



CARRIAGE MANOR RESORT

JULY 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

The Board of Director's approved the 2018 Audit at their June meeting, copies are available at the Administrative Office and the website for your review. We now focus on the 2020 Budget for the BOD's approval at their November 2019 BOD meeting.

Patriot's Park Enhancement Committee, a subcommittee of Long Range Planning Committee are now working with OnPoint Architecture to take their conceptual drawings of proposed improvements and create a site plan as well as 3D rendering. Improvements included are more Pickleball Courts with lighting, bocce ball courts, both walking and exercise paths, lighting and seating for Pet Park, an Oasis building with warming kitchen, etc.

Many construction projects going on this summer, please check the website for photo updates

Remember, BOD Meetings agendas are posted on the BOD Board, between the Card and Billiard Rooms, the Administrative Office, the Website www.carriagemanorrv.com and Manor News so that you can stay in the loop while away.

Enjoy your 4th of July Holiday with family and friends.

Mary K Candalaria

General Manager CMCA, AMS



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At our official page

[CARRIAGE MANOR RESORT](#)



ADMIN NEWS

Happy July Everyone,

I hope everyone is staying cool and enjoying summer.

This month I want to make sure everyone who rents out their properties to 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. (Your tenant will still be responsible for a \$10 per person resort fee when they check in at the front office.) 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.

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.
3. Palm trees have been trimmed, please send your check for \$30 per tree to Carriage Manor, remember to include your lot # your check.

I wish everyone a wonderful Independence Day holiday and a safe/healthy summer.

Lorri Blackenship

Front Office Administrator



CHIEF'S CHAT

Hello to everyone! We in the security department have just completed our first walk around of each and every residence at the resort. I am very pleased to announce that we only had six issues with doors left unsecure in the resort. The best we have witnessed in the past four years. We called each resident that had any issues and compiled incident reports for each finding of the property owner's issue.

We also compiled a list of each resident with a bicycle in the driveway and/or deck areas. Security then took photos of each resident's property with bicycles and placed them on a CD to be in retention at the security office. This is for point of reference when doing our normal inspections of the resort.

In closing, we have a lot of projects in place for the summer months. Security is taking photos of the progress on each project and placing them on the Carriage Manor web site.

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.****

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



REAL ESTATE ROUNDUP

Here's what's sold in the neighborhood since May 1st (* Listed and/or Sold by CM Realty)

<u>Lot#</u>	<u>Sales Price</u>	
#338	\$115,000	
#736	\$75,000	*Listed & Sold by CM Realty
#889	\$84,000	*Listed by CM Realty
#590	\$64,000	
#773	\$70,000	
#518	\$96,000	*Listed & Sold by CM Realty
#401	\$71,500	*Listed & Sold by CM Realty
#761	\$92,500	*Listed by CM Realty
#483	\$89,000	*Listed & Sold by CM Realty
#659	\$56,900	*Sold by CM Realty
#547	\$124,500	*Sold by CM Realty

Pending's by CM Realty

#222	CM Realty listed
#508	CM Realty listed and sold
#511	CM Realty listed and sold
#622	CM Realty listed and sold
#662	CM Realty sold

Only 3 CM Realty listings left to sell!!! I need more listings!

#39

#192

#698

As you can see, Carriage Manor is listings sell fast. We only have 3 available and would love to add more listings. Please call us when you are ready to SELL or if you have friends that want to BUY. It benefits the whole Resort to let Carriage Manor Realty List and Sell your place.

As of writing, there are 7 properties pending sale and only 13 total active properties left on the market. Call us today if you're looking to sell - we need listings and have buyers waiting!

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

July 1st

Romancing the Stone

July 8th

Jewel of the Nile

July 15th

City Slickers

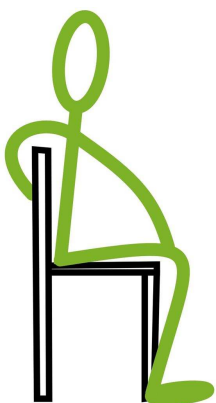
July 22nd

Speed

July 29th

Five Feet Apart

(Movies subject to change)



Join Mary Lou

In the Heritage Room

Every Wednesday and Friday

At 2pm for some Chair Yoga

EVERYONE WELCOME

Ken Sorensen Presents.....

1960 America to Space



Friday, July 26th

1:30pm

In the Ballroom

\$5.00

Includes YOUR CHOICE

Ice Cream Sundae



Rootbeer Float

4th of July

POTLUCK



Bring a dish to pass

Bring your own table service

Happy Hour 1:30pm ** Eat @ 2pm

In the Social Hall

Sign up in the Activity Office

2019 Annual



At SPIRIT LAKE, IOWA BY BEAUTIFUL LAKE OKOBOJI

WHEN:

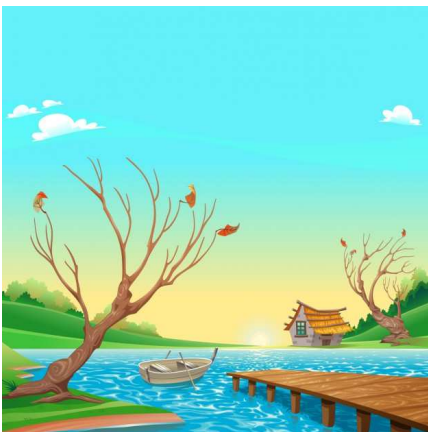
TUESDAY, JULY 9, 2019

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

JULY 2019

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1 <i>Movie Night (FW) 6pm</i> <i>Romancing The Stone</i>	2 <i>H&F Canasta (CR) Noon</i> <i>500 (CR) 6:30pm</i>	3	4 <i>Potluck (SH) 1:30pm</i> OFFICES CLOSED <i>Happy 4th</i>	5 OFFICES CLOSED	6
7	8 <i>Movie Night (FW) 6pm</i> <i>Jewel of the Nile</i>	9 <i>H&F Canasta (CR) Noon</i> <i>500 (CR) 6:30pm</i>	10	11 <i>Euchre (CR) 6:30pm</i>	12 <i>H&F Canasta (CR) Noon</i> <i>H&F Canasta Spanish (MR) 6pm</i>	13
14	15 <i>Movie Night (FW) 6pm</i> <i>City Slickers</i>	16 <i>H&F Canasta (CR) Noon</i> <i>500 (CR) 6:30pm</i>	17 BOD Work Session (SH) 1pm	18 <i>Euchre (CR) 6:30pm</i>	19 <i>H&F Canasta (CR) Noon</i> <i>H&F Canasta Spanish (MR) 6pm</i>	20
21	22 <i>Movie Night (FW) 6pm</i> <i>Speed</i>	23 <i>H&F Canasta (CR) Noon</i> <i>500 (CR) 6:30pm</i>	24	25 <i>Euchre (CR) 6:30pm</i>	26 Ken Sorensen & Ice Cream (BR) 1:30pm <i>H&F Canasta (CR) Noon</i>	27
28	29 <i>Movie Night (FW) 6pm</i> <i>Five Feet Apart</i>	30 <i>H&F Canasta (CR) Noon</i> <i>500 (CR) 6:30pm</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\$ll Wed, 7:30am