



CARRIAGE MANOR RESORT

# JUNE 2020 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

### CONTRACTORS HOURS

7am to 4pm

### 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



## MANAGER'S MESSAGE

Zoom! Zoom! As the cover shows, we had our first Board of Director's Work Session on May 27th via Zoom Webinar. Thank you to the membership for your patience while we re-researched the best way to move forward to the new way of holding BOD meetings during the current COVID situation. I foresee this being the new norm for some time, and I encourage you to join us at the June BOD meetings, which will include a Work session on the 10th, followed by meeting on the 17th, both at 1:00 AZ time. We have links on the Home Page of our website [www.carriagemanorrv.com](http://www.carriagemanorrv.com) which include downloading the Zoom Webinar App as well as a tutorial to familiarize yourselves with using Zoom.

Staff is working on the 2019 Audit, 2020 update to the Reserve Study, 2021 Budget, and have the Palm Trees scheduled for trimming toward the end of this month. July will begin with sealcoating of all of the community streets. We will be sending out communications to our onsite residents with the detailed schedule as to which streets will be completed each day as we near the end of this month.

*Mary K Candelaria*

*General Manager CMCA, AMS*



Like us on

**facebook**

At our official page

[CARRIAGE MANOR RESORT](#)

# PHYSICAL PHACTS

Hello everyone, I have some friendly reminders for you:

- Drink lots of water if you are going to be out in the sun.
- If you are having work done on or at your unit, please make sure that the contractors are not using the Carriage Manor dumpsters.
- Make sure to be extra careful driving around the neighborhood as we are having street repairs done.
- Stay happy, stay healthy .



# ADMIN NEWS

Happy June!

The Administration office is open and we have switched to our summer hours. I'll be here from 6:30am to 3pm. The curtain may be closed, but if you call 480-984-1111 someone will be here to help you.

As always, we have a few quick reminders:

1. If you have left and forgot to check out at the front desk, please call the Admin office and let us know. Also, if your caretaker changed, make sure to let us know.
2. If you signed up to have your Palm Trees trimmed, it will be done the week of June 22nd. The cost will be the same as last year, at only \$30 per tree. If you haven't done so already, please mail a check for your tree trimming. If you're new to Carriage Manor, we require all palms be trimmed after the spring bloom and before the high winds of the summer monsoon season.
3. Did you remember to arrange to have your weeds taken care of? Weeds love our hot Arizona summers, so make sure you have either Carriage Manor weed abatement or a private service set up to take care of them.

We wish you all, wherever you may be, a safe and healthy summer.

*Jon Larson*

*Activities Director/Front Desk*



## REAL ESTATE ROUNDUP

June is here and summer sales are already heating up! If you are considering selling, this is the PERFECT time to be the Seller! There are currently only have a total of 14 listings in all of Carriage Manor. This is the lowest number of listings I've seen in the summertime. We still have buyers looking for homes here in Carriage Manor, but the inventory is low, low, low.

Even before COVID, we were selling some homes entirely through video tours. Over the past few years many people have purchased homes, even during these hot summer months. So, Carriage Manor Realty is already prepared to continue selling Real Estate during the new normal of COVID-19. Whether you are planning to buy or sell, Carriage Manor Realty is here to help you.

In May, Carriage Manor Resort has had 6 closings, 3 of those were by entirely by other Realtors which means *NONE* of those commissions came back into Carriage Manor. I am trying to change those numbers to allow more money to come back into Carriage Manor to support YOU and your beautiful Resort.

**Please, if you are ready to sell, give me the opportunity to list your home and please refer your family and friends who are looking to purchase here in our AZ paradise!**

Thank You,

*Lorri Blankenship*

*Sales Director – Realtor® - SRES® Senior Real Estate Specialist*

*480-984-1922 Office • 480-766-8419 Mobile*

*Sales@CarriageManorRV.com*

**IF IT'S NOT THE FRUIT OF YOUR LABORS,**  
**DON'T TAKE IT FROM YOUR NEIGHBORS**







# CHIEF'S CHAT

Hello to everyone!

We in the security department hope that everyone is being very diligent and being safe in such trying times that are upon all of us with the Covid-19 situation. Well, not much more can be said regarding that.

We have just completed the water valve change out program. The first couple change outs were very trying to the residents. We were, at all costs, trying to isolate the resort in sections in order to avoid shutting down large sections during the change out phases of the valve replacements. I have attached a photo to show you folks of the need for the replacements. If you notice the pictured valve is to the point of no return, there is absolutely no way to isolate this valve. This is exactly why, at the last couple of water breaks at a resident's home, it was necessary to shut the entire resort water system down to change out a 3/4 inch piping. Since the valve change out program, we are now able to isolate in sections of twenty-two homes at a time in most all cases.



*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.

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**Security Direct Line 480-986-2467**

**2020**  
**Carriage Manor**  
**Annual Summer Get-Together**



**At SPIRIT LAKE, IOWA**  
**BY BEAUTIFUL**

**WHEN:** *TUESDAY, JULY 7, 2020*

**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:

Maxine & Merlyn Cranston

Worthington, MN 507-329-2745

OR

Candy & Herman Kamradt

Spirit Lake, IA 712-260-8914

# Lapidary ~ Silversmith Club

Latest info activities & classes on our website:

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

## Oh! Bummer - It's Summer

**Our shop is closed until November 1st**



# JUNE 2020

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
7	8	9	10 <i>BOD Work Session via ZOOM 1PM</i>	11	12	13
14 <i>Flag Day</i>	15	16	17 <i>BOD Meeting via ZOOM 1PM</i>	18	19	20 <i>Summer Solstice</i>
21 <i>Fathers Day</i>	22	23	24	25	26	27
28	29	30				