



CARRIAGE MANOR RESORT

APRIL 2021 RUMBLE SHEET



*Happy
Easter*

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

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

CONTRACTORS HOURS

April 1-11
8am to 5pm
April 12- October 15th
7am to 4pm

PHYSICAL PROPERTIES

Trash Schedule
Sections 1 & 2
Monday & Thursday
Section 3
Tuesday & Friday

**Please have trash
out to the curb on the proper days**

www.CarriageManorResort.com

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



PRESIDENT'S NOTES

Being President of the BOD is a total new experience for me. Lucky for me I was Vice-President under Bruce Groves and he was a very good mentor. So I'm not totally in the dark. I will still need the full support of the BOD to be successful. Most all of the Board of Directors have experience. Even Carl Vinci who was just elected, has been on previous Boards.

Hopefully the next season will be back to normal. In fact it might be busier than ever with starting all the activities back up in the park. Bingo will have to start up again with a new manager, who we have yet to find. So if you have any interest in managing the Bingo operation please contact the office.

Which brings me to another topic. Volunteers! A lot of the functions of our park would not happen if not for volunteers. We need volunteers on a lot of our committees. Most of our committees are operating with less than the required number of volunteers. Keep in mind if we are forced to hire people to do a lot of these functions, it will raise our HOA fees. So please consider helping out by volunteering on a committee.

Ross Long
President, CM Board of Directors

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

We have so many new owners in the Resort, I thought it would be beneficial to review suggested items to include when preparing for your departure. Please remember you should have a caretaker to check on your property while you are away. We have names of year round residents who provide this service at the front desk.

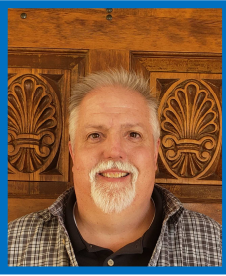
SUGGESTED SUMMER-IZE YOUR HOME CHECKLIST

- 1) Avoid water damage – turn off the outside main water supply - don't block or close your drains. This will allow the water to run straight through the drains.
- 2) To keep your p-traps from drying out – pour in approximately one cup of mineral oil.
- 3) Turn off your hot water heater and run it until it is cool.
- 4) Clean your gutters so the rain water has a place to go and does not back up under the shingles and run into your unit.
- 5) If you have low-e DO NOT cover the windows with anything but pull the shades and curtains. Covering the window will cause damage to your window and glass.
- 6) Remove all fruit from your trees to avoid roof rats.
- 7) Check drainage around your unit to make sure the water drains away from the unit in case of a large monsoon rain.
- 8) Weed Control – Remember Carriage Manor provides a weed program for \$100.00 annually Enrollment forms are available at www.carriagemanorrv.com or the Front Desk.
- 9) Golf Cart – charge the batteries and then fill them with distilled water. If possible see if you can find someone to either store the cart for you or charge it once a month, fill it with water and run the cart a little monthly.
- 10) Do not store wood directly on the ground or under or around your unit as it will attract termites.
- 11) Check refrigerator – it should be de-frosted, cleaned (including bottom tray) and both refrigerator and freezer doors held open with folded bath towels. An alternate – put one cup uncooked ground coffee beans in refrigerator and close doors.
- 12) Check stove and oven – clean if needed.
- 13) Dispose of all food items, except spices. Place small amount of bay leaves in food cupboards.
- 14) Store all cooking utensils and small appliances in cupboards as space permits.
- 15) Run garbage disposal until thoroughly clean. Pour in ½ cup of mineral oil, flick on and off and add another 1/2 cup of mineral oil. Available at Wal-Mart and most drug stores. Or spray with WD-40.
- 16) Flush toilet several times to clear drain of any solids. Sponge out most of the water in stool and pour in enough mineral oil to cover water. Leave water in the tank.
- 17) Make sure all bedding, towels and laundry are dry, clean, folded and stored in cup-boards.
- 18) Disconnect small electrical appliances – TV, toaster, coffee maker, etc. Remove batteries from clocks, smoke alarms, flash-lights, etc.
- 19) Lower any window awning on trailer, if applicable.
- 20) Turn off electricity at meter. You may lock electric pedestal door.
- 21) Check skirting openings to be sure they are in place and secure.
- 22) Pour a quart of RV antifreeze in dish-washer and clothes washer. Pour ½ cup in drain stand pipe behind clothes washer.
- 23) Close all propane gas cylinder valves tightly.

