



CARRIAGE MANOR RESORT

# SEPTEMBER 2022 RUMBLE SHEET

HAPPY

LABOR

DAY

UNITED STATES OF AMERICA

### 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

**6:30am to 3:00pm**

- ▷ Please check in and out at the Front Desk!
- ▷ Quiet hours are 11 PM to 7 AM

#### CONTRACTORS HOURS

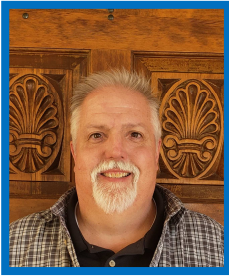
7am to 4pm

#### PHYSICAL PROPERTIES

- ▷ Trash Schedule
- All Sections**
- Monday & Thursday
- ▷ **Please have trash**

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

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



## PHYSICAL PHACTS

“And the winner is...Mother Nature”: It seems that the number of extreme conditions is increasing yearly throughout the world. Arizona is no stranger to some of them. The Resort has seen multiple damaging winds and I am sure we will see more, and then some, as we have plenty of time left in our 2022 Monsoon Season. July 17<sup>th</sup> was a testament to us ALL, that Mother Nature wins.

It is almost a fool’s errand to think that we can prevent such conditions, slow them down, and/or stop them. Yet we try our very best to hunker down and barrel through. It becomes a roll of the dice game as to the “if and when” such damaging conditions occur. So, it must be just a matter of right place, wrong time? I am not really a betting man, so I just live my life with the understanding that sooner or later it will happen to me. I hope I will be ready!

I passed down to my kids, as I was taught, that “whatever doesn’t kill you, will make you stronger”. If this is truly the case, I will most likely survive a plethora of extreme conditions. Not that I will come out spotless or be spared from being knocked off the rails a bit, but I can find comfort in knowing life just happens at some point.

In short, yes, Mother Nature wins, but we can still find comfort in it and plan accordingly.

**\*\*For those enrolled in our Weed Program we averaged 3-5 oz. of chemical per lot**

Cheetah-pro and Up-end is what we currently use to treat. SDS info can easily be found on line\*\*

*Nate Allred*

*Physical Properties Manager*



Like us on

facebook

At our official page

[CARRIAGE MANOR RESORT](#)





# CHIEF'S CHAT

Hello everyone!

I hope that you're all having a wonderful summer with all your families and friends, hoping the weather has been wonderful, and for those of you that are able to go fishing, wish I was there fishing also.

I would like to remind everyone that security must be notified by the resident for all contractors to be cleared entry into the resort. Permits have to be filled out prior to their arrival in order to expedite entry.

July 17, 2022 we had a storm come thru the Mesa, AZ area, which resulted in some homes in the resort suffering some damage. Everyone that had damage was notified. The insurance representatives came in and evaluated the property damages, contractors came in that were called by the resident. The hold up on your repairs is the delay on receiving the awning materials. Everything is on back order. I lost my awning also. It's been five weeks and my contractor says it could possibly be another three weeks.

*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.\*\***

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**

**(Please do not call admin and have your call transferred)**



# REAL ESTATE ROUNDUP

Summer has just sped by; I can hardly believe how fast Fall is approaching. Before we know it many of you will be returning and the upcoming season will be in full swing!

As of the writing, the sales inventory is still unbelievably small. Homes in Carriage Manor are still selling quickly and for top dollar. If you are considering selling your home, don't wait this is the perfect time list your home. Call me to schedule a no obligation home price valuation. 480-984-1922

I know you've all heard how Real Estate is falling... well I've not seen that here! According to an Aug 28<sup>th</sup> article in *Fortune*, to better understand where home prices might be headed, *Fortune* reached out to CoreLogic for an updated August assessment of the nation's largest regional housing markets. To determine the likelihood of regional home prices dropping, CoreLogic assessed factors like income growth projections, unemployment forecasts, consumer confidence, debt-to-income ratios, affordability, mortgage rates, and inventory levels. They are predicting that the probability of a home price decline is estimated to be Very Low.

As of this writing these 3 properties are the only ones actively available in the community. The 2 highlighted in red are Carriage Manor Realty listings, for photos, details and to see if they are still available call me or check out the **Carriage Manor Realty Facebook page**.

