



CARRIAGE MANOR RESORT

APRIL 2022 RUMBLE SHEET



Happy Easter

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

8am to 5pm

PHYSICAL PROPERTIES

Trash Schedule
 Section 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 REPORT

As we come to the close of another season at the Manor, I'm looking back the difficulty of the last 2 years and how many changes we've seen and the losses so many of us have endured, and yet I am beginning to see a brighter future. At times it felt like there was little hope. Many had very short fuses because of the stress all around us, and although we are not out of the woods yet, I am beginning to see a path forward.

My dad brought us to Carriage Manor so many years ago where I saw friendly and happy people that were living life. Soon after they decided they couldn't make the trip from Oklahoma anymore, they asked us to come over and prepare their place for sale. As we were doing the work, I saw a place where my wife and I could live and make new friends. That was over 9 years ago, and I have never regretted our move here. Thank you for taking us in those many years ago, and welcome to so many new owners and renters alike that have found the same beautiful resort, and made it their (home away from home).

This summer your Board of Directors will be overseeing the infrastructure improvements and maintenance projects to ensure you come back to a resort that is ready and able to receive you back again.

Safe journeys until we meet again in the fall. Enjoy your summer!

Rick Gaustad

President, CM Board of Directors



Jan 20 we began using our new court, built by volunteers

BOCCE CLUB

The bocce club had a busy and successful winter of 2021-22.

We want to thank all of the volunteers who helped build the third court and improve our facilities. Now with 108 members, bocce ball play in the summer will depend on the weather.

For info, ask Ole Olson,
olesweden@gmail.com, 360-909-4601



ADMIN NEWS

Well, it's that time of year again! Our Winter Visitors are getting ready to leave us and go back home.

Sooo.... I'm going to add to your check list of things to do before you leave!

- Make sure we have your correct away address, phone number, & e-mail address. *
- Caretaker & phone number for who is taking care of your property while you're away. *
- Close your mailbox here, and remember to open up your mailbox back home. *
- Sign out in the lobby. If you forget, call or send a quick e-mail letting us know you are gone.

*Forms are at the front desk for your convenience.

I'm proud to say, we had a good year with getting files up to date. Some of my Volunteers will also be leaving early, and without their help, this wouldn't have been done. So, with that being said, I want to say: **"THANK YOU"**, to the **Residents, Renters, AND ALL MY VOLUNTEERS**, for doing an outstanding job! I couldn't do it without **ALL** of you! Looking forward to seeing everyone again next season. And don't worry, I will be bugging you again with something!!!!

Have a safe trip back home and stay safe.

And have a **"HOPPY EASTER!"**

Linda C. Spadafino
Office Administrator

Come To The Grill-Great Food With Friends

Tue. April 5	Hot Roast Beef/Mashed Potatoes/Gravy/Veggie
Thur. April 7	Lasagna/Salad/Garlic Bread.
Tue. April 12	Chicken Enchiladas w/ Rice & Beans
Thur. April 14	BBQ Ribs & Baked Potato
Tues. April 19	Chicken Alfredo or Shrimp Scampi & Salad
Thur. April 21	Beef Stroganoff & Salad
Tue. April 26	Hot Turkey Sandwich/Mashed Potatoes/Veggie
Thur. April 28	Taco Salad





PHYSICAL PHACTS

Even the thought of snow makes the small of my back get a twitch in it. I moved to the great state of AZ because I have had my fill of shoveling, blowing and breaking shear pins. Being exhausted before you even go into work is just ridiculous, in my opinion.

I did something last month that I never thought I would do again. During a late wintery storm that rolled through our state, rain first and then freezing temps, bewildered many of us as to how to handle. My car doors were frozen shut, which was a surprise and took some encouragement to get open. Now the sheet of ice on the windshield was another story! My wipers just could not handle the added stress. I have not used a heater in my car for some time now. In fact my current vehicle does not even have working heat! That cable broke some time ago. As a last resort, I scrambled through my wallet to find a credit card I don't use too often. Luckily I knew where to find the proper tools for the job ahead. There I was, up and down, scrapping ice of my windshield. Who would have ever thought (not me) I would re-play this day once again?

