



CARRIAGE MANOR RESORT

JUNE 2022 RUMBLE SHEET



Hello
Summer

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

FRIENDLY REMINDERS

ADMINISTRATION

6:30am to 3:00pm

Please check in and out
at the Front Desk!
Quiet hours are
11 PM to 7 AM

CONTRACTORS HOURS

7am to 4pm

PHYSICAL PROPERTIES

Trash Schedule

All Sections

Monday & Thursday

Please have trash

www.CarriageManorResort.com

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



MANAGER'S MESSAGE

The pool cool deck and interior resurfacing project begins June 3rd and is expected to be a six-week project with weather being a variable as to completion date. The palm tree trimming will begin end of this month and the Patriot's Park Parking project will begin end of July. We also have the replacement of (6) HVAC units planned, still pending installation date. Thank you to all of the year-round residents for their patience during these projects.

The Accounting firm of Clifton Larson Allen have presented the draft of CM's 2021 audit, which is now under review by the Budget and Finance committee. B&F will generate report to the Board of Directors, approval of the audit will be on the June 16th meeting agenda. In accordance with BYLAW 7.8D. Treasurer – *The annual financial report shall be made available to the members with (180) days after the close of the fiscal year.* The approved audit will be posted on website and distributed to the members.

Staff has begun developing 2023 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 and approval.

CM Realty has had a stellar year, resulting in few properties currently on the market. They still have buyers interested so we've switched gears to selling the community by giving tours of Carriage Manor. Fortunately, once buyer decided CM is the place they want to be, they are willing to wait for a property that meets their needs to come on the market.

Check out www.carriagemanorrv.com under Member Login, Community Projects to see photos as we progress thru all the projects mentioned in this article. Hope you are enjoying your summer. In summary, things are good in the neighborhood.

Mary K Candelaria

General Manager CMCA, AMS



1:00pm
EVERY MONDAY
In the Ballroom
\$2.00
Includes Popcorn
(Movies to be announced)



PRESIDENT'S REPORT

Hello to all and to summer at Carriage Manor! We are fully into the warm days now with temps in the low 100's. The one nice thing is most of the weeds can't survive now. Summer projects are under way we are enjoying anything under 80 in the evenings as cool now more than before.

We have really been enjoying the Tues. and Thur. lunches at the Grub Club! And thanks to Jon Larson's ingenuity, we have had a sponsor too. A new medical practice, Oak Street Health, provided free ice cream for desert at lunch and is delivering free cases of water to your lot for those who listened to their presentation (no sign up required). Kudos Jon!

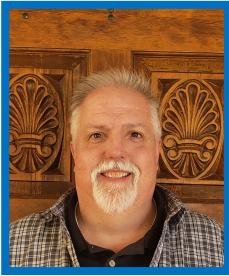
Rick Gaustad

President, CM Board of Directors

Come To The Grill Great Food With Friends

- | | |
|-----------|--|
| June 2nd | Hot Chicken Croissant/Rice/Veggie |
| June 7th | Beef Stew/Roll |
| June 9th | Quesadilla (Chicken/Cheese) Cole Slaw |
| June 14th | Hamburger/Chips/Fruit |
| June 16th | Salmon Steak/Smashed Potatoes/Salad |
| June 21st | Crispy Chicken Strip Salad |
| June 23rd | Brown-Bag-Lunch
(Sandwich/Chips/Fruit/Cookie) |
| June 28th | Spaghetti/Garlic Bread/Salad |
| June 30th | Teriyaki Chicken/Fried Rice/Veggie |





PHYSICAL PHACTS

I enrolled in a Calculus Class some time ago. Day one was exciting as the Professor went over the syllabus and overview of the class. He was casual, funny and just down to earth. I had great hopes that his Teaching Style would assist in my passing of the class. At the end of the hour he introduced his TA. A Russian Gal that had such a strong accent I struggled understanding her. Day two and beyond I felt doomed to fail. It was a challenge indeed.