Be sure to check out at the Administrative Office and leave the name of the caretaker of your property. Again if you don't have someone, we have names of your fellow residents who will provide caretaking services.

Have a safe trip home and a great summer!

Mary K Candelaria
General Manager CMCA, AMS



PHYSICAL PHACTS

This time of year Mother Nature always seems to toy with our emotions a bit with cold mornings and warm afternoons. With the hope of spring and being tired of the cold, one looks too brighter/warmer days ahead. With all things being relative, yes, even AZ has its cold season. We can all be grateful we don't need to shovel it.

Like me, many people move to AZ to get away from much green growth and the curse of allergies. Interesting note is that AZ is a breeding ground for developing allergies. My Wife found this to be true as she developed allergies and mine in fact did get better. My heart does go out to my dear sweet partner but I am able to sleep without sitting up.

It is funny how there is no perfect places to live. We just have to pick our misery. Those variables we enjoy and those we will tolerate in order to enjoy the others. We are truly blessed to live in a Country that has such a wide variety of climates so that we all can find a bit of happiness.

Nate Allred

Physical Properties Manager



ADMIN NEWS

It is that time of the year again! Some of our winter visitors are already gone, and some will be leaving us very soon.

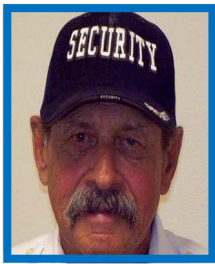
Let me just take a moment to remind you of a few things:

1. **Please** make sure we have your current mailing address, phone number(s) and e-mail addresses updated. We want to make sure you know about things going on at CMR.
2. If you haven't signed up for the **Weed Abatement Program**, please come up to the front desk, email us or call 480-984-1111 to sign up. Cost is **\$100.00 for the year and is not pro-rated**.
3. **Palm Tree trimming** is coming up again. If you are interested in having your trees trimmed, please come to the front desk prior to leaving the resort, email us or call 480-984-1111 to get signed up.

Please have a safe trip home, have a great summer and stay healthy. I look forward to seeing you and all those residents we missed this year again in the fall when things are hopefully back to "normal".

Jon Larson

Activities Director/Front Desk



CHIEF'S CHAT

Hello! A very hardy hope that everyone is doing well, as is your family back in your respective home places. The weather in Arizona is finally getting back to the beautiful climate that it is known for. The Phoenix open was nothing like it usually is, they cancelled bike week and not certain regarding the Barrett- Jackson car shows.

I have had residents ask myself the difference between "Restricted" and "Unrestricted". I will be glad to address this very matter.

Restricted: This is when **no one** can enter the resort without the homeowner calling security office at 480-986-2467. Security will ask for your password to make certain we are speaking to the correct homeowner.

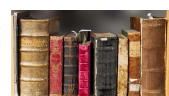
Unrestricted: This allows friends, visitor's and family members to enter the resort with the understanding that since they have your residence home number and/or your correct name, they have your permission. However, this DOES NOT allow contractors the right to enter the resort. They must be called into security before they enter. We would like to have a couple days' advanced notice.

In reference to contractor's entering the resort, we in security do everything possible to accommodate each contractor that enters Carriage Manor Resort. If the homeowner forgets to call, we reach out to them which backs up traffic at the main entrance. In many cases we have the contractor follow security to the resident's home and remind the resident to please call next time, which again takes time. My goal at the main entrance is always the safety of everyone coming into the resort. And we have had some very near misses. My point is a couple of weeks ago we had a contractor with a large flat bed trailer making a delivery. We gave him his permit to enter which has the map of the resort and we also gave him verbal directions to the home. He just sat there looking at the map. In the meantime, we had vehicles backed up around the corner on Broadway Road. We told him you need to move along so he told the resident that we were very rude. Security was making certain that there was no vehicle accident due to the lackadaisical attitude of the contractor.