The grass has never been greener on the other side and I was a fool to think I would never contend with ice again. Does the 99 cent store have ice scrappers?

For those enrolled in our Weed Program Average chemical usage was 18-22 oz. per Lot. We still use Cheetah Pro for the weeds and Hydro-cap as a pre-emergent. 50/50 mix. All SDS information can be found on line as ease of access.

Nate Allred

Physical Properties Manager



Like us on

facebook

At our official page

[CARRIAGE MANOR RESORT](#)





CHIEF'S CHAT

Hello to everyone! Well, the end of the season is upon us. Starting 4/13/2022 the security department will be starting the first of several phases of the house-to-house checks making certain that everything is locked and secured. We also take photos of all the residents that have bicycles in the driveway and/or on the sun porches which is placed on a CD for permanent record keeping. In addition to the house-to-house checks, if any discrepancies are noted, we complete an incident report and do our due diligence in contacting the homeowner.

I have been asked by several residents to put the hand signals for golf carts and bicyclists in the Rumble Sheet. I have included that request in this article. I have also added some of the rules of the road for residents riding their bicycles on the streets. In addition, I have added some "Do's" for riding in Mesa.

- DO...**
1. ...wear a helmet and protective gear.
 2. ...ride with traffic. Keep to the right of the road.
 3. ... obey all traffic regulations.
 4. ...use proper hand signals for turning or stopping.
 5. ...stop and look both ways in order to make sure that sidewalks are clear before entering.
 6. ...use proper headlights and red tail lights or reflectors when riding at night.
 7. ...walk your bike across busy streets at corners or crosswalks



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

Mesa Recycling Program Changes

These Categories Continue To Be A **YES!**



Beverage Bottles, Jugs and Cans

Empty, Clean and Dry
Water bottles, milk jugs, soda bottles, soda cans, beer bottles, wine bottles, juice bottles, etc.



Metal Food Cans

Empty, Clean and Dry
Vegetable, canned fruit, tuna, pet food, tomato sauce, soup, etc.



Corrugated Cardboard

Remove ALL packaging & break down large boxes
HOW TO TELL IF IT IS CORRUGATED:
Tear a small piece. If you see a flat top and bottom layer with a wavy middle layer, it is accepted.



Paper

Office Paper, Newspaper, Mail and Magazines



All Other Items NOT Accepted

When In Doubt, Keep It Out.

For recycling information, visit mesarecycles.org

No Longer Accepted:

- **PLASTIC & PAPER CUPS**
- **PAPERBOARD BOXES:** Cake mix, cereal, tissue, detergent, soda case, cracker, frozen food packaging, etc.
- **MILK, JUICE & ICE CREAM PAPER CARTONS**
- **NON-BEVERAGE PLASTIC OR GLASS BOTTLES, JUGS, JARS & CONTAINERS:** Laundry, shampoo, household cleaners, yogurt, margarine, jelly, salad dressing, mustard & ketchup bottles, fresh berry containers, other food and non-food products, etc.
- **REMINDER:** Plastic bags, plastic package wrap and Styrofoam are still not accepted.

How was the current list of accepted items determined?

Before items can be recycled, they must first be sorted at a materials recovery facility (MRF). Mesa's contracts with its MRF vendors ultimately determine what items can and cannot be accepted in Mesa's blue recycle barrel. MRFs are willing to accept and recycle items with a strong market value. Items that are accepted but contaminated, as well as non-accepted items, will be landfilled and the City will be charged significant disposal fees by the MRF. Therefore, our list has been updated to ensure we comply with all contract terms, avoid paying unnecessary fees and maintain the sustainability of Mesa's recycling program.

How is Mesa addressing recycling contamination?

