



CARRIAGE MANOR RESORT

MAY 2021

RUMBLE SHEET



Happy Mother's Day

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**

**6:30am to 3:00pm**

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  
**Please have trash  
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



# PRESIDENT'S NOTES

The season has quickly come to an end and it is sad to see everyone leaving. As I've said before it was a very difficult year. We had some people say the board didn't do enough when we enacted the covid guidelines and others stated we were too strict. The board based the covid guidelines on what the Governor recommended in his state requirements. Let's hope we never have to go through something like this again.

If you are traveling to a summer home please be safe. We are hoping to have everyone back in the park next season. We have a lot planned for next year including a new Bingo manager. Abdiel Almodovar has volunteered to be our new bingo manager and will be contacting previous volunteers. He's hoping to have his teams in place on his return this fall.

Please be aware that the Board of Directors will be spacing out their meetings for the summer. In May we will only have a work session, June then we will have a Board meeting. July again will be a work session with August having a Board meeting. September will be a work session. Then in October we resume the normal schedule.

*Ross Long*  
*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.\*\***

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**



## MANAGER'S MESSAGE

The CPA Firm of Clifton Larson Allen have begun audit procedures on our 2020 financial records. CLA staff is already onsite to pull records and verify supporting documents to establish Carriage Manor's compliance with GAAP (Generally Accepted Accounting Principles) and have met our BOD President and Treasurer. Upon completing thorough review of the Association's financial operations, CLA will present preliminary report in May, with the BOD approving the audit at their June 16th, 2021 meeting in order to comply with CC&R 7.8 D. *The annual financial report shall be made available to the members within (180) days after the close of the fiscal year*, Once approved, the audit will be posted on the website with copies available in the Administrative Office.

The Security Staff begins its Resort wide phased patrol of the doors/windows on all units, verifying and documenting they are secured. This is done several times thru out the summer, and all findings are compared to previous report for any variables, which are then researched and resolved.

The Board of Director's will have a Work Session on the 12<sup>th</sup> of May via ZOOM with attendees able to observe thru ZOOM as well as in the Ballroom.

The temperatures are about to spike and turn the heat up, try to stay cool and be sure to hydrate.

Safe travels!

*Mary K Candelaria*  
*General Manager CMCA, AMS*



### 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.

**\*\*\*\*\* PLEASE NOTE.....PERIODICALS AND NEWSPAPERS ARE TO REMAIN IN THE LIBRARY FOR THE ENJOYMENT OF EVERYONE \*\*\*\*\***



## PHYSICAL PHACTS

Over the years I have had the great pleasure to clean and clear many drains. I have done this in a true preventative maintenance fashion and also in an emergency type setting. In either case I have pulled out some interesting things. As you can imagine, or not, these items have included large pieces of food, jewelry, coins, pencils, rocks, nails, and even items of clothing. If it could fit down a plumbing pipe, I am sure someone has flushed it down for a plumber to find.

Plumbing has come a long way since its first use, in homes, centuries ago and even the blessed garbage disposal in 1927 is still under ridicule of what's proper. Of all the ways we can put things down the drain who decides what is proper? Potatoes skins yes? Egg shells no? And what about celery? It is just enough to cause one to throw their hands up or push out of their mind. Certainly we are all guilty of that I am sure. Can someone tell us proper drain etiquette?

Maintenance workers find all kinds of items, in the wrong location, and just wonder sometimes. Recently we pulled two small paint brushes and a cup of sand out of a P-trap in one of our sinks. So do we, as people, move forward with the accepted idea, 'if it fits it will drain' or do we hope that it decays enough that it will eventually go down? So next time you are at a sink ready to wash and discard, stop for a moment and ask.....where should this end up, and where will it end up if it goes down the drain.

Have a safe summer, see you soon!

*Nate Allred*

*Physical Properties Manager*

## BOCCE



For those residents who wish to play bocce ball during the summer, please know that Cal Dahl, lot # 418 is the contact person for the bocce club. His email is [caldahl@comcast.net](mailto:caldahl@comcast.net) . Cal will organize bocce play when it's cool enough to do so.

The officers for the 2021-2022 season are:  
President ---- Lory 'Ole' Olson  
Vice President --- Ken Adams  
Treasurer --- Annette Magyar  
Secretary --- Tena Taylor



# REAL ESTATE ROUNDUP

Hello and Happy May Everyone!

Since we are at the end of the winter season, I thought it was a perfect time to recap what has happened in Real Estate since the first of the year. Currently we only have 20 Park Models and 3 lots on the market. The number of homes for sale that are move in ready (either newer or remodeled) with AZ Rooms is extremely low. If you are thinking of selling your home **call me**, I have buyers year around!

