



CARRIAGE MANOR RESORT

AUGUST 2022 RUMBLE SHEET



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 out to the curb on the proper days**

www.CarriageManorResort.com

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



MANAGER'S MESSAGE

Greetings!

We are in the midst of monsoon season, we experienced a major storm last month and according to weather forecasts we have more to come. I thought it a good time to summarize staff's priority's when a storm is experienced with significant damage all around the resort.

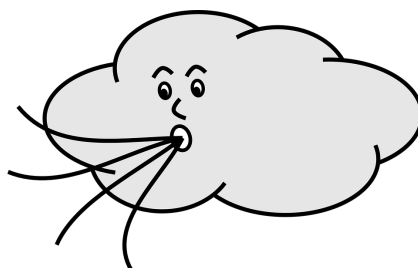
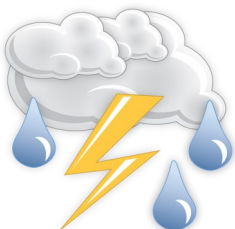
- Onsite Security – (2) Guards on duty with possibly no cameras to monitor exterior walls due to power outage (1) at Gate House (1) on Patrol – Patrolling officer is continually monitoring the storm drains around the resort to assure they are clear of debris i.e. the pieces of trees, carports, awnings, roofs and typical debris we can see during a monsoon in order to protect from potential flooding.
- When storm settles Security then heads out to remove pieces of materials referenced above from the streets with an attempt to identify which pieces belong to which unit and place accordingly.
- Upon day break and additional staff on site the task of touring each of the 909 lots for damage begins. When damage is identified, photo documentation is taken, once complete incident reports are generated on each, and those property owners are contacted. We had a total of 35 property's damaged on the July 17th storm, one with significant damage that required additional time and attention.
- Physical Property staff – first in begins cleaning the debris and dirt from, in and around the pool to have it back on line for the residents as soon as possible. While other staff members begin working with security on the cleanup, clean-up of common areas and the streets. Quite frankly they are still trying to get things back to pre-storm while continuing their daily tasks of maintaining the resort.

I wanted to share the above to allow residents knowledge of procedures during and after a storm crisis. So, there is an understanding of what we do, why we do it and what the priorities are, as I said in my opening, forecasts reflect additional storms in our near future.

While this most recent storm was of significance we were lucky no one was harmed. I also want to thank the Physical Property and Security staffs for their efforts in getting the resort back in place and supporting the residents that did experience damage.

Mary K Candalaria

General Manager CMCA, AMS





PHYSICAL PHACTS

Now that we are in our 'you got to be kidding me' season of summer, thought I would take a sec. to outlay our Tree Water schedule. Below is a handy schedule:

- Tolerable or Winter-Spring conditions-Wednesday 530-930am
- Once consistent above 105 degrees-Wednesday 530-1030am
- Once consistent above 110 degrees- Tuesday 530-930am and Friday 530-930

Carriage Manor has many different Landscape designs. It is difficult to create a watering schedule for all of them. Some have trees, others bushes, cacti., Big, small, potted and pavers....the list is almost endless.

As a quick shout out, we are heavy into our deep cleaning and larger projects. We appreciate the patience and understanding of our year round residents. Their endurance should be noted.

****For those enrolled in our Weed Program we averaged 5-7 oz. of chemical per lot**

Cheetah-pro and Up-end is what we currently use to treat. SDS info can easily be found on line**

Nate Allred

Physical Properties Manager

Come To The Grill Great Food With Friends

Tue. Aug. 2. Pork Loin Steak, Wild Rice, Fruit.

Thur. Aug. 4. Hamburger, Chips, Fruit.

Tue. Aug. 9. Country Rib Sammich, Coleslaw.

Thur. Aug 11. Chicken Quesadilla, Fruit.

Tue. Aug 16. Baked Potato Bar.

Thur. Aug. 18. Baked Potato Soup, Buttered Bread.

Tue. Aug. 23. Taco Trio, Fruit.

Thur. Aug. 25. Quesadilla Comb, Fruit.



Bill Harrison *presents*
Lost Caves of Bisbee, Arizona
“Fairyland of Beauty”

Wednesday
August 24th
In the Ballroom

10:00am

Tickets \$5.00

(in advance)

\$7.00 AT THE DOOR

Refreshments

Included



PRESIDENT'S REPORT

Well, the biggest topic around here is the monsoon season. We have had one storm that did significant damage to several of our homes. Thankfully, to my knowledge, no one was hurt, so I call it a win. Repair times are of course extended into months before materials will be readily available. My heart goes out to those who have suffered damage. The humidity has been staying high also making feel to us like you feel all summer, I don't like it either but it won't last for us and that's good.

