



MARCH 2021

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

8am to 5pm

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

February is an important time for your board of directors. During this time our annual general membership meeting will be held on February 24 and new board members will be elected and installed.

As a board, we are also setting our goals for the upcoming year. One of our goals will be to begin looking at areas where we can reduce costs. Carriage Manor is the equivalent of a \$2 million dollar business and even small cost reductions can result in significant savings.

We will also try again to address the parking issues around Patriot Park and the maintenance area. As most of you already know we have secured permission from the city to park golf carts in the retention basin but were unsuccessful in our request to allow the parking of cars in the retention basin. So we

will begin the process of identifying some short term solutions as we look at a long term solution.

One of the key factors in the success or failure of any board of directors is the various committees that support them. This board is very fortunate to have several committees that are invaluable in helping conduct the business of Carriage Manor. These committees include the Governing Documents Review (GDR) committee, the Long Range Planning (LRP) committee, the Architectural Review (ARC) committee, the election committee, the ambassador committee, the Budget and Finance (B&F) committee, and several ad hoc committees that meet and function on an as needed basis. To these committees we say "THANK YOU!"

Bruce Groves

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.****

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

At the time of this writing, the results of the Annual meeting are still pending, so I thought I would speak about members of the Board of Directors and their responsibilities. The association has responsibility for its common elements as well as the management and operation of the association's business affairs - - all in accordance with standards established by the governing documents created when the community was first developed.

To the extent that an association (typically a non-profit corporation) has such authority and control, it is its board of directors that carries out these duties and responsibilities. The board of directors makes the policies for the association, but staff carry's out these policies and administrative functions for the community. All of the officers have an affirmative obligation to act with utmost good faith towards the association.

The members of the board of directors and each officer of the association have a fiduciary responsibility to the members of the association. This fiduciary relationship imposes obligations of trust and confidence in favor of the corporation and its members. It requires the members of the board to act in good faith and in the best interests of all of the members of the association. This sometimes conflicts with the wants/needs of an individual resident or special interest group. It means that board members must exercise due care and diligence when acting for the community.

Operating a homeowner association carries with it many of the very same duties and responsibilities as overseeing any other business. The residents who serve as board members are invaluable, they have identified an opportunity to serve their fellow neighbors while protecting and enhancing the assets of the

community. It is serious business, but also a task worth doing well in order to safeguard the investments of all. The fact that the association is a not for-profit corporation, or that the members of the board are volunteers and unpaid, does not relieve them from the high standards of trust and responsibility that the fiduciary relationship requires.

Please review a sampling of the responsibilities the BOD is charged with:

- Establish sound fiscal policies and maintain accurate records
- Develop a workable budget, keeping in mind the needs, requirements and expectations of the community
- Establish reserve funds
- Act on budget items and determine assessment rates
- Collect assessments
- Establish, publicize, and enforce rules and penalties
- Authorize legal action against owners who do not comply with the rules
- Review local laws before passing rules or sending bylaws to membership for approval
- Appoint committees and delegate authority to them
- Select an attorney, an auditor, insurance agent and other professionals for the association
- Provide adequate insurance coverage, as required by the bylaws and local governmental agencies
- Inform board members of all business items that require their vote
- Inform members of important board decisions and transactions
- See that the association is protected for the acts of all parties with fiscal responsibilities
- Attend and participate at meetings. I ask each of you to demonstrate appreciation and respect for the existing board members, and the new ones we will soon be welcoming. Remember, you can disagree without being disagreeable.

Mary K Candalaria

General Manager CMCA, AMS





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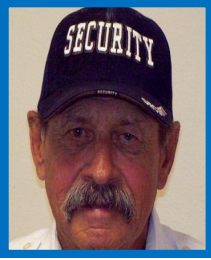
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CHIEF'S CHAT

A hardy Hi to everyone! To start, on behalf of the security staff, I would like to thank the General Manager, Mary Candelaria, the Board of Director's and the Carriage Manor Resort residents for the new SUV for the internal and the external patrol of the complete resort areas. We certainly like it and I promise that we will take good care of it. We have it

washed twice a week. I have attached a photo of the vehicle.

Next up, I was walking from the security office the other day looking forward towards the clubhouse. There was an automobile approaching the Carriage Lane and Auburn intersection. It came to a complete stop and started to move across the intersection. Suddenly a bicyclist came across the intersection from Manor Way and made no attempt to slow down, much less stop. That was a very close incident. I stopped the bicyclist and said "you came very close to getting hit" and he replied I'll be more careful. That was not the answer that I was hoping to hear at all. We must be diligent in the control of equipment in the roadways. We have to be safety conscious at all times of everything around us, i.e. automobiles, trucks, bicycles or golf carts, and this is to include pedestrians.



