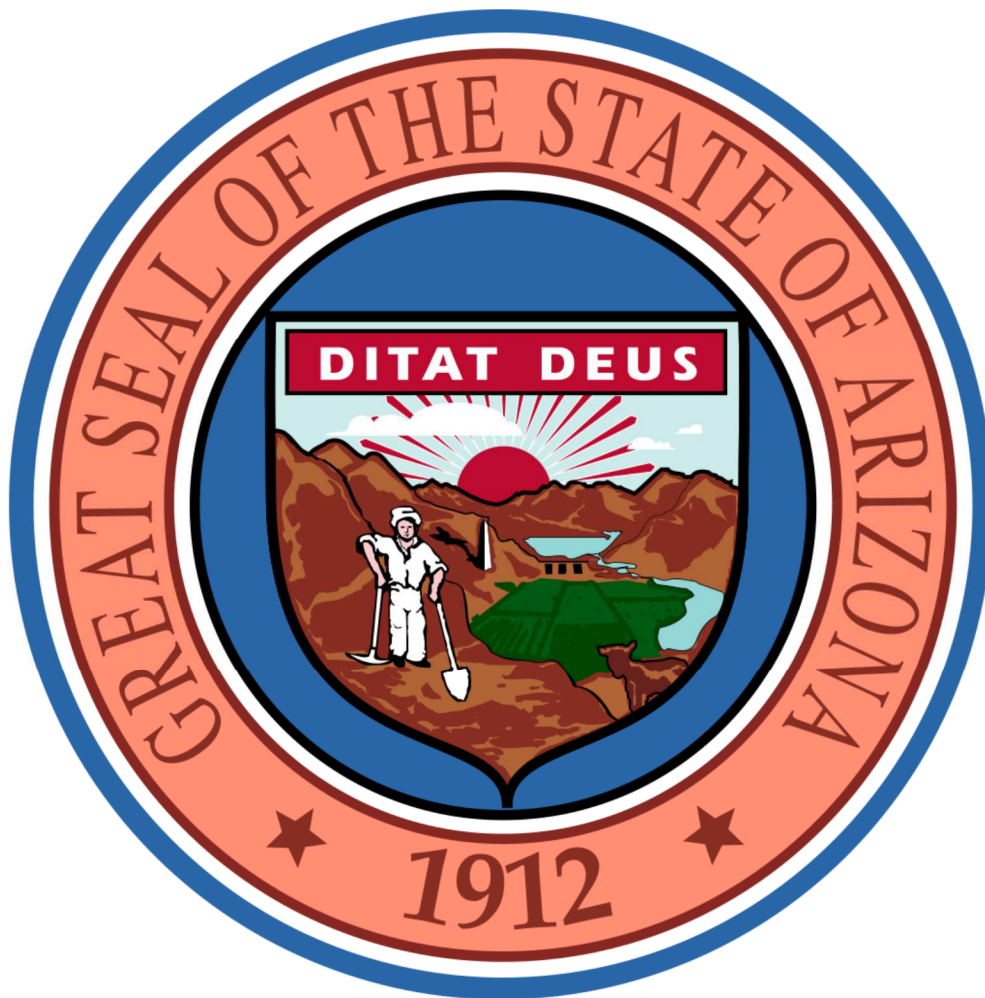




CARRIAGE MANOR RESORT

AUGUST 2019

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



MANAGER'S MESSAGE

Hope your summer is going well. We've gotten a lot done this summer, with a few projects still pending completion and a major one scheduled to start week of August 5th, which is the re-construction of the Tennis Viewing Decks. Please see details below.

HVAC Replacement at Clubhouse	Complete
HVAC Install at Craft Room	Complete
Artificial Turf at Shuffleboard & Card Room to Tennis Retention	Complete
LED Transition Clubhouse & Craft Building	Complete
Roof Replacement Clubhouse & Woodshop	Complete
Pool & /Hot tub Seal/Repair	Complete
Sound System Improvements	In Progress
Ceiling Tiles Replacement Clubhouse & Craft Building	In Progress
Refinish BR & SH Floors	In Progress
Install Acoustic Panels BR & SH	In Progress
Tennis Decks Replacement	Pending

You can find photos on the website www.carriagemanorrv.com in the Member Section under Community Projects.

Mary K Candelaria

General Manager CMCA, AMS



CHIEF'S CHAT

I hope this article finds everyone doing well! The summer is half over. Time sure slides by. You'll all be back before we know it.

We have had no incidents so far this summer, thanks to the patrolling of the security staff and the diligent work in the security office monitoring the cameras. I keep saying how much the cameras enhance the capacities of the security force, on behalf of the entire security department, thank you to everyone for allowing us to purchase this excellent security tool.

We have some new faces in the security department. It is taking some time to get in the swing of the new people although this is not the first time we had to get use to the changes. In closing I hope everyone is having a wonderful summer and we can't wait to see you all returning in the fall.

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



ADMIN NEWS

As summer is wrapping up I find myself thinking of our many homeowner volunteers who tirelessly work throughout the year to make Carriage Manor a nicer place for everyone and I want to give a HUGE THANK YOU to each and every one of you. For those of you who are not currently a volunteer please consider giving your time.