As we move into the second week of having the Recycle Bins on site I feel a bit the same. I have pulled many items that just don't belong. Scrap metal, plastic bags and non-corrugated cardboard seem to be causing confusion. Here is the thing to remember, just because it can be recycled does not mean that Mesa accepts it as a 'profitable items'. No one would be able to provide a free service without having it be profitable on the back end. It just is silly to think so. This is why Mesa is very specific in what they accept.....they make money in order to provide a free service to us.

Here are three reminders:

- 1) Corrugated cardboard has ribs or is not solid, baking boxes and cereal boxes do not have ribs and are solid. Mesa only accepts corrugated cardboard.
- 2) Scrap metal needs to come down to the boutique and is handled separately
- 3) No plastic bags ever! Dump the shredded paper and take the bag home.

Other than a few 'mis-understood items' residents seem to be 'doing their part'.

For those on the Weed Program we averaged 16-22oz per Lot. We continue to use Cheetah-Pro and Up-end. SDS info can easily be found on line.

Nate Allred

Physical Properties Manager



Like us on

facebook

At our official page

[CARRIAGE MANOR RESORT](#)





CHIEF'S CHAT

Hello to everyone! I would like to take the opportunity to go over a few Arizona laws that must be complied with. To include bicycles, golf carts, and any motorized type of vehicle subject to follow the same rules of the road as an automobile, staying on the proper side of the road, stopping at all stop signs, watching for the pedestrians crossing the roadways and so on. Remember that pedestrians always have the right of way.

We all need to come to a complete stop at all stop signs. We cannot just roll through them. We have witnessed several times folks not coming to a complete stop and have come very close on different occasions, people getting struck coming from E. Desoto across the back side of the office and can't be seen until they are almost in front of the stop sign from the on coming traffic. Security office approaching area, and the departing area, as well the contractor/visitors side, we need to come to a complete stop at the stop signs.

SPEED LIMIT! we all are aware, that the speed limit is 10 MPH within the confines of the Carriage manor Resort.

One final note. The security staff has completed the resort wide collection of the bicycle's and have placed the photos in a file in the security office for the year of 2022. We have also started the house-to-house checks making certain that all doors and windows are secured. If any discrepancies are noted, an incident report will be generated and the home owner would be notified.

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

(Please do not call the front desk and have your call transferred)



REAL ESTATE ROUNDUP

Hello Everyone,

For the first time in Carriage Manor History, we have NO homes currently on the market! There are still a few Under Contract that haven't closed yet but nothing currently available. This is amazing as in a typical year, we would have about 30 -40 active listings. It's not that less homes are going on the market, we are right at normal on that score, it's that homes are selling so quickly the number available just doesn't accumulate.

There has NEVER been a better time to sell! Prices are at an all-time high and there are tons of buyers interested in Carriage Manor! In fact, I have buyers from all over the country and Canada just waiting for homes to purchase! **DON'T WAIT, call me for a no obligation home valuation, 480-984-1922.**

MAY STATS - In May there have been 10 properties sold, with 10 separate Realtors included in these sales. Carriage Manor Realty was involved in the ones shown in **Red**.

Lot #	Close Date 4/28/22 - 5/25/22	Sold Price	SqFt	Year Built	Baths	Days on Market
3	4/28/2022	\$ 168,500	750	1990	1	68
685	4/28/2022	\$ 215,500	750	2010	2	4
534	4/29/2022	\$ 215,000	900	2004	2	19
408	5/4/2022	\$ 117,000	397	1991	1	6
88	5/5/2022	\$ 180,000	750	1998	1.75	53
48	5/11/2022	\$ 135,000	650	1990	1	26
842	5/13/2022	\$ 179,000	798	1986	2	69
647	5/20/2022	\$ 100,000	385	1991	1	37
39	5/23/2022	\$ 108,000	RV Lot w/ AZ Room		1	837
192	5/25/2022	\$ 105,000	408	1990	1	15

Thank you to each and every one of you, who's made this a record-breaking season for Carriage Manor Realty!