Summer projects are in full swing now. Hopefully most will be complete before most of you return. We miss you and look forward to the fall and cooler weather. I know, the hottest days are yet to come!

Continue to have a great summer everyone!

Rick Gaustad

President, CM Board of Directors

PATRIOTS PARK PARKING PROJECT HAS BEGUN!



This is what the project will look like when it is completed.

There are additional parking spaces, and it will provide for easier in and out access to parking.

The additional handicapped ramp will also be a great benefit.

Projected completion date is the end of September.

Your Board realizes this will put some hardship on those of us who are here during construction, but safety is the top priority, both during construction and when everything is complete.

Look for some additional instructions regarding access to the Dog Park, Pickleball Courts and for access to trash dumping. The best way for trash pickup is to take advantage of the twice weekly pickup of your trash at your residence.



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



REAL ESTATE ROUNDUP

Hello All,

It is high summer and its hot and sweltering across the nation and we are all thinking of cooler weather. In a blink of an eye fall will be upon us.

We still seeing historically low home inventory of properties for sale. Currently there are 5 active listings in Carriage Manor. Of those there is 1 vacant lot listed at \$96,000 and 4 Park Models with Arizona Rooms listed between \$148,500 and \$174,900. In addition, there is 5 homes currently under contract that haven't changed hands, they were listed between \$99,000 and \$200,000. (The final sales price is not published until close of escrow.)

To keep everyone up on the market, below I've listed all home that have closed escrow in the past 2 months. There were 12 sales represented by 5 separate Real Estate Agents. Carriage Manor Realty was involved in the ones shown in **RED**.

LOT	Sold Price	Close Date 5/25/2022 - 7/26/2022	SQFT	Year Built	# Baths	Days on Market
792	\$138,500	5/26/2022	725	1990	1	2
558	\$164,900	6/1/2022	750	1991	1	84
729	\$155,000	6/2/2022	521	2017	1	0
394	\$185,000	6/2/2022	708	1992	2	0
517	\$166,000	6/6/2022	750	1994	1.75	69
562	\$124,000	6/7/2022	700	1990	1	8
24	\$115,000	6/13/2022	409	1989	1	1
547	\$187,900	6/21/2022	799	2003	2	0
627	\$105,000	6/21/2022	420	1992	1	2
911	\$189,900	7/7/2022	750	1993	1.75	0
320	\$112,500	7/13/2022	409	1992	1	7
10	\$100,000	7/26/2022	400	2000	1	24

If you are considering selling your home, please contact me for a no obligation consultation. Don't wait, homes are still selling well in Carriage Manor.

Thank you,

Lorri Blankenship

Sales Director - REALTOR® - SRES®

Carriage Manor Realty

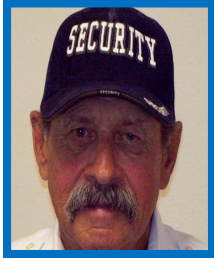
7750 E. Broadway Rd., Mesa, AZ 85208

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LEB@CarriageManorRV.com

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





CHIEF'S CHAT

I hope this article finds everyone doing well! We have had no incidents so far this summer, thanks to the patrolling of the security staff and the diligent work they do in the security office watching the cameras. I keep saying the cameras enhance the capacities of the security force.

We ask that when you call for a Uber, Lyft, Yellow cab or a delivery such as Door Dash, please furnish them with the address of the resort to include your lot number. It makes it much easier for us to assist them in getting to the proper address. This will be very helpful.

Now, on a not so pleasant note, we have had a minor incident this summer that has forced me to make a change for the friends of residents entering the resort. If a friend or relative enters the resort following the resident in on the resident's side and states the vehicle behind me is with us, we will explain to the resident and the car following that you can enter this time only. After this entry the visitor will be required to enter on the visitor's side only.

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)

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.