This month I want to recycle the following information from the July Rumble as it is extremely important for everyone to see.

Do you rent your property or know someone who does? Help me get the word out to everyone who rents out their properties, please be aware of the 3rd Party Rental Processing fee approved by the Board of Directors at the December 2018 meeting. (See R&R 12.21 below.) This \$25 fee is due from the homeowner along with the 3rd Party Agreement at least 1 week prior to the arrival of your tenant. If you have already turned in your 3rd party agreements for the upcoming 2019/2020 season, please send me a check for \$25 and include the lot number and tenant name. . Your tenant will still be responsible for a \$10 per person resort fee when they check in and pick up their Welcome Package at the front office.

R & R 12.21 Rental Properties. *All rental contracts require a 3rd Party Agreement to be on file with the Administrative Office with a \$25.00 processing fee due from owner. Adopted 12/19/2018*

Also, a couple of quick reminders.

1. Please put remember to put your lot numbers on your checks. Your lot number is your account number and is very important to apply your payments correctly.
2. Do you have a correct lot sign? If not please contact me so we can get one ordered for you.

Palm trees have been trimmed, if have not already sent your payment for \$30 per tree to Carriage Manor, remember to include your lot # your check.

I wish everyone here in Arizona or spread across the USA and Canada a wonderful end of your summer!

Lorri Blackenship

Front Office Administrator



PHYSICAL PHACTS

Hello! I hope your summer is going great.

It's time to revisit the trash rules here at the Manor.

There are 4 GRAY RECYCLE dumpsters here in the park.

2 are located by employee parking in front of Shuffleboard.

The other 2 are located on the north side of the tennis courts.

You can recycle PLASTIC BOTTLES, MILK JUGS, STEEL SOUP CANS

CEREAL BOXES, PAPER PRODUCTS, CARDBOARD BOXES (that have been broken down) NEWS PAPERS ETC.

RECYCLE WILL NOT TAKE... STYROFOAM, SCRAP METAL, PLASTIC BAGS.

If you are unsure what's legal just stop by the office for guidance.

THE BIG GREEN DUMPSTER is for tree branches, old lawn furniture, stuff that came out of your shed.

Last but not least. THE TAN COMPACTOR. This is for kitchen trash only. COFFEE GROUNDS, EGG SHELLS, OLD FRUIT, USED PAPER TOWELS. The stuff in your kitchen trash can.

Don't forget if you get new furniture and the old is in good shape please call one of the donation stores and they will come pick it up.

Mark Howard

Physical Properties Manager



Like us on

facebook

At our official page

[CARRIAGE MANOR RESORT](#)



REAL ESTATE ROUNDUP

Happy Summer Everyone! I hope you are all enjoying all the summer fun activities at your homes. We can't wait for you to come back though and enjoy our winter FUN!!

Last month we posted in the Rumble Sheet what SOLD in May – June. Below is what has SOLD just in July. This is just SOLDS, there are others Pending. *I've noted when CM Realty was involved which means Commissions came back into support Carriage Manor Resort.*

<u>Lot #</u>	<u>Sales Price</u>	
#222	\$78,750	*Listed by CM Realty
#622	\$133,000	*Listed and Sold by CM Realty
#824	\$62,000	

As of this writing there are only 12 total listings in the Resort. Only 5 of these listings are under \$100,000. Under \$100,000 seems to be the requested price range lately from potential Buyers. I should be adding a few more listings to this category shortly but if you are contemplating selling, *this is the time to be the Seller*. Last summer there was 28 sales completed between June and November 1st. **28!** We currently only have 12 listings – MORE would be a lot better!

PLEASE let me list your unit and I will help get it sold quickly!

Tips to help sell your place quicker are:

Clean, inside and out. Clean counters, sinks, floors and bathrooms are a real plus!

Decluttered – less on the counters is best. One or 2 artificial floral arrangements are fine but more than that, is too much. (Repurpose to the Carriage Manor Boutique!)

Fold and hang bathroom towels

Fresh paint

Clean floors/carpets and maybe even a power wash outside.

Any repaired water damage/leaks that have left cosmetic damage should be painted or refinished. Water marks on the ceiling is an instant **RED** flag to a Buyer.

This website has some great tips for updating/painting/decorating your Park Models. You can click on this link OR copy and paste it into your browser.

<https://mobilehomeliving.org/how-to-update-vinyl-coated-drywall-in-mobile-homes/>

Applying some of these idea's will not only help sell it faster but also for a higher price!

Thank you for all your support!