Lorri Blankenship

Sales Director - REALTOR® - SRES®

Carriage Manor Realty

7750 E. Broadway Rd., Mesa, AZ 85208

480-984-1922 Office • 480-766-8419 Cell

LEB@CarriageManorRV.com

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



2022
Carriage Manor
Annual Summer Get-Together



At SPIRIT LAKE, IOWA
BY BEAUTIFUL
LAKE OKOBOJI

WHEN: *TUESDAY, JULY 19, 2022*

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:

Lee & Elaine Ten Napel

Sibley, IA 712-461-2017

OR

Candy & Herman Kamradt

Spirit Lake, IA 712-260-8914

TEXAS HOLD-EM
TUESDAY EVENING TOURNAMENT

Open to all Registered Owners, Renters and Guests of Carriage Manor. Registration from 6:00 PM to 6:30 PM every Tuesday evening with the tournament starting at 6:30 PM promptly.

Full entry fee is \$10.00 with no buy backs. Payout depends on the number of registered players, up to eight places. Low key, not professional, socializing and fun included. If you require help with the game, come early and someone will be available to explain. Men and women both enjoy the game, so come and enjoy the fun and excitement, comfortable chairs and good time with a very laid-back group of individuals. Games usually last from 6:30 PM to 9:30 PM. Blinds and time controlled by computer. Arizona gaming laws in effect for age 21. NAME TAGS must be worn or a small charge applies (\$1 for the card fund).

The POKER ROOM is located on the South side of the Club House by the putting greens.

***DID YOU GUESS WHAT THE
ITEM WAS IN THE MAY
RUMBLE SHEET?***

- IT IS UNIQUE – IT IS A CLEAR CYCLINDER, 8 FT. TALL, WITH DIFFERENT LIGHTING MODES.
- IT CONTAINS YELLOW PICKLEBALL BALLS.
- THERE ARE INDICATORS ON THE SIDES OF THE CYCLINDER.
- IN THE PAST MONTH, THESE INDICATORS HAVE RISEN IN THE LEVEL OF THE BALLS.



IT'S A THERMOMETER!!

**YOU CAN HELP FILL IT UP. CHECK THE “BUY A BRICK”
INFORMATION LOCATED ON THE TABLE BESIDE THE
THERMOMETER.**

MORE INFORMATION IN THE JULY RUMBLE SHEET.

Bill Harrison *presents*

"Cowboy Up!"

135 Years of Rodeo in Arizona



Wednesday
June 22nd
In the Ballroom

10:00am

Tickets \$5.00

in advance

\$7.00 AT THE DOOR

Refreshments

Included



ICE CREAM SOCIAL

Sunday, June 12th @ 3:00pm

EVERYONE WELCOME !



This Event is Sponsored by
The Ambassadors Committee
& The Grub Club

Welcoming all New Owners & Renters

Please join us in the Social Hall

**** NO COST ****



Golf Club Overview 2022-2023

Carriage Manor Golf is a social club with benefits.

It's an opportunity to meet and spend time with other golfers in the park. The Golf Club built and maintains the Putting Green area located at the entrance to the center and members decorate that area each Christmas season. We usually have three tournaments each season and we are planning to hold three brat nights for the first time this year.

Golf memberships offer guaranteed tee-times at reduced rates at five different golf clubs during the week.

- All golfers are welcome to join and participate. Our golf season is from November 1 through April 30 each year.
- Simply register, pay your dues, and sign-up to play. Membership dues remain at \$10 for just one month or \$20 for the entire season.
- A composite list of our contracted courses, address, date of play, and cost will be available on the golf board in November.

Sign-up sheets are posted each week on the Golf Board across from the library. The sheets for the next week are posted on the day AFTER the date of play. You can sign-up as a single, with another group, or you can sign-up with your own group. There is no commitment beyond the round for which you sign-up.

