



CARRIAGE MANOR RESORT

OCTOBER 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

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



MANAGER'S MESSAGE

Welcome back!

Temperatures are still over 100 degrees but have finally begun to come down. The street work is complete, trees are all trimmed and the Pickleball courts resurfacing project looks great. Thank you to all of the year-round residents for their patience during the summer goings on.

The Board of Director's will be continuing their monthly meetings via Zoom thru the end of the year. October Work Session is scheduled for the 14th at 1:00PM AZ time and with the BOD meeting the following week on the 21st at 2:00PM AZ Time.

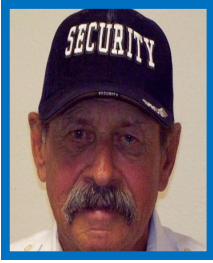
The BOD has put a COVID ADHOC in place to make recommendations as to policy's and protocols to be considered for the Common Areas thru out the community. It is my understanding the committees first report will be presented at the October 14th, 2020 Work Session. Please remember these are unprecedented times and this committee thru the BOD is charged with balancing the health and safety of the residents with making as many amenities available as possible for them. I would like to thank each them in advance for all of the time, research and expertise they contribute to toward this task.

The current COVID protocols can be found on the main page of our website www.carriagemanorrv.com. Please remember we are currently following the No Guests or Visitors policy at this time.

On behalf of the entire staff, we look forward to your return and wish you safe travels.

Mary K Candelaria
General Manager CMCA, AMS





CHIEF'S CHAT

Well! The end of the summer is right on our doorstep. I hope everyone is enjoying the fall type of weather where you're spending the summer months. It sure has been a long month in Arizona. The temperatures have been around 110° and the dew point average has been in the middle 60° range.

We in the security department have been busy during the summer months doing our area walk-a-bouts of the complete resort. Things have been found to be normal through-out the resort which is very nice to report to all of the residents. On the down side we have had reports from the Mesa police department of a rash of home break-ins. The City of Mesa has put up approximately 70 to 75 homeless people at the Windemere Hotel on main street which was the cause of spike in break-ins in that area. We have been fortunate in our part of the woods. This information increased the patrols with "due diligence" to be completely aware of their surroundings, which they do, at all times.

Just a reminder! Please call ahead for your contractor's to enter the resort to do work for you. This allows security to print out gate passes for the contractor's entering the resort and allows security to get the contractor through the gate process expeditiously; **the main key factor is for the residents to call ahead in order to have the gate passes printed out.**



Terry Friebohle
Chief of Security





REAL ESTATE ROUNDUP

Hello Everyone and Happy October,

Real Estate has continued to stay busy and I'm starting to see increased buyer traffic. Our property inventory here in Carriage Manor is still very low so it's a great time to sell your home. If you are considering selling your home please contact me, I'd be happy to give you a comparative market analysis, a quick estimate, or I can discuss with you the best way to prepare your home for selling at top dollar!

Did you know that Carriage Manor Realty offers remote viewing and showing options? We've been using virtual tours and remote showing options for years, we are more than ready to help this new type of remote buyer we've been seeing recently. Plus, our office is open, so we are available to show homes in person too.

If I can help you or if you have a friend/relative interested in Carriage Manor, please give me a call.

Thank you!

Lorri Blankenship

Sales Director - REALTOR® - SRES®

Carriage Manor Realty

480-984-1922 Office

Sales@CarriageManorRV.com

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

To see ALL current listings in Carriage Manor visit
CarriageManorResort.com and click on [Carriage Manor Realty](#).



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	\$98,000	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	
129	Active	\$129,000	1	748	1988	
666	Active	\$129,500	1	750	1999	
500	Active	\$129,900	2	799	1992	
189	Active	\$129,900	1	750	1991	
638	Active	\$134,400	2	777	1993	
158	Active	\$134,900	1	850	1991	
218	Active	\$134,900	1.5	820	1992	
635	Active	\$139,000	2	750	1991	
681	Active	\$139,900	1.5	750	1991	
311	Active	\$139,900	1	750	1988	
350	Active	\$140,000	2	700	2006	
547	Active	\$142,000	2	799	2003	
172	Active	\$154,900	1	750	2011	
486	Active	\$159,900	2	780	2004	
122	Active	\$169,900	1.5	800	2015	
216	Active	\$189,500	1.5	841	2014	
329	Pending	\$65,000	1	600	1989	Fix up - As Is
56	Pending	\$134,900	1.5	750	1990	
600	Pending	\$168,500	1.5	773	2009	
318	Under Contract	\$82,500	1	401	90	
378	Under Contract	\$198,000	1.5	852	2015	

SOLD
Within the past 60 days

Lot #	Status	Sold Price	Baths	SQFT	Year Built
862	Sold	\$77,000	1	700	1989
260	Sold	\$78,000	1	400	1989
671	Sold	\$114,900	1.5	799	1991
423	Sold	\$115,000	1	750	1989
418	Sold	\$139,500	1.75	750	1989
659	Sold	\$146,000	1	608	2019
51	Sold	\$196,000	1	852	2018



Lorri Blankenship
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ADMIN NEWS

Hello and Happy October!

As more of our winter visitor's are returning I wanted to put together a few seasonal reminders.