Terry Friebohle
Chief of Security



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.



REAL ESTATE ROUNDUP

Hello Everyone,

Do you believe it is April already? The winter season is ending, and many of you are packing up to head back north. I will miss seeing and waving to each of you as I whiz around the park with clients.

In this issue I would like to discuss what it means to sell your home furnished. As you are aware, most homes here in Carriage Manor are sold furnished. When selling a home furnished, you need to decide, in advance, if there is anything you want to keep. When a buyer looks at a furnished home, they are expecting to get exactly what they see unless otherwise specified. For example, if you are selling your home furnished but want to keep the TV and patio set that is fine, but we make sure any buyers are aware in advance those things do not convey and that the purchase contract also excludes those items. Once you are under contract, removing any additional items is a breach of your contract and could cause your sale to cancel or worse even be cause for legal action.

This is relatively easy if you have cleaned out the home and it is vacant. But if you are living in the home while selling, this can become a bit more complicated. Of course, we all know the photos of your grandchildren, your cloths and the food in the refrigerator do not convey. But what about your linens, silverware, or your sewing machine? This is where you really need to have a conversation with your Realtor and make sure I know exactly what will stay and what you want to take with you. I ask my clients to create a list of the items they want to take with them. I then share that list with any potential buyer. Most buyers are reasonable and understanding that you have items that you want to keep... that is if they are not surprised by missing furnishings at the last minute!

Please contact me if you have any questions or if I can help you buy a new home or sell your current home.

I hope you all have a wonderful spring.

Lorri Blankenship

Sales Director - REALTOR® - SRES®

Carriage Manor Realty

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

LEB@CarriageManorRV.com





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: kazoos, 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!

Bill Harrison *presents*

“Gene Autry, The Singing Cowboy”

Wednesday, April 28th

In the Ballroom @ 10:00am

Tickets \$5.00

Refreshments Included

Trailer for Sale or Rent

The Rental Ad Hoc Committee wants to thank all those who have made comments on the March article. I've been greeted verbally by many who have expressed their relief that this subject is finally being addressed and have received emails outlining the fears that they have had. Many have commented that we seem to be becoming a cheap place to house Grandma

Each month our committee will share a bit more of our development with you and keep you informed so that when the ballot is prepared in February 2022 you will be able to make an informed vote. Since this is a by-law change, it will require a vote by the residents.

How is this going to work?

Keep in mind any changes would take effect on a future date and everybody would be grandfathered in until the property changes hands.

In our by-laws it states that a "resident member" is defined as a person who lives in the resort for 100 days in a calendar year. Using this established standard, one possible proposal would be that a person must reside in the resort for 100 days in a calendar year to be eligible to rent out their unit(s). Variances could be granted due to extenuating circumstances such as illness, death, pandemics, etc.

What about those owners with rental properties who don't reside here? Won't they be angry at this change? Will they have to stop renting or sell their units?

Well, not really. Since they would be grandfathered in, this change eliminates any competition to them, so many should welcome this concept. The only change for this class of owners is that when they choose to sell their property it would have to be sold to someone who will use it for their personal use or sold as a second or third property to someone already residing in Carriage Manor. The goal would be to eventually phase out outside owners and keep rental income properties inside Carriage Manor where renters will have immediate access to their landlords.

Next month we'll explore the subject of long-term rentals!

Please continue to direct your questions to me via dollmaker127@gmail.com. Thank you.

Cheryl Keeffe

Liaison to the Rental Ad Hoc Committee



Let's get all owners photos taken in the lobby for our CM family album.
It only takes a couple of minutes with casual dress.
Let's set up a time by calling Sandy Schuman
for an appointment at 608-783-1313.
I'm here through April.