Kathy Sipley

Sales Director, Realtor, SRES

480-984-1922 cell 480-766-8419

KGS@CarriageManorRV.com



Every Monday @ 6pm

In the FLEETWOOD ROOM

(Soon to be back in the Ballroom)

\$2.00

Includes popcorn

August 5th Crazy Rich Asians

August 12th Secondhand Lions

August 19th Mama Mia-with Cher

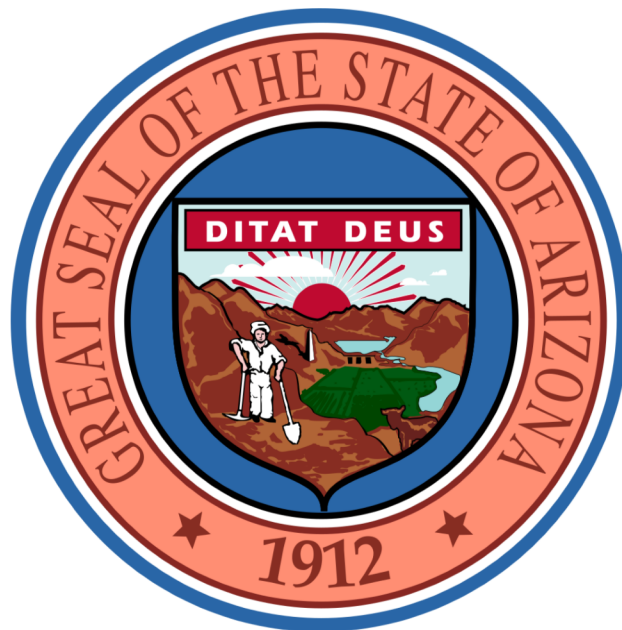
August 26th An Elephants Journey

(Movies subject to change)

HE'S BACK.....

Bill Harrison *presents*

“MADE IN ARIZONA”



Wednesday, August 21st

In the Ballroom @ 10:00am

Tickets \$5.00

Coffee and Refreshments Included

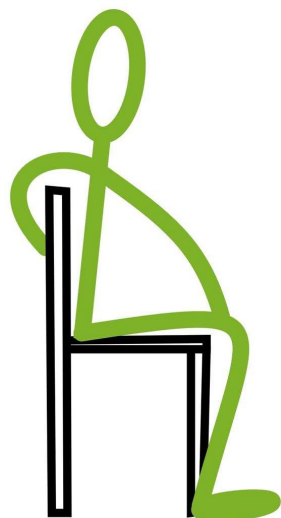
RAQUET RACKET



A note from Donna Mueller:

Hello tennis and NON TENNIS players. The 3rd annual Minnesota/Carriage Manor tennis gathering will be held Friday, August 16, from 9:30-12. Play will start at 10 o'clock at Rivers' Bend Tennis Courts, 5000 142nd Lane NW, Ramsey, MN. A POT LUCK LUNCH will be held at Donna and Dean's new location afterwards at 345 E. River Entry, #106, Champlin, MN 55316. Please RSVP at jdmuellermn@yahoo.com or 612-270-4573.

Our complex has beautiful guest suites with 2 queen beds, refrigerator, microwave, etc. at \$45 a night. I reserved two suites for Thursday, August 15. If you are interested in arriving the day before, (check in is 3 PM), let me know. In FACT you may stay up to a week at that price. So if you wish to stay longer, let me know so I can reserve more nights.



Join Mary Lou

In the Heritage Room

Every Wednesday and Friday

At 2pm for some Chair Yoga

EVERYONE WELCOME

AUGUST 2019

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1 <i>Euchre (CR) 6:30pm</i>	2 <i>H&F Canasta (CR) Noon</i> <i>H&F Canasta Spanish (MR) 6pm</i>	3
4	5 Movie Night (FW) 6pm <i>Crazy Rich Asians</i>	6 <i>H&F Canasta (CR) Noon</i> <i>500 (CR) 6:30pm</i>	7	8 <i>Euchre (CR) 6:30pm</i>	9 <i>H&F Canasta (CR) Noon</i> <i>H&F Canasta Spanish (MR) 6pm</i>	10
11	12 Movie Night (FW) 6pm <i>Secondhand Lions</i>	13 <i>H&F Canasta (CR) Noon</i> <i>500 (CR) 6:30pm</i>	14 BOD Work Session (SH) 1pm	15 <i>Euchre (CR) 6:30pm</i>	16 <i>H&F Canasta (CR) Noon</i> <i>H&F Canasta Spanish (MR) 6pm</i>	17
18	19 Movie Night (FW) 6pm <i>Mama Mia With Cher</i>	20 <i>H&F Canasta (CR) Noon</i> <i>500 (CR) 6:30pm</i>	21 BOD Meeting (SH) 1pm Bill Harrison (BR) 10am	22 <i>Euchre (CR) 6:30pm</i>	23 <i>H&F Canasta (CR) Noon</i> <i>H&F Canasta Spanish (MR) 6pm</i>	24
25	26 Movie Night (FW) 6pm <i>An Elephants Journey</i>	27 <i>H&F Canasta (CR) Noon</i> <i>500 (CR) 6:30pm</i>	28	29 <i>Euchre (CR) 6:30pm</i>	30 <i>H&F Canasta (CR) Noon</i> <i>H&F Canasta Spanish (MR) 6pm</i>	31

Water Aerobics in the Pool Monday thru Saturday from 8-9am

Morning Coffee on the Patio 6am Monday-Saturday \$1 * Breakfast @ What the H\$!! Wed, 7:30am