- **#723 - \$96,000** - Vacant Lot. This South facing lot is in a wonderful location within walking distance of the clubhouse complex. This lot is perfect for a new HUD, park model or RV.
- **#158 - \$175,000** - Nicely updated park model with Arizona Room. This home is 4 season ready with dual pane windows, extra insulation, and Hardy plank siding. Nice wood laminate flooring and granite counters.
- #398 - \$156,000 - Park model w/AZ Room.

**Sales for August:** Carriage Manor Realty was involved with all August Sales.

LOT	Sold Price	Close Date 7/28/22 - 8/29/22	SQFT	Year Built	# Baths	Days on Market
76	\$94,000	8/3/2022	421	1988	1	37
714	\$160,000	7/28/2022	783	1995	1	3
316	\$115,000	7/28/2022	592	1990	1	10
702	\$154,900	8/17/2022	550	1996	1	9

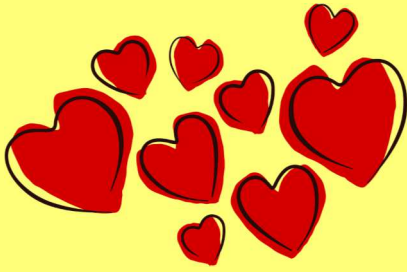
REMINDER: To get you the best price when you decide to sell your home, it must be legally affixed to the land. Are you are still holding onto a vehicle title to your park model? If you are then your home is NOT affixed, and I recommend you consider doing it now BEFORE you want to sell your home. Affixture only means you've legally joined the home with the land. This is all paper-work, there is nothing physical you need to do. But it is required paperwork to effectively market your property as a home. To learn more about affixing your home, contact [www.FelixTitle.com](http://www.FelixTitle.com).

*Lorri Blankenship*  
 Sales Director - REALTOR® - SRES®  
 Carriage Manor Realty  
 7750 E. Broadway Rd., Mesa, AZ 85208  
 480-984-1922 Office • 480-766-8419 Cell  
[LEB@CarriageManorRV.com](mailto:LEB@CarriageManorRV.com)



Follow us on Facebook: <https://www.facebook.com/CarriageManorRealty>

## SPEED DATING



Yes, you read that correctly! I am coordinating with the Activity Directors at Leisure World, Fountain of the Sun, Trilogy at Power Ranch and Apache Wells to bring you Speed Dating. Watch for details in the October Rumble Sheet and the Activity Office.

*Join us for a....*

## TASTE of TENNIS

November 19, 2022

Equipment and instruction provided for beginners or those returning to the game. Social Hour with snacks and beverages at the Tennis Deck following the instruction.

Sign up in Activity Office or at the Tennis Tunnel Bulletin Board.



**MONDAY**  
**MOVIE MATINEE**

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

Includes Popcorn  
(Movies to be announced)

## SINCLAIR TRAVEL CENTER



Your favorite Travel Agent, Dorine Tatman will be back in the Lobby beginning Friday, September 30th, 2022. YES.....you read that correctly. Dorine has had to change her day to FRIDAY. She will be in the Lobby every FRIDAY from 9am until Noon for your traveling needs. Be sure to stop by and say "Hello" to Dorine.

# The Grub Club

## Bits & Bites

We are all waiting for our friends to return and the hustle and bustle to continue in the park. The kitchen is ready to get busy and serve up some good grub.

We were a success at adding our Taco Trio and Hamburger Trio. Everyone loved the options of having one thing three ways. Even with an empty park we served 48 orders of the Taco Trio, you could have carnitas, beef, or fish tacos in any combination. Hamburger Trio choices were plain, cheese, or chiliberger, soon we'll add bacon, one for all and all for one.

Along with lunch we are adding a birthday treat on the second Thursday of each month. When you buy lunch, you'll get birthday cake to celebrate the birthdays of the park residents in that month. Then on the first and third Tuesday of each month we will have a drawing for a free lunch ticket. Just write your lot number on your food ticket stub, drop it in the jar on the service table and wait for the drawing. And don't forget to sign up for the Labor Day Breakfast Buffet. Breakfast will be served Sept 5th in the Social Hall from 8:00-10:00 am for only \$8.00.

