



CARRIAGE MANOR RESORT

# AUGUST 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

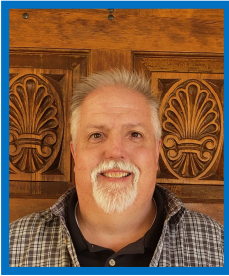
**PHYSICAL PROPERTIES**

Trash Schedule  
Entire Resort  
Monday & Thursday

**Please have trash  
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



## PHYSICAL PHACTS

As the days truly just blend together, I recall some weeks back a water leak out on Broadway. The Maintenance Dept. has long been conditioned to when they hear of or sees a water leak that they notice a small 'kink' in their lower backs. Interesting how our bodies can remember what movement is needed for a given task. Water leaks means lots of digging, plenty of water and the mixture of both.....mud. I used to love playing in the mud as a boy. Although I am very much still a boy at heart, it is hard to work that 'kink' out of my back sometimes.

History dictates that when you see water you look for the closest riser/stand pipe. The most common place for a water leak to show its ugly face is somewhere between the Main Water Line and the stand pipe or riser. One can hope this to always be true. This was the exact scenario out on Broadway the day I found water. I looked over the wall to see the closet Lot and devised a plan of attack. We rallied as a Team and began digging. Long story short, although there was plenty of water and mud, we found the leak. But its cause and location was unexpected.

Only 3' from the transition from the Main to the residences Lot was a crack that was shooting out and flooding down Broadway. It was a gusher for sure. Not where we expected, an easy fix was not in the near future and our backs all buckled in a bit as its location was revealed. Needless to say, we took some breaths consumed some water and kept digging. An 8" Main had somehow cracked and screaming for attention.

We were able to repair the leak and did it fairly quickly. I applaud the men on the Carriage Manor Maintenance Team for taking a step forward on this day, as on others. All of us have our own theories of what caused that leak. We will most likely take that information to the grave as no one truly knows. The interesting thing is, as I saved the section of pipe that caused us so much grief and pain is that you can't even see the crack in the pipe where it was leaking. It was shooting out a bunch of water at one time, and once dormant the crack needed to be marked with a sharpie in order to find it. I don't keep it as proof of what happened but rather a reminder that in much of life, and especially in Maintenance, one needs to see the cause of the issue in order to contend with it.

*Nate Allred*

*Physical Properties Manager*



# REAL ESTATE ROUNDUP

It's been a busy in Real Estate this year, sales have been amazing! I closed 4 sales last month, I have 6 scheduled to close this month and we already have closings scheduled for August and September.

For this month, I've came up with a list of a few things you can do to get "Top Dollar" for your home.

## 9 Things to Do Before Selling Your House

Getting ready to sell your house? Then it's time to roll up your sleeves and get to work! Selling a home, after all, entails a whole lot more than just planting a "For Sale" sign on your front lawn or uploading a few random photos of your place—*especially* if you're angling for the most cash. (And, honestly, who isn't?)

### 1. Consider your curb appeal

Yes, for better or worse, buyers *do* tend to judge a book by its cover. You want to make sure potential buyers' first impression of your home is a good one and inspires them to stop by the open house or schedule a tour. By investing some effort trimming tree/bushes, making sure the weeds are pulled, planting colorful flowers, power washing the exterior or cleaning the clutter off the deck to make it look inviting — the outside of your house can beckon prospective buyers to come on in.

### 2. Declutter living areas

Less is definitely more when it comes to getting your house ready to show, but particularly in small homes. Do a clean sweep of counters, windowsills, tables, and all visible areas? Then tackle closets, drawers, and cupboards — if your cabinets look a mess, it will make buyers think there isn't enough storage. Take your excess stuff and donate it or pack it up to be stored off-site. Not only will clearing clutter help your house look more appealing to buyers, but it will also help you once you've accepted an offer and it's time to move into a new home. Moving out will be easier if some of your stuff is already be packed.

### 3. Depersonalize your space

The next step on your declutter list? Make your home appealing to the public! You can have personal items, but keep it to a minimum, you want buyers to see your home not your special collections.

