



CARRIAGE MANOR RESORT

APRIL 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

PHYSICAL PROPERTIES

Trash Schedule
Section 1 & 2 Monday & Thursday
Section 3 Tuesday & Friday
Wednesday will be
recycle for all sections.
**Please have trash and
recycle bins out to the curb on the proper days**

CONTRACTORS HOURS

April 1st thru April 12th
8am to 5pm
April 13th thru October 15th
7am to 4pm

www.CarriageManorResort.com

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



MANAGER'S MESSAGE

I am aware that many of you made an early exodus due to the current COVID 19 crisis. These are extraordinary times and hearing the stories of residents traveling back home, and their uncertainty in what they may experience on the roadways, restaurants and gas stations was/is unsettling. I hope and pray you all made it to your destinations safe and sound.

While many of us our feeling stressed, it is important to remember we are also blessed.

- Blessed by the Chapel with their \$1500.00 contribution to the Association as well as an additional \$500.00 to the Patio Grille for its use.
- Blessed by Mike Beauchamp and his group for the spectacular flowers they care for around the resort.
- Blessed by the Golf Club who contributed \$1,000.00 toward the landscape project at Clubhouse Entrance.
- Blessed to have a Board of Director's with unfeigned leadership of the community during this critical time.
- Blessed to be a part of a caring community of friends and neighbors who support one another during life's struggles.

While social distancing is being promoted within your community and throughout the world at this time, it is important to continue being supportive of friends, neighbors and loved ones. Please check in on one another, via phone call, text or email.

Stay connected and stay safe.

Mary K Candalaria

General Manager CMCA. AMS



PRESIDENT'S MESSAGE

Our Annual General Membership meeting was held on February 20th, 2020. During this meeting the balloting results were announced. A total of 732 ballots were cast, representing over 80 percent of our owners. This is an excellent response by any standard and a special thank you goes out to all of you who chose to participate in this process. And a special thanks to the Nominating and Elections committee for all of their hard work.

As a result of this election I would like to thank and welcome back our returning directors, Rick Gaustad and Karen Montgomery, and welcome our newly elected director, Cindy Mascio. A special thank you goes out to retiring director Gail Boerwinkle for all of her efforts during these past two years.

At a special board meeting held on March 4, 2020, the board of directors completed officer assignments for the next twelve months as follows:

President: Bruce Groves

Vice-president: Ross Long

Treasurer: Karen Montgomery

Secretary: Cindy Mascio

And it gives me great pleasure to congratulate our TWO new grand marshals for 2020, Ron Laddusaw and Eva Sutphen. They were elected during our recent Carriage Manor Days celebration and parade. This is our first time to have co-grand marshals. These are both well deserved honors.

Speaking for your board of directors, we look forward to the next twelve months as we work towards keeping Carriage Manor as a wonderful place to live.

Bruce Groves

President of the Board

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



ADMIN NEWS

Hoppy Easter!!

It's that time again! Most of our Winter Visitors are already gone, and the rest will be leaving us by the end of this month.

I wish you a safe trip home, a great summer and look forward to seeing you again in the fall.

Just a friendly reminder for the following:

- 1.) Please** make sure we have your current mailing address, phone number(s) and e-mail addresses updated. We want to keep you "In the Know" about things going on at CMR.
- 2.) If you haven't signed up for the **Weed Abatement Program**, please come up to the front desk to sign up. Cost is **\$100.00 for the year and is Not pro-rated**. Just remember to give us a call when you see those pesky weeds appear!
- 3.) Palm Tree trimming** is coming up again. If you are interested in having your trees trimmed, please come to the front desk, and sign up. **Cost will be \$30.00 per tree, and will be done in August, 2020.**
- 4.) And **"Most Important"**: Don't forget about our **"Furry Friends"**! Please make sure that their shots are up to date, and the **Annual Animal Information Form** is completed.

I think that's it for now. Hope everyone has a Great Summer, (and a safe one!) See you in the Fall.

Have a Happy Easter!

Linda Spadafino

Office Administrator



REAL ESTATE ROUNDUP TOO!

