



CARRIAGE MANOR RESORT

SEPTEMBER 2021 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

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

CONTRACTORS HOURS

7am to 4pm

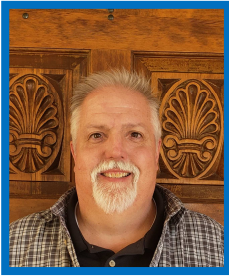
PHYSICAL PROPERTIES

Trash Schedule
Entire Resort
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



PHYSICAL PHACTS

I applaud the early settlers of the great state of AZ. I am not sure what time of the year it was but when summer hit I am sure they had second thoughts. The heat can be brutal. I imagine many of them questioned their decision. Kudos to the ones who decided to stay, so we can enjoy it today. I was told years ago that everything in AZ either wants to bite you or kill you. Knowing that is not totally true I have found some truth in that tease. I remember my first job when I moved here. I was a punch guy on a new home tract and I needed to do some touch up paint on the exterior wall of a new home that would close soon. Not knowing, at the time and naïve of the suns power, I attempted the repair. I loaded up my paint roller, started at the top and went down. As I came up with my roller to 'lay-off' the paint I quickly learned that no matter how thick the paint was it dried quickly.

Knowing ones limits seems to be the best tactical plan to survive the AZ Sun. I personally do pretty well in the heat for the most part but it does beat me up sometimes. I learned my limits the hard way, when it comes to the suns intensity, trial and error. When I can feel the fluid surrounding my eyeballs starting to get warm, I know it is just too hot. Unfortunately it does get that hot. The two myths of AZ is that it only takes 3 summers to acclimate to the heat and that there are only 3 seasons.....Hot, very Hot, and Oh my you must be kidding me! We truly must pick our misery to stay some days.

Arizona has it beauty and much of the year is perfect. This is attributed to why so many of us live here and why we have so many winter visitors or what I like to call 'summer be gone-s'. So keep it coming, there is plenty for all, but remember this truth.....The sun always wins!

Nate Allred

Physical Properties Manager





CHIEF'S CHAT

Hello everyone! I hope you're enjoying the summer wherever you folks are. Here it is, the usual, with the heat and the dew point going up each day. The monsoon season is among us here in the valley. I enjoy that time of the year because we get the much-needed rain falls.

I notice visitors and residents as they approach the entrance arms, they wait for the arm to rise as they go through. There is a stop sign on each side of the roadway. Just because you just went through the arm area does not imply that you do not have to stop for the stop signs directly after. The stop signs are in place for vehicle traffic to stop and look both ways for pedestrian traffic entering the cross walks. PLEASE stop and adhere to the traffic signs throughout the resort, not just at the security areas.

We had a vehicle rifled through during the month of August. I personally investigated the incident. Monies were left in the seat of the car, registration and insurance cards were in the glove box which was found open, and no damage to the vehicle at all. As I have stated many times in the past, **WE NEED TO LOCK UP OUR VEHICLES AND HOMES.** Again, this vehicle was NOT LOCKED.

Security department has been busy checking the homes at the resort making certain that everything is safe and secure for the summer months. There has been an acceleration in the east valley in the last month and a half about stolen bicycles. We are also checking the bed of contractor's pick-ups leaving the resort via the camera at security.

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

Wow, do you believe it is September already... where did this summer go?

Are you planning to rent your property this season? You must return a Third-Party Agreement along with the \$25 Homeowner fee (See Governing Documents R&R 12.21). Agreements must be received least 1 week prior to your renter arriving, I'd prefer earlier if possible. (Third Party Agreements are available in the Admin Office or on our website, CarriageManorResort.com in the forms tab.)

1. Make sure your renters are aware they need to check in at the front desk. We will ask them to show ID to establish proof of age and pay a \$10 per person resort fee.
2. At check in we will provide them with a gate pass, name badges and information on Carriage Manor, to make them feel welcome. Please advise your renter they will receive a blue gate pass for their vehicle when they check in with the front desk, but if they would like easier access, they may purchase a gate decal for \$15.
3. Be aware neither the Admin Office nor Security will hold keys for your renter.

Please contact us at Business@CarriageManorRV.com or 480-984-1111 if you have any questions.

I wish everyone here in Arizona or spread across the USA or Canada a wonderful end of summer and safe travels back to Carriage Manor!!

Jon Larson

Activities Director/Front Desk



**MONDAY
MOVIE MATINEE**

1:00pm
EVERY MONDAY
In the Ballroom
\$2.00

Includes Popcorn
(Movies listed on back
calendar)



REAL ESTATE ROUNDUP

Happy September Everyone!

“Snowbird” season is getting closer and I’m sure many of you are starting to think about heading back to your “sunny” place! I hope you are all enjoying summer, but we sure miss you and are looking forward to seeing your smiling faces again.

