



CARRIAGE MANOR RESORT

MAY 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
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**

CONTRACTORS HOURS

Thru October 15th
7am to 4pm

www.CarriageManorResort.com

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

The staff would like to thank you for the very touching "Our Appreciation" note signed by more than 100 residents thanking us for keeping your resort safe and following the guidelines laid out before us by Governor Ducey and the CDC. We also want to thank you for the many positive and encouraging emails we received recognizing our efforts as essential workers during this very difficult time. Please accept our deepest gratitude for all of the treats and lunches that many residents have provided for the staff. We are truly touched and very grateful.

Sincerely,

The Carriage Manor Staff



An open letter to our Carriage Manor Family:

These have been extraordinary weeks for our nation, our state and our community. We want to encourage each of you to read the Covid-19 link on the homepage of Carriage Manor. This article outlines the actions taken by President Trump, Arizona's governor and Mesa's mayor and finally your Board of Directors regarding directives individuals and organizations were required to take with the goal of minimizing the impact of this pandemic.

Steps taken at Carriage Manor were done with the following priorities:

- health and safety of our residents.
- Complying with the mandates of the Governor.
- Our general liability policy has an exclusion clause for communicable disease, and anything related to a pandemic.
- Advice of our legal team.
- Creation of an advisory team that included management, security, board members, a resident doctor and nurse.

Your Board of Directors realizes the compromises these actions have placed on everyone's lifestyle here at Carriage Manor. While all residents do not all agree, we can be thankful for the cooperation of most of our residents and the outcome that we currently have no confirmed cases of Covid-19 at Carriage Manor.

We would like everyone to understand that the general manager and her staff are directed by the board to operate the resort including the steps taken because of the pandemic. Clearly this has added to the responsibility, stress and planning as we move through this time.

In anticipation of governor Ducey's May 15th review of the current "shelter at home" order, your Board of Directors is considering the following phased opening of facilities and amenities at Carriage Manor:

- Pool and hot tub will be open each day from 6:30am to 10:30pm. You will need to bring your own chairs if you wish to relax on the pool deck. The outdoor shower will be available for use. The locker rooms will not be open.
- The outdoor courts (tennis, bocce, shuffleboard, pickleball and horseshoes) will be open with guidelines for play posted.
- The lobby of the recreation center will be open for Wi-Fi use.
- The resort offices will continue to be open as posted.

Please be aware that when the governor revises/lifts his current order this plan will be reviewed by your board of directors, our legal team and our insurance provider for compliance prior to implementation.

We're looking forward to what our "new normal" may be at Carriage Manor in the near future and appreciate the cooperation and support of our residents.

Trusting each of you are well and safe.

Your Board of Directors



MANAGER'S MESSAGE

Please let me start with a BIG thank you to our Chief of Security, Terry Friebohle who has been instrumental in our current Water Valve Replacement Project. His experience as a Fire Chief has been of significant value to myself and the resort. I know it has been an inconvenience for many of our residents and I do appreciate your patience thru this project.

The next big project includes street work, at the end of this month the asphalt repairs will begin, to be followed by crack fill. That work will be left to cure until July when the entire resort streets will receive seal coat and repainting. We will be notifying onsite residents of the schedule as to what days each street will be affected throughout the project.

Pool Cool Deck Repairs: We had some lifting between the pool and hot tub, this work is still under warranty and we took advantage of the pool currently being closed to have the work done. Maintenance staff will be completing a thorough cleaning of the deck, pool and surrounding areas in preparation of re-opening.

We are currently working with our Certified Public Accounting Firm, Clifton Larson Allen on the 2019 Audit. Once final draft is complete the Board of Directors will approve and it will then be posted on the website for members review.

Reserve Advisors has begun working with staff on updating our 2017 Reserve Study, which includes an on-site assessment to observe each of our components by one of their Civil Engineers. Our current Reserve Study is available on the website for those of you interested in becoming familiar with the details. You may find it interesting.

COVID-19 – As of this writing Governor Ducey has extended his Stay Home, Stay Safe, Stay Connected as well as closing of communal pools thru May 15, 2020. I am working with the Club's to prepare for the opening of amenities with Social Distancing and sanitizing protocols in place for each of them. Please know I would like CM residents out and about enjoying the amenities of this beautiful community as soon as possible, but Governor Ducey's Executive Orders are the law we must follow, whether I like it or not. All updates will be on our website www.carriagemanorrv.com.

Stay Safe and Be Well

Mary K Candelaria

General Manager CMCA, AMS



CHIEF'S CHAT

Hello to all!

Well we are well underway with the water main valve change out. I realize that it has had a few burps in the areas that were scheduled. In some instances, I was forced to shut down more than I planned for i.e. valve would just fail during the other valve turn off/ isolation. Please know that three of the **critical** valves have been replaced and we will be able to issue a much more detailed area to be isolated for future valve change-outs.

I would like to put to rest some people stating that the water mains are the problem. This is by far a completely false statement. All the water systems in the resort are schedule 80 PVC pipes and in fact they are all in great condition. I have attached a photo of the water main piping to show one of the valves we just replaced and to show why the valve could not be shut down in order to isolate sections of the resort.