As everyone returns from their travels, we are still concerned for health safety in the park. Please consider where you have been and take your time jumping back into the party. Please consider a short self-quarantine for the sake of us all.

Calvin Dahl, President of The Grub Club

**Fun. Food. Friends.**



**Come To The Patio Grill  
Great Food With Friends  
Tuesdays and Thursdays  
11 am to 12:30 pm**

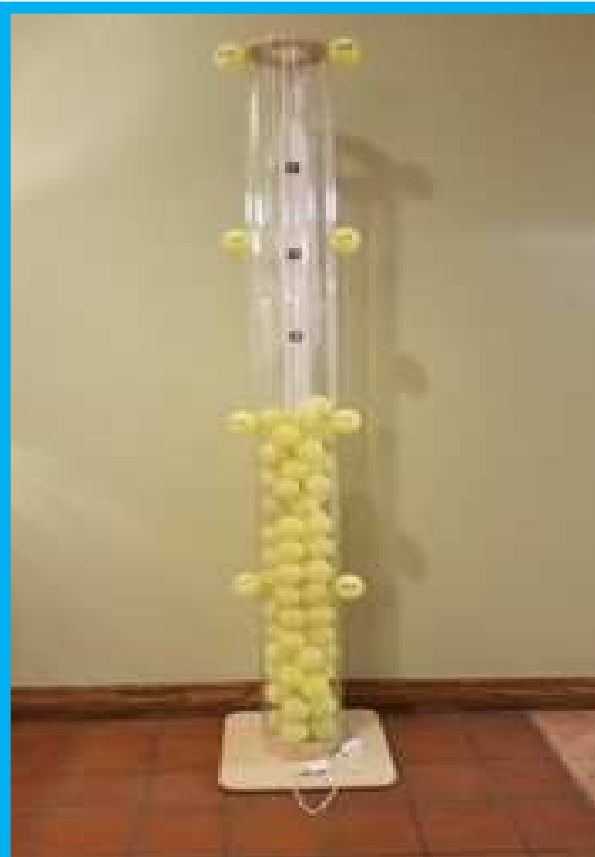


Thur. Sept. 1st.	Crispy Chicken Strip Salad.....	\$ 7.00
Mon. Sept. 5th.	** Labor Day Breakfast Buffet**.....	\$ 8.00
Tue. Sept 6th.	Patti's Italian Pasta.....	\$ 7.00
Thur. Sept. 8th.	Jennifer's Chicken Salad Croissant.....	\$ 7.00
Tue. Sept. 13th.	Lasagna, Salad, Garlic Bread.....	\$ 8.00
Thur, Sept. 15th.	Cheesesteak Sandwich, chips, Fruit.....	\$ 8.00

**Join The Grub Club, And Join in the Fun**

## ***PURPOSE OF THE "BUY A BRICK" FUNDRAISER***

- THE "BUY A BRICK" PROGRAM GIVES YOU THE OPPORTUNITY TO LEAVE YOUR FOOTPRINT IN CARRIAGE MANOR.
- HERE ARE SOME SAMPLES OF WHAT YOU CAN PUT ON THE BRICK – "CARRIAGE MANOR PET CLUB", "MEMORIES TO THOSE WHO HAVE PASSED AWAY", "DEDICATIONS TO LOVE ONES".
- YOU CAN ADD "ART CLIPS" TO THE BRICK. ART CLIP COULD BE A DOG, HEART, ETC.
- LET YOUR IMAGINATION WONDER AND BE CREATIVE.
- YOUR 'BRICK' MAY SAY WHATEVER YOU WANT.
- MEMORIES ARE SOMETHING EVERYONE CAN CHERISH.
- SO THINK ABOUT BUYING A BRICK, COME INTO THE LOBBY, AND COMPLETE A FORM.



**YOU CAN HELP FILL THE THERMOMETER UP. CHECK THE "BUY A BRICK" INFORMATION LOCATED ON THE TABLE BESIDE THE THERMOMETER.**

***MORE INFORMATION IN THE OCTOBER RUMBLE SHEET.***

### **TEXAS HOLD-EM**

### **TUESDAY EVENING TOURNAMENT**

Open to all Registered Owners, Renters and Guests of Carriage Manor. Registration from 6:00 PM to 6:30 PM every Tuesday evening with the tournament starting at 6:30 PM promptly.

