



CARRIAGE MANOR RESORT

# SEPTEMBER 2020 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

Thru October 15th  
7am to 4pm

### 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**

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

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



## MANAGER'S MESSAGE

2020 being an election year, I thought it beneficial to remind everyone of AZ Statute 33-1808. Flag display; political signs; caution signs; for sale, rent or lease signs; political activities with Section C. referenced below.

*C. Notwithstanding any provision in the community documents, an association shall not prohibit the indoor or outdoor display of a political sign by an association member on that member's property, except that an association may prohibit the display of political signs earlier than seventy-one days before the day of an election and later than three days after an election day. An association may regulate the size and number of political signs that may be placed on a member's property if the association's regulation is no more restrictive than any applicable city, town or county ordinance that regulates the size and number of political signs on residential property. If the city, town or county in which the property is located does not regulate the size and number of political signs on residential property, the association shall not limit the number of political signs, **except that the maximum aggregate total dimensions of all political signs on a member's property shall not exceed nine square feet.** For the purposes of this subsection, "political sign" means a sign that attempts to influence the outcome of an election, including supporting or opposing the recall of a public officer or supporting or opposing the circulation of a petition for a ballot measure, question or proposition or the recall of a public officer.*

I have also referenced Rule and Regulation 12.9 from our Governing Documents for your convenience below:

**12.9**     Signs. *Without written approval from the Board of Directors, no signs visible from a neighboring property shall be erected or maintained on any lot except:*

- A. *Name and address signs;*
- B. *Posted political signs. They must comply with the specifications of state (ARS 33-1808) and local laws and the Rules and Regulations of Carriage Manor; (Revised 11/20/2019)*
- C. *"For Sale" or "For Rent" signs no larger than 12" x 15". No more than one double-sided sign per lot can be displayed either near the name/number sign at the front of the lot or in a window of the unit. "For Sale" signs must be removed from the property after seven days from close of escrow. (Revised 4/6/2016)*
- D. *Feather or flutter flags and "Air Dancers" are not allowed. (Revised 4/6/2016)*

When placing sign on your lot, please keep traffic visibility in mind for everyone's safety. It's still hot here, but looking forward to cooler temperatures and the arrival of our winter visitor residents.

*Mary K Candelaria*

*General Manager CMCA/AMS*



## ADMIN NEWS

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 at 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.)

- 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.
- 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.
- Be aware neither the Admin Office nor Security will hold keys for your renter.

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!

*Jon Larson*

*Activities Director/Front Desk*



## CHIEF'S CHAT

Hello to everyone!

Well we are in September and its very hot. I believe that Arizona in the last few days of July broke a couple of heat index records. I believe 115° and the entire week was 112° or more.

We have been very busy in the security department. It's very difficult to accomplish the house to house walk arounds of each home in the temperatures we have been seeing. The security staff are all troopers and completed the task without a complaint due to the fact that they care about the properties within the resort. My hat is off to each and every one of them.

The entire resort looks very nice now that the crack seal, seal coating and the restriping have all been completed. I have to tell everyone that this year we changed up the striping which turned out very good. The crew started each night at 11PM and ended their day at 7AM which left us with absolutely no traffic uses. Not even at the main entrance to the resort. Also we did not have to put down not one traffic cone.

In closing we in the security department are hoping that everyone is staying safe and also enjoying the summer with their family and the friends back in their respective areas. Enjoy and we will see all of you folks in the fall. STAY SAFE!!!!

*Terry Friebohle*  
*Chief of Security*



# REAL ESTATE ROUNDUP

Hello Everyone and Happy September,

Yes, it's finally September, and although it's still hot, we are looking forward to that break in the weather that means Fall is finally here.

Real Estate has been busy this summer! Did you know we offer remote viewing and showing options? Carriage Manor Realty has been using virtual tour and remote showing tools for years, so we were more than ready and able to help this new type of remote buyer trend we've been seeing recently. Plus, our on-site office is open and we are available during non-office hours as well. We are, as always, available to show homes in person too. I've seen more homes purchased remotely this summer than ever before though!

Are you considering selling your home? Listings are still running low as we head into a prime selling season, the prices are still high, and we have buyers looking. If you are considering selling, now or in the future, contact me! I'm happy to give you a comparative market analysis for your home, a quick estimate, or discuss with you the best what to prep your home for selling at top dollar!

Supporting your real estate office keeps the commission dollars *in your resort*. Today I'd like to give a special **THANK YOU** to the following owners for working with us through listings and sending us referrals over the last few months:

Rich & Patsy Palmiere, Dave & Kathy Schumacher, Greg & Julie Hickle, Paul Wagner, Sharon Randal, Bernard & Elsie Graanstra, Elsie Lake, Bill Bacon, Wayne & Nancy Marjama, Don & Anita Quinlan, Kay Johnson, Bob Gulardo, Dana Pettis, Barbara Bourret, Detlef & Mary Johl, Bruce Johnson, Bernie Berube, and Mary Anne Ferguson!