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



Several weeks ago, we got a letter from a resident with suggestions on things they thought Carriage Manor Realty should be doing differently to “be like other agents”. We appreciate suggestions, and I will be using excerpts from our response letter to give some insight on what Carriage Manor Realty does that makes us *standout* from other agents.

Time for an FAQ and getting “REAL” about Realty!

FAQ “Why aren’t there flyer boxes on your sales signs?”

Answer – A common misperception is that flyers sell houses. In theory they should work because they are easy, fast information on the property that the prospects can grab. Our own experience with flyers, however, does not support this perception. Being a gated community, any flyers on listed properties inside these gates are not available to the outside public. Our experiment was a test-run of flyers on several different properties. We had weatherproof boxes, color flyers on glossy paper, an info layout that was different than competition, there was even a separate pocket for our business cards. How did flyers help the listings? They did not help at all. Not once did a buyer come into our office, flyer in hand, and say “I want to buy this property!”

What are flyers good for then? Well, we’ve had plenty of fellow residents come to our office and say “I’d like a flyer for the house next to mine. I’m just curious what they’re selling it for,” or “I was roaming around while doing my morning walk/biking and pulled flyers from every one of the signs I saw on the street”. Essentially, flyers are instead utilized by the neighbors for their own information, or to satisfy the curiosity of neighboring “looky-loos”.

Part of good marketing is knowing your audience, and we do! Years of experience outside of and within Carriage Manor Resort show us that our demographic, who are not the high-tech ultra-savvy crowd (it’s ok, we have some neat tools if you are) need and appreciate our more in-person assistance and on the phone interaction. Most of our buyers prefer face-to-face interaction and the instant feedback and knowledge they can get from our agents.

With the current COVID situation, we do have many solutions for helping sellers or buyers wherever you are. It could be said that while we have an “old school” setup with our onsite office, we also have “new school” technology and tools to help our buyer and sellers!

So, reach out, let us help you - We’re Here For You,

Shauna Smith & Lorri Blankenship

Your Resort Realty Gals

PHYSICAL PHACTS

Starting Monday, May 4th the **CARRIAGE MANOR SANITATION CREW** summer schedule will start as follows:

- Mondays and Thursdays: Trash
- Wednesday: Recycle

The schedule for **CITY OF MESA** and **WASTE MANAGEMENT** pick up is as follows:

- The **GREEN ROLL OFF BIN** (Waste Management) **MONDAY** and **FRIDAYS**.
- The **TRASH COMPACTOR** (City of Mesa) **TUESDAYS** and **THURSDAYS**.
- **CARDBOARD** (City of Mesa) **MONDAYS** and **WEDNESDAYS**.
- **COMMINGLE** (City of Mesa) **FRIDAYS**.



ADMIN NEWS

Happy May everyone!

We understand this is a strange time for all us and things are changing from minute to minute. Yes, the office is open! The curtain may be closed, but if you call 480-984-1111 x120 someone will help you.

As always, we have a few quick reminders.

1. Please remember all citrus must be removed from your trees by May 1st.
2. If you have left and forgot to check out at the front desk, please call the Admin office and let us know. Also, if your caretaker changed make sure to let us know.
3. Do you have a palm tree on your lot? If you haven't signed up to have your tree trimmed this summer, please contact me or fill out one of the forms located on the table in the lobby. The cost will be the same as last year at only \$30 per tree. 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.
4. 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 weed abatement or a private service set up to take care of them.

We wish you all, whether here in Arizona or somewhere up north, a safe and healthy summer.

Jon Larson

Activities Director/Front Desk

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

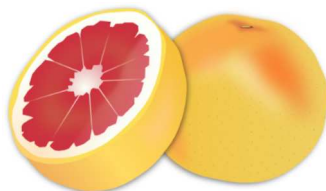
At our official page

[CARRIAGE MANOR RESORT](#)



IF IT'S NOT THE FRUIT OF YOUR LABORS,

DON'T TAKE IT FROM YOUR



2020
Carriage Manor
Annual Summer Get-Together



At SPIRIT LAKE, IOWA
BY BEAUTIFUL

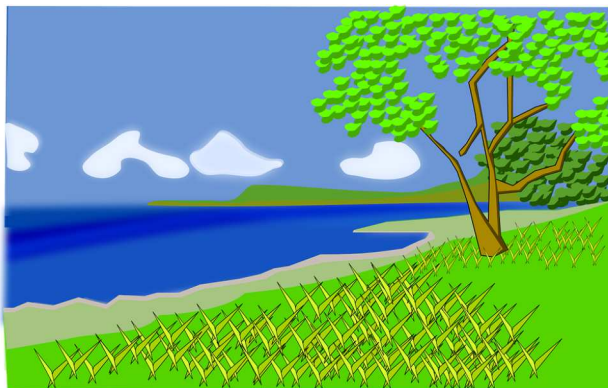
WHEN: *TUESDAY, JULY 7, 2020*

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

MAY 2020

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5 <i>Cinco De Mayo</i>	6	7	8	9
10 <i>Mothers Day</i>	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25 <i>Memorial Day</i> Offices Closed	26	27	28	29	30
31						