Terry Friebohle
Chief of Security

CARRIAGE MANOR PHOTO



I know there are a lot of new owners in Carriage Manor. Let's get your picture taken for the CM family albums located in the lobby. Every owner should be in the albums. I will take your picture whenever it is convenient. It only takes 5 minutes. Let's set up a time.

Please call Sandy Schuman for an appointment. 608-783-1313 169 Imperial

CARRIAGE MANOR MARKETPLACE

To place an ad in the Carriage Manor Review, please call

Williams Express @ 480-967-1014

for pricing and space availability.

Deadline for ad submission is the 15th of the month prior to publication.



PHYSICAL PHACTS

I moved my young family down to AZ back in 2004. We left behind the snow, our first home and a growing business to be warm and dry. Although I only made a whole \$1 on the sale of my house I have never regretted it. My first job in AZ was as a detail/punch man on a Building Tract in Scottsdale. My first week, I remember pulling up to a Lot and seeing the Landscapers digging a hole using a Jack-hammer. Boy the ground is hard in the desert....but when it gets wet everything changes to slippery, sticky, mush.

I have learned over the years that there seems to be multiple ways to perform and complete most tasks in any Maintenance project. Finding the best path is always the challenge but can definitely affect the outcome. When all is said and done, one

must own their mistakes, note inefficiencies, and be committed to get better. When it comes to the multiple Water Leaks maintenance has performed lately I must applaud your patience as we continue to learn and get better. In this process there are many variables we seem to bounce off of. It reminds me of this quote I heard years ago in Ypsilanti MI, 'Everyday in every way, I get better and better.'

It is interesting to note that one simple variable can change everything. One turn to the left, rather than the right or a simple pause in a choice could have rippled a different outcome. Truly one could argue if things are random or meant to be.

Nate Allred

Physical Properties Manager



ADMIN NEWS

Hello Everyone!

There is still time to sign up for the 2021 Weed Abatement program! It's still at the low, low price of \$100 for the calendar year. Just feel free to give the office a call and let us know and we will get you started immediately. Then just put a check in the mail at your earliest convenience. It's that simple.

Now that we are closer to the end of the season than the beginning, and in anticipation that I will be heading back to the Activity Office by the fall, I just want to take a moment to thank all the volunteers at the front desk who have helped ease my transition into the Administration Office. As you all know, we couldn't run smoothly without the help of all the amazing volunteers that give their time unselfishly. I want to thank Mary Adams who leads the team at the front desk, makes sure we always have coverage,

fills in for those who have prior engagements and trains all the new volunteers. Thank you to Linda Cik, Barb Houg, Karen Ternus, Pete Keeffe, Bernie Berube and Nancy Ervin. You are all awesome at what you do. And a special thank you to Cheryl Keeffe, JoAnn Huber and Roxanne Jergens for coming over from the Activity Office to fill in for those that couldn't make it this season. I appreciate all of you SO much!!

As always, I hope this finds everyone safe and healthy!

Jon Larson

Activities Director/Front Desk



REAL ESTATE ROUNDUP

Hello Everyone,

Even though Punxsutawney Phil saw his shadow on Groundhogs Day, it feels like spring is already here. Temps are pickup up, so have the sales! We had dozens of showing appointments each week, people who are excited to come and own in Carriage Manor, especially when they see all the lovely facilities and amenities. We especially love it when we get to meet friends or family of existing owners. So, don't keep Carriage Manor a secret - bring your friends, relatives (because if they get their own place, they don't have to sleep in yours, right?!), old school mates, and let us show them what the Carriage Manor lifestyle is like.

There are dozens of excellent properties on the market right now. More choices for year-round ready properties than there was a year ago, too. And remember, every sale that is represented by Carriage Manor Realty brings in REAL DOLLARS to your community – the more we earn, the more YOU earn!

Lorri Blankenship
Sales Director, Carriage Manor Realty

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Lorri Blankenship
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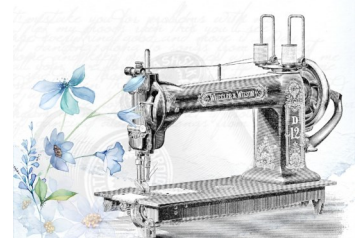
At our official page

[CARRIAGE MANOR RESORT](#)



CREATIVE STITCHERS

Every Monday, through March 2021, we will meet in the Social Hall at 10:00am. Annual dues are \$15. New members will receive an orientation to the sewing room so you can use the equipment in the room. Experienced or not, you will always learn something from our weekly meetings and have the opportunity to sign up for quilting and sewing classes. Come and renew old friendships and make new sewing/quilting/knitting/crocheting friends.



March 2021 meeting dates are:

March 1: Business Meeting

March 8: Speaker

March 15: Demonstration

March 22: Annual Meeting

March 29: Social, Fat Quarter Bingo, Show & Tell

Show & Tell: At the end of the month social, members show what they have been working on. The beautiful works they have created. No matter how big or small, we all want to see them all.

