



CARRIAGE MANOR RESORT

# JUNE 2019 RUMBLE SHEET



Summer  
time

## 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

Still Gettin R Done!

The HVAC unit at Clubhouse has been replaced as well as Craft Room transition from swamp cooled to air conditioning is complete. Replacement of Woodshop and Clubhouse Roofs are scheduled for mid-June. The Artificial Turf to be installed end of June at west side of Clubhouse and Putting Green to Classroom, and the (2) new recumbent bikes for the Fitness Center are in.

Physical Properties is removing all of the ceiling tiles in entire Clubhouse and Craft Building in preparation of the Electrical Contractor on site week of June 3<sup>rd</sup> to begin transition to LED Lighting, which will include exterior lights on both buildings as well. We will also include some upgrades to the lighting control system in the Ballroom and Social Hall at that same time. When that work is complete we will then have the floors refinished, followed by the installation of Acoustic Sound Panels in both Ballroom and Social Hall.

Bids on the Tennis Deck project are due May 31<sup>st</sup>, they will be forwarded to the Tennis Enhancement Committee for review and recommendation of which contractor to be awarded project, and then presented to the BOD for final approval. The Tennis Club has committed \$50,000.00 from their treasury for this project. Once contractor in place we will get scheduled start and completion dates to assure it's ready to go before season start-up.

The Pool/Hot tub cool deck seal repair project will be presented to the BOD at their June 19<sup>th</sup>, 2019 meeting. We will notify residents of the pool closing date as soon as scheduled. As always, Fountain of the Sun has agreed to allow CM residents use of their pool while ours is unavailable. We have nice neighbors.

All of these projects happening in the time span of three to four months, with many contractors in the resort for each project, reminds me to thank all of the year-round residents for their patience while being inconvenienced, especially this summer.

The final draft of the 2018 Audit has been presented to the Budget and Finance committee for review, and will also be on the BOD's June meeting agenda. I want to thank our Finance Administrator Linda Jean Robinson for the stellar report we received as well as the B&F members for their review of the audited financial records.

Now that the audit is complete we begin developing the 2020 budget and continue to research website developers to update our current website and allow for a more user friendly experience. The BOD also approved OnPoint Architecture to work with the Patriot's Park sub-committee of Long Range Planning to develop site plan of the conceptual drawing they brought forward to the BOD. Please remember, your Governing Documents require a vote of the membership prior to Common Area Development per By-Law 12 .1.

I have commitments from both Jerry Combs and John Murray to return this fall. The Patio Grill will be open for breakfast and lunch first week of November with menu items and Daily Specials that have proven track records of success.

Check out [www.carriagemanorrv.com](http://www.carriagemanorrv.com) under Member Login, Community Projects to see photos as we progress thru all the projects mentioned in this article. Hope you are enjoying your summer. In summary, things are good in the neighborhood.

*Mary K Candelaria*

*General Manager CMCA. AMS*



## REAL ESTATE ROUNDUP

June is here, and summer sales will be heating up! If you are considering selling, this is the **PERFECT** time to be the Seller! We currently have a grand total of 15 listings by ALL Realtors. This is the lowest number we have ever had in the summertime. Let me tell you about a few of the listings.

Only 5 of those 15 are under \$100,000.

Two are Park Models with a shed and both have washer and dryer in the shed.

Two are Park models with AZ rooms and both have nice decks. One is North facing which is best for someone who wants to live here full time and on the dog park side. The other is East facing which you'll get great sunrise views and it is on an exterior street.

One is a lot with just an AZ room. It is a narrower lot so if you wanted to add a Park Model you would have to check with a Park Model distributor to ensure it will fit on that lot and with that existing AZ room (unless you plan on removing it).

After these 5 we jump to over \$100,000. A couple of these are:

Lot #39 is a great Lot with a beautiful Arizona room. #39 is on Kaiser and most of you know what a fantastic BIG backyard you have on Kaiser! The AZ room is quite large on this lot and because of that, newer RV's with slide outs would not ordinarily fit. This lot has an **approved** variance which allows Motorhomes or 5<sup>th</sup> wheels to extend into the easement with slide-outs. This variance will allow for those slide outs providing they *do not extend* onto the next property and there *cannot* be a permanent type structure in the easements **OR** Moss/Overland (Distributor for Park Models & MFG Homes) has looked at this lot and can design a Park Model that will work with that AZ room intact!

#508, one of the newest and gorgeous Manufactured home currently For Sale. This one is a 2016, 18' wide, hardy board siding, beautiful flooring, granite countertops throughout, all appliances are full size stainless, an awesome stainless farm sink and even a smaller beverage fridge. Super energy efficient. Beautiful, Beautiful, Beautiful!!

In May there has been 10 closings as of this writing, 6 of those were by other Realtors which means **NONE** of those commissions came back into Carriage Manor to benefit all of you. I would like to change that number so that more money comes back to us, to support YOU, to support our beautiful Resort. If you have enjoyed this Resort for all the time you have owned here, **Please**..... give back to your community. It's the right and best thing to do for all your friends still here in Carriage Manor Resort. **Please refer your family and friends and give me an opportunity to sell your place when you are ready.**

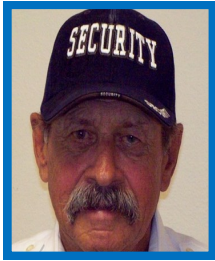
Thank You,

*Kathy Siple*

*Sales Director, Realtor, SRES*

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

*KGS@CarriageManorRV.com*



# CHIEF'S CHAT

Hello everyone! Well as most everyone has heard that the security department has lost our beloved Lieutenant, Richard Kamb passed away on May 13<sup>th</sup>, 2019 due to complications from **Chronic Obstructive Pulmonary Disease {COPD}**. He served the resort for nine years. It's very hard for me to have to pass this information once again to the Carriage Manor Resort family of friends. There are many reasons coping with the loss of a co-worker can present unique challenges. Co-workers are not always acknowledged for the significant role they play in our lives, so we may not feel supported in our feelings of grief. People may assume you should be over it quickly. Our family and other friends may not know the co-worker who has died; we may not know the family and friends of our co-worker. It may be unclear or confusing how involved we should be in funerals, memorials, or other remembrance events. If we cannot grieve with our co-workers we may feel completely alone, yet our employers don't always encourage us to grieve openly or together. Emotions and work are not things that usually go together. Work has long been considered a place to be productive, not to shed tears. This can be a hard habit to break.

