



# NOVEMBER 2020

# RUMBLE SHEET



**Happy Veterans  
Day**

### ***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**

8am to 5pm

#### **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](http://www.CarriageManorResort.com)

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

# 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





## MANAGER'S MESSAGE

*Mary K Candelaria, General Manager CMCA, AMS*

Welcome Back! The Board of Directors, Budget and Finance Committee and staff have been working on the 2021 Budgets over the summer. November is budget time. The annual Budget Hearing will be held on Thursday, November 12th, 2020 via ZOOM at 10:00AM.

I would like to thank the Budget and Finance Committee, Board of Directors and the membership for recognizing the importance of allocating funds to the Reserve Account each month to allow repair and replacement of existing components. Reserve funds are monies collected for the repair and replacement of major components of the property maintained by the HOA. They differ from operating funds which are collected to fund annual recurring expenses such as insurance, legal fees, common area utilities,

housekeeping services, and common area landscaping.

Meeting the annual funding requirements recommended by our Reserve Study is a vital component to the Association's long term financial future. This planning and funding path provides for major repairs and replacements that we know will be necessary. Adequate reserve funding means more than just providing funds for roof replacements; in the long run it is now more important than ever, as the Arizona Legislature has revised ARS 33-1806 which now requires Homeowner Associations to include a copy of their most recent Reserve Study along with the amount of money held in the community's Reserve Fund.

It is important that prospective buyers view Carriage Manor as a financially strong community.



## CHIEF'S CHAT

*Terry Friebohle, Chief of Security*

Hello to everyone! Hoping everyone had a safe and wonderful summer with their loved ones. It certainly was a busy summer at the resort trying to keep abreast of all the rule changes and the guidelines involved with the Covid 19 virus, although we will all get through this together.

Moving on to a different matter. We had a minor problem with the resident gate entry arm a couple of weeks ago and I heard some of the resi-

dents commenting in regards to the arm not working. Well, I have to defend the operation of the arm. Every month I submit a monthly report to management and one of the topics is the operation of the resident and the visitors arm totals for the month. The total times that the resident arm has operated from January 2020 to the last day of September 2020 is **87,318 times**. So I think that the arm has done a fantastic job for the residents of the resort.



# ADMIN NEWS

*Jon Larson, Activities Director/Front Desk*

Happy November!

The New Year is fast approaching and that means it's time to renew your weed abatement for 2021. You can pick up the forms at the Administration office. Weed Abatement is still only costs \$100 per calendar year. For our newer homeowners, Carriage Manor provides an annual weed abatement service. We do not guarantee you will never have a weed (that's not very realistic) but we do go out to each lot monthly and if you find weeds in between, just call and we will quickly take care of it for you. This is the perfect option for our winter

residents and full-time residents who don't fancy pulling weeds in 110° heat.

Do you have Renters coming in for the winter? Please make sure I have your 3<sup>rd</sup> Party agreements and \$25 Homeowner Admin fee here in the office for all renters at least 1 week in advance of their arrival and earlier if possible.

Also, make sure you always write your lot numbers on the check for your HOA payments, this assures that your payments are applied correctly to your lot account. For those of you on your way back for the winter, please travel safely.

## Lapidary ~ Silversmith Club

Latest info activities & classes on our website:

[lap-silver.simplesite.com](http://lap-silver.simplesite.com)

*Buy It Now – always on display in CM lobby & in shop window*

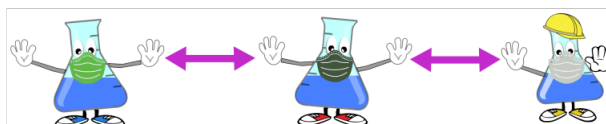
Skill training, lessons, and use of the Lapidary/Silversmith shop will be limited due to the Covid-19 virus and the fact that many of our training members will not be able to be here in November.

Special happenings and club news will be distributed by club email or CM Posts during the month.



### REMEMBER

Social distance, please







## REAL ESTATE ROUNDUP

*Lorri Blankenship, Sales Director, Carriage Manor Realty*

It's November and the weather is beautiful! Arizona is definitely the place to be this time of year.

Real Estate is great, as of this writing we only have 23 active listings here in Carriage Manor. If you are considering selling your home rest assured homes are still selling, I'm showing homes to qualified buyers nearly every day.

