



# JANUARY 2022

# 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**

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](http://www.CarriageManorResort.com)

7750 E. Broadway Road, Mesa AZ 85208 | 480-984-1111



## MANAGER'S MESSAGE

Happy New Year! I would first like to welcome and thank all of the renters who have chosen Carriage Manor for this year's visit to Arizona. Staff, Board of Directors, and property owners all hope you enjoy all that the resort offers.

The 2022 Budget is available on the website [www.carriagemanorrv.com](http://www.carriagemanorrv.com) and at the Administrative Office. The 2022 monthly assessment has been set at \$198.00, with payments due on the first of each month. If you have any questions regarding your monthly assessments or account balance, please contact the Administrative Office.

If you are a current renter considering purchasing property in Carriage Manor, please be certain to use Carriage Manor Realty as your "Buyer's Representative". Our agents are available to show properties listed with Carriage Manor Realty and any other outside brokerage. It is

important to remember: only transactions involving Carriage Manor Realty keep commission dollars inside your Resort. If you are a current owner in need of real estate services, utilize the brokerage that you already own.

The Activity Office, in conjunction with the Activity Committee has performances scheduled with quality entertainers. We'll be having a performance titled "Oh, Canada" with multiple popular Canadian entertainers to appreciate our Canadian residents being back with us this year. The Eagles Tribute band "One of these Nights" will be back for the Carriage Manor Days, dinner and show. Our annual Ladies Luncheon is this month! The clubs will be putting on their annual fundraising events as well. Have fun!

*Mary K Candelaria*

*General Manager CMCA, AMS*

### **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**

## 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.***



## ADMIN NEWS

### HAPPY NEW YEAR EVERYONE!!!!

Hope everyone had a Great and Safe New Year's Eve.

Can't believe another year has passed! Let's hope it's a better one for all this year.

Unfortunately, it's time to get back to business. We have a lot of new owners, and I

just wanted to go over a few things:

1. Please make sure your furry friends records are up to date. Stop by the office, and we will give you a form to fill out. Bring a copy of their updated shots, so we can update our records.
2. We finally have our Weed Program in place. Please pick up a form, fill it out, and return with a check, or cash, to the office. We will sign you up for this season. Also, once the "Weed Season" is upon us, and you are on our program, and see weeds starting to grow, please give us a call, and we will notify our staff to take care of it. Sometimes they

are so small, they are missed. SO, please call us and let us know.

3. Renters. We are starting to get back to normal and have a lot of renters coming back or are here for the first time. As an owner, please turn in your Third-Party Agreement, along with the fee, at least 1 week prior to your renters arrival. This way, the office has time to process the paperwork, and have everything ready when the renter arrives. Please remind the renters to stop by the office to pick up their packet of information, badges, forms to sign, and pay their Resort Fee.

Thank you for your help. It's greatly appreciated.

As always, any questions, please call me at (480) 984-1111, ext. 126, or e-mail me at [Business@CarriageManorrv.com](mailto:Business@CarriageManorrv.com).

*Linda C. Spadafino*

*Office Administrator*

## CARRIAGE MANOR PHOTO



We have a CM family photo album on the table in the lobby. I know there are a lot of new owners that I'm encouraging to get r done. It only takes a few minutes of your time. I will plan to bring my camera to Tuesday Talk. Please HELP me out, so I don't have to keep looking for owners. Let's set up an appointment if you don't attend Tuesday Talk. Contact: Sandy Schuman 608-783-1313 Imperial 169

## ANGEL TREE THANK YOU

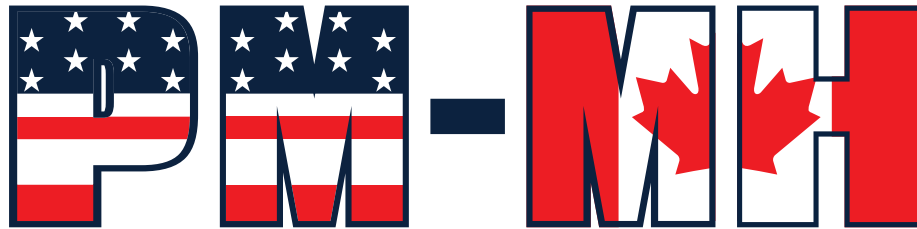
A Gracious Thank You to all the wonderful Carriage Manor residents who participated in the Angel Tree Project!