In closing, it at times is very difficult for us to wait for shift change in anticipation for a person to walk through the door to security and that person just isn't going to come through the door ever again and that is the harsh reality.

*Terry Friebohle*  
*Chief of Security*

**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.

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**Security Direct Line**

**480-986-2467**



## PHYSICAL PHACTS

**Hello everyone!**

**Hope you all made it home safe this year. We have a whirlwind of projects this season. So make sure you lock the address in your GPS because you may not recognize the place this fall.**

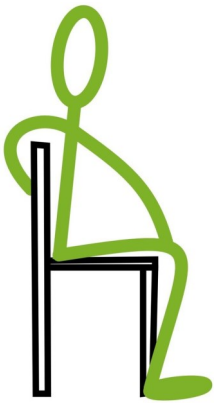
**7750 East Broadway Road, Mesa AZ. 85208**

**From the roof to the turf and just about everything in between, we are working tirelessly to get everything complete before the winter season. I would love to tell you more but its back to work.**

**So have a great season and catch a couple fish for me!**

*Mark Howard*

*Physical Properties Manager*



**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](#)



**Every Monday @ 6pm**

**In the FLEETWOOD ROOM**

**\$2.00**

**Includes popcorn**

**June 3rd      Hidden Figures**

**June 10th     Wonder**

**June 17th     Book Club**

**June 24th     Upside**

**(Movies subject to change)**

# A Patriotic Performance

For

“We the People...”

**Friday, June 28th**

**5:30pm-Ballroom**

**\*\*\* FREE EVENT \*\*\***

**Brought to you by:**

**Alicia Phelps' Constitution Camp**

**(6-13 year old kids)**

**Songs and Dance about**

**The Constitution and**

**Declaration of Independence**

**Bill Harrison** *presents*

# “Wedded Bliss in a Jiff”

“AZ Wedding Towns of the 30’s & 40’s”



**Wednesday, June 19th**

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

***Tickets \$5.00***

**Coffee and Refreshments Included**



# 2019 Annual



## **At SPIRIT LAKE, IOWA BY BEAUTIFUL LAKE OKOBOJI**

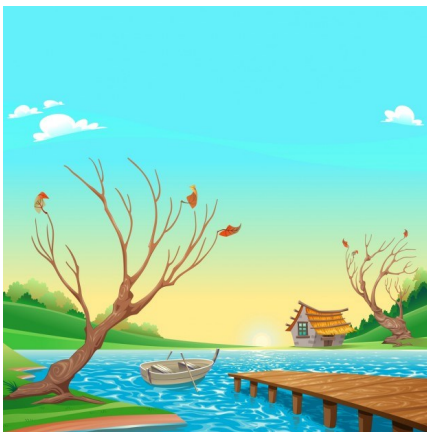
**WHEN:** *TUESDAY, JULY 9, 2019*

**WHERE:** *SPIRIT LAKE PIZZA RANCH ON HWY 9*

**TIME:** *11:00 AM IN THE PARTY ROOM*

*SOCIAL TIME OR GAMES*

*EVERYONE WELCOME*



For more information contact:

Maxine & Merlyn Cranston

Worthington, MN 507-329-2745

OR

Candy & Herman Kamradt

Spirit Lake, IA 712-260-8914

# JUNE 2019

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3 <i>Movie Night (FW) 6pm</i> <i>Hidden Figures</i>	4 <i>H&amp;F Canasta (CR) Noon</i> <i>500 (CR) 6:30pm</i>	5	6 <i>Euchre (CR) 6:30pm</i>	7 <i>H&amp;F Canasta (CR) Noon</i> <i>H&amp;F Canasta Spanish (MR) 6pm</i>	8
9	10 <i>Movie Night (FW) 6pm</i> <i>Wonder</i>	11 <i>H&amp;F Canasta (CR) Noon</i> <i>500 (CR) 6:30pm</i>	12	13 <i>Euchre (CR) 6:30pm</i>	14 <i>H&amp;F Canasta (CR) Noon</i> <i>H&amp;F Canasta Spanish (MR) 6pm</i>	15
16	17 <i>Movie Night (FW) 6pm</i> <i>Book Club</i>	18 <i>H&amp;F Canasta (CR) Noon</i> <i>500 (CR) 6:30pm</i>	19 <b>BOD Meeting (SH) 1pm</b> <b>Bill Harrison (BR) 10am</b>	20 <i>Euchre (CR) 6:30pm</i>	21 <i>H&amp;F Canasta (CR) Noon</i> <i>H&amp;F Canasta Spanish (MR) 6pm</i>	22
23 <hr/> 30	24 <i>Movie Night (FW) 6pm</i> <i>Upside</i>	25 <i>H&amp;F Canasta (CR) Noon</i> <i>500 (CR) 6:30pm</i>	26	27 <i>Euchre (CR) 6:30pm</i>	28 <b>Patriotic Performance (BR) 5:30pm</b>	29

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

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