Year to date, we have brought in over \$56,000 to help keep your HOA dues low and more money in your pocket!

It has been a great season and I am happy to tell you that after crunching the numbers, Carriage Manor Realty has both listed and sold more homes than any other Realtor! So, you can all keep track, I have listed all sales since January 1, 2021 below.

Lot #	Sold Price	Close Date	Lot #	Sold Price	Close Date
764	\$143,500.00	1/7/2021	129	\$125,000.00	3/22/2021
41	\$165,000.00	1/12/2021	854	\$129,000.00	3/23/2021
189	\$122,900.00	1/25/2021	621	\$110,000.00	3/25/2021
787	\$158,000.00	1/28/2021	350	\$122,500.00	3/26/2021
779	\$92,000.00	2/4/2021	311	\$117,000.00	4/2/2021
345	\$157,500.00	2/9/2021	298	\$148,000.00	4/2/2021
375	\$105,000.00	2/10/2021	346	\$113,000.00	4/5/2021
638	\$127,500.00	2/18/2021	690	\$155,000.00	4/6/2021
172	\$151,000.00	2/26/2021	830	\$150,000.00	4/9/2021
320	\$89,000.00	3/1/2021	708	\$153,500.00	4/12/2021
894	\$155,000.00	3/1/2021	73	\$160,500.00	4/13/2021
821	\$80,000.00	3/5/2021	749	\$170,000.00	4/13/2021
837	\$111,000.00	3/18/2021	187	\$80,000.00	4/15/2021
500	\$112,000.00	3/18/2021	392	\$142,000.00	4/21/2021

*Lorri Blankenship*

*Sales Director - REALTOR® - SRES®*

*Carriage Manor Realty*

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

[LEB@CarriageManorRV.com](mailto:LEB@CarriageManorRV.com)

Follow us on Facebook:

<https://www.facebook.com/CarriageManorRealty>





## CHIEF'S CHAT

Hello to everyone!

I hate to keep coming back to the platform of the topic of Stop Sign compliance. I am very concerned that if we do not all start coming to a complete stop at all stop signs in the resort that there is going to be a mishap at the main entrance to the resort. Last week I identified three different near miss accidents.

A vehicle did a rolling stop at our main entrance and there was a pedestrian walking across the street on the back side of the security office. They nearly missed the person walking.

Another incident... a vehicle did not stop at the main entrance. A golf cart was turning left from West Desoto going north onto Carriage Lane and came very close to getting struck on the passenger side of the golf cart.

In closing, the security department at the Carriage Manor Resort's main mission is the complete safety and security of all the residents at the Carriage Manor Resort.

The security department has initiated the first round of doing a complete walk around of each residence in the resort. I am confident we will have good results as like last year's walk arounds.

Thank you all for your attention in this matter. I know, as always, the residents will comply with the request of the security departments concerns. Thank you in advance for your cooperation.

*Terry Friebohle*  
*Chief of Security*



## ADMIN NEWS

Happy May everyone!

As always, we have a few quick reminders.

1. Please remember all citrus must be removed from your trees by May 1<sup>st</sup>.
2. 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.
3. Do you have a palm tree on your lot? If you haven't signed up to have your tree trimmed this summer, please contact me or fill out one of the forms located on the table in the lobby. The cost will be the same as last year at only \$30 per tree. 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.
4. 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, whether here in Arizona or somewhere up north, a safe and healthy summer.

*Jon Larson Activities Director/Front Desk*

## Resort or Trailer Park? Which one should we be?

As promised in the April Rumble Sheet, this month we'll look at the issue of long-term rentals. Oddly enough I was just asked about this by three people today in the pool. It seems people are talking and giving this some thought.

One repeating comment is that we missed the mark by limiting the minimum rental to two weeks. There are many who would like to see this increased to a one month minimum. I'd like to hear your opinions on this. Should this go back on the ballot next February to change it?

We don't want to be the "last resort" for those looking for cheap rent as many other resorts have already taken care of it. Here are a few that we've located and how they have handled this issue.

**Greenfield Village:** Their new by-law reads: "Long Term Lease is defined as any lease with a term, including any renewal terms to the same occupants of more than 270 days within a 365-day period. Any lot owner who owned a lot on February 13, 2019 may continue to engage in long term leases for that lot until such lot is conveyed to a subsequent owner. Upon such conveyance, the long-term lease restriction will apply to the new owner."

**Roadhaven** – "The occupancy of rentals is prohibited from June 1<sup>st</sup> through September 30<sup>th</sup> each year. Starting on the first day of violation, a penalty of \$25 per day will be assess."