The gifts were distributed by a group of Santa's Elves again at a Christmas luncheon in Camp Verde, where the Ranchers Live. This is always a joyous and exciting time for them and us Elves! Along with 84 plus gifts, a check for over \$10,000, raised by our Tennis Club Fundraiser project was presented to Rainbow Acres to help with their monthly expenses.

I want to thank all of the residents who joined us for this wonderful event for their support in making it a Great Success!!!

Happy New Year!!!! Vicky Suby





**Park Model - Manufactured Home  
Insurance Services, LLC**

**LET US CUSTOMIZE A QUOTE FOR YOU**



**Kody**

**480-493-4863  
520-244-1244  
866-223-0842**



**Deron**

<b>COVERAGES</b>				
<b>Manufactured Home/Additions</b>	<b>\$65,000</b>	<b>\$100,000</b>	<b>\$125,000</b>	<b>\$150,000</b>
<b>Adjacent Structures (if needed)</b>	<b>\$2,000</b>	<b>\$2,000</b>	<b>\$2,000</b>	<b>\$2,000</b>
<b>Personal Contents</b>	<b>\$15,000</b>	<b>\$20,000</b>	<b>\$20,000</b>	<b>\$20,000</b>
<b>Additional Living Expenses</b>	<b>\$13,000</b>	<b>\$20,000</b>	<b>\$25,000</b>	<b>\$30,000</b>
<b>Personal Liability</b>	<b>\$300,000</b>	<b>\$300,000</b>	<b>\$300,000</b>	<b>\$300,000</b>
<b>Premium Per Year</b>	<b>\$357</b>	<b>\$441</b>	<b>\$488</b>	<b>\$536</b>

**A-Rated Company**

**Stated Value/Full Replacement Cost Policies**

**RV Pad/Auto/RV/ATV Available**

*Above is a brief illustration of current rates for a 2000 park model or manufactured home located in a +55 Senior Park. Rates may vary due to age of customer, age or location of home. Annual premiums for newer homes may be lower and homes older than 2000 can still be insured at a slightly higher rate.*



## PHYSICAL PHACTS

I have been known to say many things. None of which has ever been that I was a great Father. I was reminded of this fact just recently. As a young Father I always tried to let my kids experience life. Full force at times. On a routine Saturday with my young kids I pulled up to a local gas station. My son being around six was hungry to grow up and be like Dad. He requested, as kids do, to be the one to pump the gas. Not being an experienced Father but having some amount of common sense I agreed to his request on one well stated condition. 'Don't pull the hose out!' I thought I was very clear but as soon as I turned my head you can guess what he did. As he stood there holding the pump handle, which was stuck on auto fill, gas was pouring out, bouncing off the truck and he could not swallow fast enough. Looking back I can't even imagine what the gas attendant was thinking as I chased my boy around, eyes burning fire, to calm him down enough to give aid. Needless to say I got him home, washed him off, and he has better vision to this day. My Wife

won't ever let me babysit and I am not sure why??

This week a similar incident occurred. I won't be able to paint such a nice picture but am sure your imagination will work to your favor. Running into the Maintenance Warehouse the other day was one of the Resorts Technicians. With no other way to describe it I will just say he was covered in Dog Poop. The smell was horrible as it must have been fresh. After much gagging, scrubbing and toweling off the details of what occurred came to the surface. As he was using the trimmer to edge the winter rye his trim wire got a hold of a freshly made pile of puppy waste. Yucky indeed.