There are currently only 6 ACTIVE properties in Carriage Manor; of those 2 are older park models without an AZ Rooms and 4 are RV lots. **All properties with AZ Rooms are under contract!** I know, it’s crazy right! Below are a list of all properties that have sold over the summer, June – August.

LOT	Sold Price	COE	LOT	Sold Price	COE
103	\$166,000	6/14/2021	493	\$114,000	7/9/2021
904	\$141,000	6/15/2021	568	\$85,000	7/12/2021
93	\$100,000	6/15/2021	110	\$72,000	7/12/2021
876	\$124,000	6/16/2021	212	\$80,000	7/14/2021
54	\$149,900	6/18/2021	468	\$155,000	7/28/2021
157	\$97,500	6/24/2021	553	\$210,000	8/2/2021
121	\$140,000	6/30/2021	886	\$165,000	8/5/2021
450	\$154,900	6/30/2021	476	\$139,900	8/11/2021
17	\$81,000	6/30/2021	215	\$116,900	8/16/2021
399	\$98,000	7/1/2021	721	\$133,000	8/23/2021
339	\$145,000	7/1/2021	632	\$130,000	8/26/2021
185	\$139,900	7/6/2021	395	\$106,500	8/31/2021
91	\$100,000	7/8/2021			

Winter will be here soon, the seasonal inquiries are already pouring in, and I need more homes to sell! If you are considering selling your home? PLEASE contact me for a home valuation. This is the time to sell, homes are selling fast and for at or near asking price. I will help you get your home sold!

Thank you for your support in making Carriage Manor Realty successful!

Lorri Blankenship

Sales Director - REALTOR® - SRES®

Carriage Manor Realty

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



BINGO, BINGO, BINGO.



For all you Bingo enthusiasts, BINGO like never B4. Carriage Manor will again have Monday bingo nights starting in November 2021. The exact date is still pending but keep your dabbers ready and your good luck trinkets handy.

Hello, my name is Abdiel Almodovar, and I have accepted the role of Bingo Manager. I know I have big shoes to fill in replacing Ron, but I will do my best to do so.

My hometown is Chicago, IL, but currently, I reside in Orland Park, IL, when I'm not in Carriage Manor. This is my first year as an owner here in Carriage Manor, and I rented the previous two years as well.

Next December, my wife, Lillian, and I will celebrate our 48th anniversary. We have three children and five beautiful granddaughters.

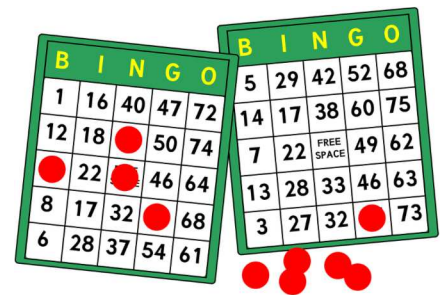
I enjoy playing sports like pickleball and volleyball and spending time in the woodshop making bowls and pens. I also love jokes, so here's one on topic for you:

How do you make 9 ladies at Carriage Manor simultaneously use profanity?

- Make a 10th one shout, "Bingo!"

Looking forward to working with you,

~Abdiel Almodovar



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.

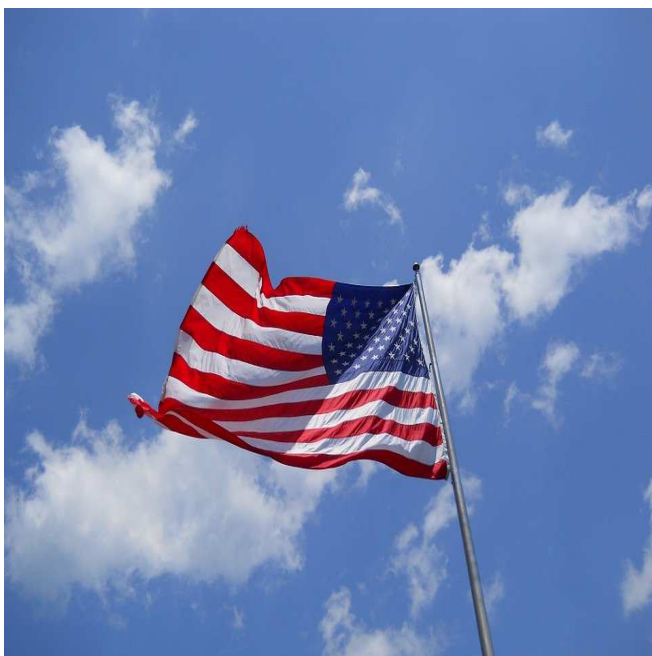
Lapidary ~ Silversmith Club

Latest info activities & classes on our website:

lap-silver.simplesite.com

Oh! Bummer - It's Summer

Our shop is closed until November 1st



Like us on

facebook

At our official page

[CARRIAGE MANOR RESORT](#)

Carriage Manor Bowling League

November 8, 2021 First week of bowling

Where: We bowl at Mesa East Bowling on Broadway just east of Ellsworth.