### 4. Repaint walls to neutral tones

You might love that bold accent wall, but if it's your potential buyer's least favorite color, that could be a turnoff. You're pretty safe with a neutral color because it's rare that someone hates it.

### 5. Touch up any scuff marks

Even if you're not doing a full-on repainting project, pay special attention to scrubbing and then touching up baseboards, walls, and doors to make the house sparkle and look cared-for.

### 6. Fix any loose handles

It's a small thing, sure, but you'd be surprised by the negative effect a loose handle, missing lightbulb, or other small repair. You don't want the buyer to think "What else is broken here?" For a buyer, submitting an offer, is a big deal. When you're selling your home, you don't want buyers to doubt that your house will make a great home.

### 7. Conduct a smell test

Foul odors, even slight ones, can be a deal breaker, and the problem is that you might not even notice them! Invite an unbiased third party in to try to detect any pet smells or lingering odors from your kitchen. If the smells are pervasive, prepare to do some deep cleaning. Masking odors with candles or plug-in room deodorizers doesn't work, and the stronger odor can actually be offensive.

(continued on next page)

## REAL ESTATE CONT'D

### 8. Clean, clean, clean

Once you're done cleaning your house, clean some more. Even if you're not worried about what buyers will think of your home's scent, you want your property to look spotless. Think of it this way: You'll probably have professional photos taken of your house when it looks its best. Naturally, you'll want your house to always look like it does in those pictures. When selling your home, it's important to keep everything tidy for buyers, and you never know when a buyer is going to want to schedule a last-minute tour. Remember to take special care with the bathroom, making sure the tile, counters, shower, and floors shine.

### 9. Hide valuables.

From jewelry to cash, keep it out of sight, either locked up or stored off-site. As much as we try to watch buyers as they tour your home, it's better to be safe than sorry. Take care to hide your valuables or move them to a safe space away from your home.

*Lorri Blankenship*

*Sales Director - REALTOR® - SRES®*

*Carriage Manor Realty*

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



## CHIEF'S CHAT

I hope this article finds everyone doing well! We in the security force have been quite busy doing our patrols of the resort and continuing to do the house-to-house checks as a part of our monthly check, and most certainly checking the homes on our patrols that we do. As I stated back in May this was the most secured year I have had at the resort since I have been here which makes myself very ☺.

We have had no incidents so far this summer, thanks to the patrolling of the security staff and the diligent work they all do in the security office watching the security cameras. I keep saying how much the cameras enhance the capacities of the security force. On behalf of the entire security department, thanks to everyone for allowing us to purchase this excellent security tool.

The surrounding community has also been quite more relaxed in the past couple of months. We notice at the main entrance that the vendor's and the visitors have been much more pleasant when they approach the security office. I believe that the relaxing of the mask ordinances has helped a great deal.

Know this is just my summation only. I am not speaking for anyone else.

*Terry Friebohle*

*Chief of Security*



# ADMIN NEWS

Happy August everyone!

Summer is flying by and hopefully soon you'll be headed back to the Manor.

Let me start with some items that apply to Activities. I would like to extend a HUGE thank you to **Roy & Marge Harvey and Diane Walters** for hosting the Summer Potluck and inviting the Carriage Manor Staff. You all did an amazing job and we greatly appreciated the opportunity to sit and relax with the residents. Next I would like you to take note that I have altered the price of tickets for Bill Harrison. They will still be only \$5.00 IF you buy your tickets IN ADVANCE. Beginning in August, tickets at the door will be \$7.00.

Now please let me address a few things at the front desk:

1. If you signed up to have your Palm Trees trimmed, it will be done the week of August 2nd. The cost this year will be \$53.42 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.
2. 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.
3. Last but not least, if you rent out your property, please make sure your renters check in at the front desk and pay their \$10 resort fee.

*Jon Larson*

*Activities Director/Front Desk*

**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**

**Bill Harrison** *presents*

# **Mining the Miners**

**Gambling in Arizona Boomtowns!**



**Wednesday, August 25th**

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

***Tickets \$5.00 in advance***

***\$7.00 AT THE DOOR***

**Refreshments Included**



# MONDAY MOVIE MATINEE

1:00pm EVERY MONDAY

**In the Ballroom**

**\$2.00**

Includes Popcorn  
(Movies to be announced)



## 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.

# 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 7209370640 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 7209370640.