So as a friendly reminder from all of us that care for the grounds.....

**IF YOUR DOG POOPS IT IS YOUR JOB TO SCOOP.**

*Nate Allred*

*Physical Properties Manager*

## CHANGING YOUR MEDICARE PLAN THIS ANNUAL ELECTION PERIOD?

**Turning 65? Have Chronic Health Issues? Leaving Group Insurance?**

*Let me help you make the best choice based on your needs!*



**BRENDA SCHNEIDER**  
Licensed Broker/Agent

**Medicare Insurance ~ All Major Carriers**  
*Medicare Advantage, Medicare Special Needs Plans,  
Medicare Supplements, Medicare Rx*

**FREE CONSULTATION**

Phone 480.686.2383 • Fax 480.563.1273

E-mail [Brendaaz@q.com](mailto:Brendaaz@q.com)

# PERFORMING



## HARRY MATHIEWS

[www.harrymathews.com](http://www.harrymathews.com)

SATURDAY

**JANUARY 8**

5:30PM-9:00PM

Happy Hour is 5:30pm - 7:00pm

Show starts at 7:00pm

SHOW AND DANCE!!!!

Billiards Club Presents  
Ballroom

TICKETS \$5.00

Call Jerry Renner 701-202-1284 Lot #165





Like us on

facebook

At our official page

[CARRIAGE MANOR RESORT](#)

OMAHA

Open to all on Wednesday Night 6pm – 9pm

Bring quarters

Basically, the same as Texas Hold'em except with four cards dealt and you have to use two. Can show you on Wednesdays.

Split pots, high and low (five cards eight and down)

Please wear a mask if not vaccinated.

**ARE YOU A NEW OWNER OR RENTER?**

**Even if you've been here over a year**

**WE WANT TO MEET YOU!**



FREE DONUTS!

**SATURDAY  
JANUARY 8TH  
9:30—10:30  
SOCIAL HALL**

**BYOB**

Due to Covid we were not able to greet you in our customary manner and we want to do so now.

**Sign up in the Activity Office**

To show our appreciation for our Canadian residents being back with us this season, we proudly *present*.....



**SAVE THE DATE.....February 12th, 2022**

**Tributes to Shania Twain, Celine Dion,  
Michael Buble, Joni Mitchell, Paul Anka & More**







Hello Everyone!

I am wishing you and your family a very happy and healthy 2022!

It's too early for final 2021 numbers (I have to turn this in mid-month) so I'll talk the year end stats next month. But as a quick recap, this year started very slowly; homes were taking longer than average to sell and at one time we had over 40 properties on the market here in Carriage Manor. About mid-March the market finally regained confidence and we've been rockin and rollin ever since. Real Estate sales never slowed all summer, so we came into the fall season with very few homes for sale. As of this writing we currently only have 6 active listings in Carriage Manor, 1 RV lot and 5 homes all others you see in the community are under-contract.

If you are considering selling your home, now is a terrific time as prices have never been higher. Contact me for a no obligation home valuation. I will confidentially answer your questions and give you the information you need to decide whether or not to sell your home.

I'm excited to tell you that Real Estate is planning to sponsor Community Tours twice a month during

## REAL ESTATE ROUNDUP

the season to show off our beautiful resort. These tours will be open to the public, but we hope our renters and owners who have never really utilized the community amenities will also sign up. Carriage Manor has a beautiful clubhouse and courtyard area plus there are so many amenities to explore!

Please feel free to email/call to set up an appointment whether you are buying or selling I'd love to assist you.

Have a wonderful winter!

*Lorri Blankenship*

*Sales Director, Carriage Manor Realty*



Lorri Blankenship  
Sales Director - REALTOR® - SRES®  
Carriage Manor Realty  
480-984-1922 Office  
[Sales@CarriageManorRV.com](mailto:Sales@CarriageManorRV.com)  
[LEB@CarriageManorRV.com](mailto:LEB@CarriageManorRV.com)



Follow us on Facebook: <https://www.facebook.com/CarriageManorRealty>

## The Bocce Club presents the Rubber Ducky BBQ



Friday, January 21, starting at 4pm at the Pool. Buy a number for one or more of 400 ducks. Win a prize if your duck is plucked from the water! Meal follows on the Patio and in the Social Hall. Beer and Wine will be available.