And **WELCOME** to the buyers we worked with to help find new homes here in Carriage Manor:

Ed & Becky Tedeschi, Mike & MaDonna Graanstra, Jim & Karel Littlejohn, Jim & Tena Taylor, Gene & Barb Peay, Sheryl Eyler, Clay & Pat Stovall, Ron & Darlene Seidel, Dave & Sami Ellis, Roger & Elaine Harden, Roxanna Moss, Bob Landgren, – and many more!

If you have a friend/relative that is interested in Carriage Manor, give me a call — I can help them too!

Thank you,

*Lorri Blankenship*

*Sales Director – Realtor® - SRES® Senior Real Estate Specialist*

**480-984-1922**

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

## Current Carriage Manor Resort Properties For Sale

Lot #	Status	Price	Baths	SQFT	Year Built
513	Active	\$ 75,000	-	RV lot	-
889	Active	\$ 89,000	-	RV lot	-
5	Active	\$ 95,900	1	600	1989
669	Active	\$ 97,500	1	750	1987
309	Active	\$ 102,000	1.5	750	1989
39	Active	\$ 110,000	-	RV lot	-
533	Active	\$ 114,800	1	750	1991
676	Active	\$ 119,900	1.5	795	1991
674	Active	\$ 129,000	2	636	1990
500	Active	\$ 129,900	2	799	1992
666	Active	\$ 134,500	1	750	1999
158	Active	\$ 134,900	1	850	1991
25	Active	\$ 135,000	2	800	1989
681	Active	\$ 139,900	1.5	750	1991
311	Active	\$ 139,900	1	750	1988
638	Active	\$ 145,000	2	777	1993
172	Active	\$ 154,900	1	750	2011
486	Active	\$ 159,900	2	780	2004
600	Active	\$ 169,000	1.5	773	2009
122	Active	\$ 169,900	1.5	800	2015
216	Active	\$ 189,500	1.5	841	2014
51	Under Contract	\$ 198,000	2	852	2018
378	Under Contract	\$ 198,000	1.5	852	2015
862	Pending	\$ 79,900	1	700	1989

**CALL US! 480-984-1922**

## PHYSICAL PHACTS

We hope everyone is staying safe out there. Just a few friendly reminders for you all

- Please if you have any work request that you call the front office and put in a work order. Try not to stop maintenance and housekeeping while they are working.
- The resort tree watering schedule has been increased to Monday, Wednesday and Friday.
- Please be careful around this time when working outside I have noticed that there are cactus's falling.

As always stay safe and stay happy

*Physical Properties Staff*



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[CARRIAGE MANOR RESORT](#)

**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.

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**Security Direct Line 480-986-2467**

# Nomination & Election Committee

It is not too early to consider a couple of things as we approach our BOD election at CM this fall.

- We will have 4 positions up for election this fall. The 4 positions that will be vacated are Rick Gaustad, Bruce Groves, Cheryl Keeffe and Arne Teigen. Bruce Groves and Arne Teigen will be finishing their second term and will not be eligible to run again.

With that being said I would like to have you visit with your friends and neighbors. By starting early and with your help, we can put together a slate of candidates for 2020-2021 election.

- In this crazy Covid -19 world, now more than at any other time would be a great opportunity to become an E – Voter. If you are NOT an E – Voter fill out the affidavit form found on our CM website (forms) and submit ASAP so records may be updated. I’m sure some owners will not be returning to CM this fall because of Covid – 19 concerns or other reasons. Why not become an E-Voter and make your life easier by taking part in the important process of voting in a secure and easy manner by E-Voting?

CM uses Election Buddy, a company voted best electronic voting company for 2019.

- If you are wanting more information you can do a couple of things, check out their website, <https://electionbuddy.com/>
- 11.2 MILLION VOTES CAST IN 57,930 ELECTIONS
- Ask you neighbors and friends at CM and see what they say about E – Voting
- If you are still a little apprehensive about E – Voting, I have plans to hold a couple of power point presentations this fall. Using an

## **EXAMPLE TYPE OF BALLOT, NOT A REAL BALLOT.**

The purpose is to walk you through the entire process, starting with receiving your emailed ballot link, navigating through the ballot and reading the different “Information” areas, voting, and finally submitting your ballot.

- This would be one of the areas the Electronic Administrator will be a great help in developing a power point program.

# SEPTEMBER 2020

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7 <i>LABOR DAY</i> <i>OFFICES</i> <i>CLOSED</i> <i>NO Trash</i> <i>Pick up</i>	8 <i>Monday</i> <i>Trash</i> <i>Picked</i> <i>up today</i>	9 <i>BOD Work</i> <i>Session-</i> <i>Zoom 1pm</i>	10	11	12
12	14	15	16 <i>BOD</i> <i>Meeting-</i> <i>Zoom 1pm</i>	17	18	19
20	21	22	23	24	25	26
27	28	29	30			