



CARRIAGE MANOR RESORT

JUNE 2021

RUMBLE SHEET



<p><u>SECURITY</u> 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</p>	<p>FRIENDLY REMINDERS</p> <p><u>ADMINISTRATION</u> Please check in and out at the Front Desk! Quiet hours are 11 PM to 7 AM</p> <p><u>CONTRACTORS HOURS</u> 7am to 4pm</p>	<p><u>PHYSICAL PROPERTIES</u> Trash Schedule Entire Resort Monday & Thursday</p> <p>Please have trash and recycle bins out to the curb on the proper days</p>
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www.CarriageManorResort.com

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



MANAGER'S MESSAGE

The CPA's have presented the 2020 Audit draft, and it is being reviewed by the Budget and Finance Committee for Board of Director approval at the June 2021 BOD meeting in accordance with BYLAW 7.8D, it will then be available to the membership.

Now that the audit is complete staff has begun developing 2022 Operating, Reserve, and Capital budgets. When that draft is complete it too will be reviewed by B&F Committee for input prior to BOD review.

The 2021/2022 Room Schedule can be found online , under the Activities icon, then Room Reservations. You can click on any room you are interested in and know whether or not it is available for your group. This should be an advantage to residents wanting to reserve a room next season, allowing them to see what rooms may or may not be available for their event.

I hope those of you who have left the resort are enjoying your other home and I look forward to seeing you in the fall.

Mary K Candelaria

General Manager CMCA, AMS



ADMIN NEWS

I have a few quick reminders for you:

1. If you have left and forgot to check out at the front desk, please call the Admin office and let me know. Also, if your caretaker has changed, make sure to let me know.
2. If you have not yet signed up to have your Palm Trees trimmed, please let us know right away. If you're new to Carriage Manor, we require all palms be trimmed after the spring bloom and before the high winds of the summer monsoon season.
3. Did you remember to arrange to have your weeds taken care of? Weeds love our hot Arizona summers so make sure you have either Carriage Manor's weed abatement program or a private service set up to take care of them.

We wish you all, wherever you may be, a safe and healthy summer.

Jon Larson

Activities Director/Front Desk



PHYSICAL PHACTS

“The more things change, the more they stay the same”. I grew up with this saying ringing in my ears. Not sure I believe it or not now, but it served me well for some time. I remember being in a play while I was a Cub Scout. I floated on my tippy toes, waiving my arms as I pretended to be Neil Armstrong walking on the Moon. Today they fly robot helicopters on Mars. Has the space program evolved? Or is it just another case of, “Boys and their toys”?

I even question if I have evolved in any way. As a boy, I had what one could call a ‘take apart car’. From the doors, wheels and hood I was able to use the small wrench that came with it to take every piece apart. I spent hours with that toy. Today and for the past few decades I get paid to take things apart and put them back together. Have I not taken a step forward in my evolution? My wife would say “No” as it is clear I have 3 kids and she has 4.

As we continue to press towards Herd immunity and ‘get back to normal’ I question if we will ever reflect on what was learned in the past year and a half. Wash your hands, cough in your elbow, respect ones personal space, and keep a few extra rolls of TP around. Can we ever go back to normal and who defines what normal is and will it be the same?

Here are a few normals that Maintenance can count on. Weeds will grow, something needs to be cleaned, things wear out, leak and break and something unexpected will happen soon. So whether things are changing and evolving or not, one thing I do know to be true.....entering a Maintenance Request is the best way to keep this big wheel spinning.

Nate Allred

Physical Properties Manager



CARRIAGE MANOR LIBRARY



Carriage Manor Library is full of great books, audiobooks, DVD's & magazines to check out. Due to Covid, we have lost some of our volunteers this season.. We need your help in checking in books, shelving, and keeping the library shelves filled with your favorite items.

You choose the day & time you can work according to different schedules. If you could give us a couple of hours a week, we would really appreciate it.

Thank you.



CHIEF'S CHAT

Hello to everyone!

We in the security department have just completed our first complete walk around of each and every residence in the resort. I am very pleased to announce that we only had five issues with doors left unsecure. This is the best we have witnessed ever since I have been at Carriage Manor. We called each resident that had an issue and compiled an incident report for each of our findings.

During our walk arounds of every home we also ensure that all screen doors have been secured and in the full closed position. As we drive around during our patrols, if we identify a screen door in the open position, we stop and complete an entire walk around the home to ensure that nothing has been disturbed and then secure the door.

We also compiled a list of each resident with a bicycle in the driveways and/or the deck areas. Security then took photos of each residence with bicycles and placed them on a CD to be in retention at the security office. This is to have a reference point when doing our normal inspections of the resort. Again, I would like each resident that does own a bicycle to purchase a lock and lock them up.

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



REAL ESTATE ROUNDUP

Summer is here. Typically, as the temps rise our real estate sales slow... but not this year! We've all heard of how crazy the real estate market is in the USA right now, so I thought you might find it interesting to take a brief snapshot at what is happening in the Carriage Manor real estate market.