Enjoy!



Like us on

facebook

At our official page

[CARRIAGE MANOR RESORT](#)

**KINDNESS  
IS FREE  
SPRINKLE  
THAT STUFF  
EVERYWHERE**



# Lapidary ~ Silversmith Club

Latest info activities & classes on our website:

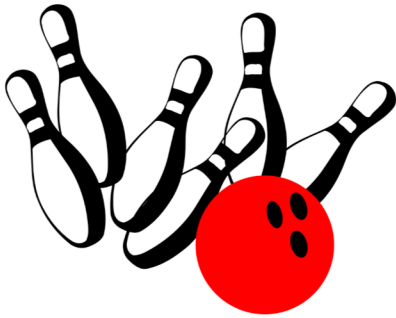
[lap-silver.simplesite.com](http://lap-silver.simplesite.com)

## Oh! Bummer - It's Summer

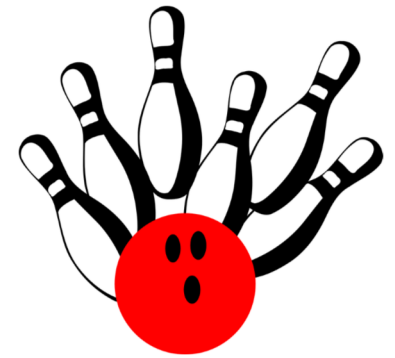
Our shop is closed until November 1st



**WATER  
USE IT  
WISELY.**



## Carriage Manor Bowling League Ready to startup in November, 2021



This past season, 2020-2021, our CM bowling league did not participate, because of Covid 19. We would love to have you join us for an afternoon of fun with our CM bowling league this coming November.

**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 (2<sup>nd</sup> Monday of November), December we bowl for the first 3 Monday's. On vacation from December 21 – January 2<sup>nd</sup>, 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 shelve in the glass display cases in our CM lobby.

If you are a serious bowler you might want to find a different league. The CM league has a lot of fun and individual scores range from under 100 – 220, with most bowlers closer to the 125 – 155 range. Fun is our motivation, come join us, meet a great group of men and women bowlers from CM.

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 don't use subs, with only a couple of people wanting to sub they would be bowling every week.

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

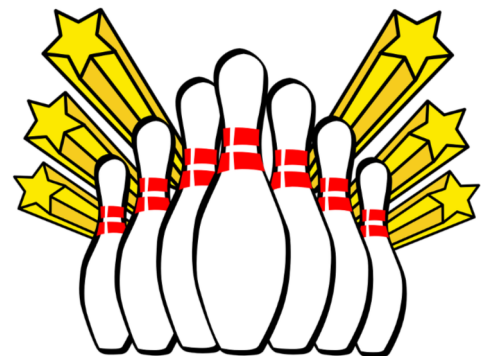
I would appreciate your response earlier then later.

Thank you,

Arne Teigen

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

[ajteigen@gmail.com](mailto:ajteigen@gmail.com) ( my preferred way for you to contact me)



# 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!

# AUGUST 2021

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2 <i>Matinee</i> <i>Movie</i> <i>1pm (BR)</i> <i>TBA</i>	3	4	5	6	7
8	9 <i>Matinee</i> <i>Movie</i> <i>1pm (BR)</i> <i>TBA</i>	10	11	12	13	14
15	16 <i>Matinee</i> <i>Movie</i> <i>1pm (BR)</i> <i>TBA</i>	17	18	19	20	21
22	23 <i>Matinee</i> <i>Movie</i> <i>1pm (BR)</i> <i>TBA</i>	24	25 <i>BOD</i> <i>Meeting 2pm</i> <i>Zoom &amp; BR</i> <i>Bill</i> <i>Harrison</i> <i>(BR)</i> <i>10:00am</i>	26	27	28
29	30 <i>Matinee</i> <i>Movie</i> <i>1pm (BR)</i> <i>TBA</i>	31				