Watch for ticket sales at Tuesday Coffee/Donuts and on the Patio beginning Jan 3rd.

Play bocce with us Mondays and Thursdays at 10am.

For more info contact:

Ole Olson at 360-909-4601, [olesweden@gmail.com](mailto:olesweden@gmail.com)

# SAVE THE DATE.....

## Carriage Manor Days

### Dinner & Show

### March 4th, 2022



#### MEN'S POKER

Monday & Thursday Evenings, 6 pm-9pm

Split pots, high and low, bring quarters.

Dealer's choice

**Please wear a mask if not vaccinated.**

#### SOCIAL BRIDGE

Class room on Monday

Card room on Friday

Start at 6:30 pm!

We are a fun group so come join us!



## CHIEF'S CHAT

Hello everyone! Well the change of weather has finally arrived, and it sure is a welcome change. We had a warm summer this year with the dew point hanging out around 80 to 85 °. That surely makes for a warm day to include the evening.

Folks are arriving back to the resort for the winter months. It sure is great to see the people returning. The summer gets a little long with very few of the residents here over the summer months. We go down the streets and see them empty with no one driving nor walking.

Well! Now for the unpleasant side of things. As everyone is aware, Carriage Manor Resort has had a rough month. The unwanted intruders. We are not alone in dealing with these disgusting types of individuals. On behalf of the entire Security staff,

I personally apologize for these intruders.

Carriage Manor Resorts General Manager, as well as the Board of Directors, are supplying the Security staff with the tools to combat this rash of intrusions. For example, the upgrade to the canal lighting system and the CCTV camera systems which have the capability to monitor the cameras in greater detail. Also, if there is an alarm on a single camera in the Security Office, the main monitor will go from twenty-five cameras to one camera and send an alarm to the supervisor's cell phone as well as my cell phone. In addition, the camera itself has a motion light that will come on and a siren will sound.

*Terry Friebohle*  
*Chief of Security*



## PRESIDENT'S REPORT

Happy New Year! It's that time of year again when things are very busy in the park. Your Board will be working hard to progress their priorities for 2022. The main one being increasing the parking at Patriot Park. By the time you read this the BOD hopes to have engineering drawings completed ready to send out for formal quotes. Once the quotes are received the Board will be selecting one and issuing a purchase order so work can start.

It's also the time of year when we start our election process to elect 3 Board members. The Election will start in

early January and commence at the February 23 annual meeting. Please insure the office has your correct email and address, plus that you have checked in after arriving in the park. The Election process uses this information when distributing the ballots. If you are in the park, but haven't checked in at office, or have left the park and didn't check out, your ballot may go to the wrong address.

*Ross Long*  
*President, CM Board of Directors*





## January Election Update

From your Nominations and Election Committee

### 3 Board of Director Positions are Open

Applications for Candidate Nomination forms are available in the office or on the Carriage Manor Website. **Deadline for submission to the office is January 5, 2022 by noon.**

#### Meet the Candidates

Join us right after the January 11th Tuesday Talk. This event will also be available via Zoom.

#### Two Options to cast your Vote

#### E-Voting through Election Buddy

Switch over to Electronic Voting - it is Fast - Secure - and Efficient. Step by step instructions will be available as well as in person help to make the voting process a non-stressful experience. Check your email or see the office to complete the E-Voting Affidavit and turn it in by January 10th.