Knitting & Crocheting: All knitters and crocheters are welcome to meet in the sewing room Wednesday of each week :

1:00pm to 3:00pm



Comfort Makers: Meet every Wednesday of each week:

9:00am to 11:00am

Quilts are made for charity. Everyone is welcome to come and help. No sewing skills needed.

COULD WE HAVE A FUTURE PROBLEM WITH RENTAL UNITS?

An ad hoc committee has been formed to look into this and find some possible solutions.

Our mission statement is this: *Create a rental policy that fully supports the Carriage Manor Mission*

We all love our homes here in Carriage Manor and consider this to be our *community*, not just another “trailer park”. One of the nicest perks is the low HOA payment that allows us to enjoy for all the amenities offered. Where else can you live for under \$200 and have access to a pool, sports courts and any hobby you could want to explore?

However, that low HOA payment could cause future problems if action isn't taken. Here's a brief background.

Currently we have approximately 106 total units available for rent. About 50 of these are offered by residents in the resort that live in one unit and rent the other(s). This is the ideal situation as the owner is aware of the rules of Carriage Manor and is on the premises.

However, we have approximately thirty-five units that are owned by people or corporations that do NOT live here. They may be aware of the rules, but aren't here to enforce them. These units are purely for income purposes. They may be less likely to vote in favor of any assessments to maintain or enhance our resort and possibly to even make improvements to their own property. Although the number is small now, it could be problematic if allowed to increase.

This is where the low HOA fee becomes a concern. It makes it very appealing to outside buyers to purchase properties for rental income. Have you been getting phone calls asking if you'd like to sell your property?

Let me be very clear. We are NOT against having renters. We love our renters and many of them are active in the community. Hopefully they will enjoy their “test drive” by renting and become future owners.

Our committee would like to hear your concerns and questions as we work on this issue. You may email me at: dollmaker127@gmail.com. Please put rental issue in the subject line. Your input is important to us.

Cheryl Keeffe

Liaison for the Rental Ad Hoc Committee





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!



THANK YOU

The 2020/21 season will be ending soon. We want to thank the following individuals for making Pickleball an exciting sport to be a part of this season. With the Covid restrictions in place, many activities and social functions were limited but we still had many good times.

A bouquet goes out to Linda Haderli, Chairperson of Tournaments, Beginners Round Robins and Jumpstarts. She ran weekly Round Robins for both Beginners and Advanced players. Two Jumpstarts were held with 39 total attendees. Of those, 35 have joined the club. A big thank you to all those that assisted her in running these events.

Thanks to the morning Pickleball maintenance crew who ensured the courts were cleaned and safe to play on. New outer gates were installed to the court. Russ Krueger stepped up and became our instructor for beginners along with assisting wherever he was required.

A huge bouquet goes to the Tennis Club and their President, Paul Taylor and the dedicated Pickleball group responsible for the fund raising in an effort to get lighting on the existing Pickleball courts. Thank you to all residents who pledged to support the PB request.

Kudos, to the LRP Committee for working hard towards make the lights on the courts a possibility. We also want to recognize the BOD and management for their efforts. We may be getting lights for night play!

A big Thank You goes to the PB members who were not in CM during this season but supported the PB Club via funds or correspondence. We are looking forward to “new beginnings” in the 2021-22 season. **Be safe, be happy...see you next season.**

The Pickleball Executive Board



Racquet
Racket.

*TENNIS CLUB NEWS
JANUARY 2021*

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



**Round-Robin every Tuesday and Thursday at 1 p.m.
All are welcome!**



Covid Friendly (guidelines are posted)

**THE PICKLEBALL CLUB MEETING
WILL BE HELD ON TUES. MARCH. 9, 2021
AT 3:30 ON THE TENNIS DECK**

MEMBERSHIP DUES ARE \$20.00

PLEASE PAY:

ROGER HOOKER – LOT #909 – 206-612-0052

LINDA HADERLI – LOT #720 – 206-459-4054

JOYCE WOOTTON- LOT #173 – 480-357-9112

Must: Social distance, wear masks, sanitizer will be available.

Lapidary ~ Silversmith Club

Latest info on activities & classes on our website:

lap-silver.simplesite.com

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Call Mary Jo Burns if you wish to purchase - (907) 351-5508*

Shop hours 9am to 12pm

Due to the Covid-19 virus there will be no classes held. The shops will be open for members only.

No more than 10 members allowed in either at any one time. Masks must be worn.

See website for further information.

Happy St Patrick's Day!



Golf Club 2020-2021

Golf is a social club with benefits.