Several major markets are no longer accepting material from the United States due to high levels of contamination and finding alternative markets has proven difficult. To ensure Mesa's material is free of contamination, daily random barrel inspections are conducted to help residents become better recyclers. However, when recycling behaviors do not improve, the City will remove a resident's barrel to maintain the viability of the program. In some cases, immediate barrel removal may be necessary due to extreme non-compliance of the recycling program guidelines.

Besides recycling right, what else can I do to help manage our waste stream?

Reduce & Reuse. Generating less trash is always our BEST option. **REDUCE** by avoiding single-serving packaging which creates unnecessary waste. **REUSE** by avoiding one-time use products and instead opting for reusable ones, like a reusable water bottle.

Thank you for your understanding and for your recycling participation. Visit MesaRecycles.org for more information.



Rental Rights & Responsibilities 101

Now that the referendums have all passed, what exactly do they mean? I'll try to break them down one by one to make them clear.

3.36 Excess Lots – The new language reads:

No Owner may own, either directly or indirectly as a shareholder, beneficiary of a trust, member of a limited liability company, partner in a partnership, or holder of any similar interest in an entity which is the legal owner of a Lot, more than two (2) Lots at a time. Owners who own more than two (2) lots on the date of the recording of this Amendment (“Excess Lots”) shall be permitted to retain such Excess Lots, provided that the sale of any Lots in excess of two (2), no replacement or additional Lots may be acquired. **This goes into effect March 1, 2022 and only applies to new purchases after that date or until such lot is conveyed to a subsequent owner. Upon such conveyance maximum restriction of two Lots will apply to the new owner.**

This is pretty clear. Some people were concerned because they were still in the process of purchasing a third lot, but the closing may not happen before March 1, 2022. They are ok as the transaction is in the pipeline and they would fall under the former limit of three lots. After that the new rules would apply to them.

If they sell one of their lots they will not be able to purchase a third one again in the future.

3.38(A) Leasing Limitations – the new language reads:

No Owner may lease or rent his, her or its Lot for a term of less than **twenty-eight** consecutive days. All Owners who lease their Lots must ensure their tenants abide by Carriage Manor’s Governing Documents at all times. **This goes into effect March 1, 2022 and is only for new lease agreements after that date.**

If someone had a lease agreement for the prior two-week limit, they will be allowed to fulfill those contracts. Some renters may have multiple contracts for two-week limits that were created prior to March 1, 2022. The new rule goes into effect with any new lease agreement in the future.

3.38(B) Leasing Limitations – the new language reads:

Effective March 1, 2022, rentals are prohibited during the months of June, July and August of each year.

Only those with yearlong leases are exempt from this prohibition. Please keep in mind that many people rent to those who are seeking economical stays while undergoing medical treatment nearby. A variance from the BOD may be available for these people as long as they meet the twenty-eight-day requirement. This would require filling out the form for a Board Variance and providing proof of the medical treatment dates.

The purpose of this amendment was solely to block corporations from purchasing units and using them as long-term rentals.

Continued on next page

Rental Rights & Responsibilities 101 (cont'd)

3.38(C) Leasing Limitations – the new language reads:

Effective March 1, 2022, any member renting a property on a year-round basis (which includes the months of June, July and August of each year) as of the effective date of this change may continue doing so as long as he or she holds title to the property, with the exemption expiring upon the transfer or sale of the property. This is a non-transferable exemption from enforcement.

This is to protect current owners from losing their rental income by allowing them to continue year-long leases until they sell that property. It was also designed to protect those who are long-term renters in our community from losing their housing. Again, our aim is only to prevent outside corporate interests in purchasing in Carriage Manor to create long term rentals. They may continue doing this until the sale or transfer of their property.

There – now that this has been refreshed let's get into the **responsibilities of those who are renting out their property**. The Rental Ad Hoc Committee is creating a set of fines to assure their due diligence. Since the rental income can be very high, the fines imposed for violating these new rules will be quite severe.