#### Paper Ballots - available for pick up (in the Lobby)

- **Tuesday, January 11th, 9:30 AM - 11:00 AM** (following the Tuesday Talk in Ballroom)
- **Wednesday, January 12th, 10:00 AM - Noon**
- **Thursday, January 13th, 10:00 AM - Noon**
- **Thursday, January 13th, 5:00 PM - 7:00 PM**

Note: All remaining ballots will be readied for mailing after January 13th

#### Ballot Submission Deadlines

- **Monday, February 21st** Paper ballots may be dropped off at the office until 10:00 AM
- **Monday, February 21st** Electronic Ballot submission will close at 10:00 AM
- **Wednesday, February 23rd** Paper Ballot voting will be open for the first 10 minutes of the Annual Meeting

Winners will be announced at the **Annual Meeting** on **Wednesday, February 23, 2022** at **1:30 PM** in the Ballroom and via Zoom.

**Have you checked in with the office since you arrived in the park? Email ([business@carriagemanorrv.com](mailto:business@carriagemanorrv.com)), call Administration (480 984-1111), or update the Sign In/Out sheet in the Lobby. It is critical that the office knows you are here, otherwise your paper ballot may be sent to the wrong address.**



## ROSARY ON THURSDAYS

We would like to invite you to pray the rosary with us on Thursday mornings starting November 4, 2021 at 8:30 A.M. in the card room. We pray for any and all special intentions you may have so please come and join us every Thursday throughout the Carriage Manor year. Call Fran Lingor at 605-228-4325 if you have any questions.

## BIBLE STUDY

Winter Bible studies will begin the week of January 11, 2022. New members are always welcome! This year's study will be "The Sermon On The Mount".

Barb Haug's class will meet on Tuesdays at 9:30 am in the classroom. *(Jan Werner and Dee VandeBerg will be assisting)*

Cathie Hren's class will meet on Thursdays at 10:00 am in the CARDROOM. *(note the new location!)*

Elaine Ten Napel's class will meet Fridays at 7 am in the cardroom.

Men's class will be led by Mike Cheeley Tuesdays at 8 am in the music room. *(new time and location)*

A sign up sheet will be in the activity office and please indicate if you need a book. This study was meant for last year but thanks to covid, it was moved to this season so several people already have a book.

Questions? call Cynthia Cheeley, coordinator Lot #29 208-819-9774



# SEMPER FI

## HEATING & COOLING

# Call 24/7 • 480-418-3334

### FRONTLINE WORKERS

# Get 20% OFF

#### HEATING & AIR CONDITIONING SERVICE

MILITARY, FIRST RESPONDERS,  
FRONTLINE WORKERS AND THEIR  
FAMILIES QUALIFY.

#### PROPRIETARY LINE OF AMERICAN-MADE HVAC EQUIPMENT

- 10-Year Parts & Labor Warranty Included on Two-Stage Equipment
- Manufactured in Texas



New Systems  
as low as  
**\$49** per mo.

Up to  
**\$1500 OFF**  
**NEW UNITS**

*Call for Details!*

Not valid with any other offers or coupons.

**29-POINT TUNE-UP**  
**\$17.75**

Includes Full Unit Inspection, Light Coil Cleaning and a written report of findings.

**\$80 Value!**

Not valid with any other offers or coupons.

**FREE**  
**SERVICE CALL**

With Repair.

*Please call for details.*

Not valid with any other offers or coupons.



### Trusted, Expert Service!



**VETERAN**  
**OWNED BUSINESS**



ROC #309388  
ROC #320048



# SemperFiHeatingCooling.com

**Bill Harrison** *presents*

**“The Harvey Girls**

**They Helped Civilize the Great Southwest”**



**Wednesday, January 26th**

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

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

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

**Refreshments Included**





# Mobile home insurance for seasonal & full-time residents.

We at Fox Reliable Insurance Agency are committed to our clients. This is why we are always competitively priced and are able to assist you with insurance for auto, home, park model, renters, mobile homes, modular homes, rv's and more.