Rules for Carriage Manor Texas Hold-Em are posted on a peg board in the poker room. Also, a picture of the poker hands, from worst to best, is displayed on the wall. If you require any further explanation, feel free to

The Grub Club

Bits & Bites

As the end of the summer heat draws near, and we get ready to welcome our friends back. We start thinking about our menu and the things we have to offer for the winter months ahead. Though the summer menu has been a trial to learn what people like and want more of. We have selected our favorites and some of the resident's requests as well. People are happy with the food we have prepared but variety is always an issue.

To add variety, we will stay close to our fixed menu but add some choices. When we have tacos, it will be, "Taco Trio", three choices of tacos, Beef, Pork, or Fish. "Hamburger Trio" will be a choice of hamburger, cheeseburger, or chili burger. While others are pushing for meals 5 days a week to gain variety, we will NOT be going down that road, now or anytime in the future.

However, we do have plans of adding a monthly or weekly breakfast, and one or two diners per month. Add to this, we will be preparing the Thanksgiving, and Christmas Diner for the park, No Potlucks. Along with Veteran's Day Pancake feed, and the Labor Day breakfast buffet. Now add to this all the meal events planned by the other clubs, and I think you will find plenty to eat in the park. If we see an empty spot on the food calendar, we will cook something up for you.

The Grub Club is all volunteers. The park has lots of great cooks who know the kitchen and are waiting in the wings to see how well we do in the Patio Grill kitchen. I would hope that they can come forward and join in the fun. I am not your boss; it doesn't work like that. The more of you who step up, the better we can serve our friends with great food. Without you, we'll be fine, with you; we'll all be great.

Calvin Dahl, President of The Grub Club

Fun. Food. Friends.

RECYCLING



In an attempt to streamline the recycling process and keep us in compliance with the City of Mesa, we are going to designate the barrels to each of the categories below. Each barrel will be marked.



Beverage Bottles, Jugs and Cans
Empty, Clean and Dry

Water bottles, milk jugs, soda bottles, soda cans, beer bottles, wine bottles, juice bottles, etc.



Corrugated Cardboard

Remove ALL packaging & break down large boxes



Metal Food Cans
Empty, Clean and Dry

Vegetable, canned fruit, tuna, pet food, tomato sauce, soup, etc



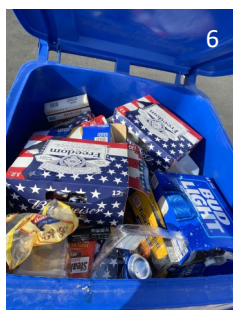
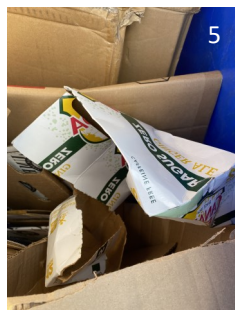
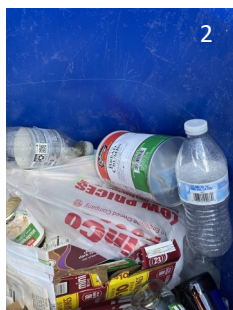
Paper

Office Paper, Newspaper, Mail and Magazines

Below are recycling contamination pictures.

These were taken of our bins at Carriage Manor by the City of Mesa.

Picture #1 : The Ritz cracker box, breakfast food box and foil box are non recyclable. The boxes are not made of the corrugated cardboard. If you look further in the picture you will see someone placed their recyclables in a plastic grocery bag. Plastic bags are also non – recyclable. **Picture #2:** Plastic bag, non corrugated boxes and the bread crumb container are non-recyclable. **Picture #3 :** Plastic bag with some mixed trash items. **Picture # 4:** Plastic solo cups, paper towel roll & plastic food container lid are non-recyclable. **Picture #5:** Soda box non corrugated non-recyclable. **Picture #6:** Hot dog plastic bag, beer boxes, plastic food containers & non corrugated food boxes non-recyclable. **Picture #7:** Non corrugated food box.



How do we define “Guest”?

This is an issue that the Board of Directors is currently grappling with and we’d appreciate your input.

The current definition in R&R 1.3 reads:

An adult who resides with a resident or in a unit with permission of that unit’s owner.

No rent may be charged. Limited to two adults per residence. Children are considered guests but will not be counted in the complement. All guests shall be registered at the Main Desk.

What are the possible problems with this definition?

Based on the current wording, it would give permission for any adult to reside in a unit belonging to an owner who is absent. This could have unintended consequences of allowing two 18-year-old people to have free reign for up to 14 days with no supervision.