We often talk about getting the inside of your home ready to sell, but curb appeal is also crucial, and is just as important in park model sales as to million-dollar homes! So, let's talk about what you can do to make the exterior of your home shine. Most

important, make sure it's clean! You may need to power wash the exterior or sweep the deck and driveway. What do your screens look like, if they are old and torn, consider having the screens cleaned or replaced. And don't forget your landscaping. Yank those weeds, trim your trees and bushes. If your landscaping is too bare a few well-placed potted plants or flowers can be very inviting. Even something as simple as raking the rocks can increase your curb appeal.

I'm here to discuss with you what you should do, both inside and outside, to sell your home for top dollar. Call me for a free market analysis.



Lorri Blankenship

Sales Director - REALTOR® - SRES®

Carriage Manor Realty

480-984-1922 Office

[Sales@CarriageManorRV.com](mailto:Sales@CarriageManorRV.com)



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[CARRIAGE MANOR RESORT](#)





**Celebrate  
Veteran's Day**

**Wednesday**

**November 11th, 2020**

**(Details to follow)**

# PHYSICAL PHACTS

## Physical Properties Staff

Hello everyone!

I hope everyone is staying safe. Here are just a few updates and reminders from maintenance.

The roll off dumpster schedule changed again and will now get picked up on Tuesday and Friday.

The trash pick up schedule will remain the same through November. Pick up every Monday & Thursday. Recycle on Wednesday.

I hope everyone travels safe. Stay healthy! Stay happy!



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## DO YOU HAVE TERMITES?

### Would You Like to Know?

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520-840-5060

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## PICKLEBALL JUMP START

SAT. DEC. 5<sup>TH</sup>, 2020

PICKLEBALL COURTS – 9:00 – 11:30AM

Covid Friendly (guidelines will be posted)

Must: Social distance, bring own sanitizer

Sign Up: there will be a limited capacity

JUMPSTART IS OPEN TO RESIDENTS, GUESTS, VISITORS

- First timers or brush up
- Paddles, balls provided
- Intro drills and play for fun
- No commitment or pressure
- Try it, you may like it

Registration required. Sign-up sheet located in the front lobby.

For more information call: Linda Haderli – 206-459-4054

The above game will be available **ONLY** if the BOD approves the recommendations presented at the board meeting of Oct. 21<sup>st</sup>. If the recommendations are not approved the game will be cancelled.



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## Nomination & Election Committee

October 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?

(A) CM uses Election Buddy, a company voted best electronic voting company for 2019.

(1) If you are wanting more information, check out their website,

<https://electionbuddy.com/>

(a) 11.2 MILLION VOTES CAST IN 57,930 ELECTIONS

(2) 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.

(a) 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

# CARRIAGE MANOR MARKETPLACE

To place an ad in the Carriage Manor Review, please call

**Williams Express @ 480-967-1014**

for pricing and space availability.

***Deadline for ad submission is the 15th of the month prior to publication.***

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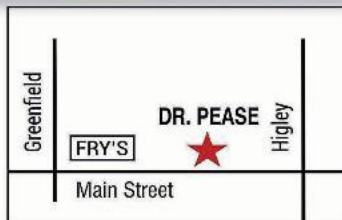
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**AFTER**

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# NOVEMBER 2020

| Sun | Mon   | Tue | Wed   | Thu  | Fri                             | Sat |
|-----|---|-----|---|--|---------------------------------|-----|
| 1   | 2<br><i>Admin. Hrs.<br/>7:30 am to<br/>4 pm</i> | 3   | 4   | 5  | 6                               | 7   |
| 8   | 9   | 10  | 11<br><i>BOD Work<br/>Session<br/>Zoom 1pm</i><br><br><i>Veterans<br/>Day</i> | 12<br><i>Budget<br/>Hearing<br/>Zoom<br/>10am</i>              | 13                              | 14  |
| 15  | 16  | 17  | 18<br><i>BOD<br/>Meeting<br/>Zoom<br/>2pm</i>                                 | 19   | 20                              | 21  |
| 22  | 23  | 24  | 25  | 26<br><i>Thanks-<br/>giving<br/>Day<br/>Offices<br/>Closed</i> | 27<br><i>Offices<br/>Closed</i> | 28  |
| 29  | 30  |     |   |  |                                 |     |