When: Monday afternoons at 3:00 (show up at 2:45), done a little after 5:00PM

Schedule:

Start bowling November 8, 2021 (2nd Monday of November).

December, we bowl for the first 3 Monday's. On vacation from December 21 – January 2nd, resume bowling Monday, January 3, 2022.

League's final bowling date would be March 14, 2022 with roll off between first half of season winning team and second half winning team on March 21, 2022.

All the other teams get to bowl for **fun**.

Our bowling recognition plaque of our first-place teams, of previous years, is located on the bottom shelf in the glass display cases in our CM lobby.

The CM bowling group/family tries to have a lot of fun. Individual scores range from under 100 – 220, with most bowlers closer to the 125 – 155 range.

If you are interested in taking up bowling once again, this is the group for you. Many of us put our bowling balls in the closet for a couple of decades, now that we have time, we are having fun.

I have six teams as of now and two names on a waiting list to hopefully fill out two more teams. **If we get 6 more people interested in bowling, we can fill out the two remaining teams.**

We **do not** use subs, with only a couple of people willing to sub, they would be bowling every week and that is not what they want to do.

Please contact me to let me know if you would like to come and have fun with the rest of us from CM.

I would appreciate your response earlier then later.

Thank you,

Arne Teigen

CM #859 (not in the resort at this time)

ajteigen@gmail.com (my preferred way for you to contact me)

651-485-0021





**WATER
USE IT
WISELY.**

Pickleball



We have set up a pickleball court in the ballroom so we can play indoors in the comfort of an air conditioned environment. This court will stay up for the duration of summer. It is on the far side of the ballroom closest to the pool.

1. The court will be open from 6AM to 10PM daily.
2. There will be a sheet at the end of the court where you can reserve times to play. There will also be open times where you can come and play based on availability.
3. The signup sheet will have times blocked out where the ballroom will be in use for meetings and events. The pickleball court will be unavailable during those times.
4. There are extra paddles and balls by the court for your use if you do not have any.
5. If you would like to learn how to play pickleball, contact Kurt Leikvold at 720-937-0640 and we can schedule a time to work together.
6. If the tape lines need to be fixed or any other issues, please contact Kurt Leikvold at 720-937-0640.

Enjoy!

Hey, do you know we have our very own Kitchen Band?

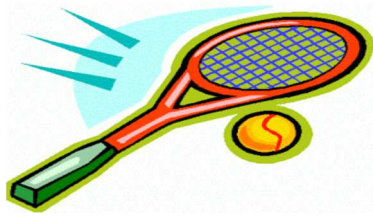


The Carriage Manor Kitchen Band was established in 1993, and is one of only a few still playing!

- 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!”

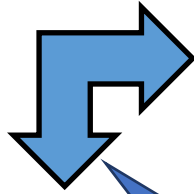
Unfortunately, we are taking an extended intermission this year. We plan to re-establish our practice sessions and performances as soon as we can.

Nothing will stop us from making people smile!



Racquet Racket

Here's what you can look forward to in the coming 2021-22 season.



FREE Tennis Lessons

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

WOW

Round-Robin
League Tennis

Casual Play

And

Fun Events!

Watch for Details

BROADWAY CHAPEL

We are excited to announce that we plan to have Chapel Service this season, beginning November 7, 2021. But of course, this is predicated on the CDC's guidelines and state and local agencies.

Broadway Chapel is a non-denominational church. We have Chapel Service each Sunday at 9 AM and welcome everyone to attend. Following chapel, we have fellowship with refreshment in our Social Hall, a time to meet and greet friends and become acquainted with new people.

For the past three years, we have had the privilege of having Bill Carson as our Pastor. It is a pleasure to announce that Bill and Cindy Carson has agreed to return to Broadway Chapel for another season. We hope you will join us this year.

SEPTEMBER 2021

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6 <i>Labor Day</i> <i>Offices Closed</i> <i>POTLUCK</i> <i>(SH) 1pm</i>	7	8 <i>BOD</i> <i>Work Session</i> <i>1pm</i> <i>Zoom & BR</i>	9	10	11
12	13 <i>Matinee</i> <i>Movie</i> <i>1pm (BR)</i> <i>13 Going on 30</i>	14	15	16	17	18
19	20 <i>Matinee</i> <i>Movie</i> <i>1pm (BR)</i> <i>Dodgeball</i>	21	22 <i>Bill Harrison</i> <i>(BR)</i> <i>10:00am</i>	23	24	25
26	27 <i>Matinee</i> <i>Movie</i> <i>1pm (BR)</i> <i>Liar Liar</i>	28	29	30		