Full entry fee is \$10.00 with no buy backs. Payout depends on the number of registered players, up to eight places. Low key, not professional, socializing and fun included. If you require help with the game, come early and someone will be available to explain. Men and women both enjoy the game, so come and enjoy the fun and excitement, comfortable chairs and good time with a very laid-back group of individuals. Games usually last from 6:30 PM to 9:30 PM. Blinds and time controlled by computer. Arizona gaming laws in effect for age 21. NAME TAGS must be worn or a small charge applies (\$1 for the card fund).

The POKER ROOM is located on the South side of the Club House by the putting greens.

Bill Harrison *presents*



**“130 Years of Blue-Ribbon Food,  
Fun & Excitement”**

**Wednesday, September 21st  
In the Ballroom**

**10:00am**

***Tickets \$5.00 in advance***

***\$7.00 AT THE DOOR***

**Refreshments Included**



## Carriage Manor Bowling League

Organizational meeting November 3, 2022 Social Hall @ 3:00pm

November 7, 2022 First week of bowling

**Where:** We bowl at Mesa East Bowling on Broadway just east of Ellsworth.

**When:** Monday afternoons at 3:00 (show up at 2:45), done a little after 5:00PM

**Schedule:** Start bowling November 7, 2022

The CM bowling group/family is a fun group and the accent is definitely on FUN. Individual scores range from 100 – 178, with most bowlers' averages in the 125 – 155 range.

If you are interested in taking up bowling once again, this is the group for you. Many of us put our bowling balls in the closet for a couple of decades, now that we have time, we are having fun.

We **do not** use subs.

Please contact me to let me know if you would like to have fun and be a part of our CM bowling league.

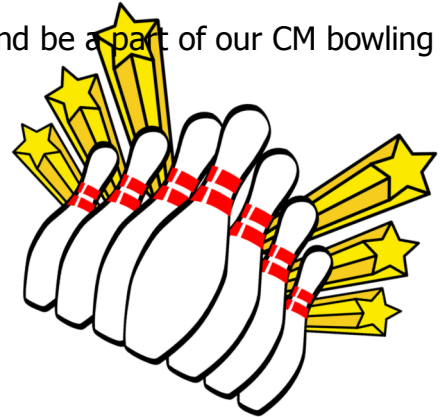
I would appreciate your response ASAP!!

Thank you,

Arne Teigen

CM #859 (not in the resort at this time, will be by October 18<sup>th</sup>.)

[ajteigen@gmail.com](mailto:ajteigen@gmail.com) ( my preferred way for you to contact me)



**\*\*\*SAVE THE DATE\*\*\***



The ever popular...

***Tex-Mex Taco Night***

***JAN 22 & MAR 19, 2023***

***Brought to you by the Tennis Club***

*For questions contact Nancy Taylor at 612-306-4660*

## How do we define “Guest”?

This is an issue that the Board of Directors is currently grappling with and we'd appreciate your input.

The current definition in R&R 1.3 reads:

An adult who resides with a resident or in a unit with permission of that unit's owner.

No rent may be charged. Limited to two adults per residence. Children are considered guests but will not be counted in the complement. All guests shall be registered at the Main Desk.

What are the possible problems with this definition?

Based on the current wording, it would give permission for any adult to reside in a unit belonging to an owner who is absent. This could have unintended consequences of allowing two 18-year-old people to have free reign for up to 14 days with no supervision.

It could allow renters to work around the 28-day minimum stay by calling them “guests”. As it was pointed out in the last board meeting, we have a lot of major events held in the Phoenix area. It doesn't seem fair to have some renters with lower scruples to rent out their unit for a weekend by calling them “guests”.

The pure definition of guest in Websters Dictionary is: (a) a person entertained in one's house. (b) a person to whom hospitality is extended. (c) a person who pays for the service of an establishment (such as a hotel or restaurant).

The implied meaning of a guest is that the person is coming to be with YOU, not just have free reign of your vacant house.