We still have buyers!!! Real Estate doesn't stop even during a medical emergency, but it does have to change. In order to continue showing our listings Carriage Manor Realty is embracing technology, by making video tours of our listing we can give buyers a virtual tour of the homes. We have sold homes sight unseen through technology in the past and our new camera is making the video even better.

If you are ready to put your home on the market, call me. We will use this as well as other technology and marketing strategies to sell your home!

I hope this finds you all of you safe and healthy.

Lorri Blackenship

Sales Agent



REAL ESTATE ROUNDUP

Hello Everyone,

I hope that all of you that have already headed home have made it safely and are COVID-19 Free!! Keep washing your hands though! We miss you already.

Publishing of the Rumble Sheet is back to Jon, so in this edition I am able to give you both February and March sales results.

February had 8 closings, March had 9 closings. *Carriage Manor Realty was involved fully or partially on 10 of these.*

FEBRUARY CLOSINGS:

Lot	Sale Price	Listing Realty	Selling Realty	APPROX LOST COMMISSIONS
372	\$ 68,500	Carriage Manor	Carriage Manor	0 (all \$ came to us)
421	\$ 80,000	HomeSmart	HomeSmart	\$4,800
455	\$148,500	Carriage Manor	Carriage Manor	0 (all \$ came to us)
492	\$123,500	Carriage Manor	Carriage Manor	0 (all \$ came to us)
593	\$108,000	Carriage Manor	HomeSmart	\$3,240
734	\$ 85,000	HomeSmart	Carriage Manor	\$2,550
904	\$133,000	United Broker	Realty One	\$7,980
192	\$ 68,500	Carriage Manor	Carriage Manor	<u>0 (all \$ came to us)</u>

FEBRUARY LOST COMMISSIONS \$18,570

MARCH CLOSINGS:

106	\$ 65,000	Carriage Manor	Carriage Manor	0 (all \$ came to us)
674	\$ 69,000	Prime House	Network Realty	\$4,140
700	\$ 80,000	HomeSmart	HomeSmart	\$4,800
809	\$ 91,000	Carriage Manor	Carriage Manor	0 (all \$ came to us)
427	\$ 92,900	Home Smart	Carriage Manor	\$2,787
703	\$122,000	HomeSmart	HomeSmart	\$7,320
343	\$124,900	HomeSmart	HomeSmart	\$7,494
800	\$126,900	Carriage Manor	Carriage Manor	0 (all \$ came to us)
441	\$170,000	HS Lifestyle	HomeSmart	<u>\$10,200</u>

MARCH LOST COMMISSIONS \$36,741

REAL ESTATE ROUNDUP-CONT'D

I also wanted to speak to our availability to clients, both sellers and buyers, as well as general residents. We are available on the weekends, after hours, virtual walkthroughs - just like any other realty company. **UNLIKE ANY OTHER COMPANY**, we are the only Realtors with an on-site office that is available Monday thru Friday as a resource, not only to our ongoing and future clients, but also to all residents to help them with any type of Real Estate questions they have or guidance they may need.

We have talked a lot about how listing with Carriage Manor Realty helps everyone in this beautiful Resort and I've spoken at the Wednesday coffee meeting asking you to help. Please talk to your neighbors that are thinking about or ready to sell. Please help explain how if they list with our Realty office how much it will benefit the Resort and all the great people still enjoying it. The more listings we get, the more money stays in your resort. NO OTHER REAL ESTATE COMPANY KEEPS THE COMMISSION DOLLARS IN YOUR RESORT – ONLY CARRIAGE MANOR REALTY.

THANK YOU FOR HELPING OUT

Kathy Siple

Sales Director - Realtor - SRES

KGS@CarriageManorRV.com

Office 480-984-1922 & Mobile 480-766-8419

BILLIARDS WORKSHOP-INTERMEDIATE LEVEL

Does your game need a boost?

Would you like to compete for one of the Carriage Manor leagues?

This series of lessons will review the five basic techniques of pool and progress to competitive skills, including both offensive and defensive game tactics.