It could allow renters to work around the 28-day minimum stay by calling them “guests”. As it was pointed out in the last board meeting, we have a lot of major events held in the Phoenix area. It doesn’t seem fair to have some renters with lower scruples to rent out their unit for a weekend by calling them “guests”.

The pure definition of guest in Websters Dictionary is: (a) a person entertained in one’s house. (b) a person to whom hospitality is extended. (c) a person who pays for the service of an establishment (such as a hotel or restaurant).

The implied meaning of a guest is that the person is coming to be with YOU, not just have free reign of your vacant house.

Some suggested options are:

Guest (hosted in owner’s unit with owner on-site): No rent may be charged. An adult who resides with a resident or in owner’s second unit. Limited to two adults per residence. Children are considered guests but will not be counted in the complement. All guests shall be registered at the Front Desk.

This is pretty straight forward and shouldn’t cause any problems.

Guest (hosted in owner’s unit, owner off-site): An adult who resides in a unit with permission of that unit’s owner. No rent may be charged. Limited to two adults per residence. Children are considered guests but will not be counted in the complement. All guests shall be registered at the Front Desk.

Here we have the situation of giving up the owner’s unit to someone with no supervision, which could be a problem if the “guests” are quite young.

Question: should there be an age limit fitting with our 55+ community? Suggestions have been made to have this be 40 or older to conform with our current regulations.

Should this be allowed at all?

Guest (owner off-site and hosted by another on-site resident, either in their unit or secondary unit they own). No rent may be charged. Limited to two adults per residence. Children are considered guests but will not be counted in the complement. All guests shall be registered at the Front Desk.

This would be a situation where the owner is absent, but a friend or neighbor is willing to accept the responsibility for them and house them in one of their units. Any penalties would still be charged to the owner, not the person standing in for them.

This will be discussed in the next work session on September 14th and again October 14th.

We would appreciate your input on this. Please attend the work session and submit the new form designed for comments at the following board meeting on August 17th.

Please send me your comments and suggestions to MadamSecretary127@gmail.com so I can compile a list prior to the meeting.

Cheryl Keeffe

Secretary and Liaison to Rental Ad Hoc Committee

CM POSTS

To join our Resort wide email chain, please email Kim Heintzman at kimh6890@gmail.com

Please provide him with the following information.

Full Name

Street and Lot number in CM

Cell phone number

Own or Rent?



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.

PURPOSE OF THE FUNDRAISER THERMOMETER

- FUNDS ARE TO BE USED FOR A SHADED PATIO AREA. THIS AREA WOULD THEN HAVE THE POTENTIAL OF HAVING OUTSIDE EVENTS, I.E. CONCERTS, FAMILY GATHERINGS, ETC.
- ADDITIONAL TWO COURTS WILL BE INCLUDED.
- THE "BUY A BRICK" PROGRAM GIVES YOU THE OPPORTUNITY TO LEAVE YOUR FOOTPRINT IN CARRIAGE MANOR.
- SO THINK ABOUT THAT, COME INTO THE LOBBY, AND COMPLETE A FORM.
- YOUR 'BRICK' MAY SAY WHATEVER YOU WANT.
- MEMORIES ARE SOMETHING EVERYONE CAN CHERISH.
- ANY RESIDENT, VISITOR OR GUEST CAN "BUY A BRICK".
- THIS PROGRAM WILL BE EXPENDED UNTIL MARCH 2023.



YOU CAN HELP FILL THE THERMOMETER UP. CHECK THE "BUY A BRICK" INFORMATION LOCATED ON THE TABLE BESIDE THE THERMOMETER.

MORE INFORMATION IN THE SEPTEMBER RUMBLE SHEET.

AUGUST 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1 <i>Movie (BR) 1pm TBD</i>	2	3	4	5	6
7	8 <i>Movie (BR) 1pm TBD</i>	9 <i>Karaoke (SH) 6pm</i>	10	11	12	13
14	15 <i>Movie (BR) 1pm TBD</i>	16	17 <i>BOD Meeting 2pm Zoom/BR</i>	18	19	20
21	22 <i>Movie (BR) 1pm TBD</i>	23 <i>Karaoke (SH) 6pm</i>	24 <i>Bill Harrison (BR) 10am</i>	25	26	27
28	29 <i>Movie (BR) 1pm TBD</i>	30	31			

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
Yoga 3pm Tues & Thurs in Fleetwood/Heritage Room