- 1) Remember to put in a change of address with your post office BEFORE you head back here for the season.
- 2) When you arrive, please email us business@carriagemanorrv.com or call the office at 480-984-1111 to check in and open your mailbox.
- 3) If you will be needing high-speed internet access (no contract required), contact CenturyLink at 888-285-6808. **(Make sure you give them the Carriage Manor referral code: 356793.)** If you will be arriving during the peak months of December or January, they recommend you contact them early to guarantee your startup date.
- 4) Are you planning to rent your property this season? **Remember you must turn in a Third-Party Agreement along with the \$25 Homeowner fee** (See Governing Documents R&R 12.21) to the Admin office at least 1 week prior to your renter arriving. (Third Party Agreements are available in the Admin Office or on our website, CarriageManorResort.com in the forms tab.)
- 5) Also, please let your renter know they need to check in with us, show valid ID to verify age and there is a \$10 per person resort fee plus.
- 6) Have you moved in the past year or so? Please remember to update your address and if you have more than one property, make sure I'm aware to update all your properties. Also, if AZ is now your permanent residence, please tell me to remove your old address from our system.

We look forward to seeing you soon. It should be an interesting season!

Jon Larson

Activities Director/Front Desk



PHYSICAL PHACTS

Hope everyone is doing well and staying safe and healthy. Here are some updates and reminders.

- The Green roll off will now be picked up on Mondays and Fridays.
- At end of October we will be turning on Carriage Manor irrigation on Wednesdays only.
- Maintenance will be changing out shut off valves so keep an eye out for a notice that your water will be off for a little while.

Physical Properties Staff



Like us on

facebook

At our official page

[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.

+++++

Security Direct Line 480-986-2467



NEC

September has come and gone and I can feel fall in the air here in Minnesota as I write this article.

We have 4 BOD positions up for election this fall. The 4 positions that will be vacated are Rick Gaustad, Bruce Groves, Cheryl Keeffe and Arne Teigen.

I need to make the following correction to the September Rumble Sheet.

By-Law

PART 4 Board of Directors

4.2 Page 9 (online) Term of Office

Correction: Bruce Groves and Arne Teigen are eligible to run again, I was mistaken.

Thank you to the person that drew my attention to this matter and note the correction.

With that being said I would like to have you visit with your friends and neighbors, with your help, we can have a full slate and hopefully more than 4 candidates running for the 2020-2021 election. **I am waiting to hear how to obtain the correct form to fill out to become a candidate.**

*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, check out their website,
<https://electionbuddy.com/>

a. 11.2 MILLION VOTES CAST IN 57,930 ELECTIONS

- Ask your neighbors and friends at CM and see what they say 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 will be to walk you through the entire process of being an E-Voter. Starting with receiving your emailed ballot link, navigating through the ballot, reading the “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. If you know how to work with Excel and make a PowerPoint presentation please be willing to help us.

HOWL-O-WEEN

This year there will be a full moon on **HALLOWEEN**. The last time there was a full moon on Halloween was 2001 and it won't happen again until 2039.

Since we can't do the usual Halloween party due to Covid, let's do the next best thing.

At 5:00 we'll gather along Hudson (just like we do for the CM parade) and line up in our golf carts and bikes for the first ever Halloween parade. Dress up in your favorite costume and trick out your golf cart or bike for the occasion.

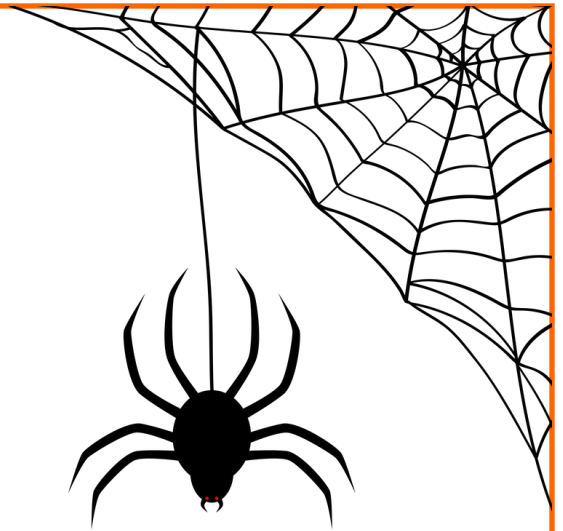
We'll do a drive by parade of the spookiest creatures possible as we meander up and down all the streets of Carriage Manor, ending at Patriot Park where we'll "circle the wagons". There will be a parking guide to direct you into position.

This is where the real fun begins. Has this year driven you crazy? Has it made you want to howl at the moon? Well now's your chance! At the signal we will all raise our voices in unison to the moon and howl to our hearts content. I'm hoping we make Fountain of the Sun and anyone within earshot think there's a pack of coyotes in our resort.

No prizes, no food, just a chance for some socially distant fun and a way to relieve the stress of 2020.

I'll see you on **HOWL-O-WEEN!**

Cheryl Keefe



Lapidary ~ Silversmith Club

Latest info activities & classes on our website:

lap-silver.simplesite.com



Oh! Bummer - It's Summer

Our shop is closed until November 1st



OCTOBER 2020

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5	6	7	8	9	10
11	12 <i>Canadian Thanks- giving</i>	13	14 <i>BOD Work Session Zoom 1pm</i>	15	16	17
18	19	20	21 <i>BOD Meeting Zoom 2pm</i>	22	23	24
25	26	27	28	29	30	31 <i>Howl -o- Ween 5pm</i>