Some suggested options are:

**Guest (hosted in owner's unit with owner on-site):** No rent may be charged. An adult who resides with a resident or in owner's second unit. Limited to two adults per residence. Children are considered guests but will not be counted in the complement. All guests shall be registered at the Front Desk.

This is pretty straight forward and shouldn't cause any problems.

**Guest (hosted in owner's unit, owner off-site):** An adult who resides in a unit with permission of that unit's owner. No rent may be charged. Limited to two adults per residence. Children are considered guests but will not be counted in the complement. All guests shall be registered at the Front Desk.

Here we have the situation of giving up the owner's unit to someone with no supervision, which could be a problem if the “guests” are quite young.

Question: should there be an age limit fitting with our 55+ community? Suggestions have been made to have this be 40 or older to conform with our current regulations.

Should this be allowed at all?

**Guest (owner off-site and hosted by another on-site resident, either in their unit or secondary unit they own).** No rent may be charged. Limited to two adults per residence. Children are considered guests but will not be counted in the complement. All guests shall be registered at the Front Desk.

This would be a situation where the owner is absent, but a friend or neighbor is willing to accept the responsibility for them and house them in one of their units. Any penalties would still be charged to the owner, not the person standing in for them.

This will be discussed in the next work session on September 14th and again October 14<sup>th</sup>.

We would appreciate your input on this. Please attend the work session and submit the new form designed for comments at the following board meeting on September 14<sup>th</sup>.

Please send me your comments and suggestions to [MadamSecretary127@gmail.com](mailto:MadamSecretary127@gmail.com) so I can compile a list prior to the meeting.

Cheryl Keeffe

Secretary and Liaison to Rental Ad Hoc Committee



# Golf Club Overview 2022-2023

## **Carriage Manor Golf is a social club with benefits.**

**It's an opportunity to meet and spend time with other golfers in the park.** The Golf Club built, and maintains, the Putting Green area located at the entrance to the center. Members decorate that area each Christmas season. We usually have three tournaments each season and we are planning to hold three brat nights for the first time this year.

**Golf memberships offer guaranteed tee-times at reduced rates at five different golf clubs during the week.**

- All golfers are welcome to join and participate. Our golf season is from November 1 through April 30 each year.
- 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.
- A composite list of our contracted courses, address, date of play, and cost will be available on the golf board in November.

**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.**

Club meetings, Outings, and Special Events (during the season)

Member Meetings: 3rd Wednesday of each month at 6:30 p.m. in the Social Hall.

Board Meetings: 2nd Monday of each month at 9:00 a.m. in the Card Room

Tournaments: Three Four-person scrambles, usually scheduled for December, February, and March

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

**Come join us!**

**Bud Beverly,**

**President**



## **BOCCE CLUB**

Bocce ball playing times this summer will vary according to the weather. Open play times are

available on bocce courts or watch CM post for play time events. For info please contact resident, Cal Dahl, 418 Nash, 360-609-6804 or [caldahl@comcast.net](mailto:caldahl@comcast.net)

## **CM POSTS**

To join our Resort wide email chain, please email Kim Heintzman at [kimh6890@gmail.com](mailto:kimh6890@gmail.com)

Please provide him with the following information.

Full Name

Street and Lot number in CM

Cell phone number



# SEPTEMBER 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5 <i>Offices Closed</i> <b>LABOR DAY</b>	6	7	8	9	10
11	12 <i>Movie (BR) 12:30pm</i> <b>Top Gun: Maverick</b>	13 <i>Karaoke (SH) 6pm</i>	14 <b>BOD Work Session 1pm Zoom/BR</b>	15	16	17
18	19 <b>NO MOVIE TODAY</b>	20	21 <i>Bill Harrison (BR) 10am</i>	22	23	24
25	26 <i>Movie (BR) 12:30pm</i> <b>Where the Crowdads Sing</b>	27 <i>Karaoke (SH) 6pm</i>	28	29	30	

**Water Aerobics in the Pool Monday thru Saturday from 8am-9am**  
**Walk Aerobics 8am Mon, Wed & Friday in Fleetwood/Heritage Room**  
**Chair Aerobics 2pm Tues & Friday in Fleetwood/Heritage Room**  
**Yoga 3pm Tues & Thurs in Fleetwood/Heritage Room**