So far, the main responsibility for those renting out their units has been to complete a Third-Party Agreement and pay a \$25.00 processing fee at least one week prior to the arrival of the renters. This form clearly states that the owner of the lot is responsible to inform his renter/guest of the Resort rules, such as the age restrictions (55 or older), pet rules, restrictions regarding age of RV, quiet hours and all the Resort rules and regulations. Homeowners may be fined for tenant violations.

Carriage Manor RV Resort is qualified as an age 55 or older development under the Fair Housing Amendments Act of 1988. One resident in each household **MUST** have passed their 55th birthday at the time of occupancy, the second resident of the household **MUST** have passed their 40th birthday. **You will be asked to show proof of age**. The Board of Directors has established a \$10,000 fine for flagrant violators of the CC&R's regarding the age 55 restriction.

Here's where you, the community, can be of great help. **You are the eyes and ears of Carriage Manor**. You see when people need help and reach out, we're known for that. If you notice that a rental near you seems to have too many people living there (the limit is two without board approval), alert the front desk by filling out a comment form. If you suspect that the ages of the people in the unit don't seem right, please fill out a comment form or sent an email to business@carriagemanorrv.com to alert them. I hope this has been helpful and has answered some of your questions.

Cheryl Keeffe

Liaison to the Rental Ad Hoc Committee



1:00pm
EVERY MONDAY
Starting April 11th
In the Ballroom
\$2.00
Includes Popcorn
(Movies to be announced)

The Pet Club – What are we?

People may be wondering or wanting an answer to that question. Well we are and have been formed to help formulate improvements with the Pet Run.

You may have seen us in the Carriage Manor Parade. Thanks to Barb Houg for arranging to put that together. She made the signs for the Golf Carts and aligned the carts according to the CM Theme. Thanks Barb.

The membership is \$10.00 per year. You do NOT have to be a member of the Pet Club to enjoy the Pet Run, but the dues help us to maintain some amenities that enhance the enjoyment of the facility. For example we provide the chairs and tables in the two sections (Large Dog and Small Dog) so people with pets can sit, talk and relax while their dogs play and romp. (Plus do whatever else is necessary for them i.e. relieve themselves) We also provide pet bags to pick up after our pets.

Sometimes the small dogs bark through the fence between the Large and Small areas. This year we have undertaken the project to provide Ridged Slats between the fences that fit into the chain link fence in an attempt to keep them barking at each other so much.

We do ask anyone using the pet run to clean up after their pets so we can enjoy a clean, healthy environment for us all, dogs and people to enjoy.

If you need more information you can contact Jim Taylor, pet club president (750 Viking). Our treasurer Rocky Schlimm (613 Imperial) will be glad to accept your dues payment to join. You have to be a dues-paying member to vote on the projects of the club. You can also contact any of the other Board Members (Phyllis Lenz, Gail Davis or Marilyn Ward) for more information.

It is a requirement of Carriage Manor that you complete a Carriage Manor RV Resort Animal Registration Form annually. The form can be obtained at the Club House along with a copy of the governing documents for having pets in the Resort.

We encourage you to join today.

TEXAS HOLD-EM TUESDAY EVENING TOURNAMENT

Open to all Registered Owners, Renters and Guests of Carriage Manor. Registration from 6:00 PM to 6:30 PM every Tuesday evening with the tournament starting at 6:30 PM promptly.

Full entry fee is \$10.00 with no buy backs. Payout depends on the number of registered players, up to eight places. Low key, not professional, socializing and fun included. If you require help with the game, come early and someone will be available to explain. Men and women both enjoy the game, so come and enjoy the fun and excitement, comfortable chairs and good time with a very laid-back group of individuals. Games usually last from 6:30 PM to 9:30 PM. Blinds and time controlled by computer. Arizona gaming laws in effect for age 21. NAME TAGS must be worn or a small charge applies (\$1 for the card fund).

The POKER ROOM is located on the South side of the Club House by the putting greens.

Rules for Carriage Manor Texas Hold-Em are posted on a peg board in the poker room. Also, a picture of the poker hands, from worst to best, is displayed on the wall. If you require any further explanation, feel free to contact Jim Maley at 480-289-9550.