14 Active Listings in Carriage Manor

- 11 Park Models - 9 are listed under \$100,000 and only 4 are price over \$100,000
- 4 homes without AZ Rooms priced between \$77,900 - \$91,000
- 7 homes with AZ Rooms priced between \$89,000 - 159,900
- 3 RV lots, 2 with AZ Rooms priced between \$75,000 - \$110,000

14 Under Contract/Pending Listings in Carriage Manor

- 11 Park Models priced between \$100,000 - \$210,000
- 3 Park Models between \$79,000 - \$99,900

42 Closed Sales (January 1 - May 26, 2021)

- 4 RV or vacant lots - Sold between \$68,000 - \$86,000
- 4 homes without AZ Rooms - Sold between \$77,500 - \$99,900
- 34 homes with AZ Rooms - Sold between \$80,000 - \$170,000

The highest price homes, newer or remodeled with Arizona Rooms, are selling quickly. The older, lower priced homes are currently taking longer to sell BUT I think we'll be seeing these start to move also now that our inventory is so low. Now, being a 55+ community we aren't experiencing the same gains as other areas of the real estate market, but our inventory of homes is now back to pre-covid levels.

If you have been considering selling, it is a sellers market and we have buyers. Call me!! I am happy to answer your questions or give you a "no strings attached" home valuation.

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

Lorri Blankenship

Sales Director - REALTOR® - SRES®

Carriage Manor Realty

480-984-1922 Office : 480-766-4819 Cell

LEB@CarriageManorRV.com



Carriage Manor Bowling League

Ready to startup in November, 2021

This past season our CM bowling league did not participate, because of Covid 19. Myself and many of our bowlers from the past years are looking forward to next season much more optimistically. We would love to have you join us for an afternoon of fun with our bowling league this coming fall.

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 8, 2021 (2nd Monday of November), December we bowl for the first 3 Monday's. On vacation from December 21 – January 2nd, resume bowling Monday, January 3, 2022. League's final bowling date would be March 14, 2022 with roll off between first half of season winning team and second half winning team on March 21, 2022. All of the other teams get to bowl for fun. Our bowling recognition plaque of our first-place teams, of previous years, is located on the bottom shelf in the glass display cases in our CM lobby.

If you are a serious bowler you might want to find a different league. The CM league has a lot of fun and individual scores range from under 100 – 220, with most bowlers closer to the 125 – 155 range. Fun is our motivation, come join us, meet a great group of men and women bowlers from CM.

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, come join us on Monday afternoons.

Please contact me to let me know if you would like to come and have fun with the rest of us from CM. I have several openings available to establish next year's teams.

I would appreciate your response earlier then later.

Thank you,

Arne Teigen CM #859

ajteigen@gmail.com (my preferred way for you to contact me)

651-485-0021



BOCCE



A big 'thank you' goes to Mary Goad for organizing bocce and shuffleboard play on recent Sunday evenings. It's been great to see pictures of happy residents enjoying the courts.

For more info about playing bocce this summer, you may contact year-round resident, Cal Dahl. He lives at lot 418, caldahl@comcast.net, 360-609-6804.

Bill Harrison *presents*

GRAND CANYON RAILROAD

The Little Train that Delivers the World to The Grand Canyon!



Wednesday, June 23rd

In the Ballroom @ 10:00am

Tickets \$5.00

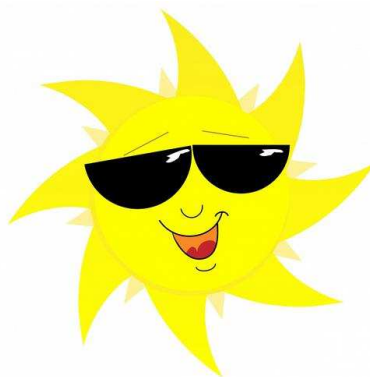
Refreshments Included

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



Like us on

facebook

At our official page

[CARRIAGE MANOR RESORT](#)



Hey, do you know we
have our very own
Kitchen Band?

The Carriage Manor Kitchen Band was established in 1993, and is one of only a few still playing!

We perform at local retirement and nursing homes nearby.

We are blessing others while enriching our own lives.

Instruments we play are: kazoo's, washboards, bells, teapots, pie tins, spoons and other kitchen items.

We play music from many eras.

If you can tap your toes, you are eligible for membership..... LOL

We are lots of fun – please come and help us “Rock Out – Retirement Style!”

Unfortunately, we are taking an extended intermission this year. We plan to re-establish our practice sessions and performances as soon as we can. Nothing will stop us from making people smile!



1:00pm

EVERY MONDAY

In the Ballroom

\$2.00

Includes Popcorn

(Movies listed on back calendar)

JUNE 2021

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7 <i>Matinee Movie 1pm (BR) The Help</i>	8	9	10	11	12
13	14 <i>Matinee Movie 1pm (BR) Hachi, A Dogs Tale</i>	15	16 <i>BOD Meeting 2pm Zoom & BR</i>	17	18	19
20 <i>Happy Father's Day</i>	21 <i>Matinee Movie 1pm (BR) Like Father</i>	22	23 <i>Bill Harrison (BR) 10:00am</i>	24	25	26
27	28 <i>Matinee Movie 1pm (BR) Still Mine</i>	29	30			