**Coming from Canada? We can help!**  
We specialize in insuring winter visitors.

We only work with ultra preferred insurance companies such as:



## CHECK OUT OUR NEWER, LOWER RATES FOR MOBILE HOME INSURANCE

20K Minimum value; older mobiles ok; lower & higher valued homes acceptable

Equipment breakdown and service line coverage now available!

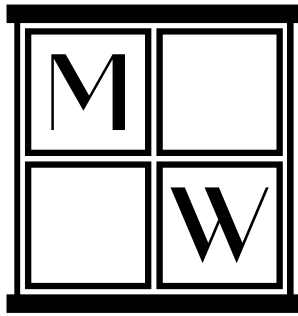
HOME VALUE	STORAGE SHED	PERSONAL PROPERTY	LOSS OF USE	PERSONAL LIABILITY	MEDICAL PAYMENTS	DEDUCTIBLE PER EVENT	ANNUAL PREMIUM
\$25,000	\$2,500	\$12,500	\$5,000	\$100,000	\$1,000	\$1,000	\$197
\$35,000	\$3,500	\$17,500	\$7,000	\$100,000	\$1,000	\$1,000	\$231
\$45,000	\$4,500	\$22,500	\$9,000	\$100,000	\$1,000	\$1,000	\$266
\$55,000	\$5,500	\$27,500	\$11,000	\$100,000	\$1,000	\$1,000	\$303
\$65,000	\$6,500	\$32,500	\$13,000	\$100,000	\$1,000	\$1,000	\$338
\$75,000	\$7,500	\$37,500	\$15,000	\$100,000	\$1,000	\$1,000	\$369
\$85,000	\$8,500	\$42,500	\$17,000	\$100,000	\$1,000	\$1,000	\$399
\$95,000	\$9,500	\$47,500	\$19,000	\$100,000	\$1,000	\$1,000	\$437

\*\*\* prices are subject to change

**Get a quote! 833.807.7753**

Sign up by phone, fax or e-mail. No office visit necessary! Quality Consultants waiting to take your call.

1/4 mile west of Higley on the north side of Main.



# MESA WINDOW

Tinting and Glass Inc.



Windows • Doors • Mirrors • Showerdoors • Screens

ROC #088568 ROC #257622

480-984-5739

## ***WINDOW & DOOR REPLACEMENT***

**Replace single-pane with NEW DUAL-PANE LOW-E**



***REPLACE SLIDING PATIO DOORS WITH...***

- Easy Opening Entry Door • Venting Side Panel with Screen
- MINIBLINDS BETWEEN THE GLASS

## ***ONE STOP GLASS SHOP***

- Fix Broken Window's • Screens • Mirror's • Shower Doors
- Table Tops • Repair Seal Failure w/Insulated Glass
- Patio Door Roller Replacement

**FREE ESTIMATES.... CALL TODAY! 480-984-5739**

**7745 E. Main Street • Mesa, AZ 85207**



## Ladies' Bunco Night



**When:** Thursday, Jan 13<sup>th</sup> and Jan. 27<sup>rd</sup> 6:30-9:00 PM  
Fleetwood-Heritage Rooms

**Bring:** Snack or dessert to share, your drink of choice

**Cost:** \$2 to cover prizes/supplies

**What:** Fun, “no skill needed” dice game (not gambling)  
Come alone or bring a friend or 2, it is a great way to meet new people.

*\*If you can read the dots on the dice and roll them, you have the game down!  
Lots of laughs and prizes!*

**Sign Up:** In the Activities office so we have enough supplies for everyone.

Questions? Contact Linda Haderli 206-459-4054

## 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.

**Please wear a mask if not vaccinated.**



# Lapidary-Silversmith Club

**Lap-silver.simplesite.com (website)**

*Buy It Now - Always on display in CM lobby and in shop window*

*Contact Joyce Knights 503 949 2473 or Mary Jo Burns 907 351 5508*

*Welcome to all our new members!! We are excited to be offering many activities and classes in Lapidary-Silversmith this year.*