Bill Harrison *presents*
“COLOSSUS
Building Hoover Dam”



Wednesday, April 20th
In the Ballroom @ 10:00am
Tickets \$5.00 in advance
\$7.00 AT THE DOOR
Refreshments Included

It takes the whole village:

Celebration: Lights On!

Thank you to all CM residents!



It has taken years of collaboration, hundreds of hours of fundraising and a tedious amount of planning and research but the result of all that is finally here. The Pickleball Club was pleased to host the celebration with a ribbon cutting ceremony, music from a live band, treats, prizes and lots of pickleball!

Thank you to all of the residents for your moral and financial support in making this a reality. Special recognition goes to Paul Taylor (tennis club), Brian Nelson (long range planning) and Roger Hooker (pickleball club) for all of their hard work and countless hours spent on the project. Carriage Manor: be proud, these lights are state of the art!

We hope to see everyone down at Patriot Park in the future.

LAPIDARY-SILVERSMITH CLUB

Let Your Creative Side Free

Buy it Now is always on display in the lobby and in the window of the shop

Contact Joyce Knights 503-949-2473 or MaryJo Burns 907-531-5508

CLASSES

It's been great with all our new members this year. We offer classes, so check the shop for times and a list of what is coming up



in April



FUNDRAISER:

"Buy It Now" & Woodshop Burgers
First Saturday of each month, 4pm to 6pm



Easter Potluck



April 17th

Happy Hour 3pm-Dinner 4pm

Social Hall

Bring a dish to pass

Sign up in the Activity Office

2022

Carriage Manor

Annual Summer Get-Together



At SPIRIT LAKE, IOWA

BY BEAUTIFUL LAKE OKOBOJI

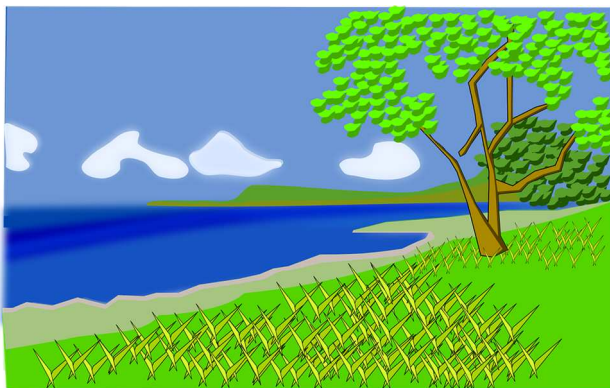
WHEN: *TUESDAY, JULY 19, 2022*

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:

Lee & Elaine Ten Napel

Sibley, IA 712-461-2017

OR

Candy & Herman Kamradt

Spirit Lake, IA 712-260-8914

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

TENNIS CLUB NEWS April 2022

Thanks to all who made this a great Tennis Season and welcome to all of our new members and players. Keep playing socially until our formal season begins next Fall! Cheers.

**Round-Robin Tues, Thur. &
Saturday 1 p.m.**
**Watch for Changes in time due
to warmer weather.**

WOWW

Contact Nancy Taylor 612-306-4660 for more information.

APRIL 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1 	2 Woodshop Burger Night (SH) 4pm
3	4	5 Karaoke (SH) 6pm	6	7	8	9
10 	11 Movie Matinee (BR) 1pm	12	13 BOD Work Session 1pm Zoom & BR	14	15 	16
17 Potluck (SH) 3pm 	18 Movie Matinee (BR) 1pm	19 Karaoke (SH) 6pm	20 BOD Meeting 2pm Zoom & BR Bill Harrison (BR) 10am	21	22	23
24	25 Movie Matinee (BR) 1pm	26	27	28	29	30

Water Aerobics in the Pool Monday thru Saturday from 830-930am
 Walk Aerobics every Monday, Wednesday & Friday at 8am in the Ballroom
 Water Volleyball Monday thru Saturday from 12:00-2:00pm