It's an opportunity to meet and spend time with some of the nicest people in the park. We usually have tournaments, parties, and volunteer opportunities. We sponsor two fundraising events (Pancake Breakfasts - pending), and maintain the Putting Green area located at the entrance to the center. Golf memberships offer a guaranteed tee-time at reduced rates.

- Golf opportunities are available at five different golf clubs during the week.
- All golfers are welcome to join and participate.
- Simply register, pay your dues, and sign-up to play. (Membership dues remain at \$10 for just one month or \$20 for the entire season.)

Sign-up sheets are posted each week on the Golf Board across from the library. The sheets for the next week are posted on the day AFTER the date of play. You can sign-up as a single, with another group, or you can sign-up with your own group. There is no commitment beyond the round for which you sign-up.

You can pay your dues to any of the following people:

Treasurer: Pete Keeffe, 336 Nash, 608-385-4672

Membership Coordinator: Karen Sellek, 567 DeSoto, 815-353-9448

Or any of the league coordinators on your first day of golf.

Club meetings, Outings, and Special Events

Member Meetings: 3rd Wednesday of each month at 7:00 p.m. in the Social Hall.

Board Meetings: 2nd Tuesday of each month in the back of the Social Hall

Fundraising: Pancake Breakfast for January and March - canceled

Skins Games: Most Saturday mornings on the Putting Green –
10:00 a.m. \$2.00 per person

Come join us.

Mark Oachs, President



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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.

Pet Club

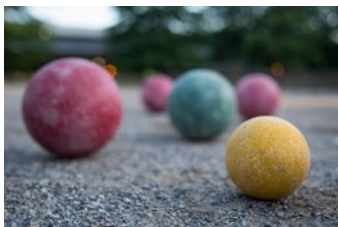
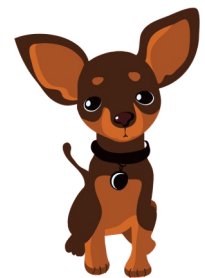
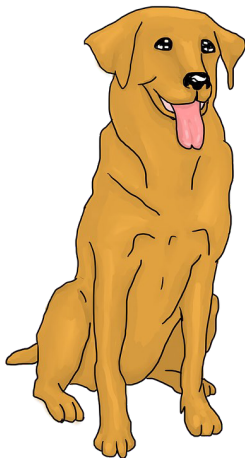
Welcome all Pet Owners!

Please consider joining our Pet Club!

Only \$10 per person per year!

Lot's of doggone fun!

Just leave money and info at lot #882



BOCCE

The Bocce Club invites Carriage Manor residents to come on down to our courts and give the sport a try. We play Mondays, Thursdays & now Saturdays at 2:00pm. We wear masks and 'social distance' for Covid safety.

Our club is having a raffle fundraiser. Watch CMposts for details. You could win a basket full of tasty drinks/goodies! For more info about bocce, contact Ole Olson at olesweden@gmail.com or 360-909-4601.

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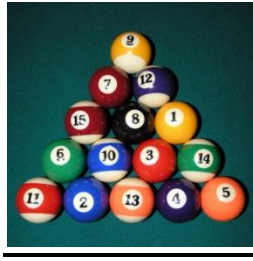
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Billiards Basics is available to all owners and renters. We will provide the cues and balls. Come learn what is it all about: lots of fun and not physically challenging.

Ladies: Mondays at 3:00 PM

Gents: Tuesdays at 3:00 PM

Questions?

Contact Linda 206-459-4054

Covid Rules apply:

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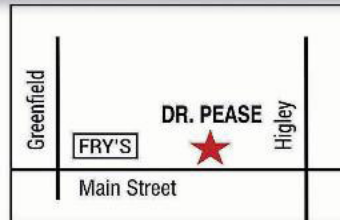
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MARCH 2021

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1 <i>Walk Aerobics (BR) 8:00am</i>	2	3 <i>Walk Aerobics (BR) 8:00am</i>	4	5 <i>Walk Aerobics (BR) 8:00am</i>	6
7	8 <i>Walk Aerobics (BR) 8:00am</i>	9	10 BOD Work Session (Zoom & BR) 1pm	11	12 <i>Walk Aerobics (BR) 8:00am</i>	13
14	15 <i>Walk Aerobics (BR) 8:00am</i>	16	17 BOD Meeting (Zoom & BR) 2pm	18	19 <i>Walk Aerobics (BR) 8:00am</i>	20
21	22 <i>Walk Aerobics (BR) 8:00am</i>	23	24 <i>Walk Aerobics (BR) 8:00am</i>	25	26 <i>Walk Aerobics (BR) 8:00am</i>	27
28	<p><i>Comfort Makers meet every Wednesday in the Sewing Room from 9am to 11am</i></p> <p><i>Knitting and Crocheting meet every Wednesday in the Sewing Room from 1pm to 3pm</i></p>					