the Title to your Park Model, if you cannot locate it then you can request a duplicate from the Dept of Motor Vehicles. I have a company that can do it for you, or you can even do it yourself. You can pick up instructions at the HOA front desk.

One more thing about affixing, if the Buyer is going to finance the park model it is a requirement that it must be affixed, or lenders will decline financing. As homes here are becoming more and more expensive, I am seeing more people looking to finance. This is another reason that having an affidavit of affixture is important.

Just a note, manufactured homes do not need to be affixed to be listed on the Multiple Listing Service, MLS, but it is important for a buyer to obtain traditional financing.

Until next month, I hope you all are having a wonderful summer.

*Lorri Blankenship*

*Sales Director - REALTOR® - SRES®*

*Carriage Manor Realty*

*480-984-1922 Office : 480-766-4819 Cell*

*[LEB@CarriageManorRV.com](mailto:LEB@CarriageManorRV.com)*



## Lapidary ~ Silversmith Club

Latest info activities & classes on our website:

[lap-silver.simplesite.com](http://lap-silver.simplesite.com)

## Oh! Bummer - It's Summer

Our shop is closed until November 1st



**Bill Harrison** *presents*

**Turquoise,  
Gem of Arizona**



**Wednesday**

**July 21st**

**In the Ballroom**

**10:00am**

***Tickets \$5.00***

**Refreshments Included**



## 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.

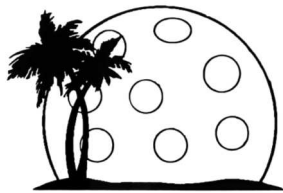
Instruments we play are: kazoos, washboards, bells, teapots, pie tins, spoons and other kitchen items.

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!



## Pickleball

We have set up a pickleball court in the ballroom so we can play indoors in the comfort of an air conditioned environment. This court will stay up for the duration of summer. It is on the far side of the ballroom closest to the pool.

1. The court will be open from 6AM to 10PM daily.
2. There will be a sheet at the end of the court where you can reserve times to play. There will also be open times where you can come and play based on availability.
3. The signup sheet will have times blocked out where the ballroom will be in use for meetings and events. The pickleball court will be unavailable during those times.
4. There are extra paddles and balls by the court for your use if you do not have any.
5. If you would like to learn how to play pickleball, contact Kurt Leikvold at 7209370640 and we can schedule a time to work together.
6. If the tape lines need to be fixed or any other issues, please contact Kurt Leikvold at 7209370640.

Enjoy!

# JULY 2021

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4  <b><u>Happy</u></b> <b><u>4th of</u></b> <b><u>July</u></b>	5 <b><u>OFFICES</u></b> <b><u>CLOSED</u></b>	6	7	8	9	10
11	12 <b>Matinee</b> <b>Movie</b> <b>1pm (BR)</b> <b>TBA</b>	13	14 <b>BOD</b> <b>Work</b> <b>Session</b> <b>1pm</b> <b>Zoom &amp;</b> <b>BR</b>	15	16	17
18	19 <b>Matinee</b> <b>Movie</b> <b>1pm (BR)</b> <b>TBA</b>	20	21 <b>Bill</b> <b>Harrison</b> <b>(BR)</b> <b>10:00am</b>	22	23	24
25	26 <b>Matinee</b> <b>Movie</b> <b>1pm (BR)</b> <b>TBA</b>	27	28	29	30	31 