**Golden Vista** – "No Owner shall lease or allow a lot/unit to be occupied by a nonowner occupant, for temporary vacation lodging or transient purposes or for a term of less than twenty-eight (28) days. No owner shall lease a lot/unit during the months of June, July and August."

The Rental Ad Hoc Committee would like to hear from you. Please direct your comments and thoughts by text to 608-385-4675 or email at [dollmaker127@gmail.com](mailto:dollmaker127@gmail.com).

Thank you.

Cheryl Keeffe

Liaison to the Rental Ad Hoc Committee



## 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

## Water Service And Your Carriage Manor Home

As most residents are aware, there have been occasional interruptions of water service to the lots to enable Maintenance to make underground piping repairs. In most cases, this has been an emergency repair due to breaking of the ¾-inch PVC lot service pipe connected to the water main. Leakage due to corrosion and mineral fouling of the steel riser pipe and shut-off valve also require shutting off the water to replace. Although the amount of water lost to these breaks is insignificant compared to our overall usage, our water cost has been rising due to increasing supply cost from the city. Typical total usage, including irrigation, is over 2-million gallons per month at a cost of around \$20,000 per month.

As requested by the Board of Directors, the Long Range Planning Committee has been investigating these failures in an effort to understand the root cause(s) and propose solutions and conservation measures. These problems are not unique to Carriage Manor, as other area resorts and municipalities are experiencing similar problems. Aside from age, research indicates that the extended drought in the Southwest has caused shrinkage and hardening of the clay soil, resulting in soil movement sufficient to cause breaks in the small, rigid PVC piping. Thankfully, this problem has not affected our 4, 6 and 8-inch water mains. In collaboration with Maintenance, a standardized “fix” for water service connections at the lots is being employed utilizing a continuous length of flexible PEX tubing from the main to the shutoff valve. This will eliminate both the breakage due to soil movement and corrosion of underground pipes.

In addition to making emergency replacements, Maintenance has begun a program of proactive replacement of water services to lots. Currently, replacements are being made when a park model is removed from a lot, as it is much easier to do when the lot is clear. Going forward, the plan is to replace the service piping a few at a time (around 16 per month) over the next 4-5 years. To facilitate this work, it will be very helpful if owners will be sure to have a current phone number and email address on file in the office in case they need to be contacted. If this work can be done on a non-emergency basis, water interruptions can be minimized and the job can be done more efficiently.

Since we all share the cost of our water, we should also share in conserving it. Repairing leaking toilets or replacing them with WaterSense labelled units (\$25 CM rebate available) can save a lot of water over time. Since slowly-leaking toilets are frequently not noticed, it is very important to turn off the water to the home when leaving for an extended time. This will also prevent water draining from your heater if repairs are being made in your neighborhood (air in the heater accelerates corrosion and mineral build-up). If you have irrigation connected to your service, be sure you or your care taker check the timer and all emitters and tubing to prevent over-watering or leakage. Consider replacing emitters and exposed tubing if more than a few years old. These recent hot summers have caused plastic materials to get brittle and weak, resulting in sudden breakage. Remember, Carriage Manor’s responsibility for maintenance and repair ends at your main shutoff valve. Thank you for caring!





**Bill Harrison** *presents*

# **GOLDFIELD**

**From Boom, to Bust, to Boom!**



**Wednesday, May 26th**

**In the Ballroom @ 10:00am**

***Tickets \$5.00***

**Refreshments Included**

# Hatfield Medical Group

Quality, Compassionate care to every patient, every day!



## FREE BREAKFAST BURRITOS

Signup no later than  
Monday, May 24th at The Front Desk

### Event Date:

Friday, May 28th

Time: 10am to 11am



Your Choice of  
bacon and/ or cheese  
All burritos come with egg, potatoes,  
pepper, and onions  
No other changes can be made\*



**MONDAY  
MOVIE MATINEE**

**1:00pm**

**EVERY MONDAY**

**In the Ballroom**

**\$2.00**

Includes Popcorn  
(Movies to be announced)

# MAY 2021

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3 <i>Monday Matinee Movie 1pm (BR) TBA</i>	4	5	6	7	8
9 <i>Happy Mother's Day</i>	10 <i>Monday Matinee Movie 1pm (BR) TBA</i>	11	12 <b>BOD Work Session (Zoom &amp; BR) 1pm</b>	13	14	15
16	17 <i>Monday Matinee Movie 1pm (BR) TBA</i>	18	19	20	21	22
23	24 <i>Monday Matinee Movie 1pm (BR) TBA</i>	25	26 <b>Bill Harrison (BR) 10:00am</b>	27	28 <b>Free Breakfast Buritto Day 10:00am</b>	29
30	31 <i>Memorial Day Offices Closed</i>					