Club meetings, Outings, and Special Events (during the season)

Member Meetings: 3rd Wednesday of each month at 6:30 p.m. in the Social Hall.

Board Meetings: 2nd Monday of each month at 9:00 a.m. in the Card Room

Tournaments: Three Four-person scrambles, usually scheduled for December, February, and March

Skins Games: Most Saturday mornings on the Putting Green – 10:00 a.m. \$2.00 per person

Come join us.

Bud Beverly

President



BOCCE CLUB

Bocce ball playing times this summer will vary according to the weather. Open play times are available on bocce courts or watch CM post for play time events. For info please contact resident, Cal Dahl, 418 Nash, 360-609-6804 or caldahl@comcast.net

Everything you wanted to know about The Third-Party Agreement but were afraid to ask

This article will provide information for those owners who may be first time renters but also has good reminders for those who have been renting for some time.

What is a third-party agreement?

This is a form required by owners of a unit who are renting it to another. It will show the names and contact information of the owner and renter of a unit. It can be obtained at the Front Desk or online.

What's the purpose of this document?

To ensure the all the requirements are met. At least one member of the rental party must be over 55 and the younger member must be over 40. Only two people are allowed to occupy the unit for a stay of not less than 28 days. There may be variances granted by the Board of Director.

If it is a renter with an RV, it assures that the vehicle is not over 10 years old, over 26' and less than 40'. Exceptions to these requirements may be made with an ARC variance.

What if I need to have a variance?

If a variance is required either from ARC for the RV or from the Board of Directors for other cases, this should be done well in advance as they meet once a month to vote on the approval. These forms are available at the Front Desk and online.

What needs to be provided with the form?

The owner needs to pay a \$25 processing fee and to submit this form one week prior to the beginning of the rental period. It is very disruptive if there is no form on file when the renters are checking in. It creates a great deal of confusion and doesn't make for a good first impression of Carriage Manor.

The renter will need to provide the license plate number and show their driver's license as proof of their age. They will be charged \$10 each for a name badge to be worn during their stay. They will be given the option to pay \$15 for a gate pass to be applied to their vehicle.

But I'm letting my family member stay in the unit and not charging any rent, do I still need to do this?

Yes. It is important that we know who is living in the resort and have the emergency contact information for them.

How often is this needed?

This is required for each rental period. If you have a new renter each month you would have 12 Third-Party Agreements. It is required annually if you have a long-term renter or are allowing a family member to live in the unit without rent. This is to keep the information current in case of an emergency.

What if I'm having a family member visit me for a week?

They would be considered a "guest" and are subject to the 14 days per calendar year limit with no carryover. However, a form is still required so we know who is in the unit and from what dates. There is no charge for this Third-Party Agreement, it is purely to obtain emergency information. The guests will be required to obtain a name badge.

I hope this article has been helpful and has answered some questions you may have had.

Cheryl Keeffe

Rental Ad Hoc Liaison

CARD ROOM

Come and play board games every Wednesday
from 1-3pm in the Card Room.

No Experience necessary.



JUNE 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6 <i>Movie (BR) 1pm Rock My Heart</i>	7	8	9	10	11
12 <i>Ambassadors Ice Cream Social (SH) 3pm</i>	13 <i>Movie (BR) 1pm The Blind Side</i>	14 <i>Karaoke (SH) 6pm</i>	15	16 <i>BOD Meeting 2pm Zoom</i>	17	18
19 	20 <i>Movie (BR) 1pm Carol Burnett</i>	21  <i>First Day of Summer</i>	22 <i>Bill Harrison (BR) 10am</i>	23	24	25
26	27 <i>Movie (BR) 1pm Perfect Pairing</i>	28 <i>Karaoke (SH) 6pm</i>	29	30		

Water Aerobics in the Pool Monday thru Saturday from 8am-9am
Walk Aerobics 8am Mon, Wed & Friday in Fleetwood/Heritage Room
Chair Aerobics 2pm Tues & Friday in Fleetwood/Heritage Room