WHERE: Billiards Room

WHEN: Tuesdays from 2-4pm on November 17th & 24th, and December 1st & 8th
(Lessons are progressive. Plan to attend all sessions).

WHY: To get your game ready for intermediate level of competition.

WHO: Men and Women. First 20 to register in the Billiards Room. (See notice board).

COST: FREE to Billiards Club Members

INSTRUCTOR: Frances Tally

No equipment needed. We supply cues.



2020
Carriage Manor
Annual Summer Get-Together



At SPIRIT LAKE, IOWA
BY BEAUTIFUL

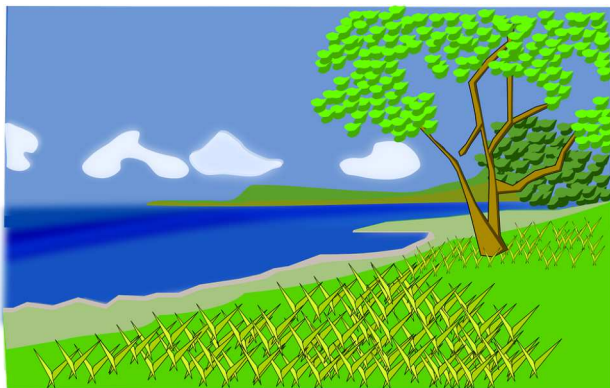
WHEN: *TUESDAY, JULY 7, 2020*

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

RACQUET RACKET -Tennis Club News

22nd Annual Fall Tennis Classic at Venture Out RV Resort

October 26 - 31, 2020

Registration now open!

3 matches guaranteed, Open to levels 2.0 - 4.5+

In Carriage Manor style, the Tennis Club is run by volunteers. There are so many people who give of their time and talents that I cannot list them all here. However, we do want to thank a few individuals for their service as they rotate out of these commitments:

- Lika and Dale Bridgmon have done a fabulous job of running the kitchen for many years. They are passing this vital job to Judy McIntyre and Garry Litvany.
- Logene Anderson has been the faithful and caring voice to those who have suffered losses or ailments. She is passing the Sunshine commitment to Karen McGrath.
- Kim Heintzman has done a brilliant job directing Showtime for the last two years. He will be moving on next season to be the Vice-President of the Tennis Club.
- David Rosenau has been on the Executive Board for three years and will be rotating off at the end of the current season.
- Naomi Kelly has been Treasurer for several years and is rotating out of that position. Nancy Taylor will be taking on that job in the next season.

Our Executive Officers for the 2020-2021 season are:

President - Paul Taylor

Vice-President - Kim Heintzman

Member at Large - John Anderson

Secretary - Pam Harris

Treasurer - Nancy Taylor

Get all the Tennis News at:

Cmtennis-7750.simplesite.com

Visit our Facebook Page: Carriage Manor Tennis Club

Creative Stitchers

Our season has come to an end. Many creative projects have been taught and enjoy, thank you to those who took time out to teach the classes. I am sure everyone is looking forward to our next season and our new board. To those who are staying for the summer enjoy our beautiful sewing room to those leaving travel safely.



Comfort Makers

Once again have had a very successful and busy year. Many quilts were made and given to those in need. Thank you everyone for all the time put in doing the quilts.



Knitters and Crocheters

Great season and many friends were made. Keep on knitting until we all meet again.

SHUFFLEBOARD

It's hard to believe this season is coming to a close! Every year it seems to go faster. I want to thank all the shuffleboard members for a great season, as well as our hard-working board. A huge thank you to our outgoing vice president, Larry Peleen, for his years of hard work on the board. We welcome Bob Belaire as our new VP and thank him for his willingness to serve. Have a safe and healthy Spring and Summer, and I look forward to seeing everyone back in the Fall!

Jessica Collison
Shuffleboard President



Like us on

facebook

At our official page

[CARRIAGE MANOR RESORT](#)

APRIL 2020

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5 <i>Palm Sunday</i>	6	7	8	9	10 <i>Good Friday</i>	11
12 <i>Easter</i>	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		