Lapidary ~ Silversmith Club

Latest info activities & classes on our website:
lap-silver.simplesite.com

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

Shop Hours: M-F 9a-11:30a & 1p-4p
(When Monitors are available)

Last Chance

Gifts for friends and family
"At Home"

Items are on display in the display case in Carriage
Manor Lobby and in the shop windows.

A Heartfelt Thanks!!

To each & EVERY resident of Carriage Manor!!!
Clubs remain self-sufficient because YOU support
our fundraising efforts



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

Join your peeps
in the Social Hall for an
Easter Potluck

Sunday, April 4th at
3:00pm

Bring a dish to pass

Sign up in the Activity Office



HANGING WITH MY PEEPS

BOCCE

The Bocce Club sends a big "THANK YOU" to all those residents who entered our fundraiser, the Basket Raffle. Winners are:

Beer Basket --- Jim Acee

Wine Basket --- Mark & Mary Ann Madson

Bloody Mary Basket --- Pat & Leon Fryer

We also want to thank Bob & Marilyn Watkins for their generous donation of hundreds of pavers. Come see our new landscaping on the south end of the courts.



Our club now has 74 members and is growing every week! You are welcome to play Mondays, Thursdays and Saturdays at 2pm. For info, contact club president Ole Olson at olesweden@gmail.com or call at 360-909-4601.



Racquet Racket

**FREE Tennis Lessons offered every
Tuesday and Thursday**

4 to 5 p.m.

**Instruction and equipment provided.
Come on down to the courts and join
us!**

FREE



Contact Nancy Taylor
if questions.

612-306-4660

**Round-Robin every Tuesday,
Thursday and Saturday at 1 p.m.**

All are welcome!

Coyote Coupon Books



It's not too late to get your Coyote Coupon Book. The coupons are good until the end of September, 2021. There are over 130 local offers including FOOD*FUN*GOLF. There are 55 BOGO offers as well. Just a few coupons will pay for the entire book. Only \$20 at the Activity Office or the Front Desk.



Join us EVERY Friday

From 2:00pm-5:00pm

At the Patio

For FOOD TRUCK FRIDAY

(see schedule on calendar on back page)



And hang out for some
KARAOKE
From 3:00pm to 5:00pm



ROSARY ON TUESDAYS

We would like to invite you to pray the rosary with us on Tuesday mornings at 8:30 A.M. in the Classroom. We pray for any and all special intentions you may have so please come and join us every Tuesday throughout the Carriage Manor year.

APRIL 2021

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1 APRIL FOOLS	2 <i>Good Friday</i> <i>Bonzai Boyz</i> <i>Food Truck</i> 2-5pm (Patio Area)	3
4 <i>Easter</i> <i>Potluck</i> 3:00pm (SH)	5 <i>Monday</i> <i>Matinee</i> <i>Movie</i> 1pm (BR) TBA	6	7	8	9 <i>Burgers Amore</i> <i>Food Truck</i> 2-5pm (Patio Area)	10
11	12 <i>Monday</i> <i>Matinee</i> <i>Movie</i> 1pm (BR) TBA	13	14 <i>BOD</i> <i>Work</i> <i>Session</i> (Zoom & BR) 1pm	15	16 <i>Bama BBQ</i> <i>Food Truck</i> 2-5pm (Patio Area)	17
18	19 <i>Monday</i> <i>Matinee</i> <i>Movie</i> 1pm (BR) TBA	20	21 <i>BOD</i> <i>Meeting</i> (Zoom & BR) 2pm	22	23 <i>Mediterranean</i> <i>Majik</i> <i>Food Truck</i> 2-5pm (Patio Area)	24
25	26 <i>Monday</i> <i>Matinee</i> <i>Movie</i> 1pm (BR) TBA	27	28 <i>Bill</i> <i>Harrison</i> 10am (BR)	29	30 <i>Karaoke EVERY Friday</i> <i>From 3-5pm</i> <i>On the Patio</i>	