*Thank you all for your support by purchasing your gifts from our club!*

## January Available Classes—Sign up in shop

**Chain-Maille (Jump Ring)**

**Dichroic Glass**

**Bottle Slumping**

**Beginning Silversmith**

**Enamel on Copper**

*Shop hours will be posted near door*



***Buy it Now & Woodshop Burgers***

***First Saturday of each month, 4p—6p***

## RENTAL AD HOC COMMITTEE

The Rental ad hoc committee was created to look at the rental issues in Carriage Manor. We have been watching the trends in rentals in the area and the growing crisis regarding a shortage of rental units in the area. Did you know that the average rent in the Mesa area is \$1383.00? I know what you're thinking, that must be for a house with a yard. Guess again. The average size of an apartment is 829 square feet. If you've watched AZ family news lately you've seen reports on the desperation people are facing to secure a unit to rent. There just aren't enough rental units available to meet the demand, which is what drives the price up so high.

Our Ad Hoc committee has prepared three motions to be placed on the ballot, if approved by the board.

- 1) Move the minimum rental stay from 14 to 28 days.
- 2) Change the limit on the units one person can own from three to two
- 3) Change the CC&Rs to prohibit rentals in the months of June, July & August

That third one might sound confusing as we live in a resort and who'd want to rent here in Arizona? Let me explain. Roadhaven, Golden Vista, Sunland Village and Greenfield Village, and probably more than we haven't learned about yet, have all adopted policies of a minimum of 30 days rental and no rentals in June, July & August. They have done this to protect themselves from corporations buying up units in their resort and renting them out on a yearly lease.

I realize our HOA fee is going up to \$198 next year, but that is still a very low amount to pay each month for everything Carriage Manor Resort has to offer. So, you can see where the appeal is of a corporation buying three units and renting them out. Ka Ching!

BUT! If they can't rent them out for three months of the year that changes the whole scenario. This action is one that will keep us a "resort" instead of becoming just another trailer park. And if the other resorts have taken these measures and we don't, guess where they're going to be coming.

Please keep in mind we are **not** anti-renter. Renters bring new life and perspective to our resort and are often great volunteers and become future buyers in our community.

These proposed changes would be effective with the approval of the residents on the ballot and would **not be retroactive**. The new rule would apply to the new buyer, just like bringing physical properties up to ARC standards upon a transfer.

*Cheryl Keffe*

*Liaison to the Rental Ad Hoc Committee*

## Recycling, Trash and Water Conservation

If you have just returned to Carriage Manor for the season, you may have noticed the absence of the green recycling bins. Valley cities, like communities nationwide, are not recycling as they used to for several reasons. China, traditionally our largest market for recyclables, has tightened contamination standards, processors increased fees and recyclables dropped in value as the quantity of recycled materials increased. We went from being paid for our recyclables to just having them hauled away to, finally, having to pay to get them hauled away and learning that they were ending up in the landfill. As this situation evolved, we reached a point where it cost less to simply put all our trash into the big roll-off dumpster and eliminate the recycling bins. The City of Mesa is working with ASU to research several possible long-term solutions for recycling, but for now there is no longer a pick up program. Note that Carriage Manor no longer has curb-side recycling pick up on Wednesdays as a result. **Also note that the Tennis Club is still recycling aluminum beverage cans as a fund-raiser. Their blue plastic barrels are still being used for collection.**

Now for some serious trash talk. As you can guess, the cost of disposal of our trash placed into the big dumpster continues to increase. **Each time it is emptied there is a basic tipping fee of about \$200 and then \$65.00 per ton to which is added fuel/environment/regulatory surcharges at approximately 40%.** To get "the most bang for our buck", it is important to minimize the wasted space that occurs when things like boxes and milk jugs are deposited without first flattening them. Let's not pay to dispose of air! Finally, we still have the kitchen garbage compactor. Bags placed in here should consist primarily of food prep and table scraps, including things like foam meat trays with absorbed juices.

Water; life cannot exist without it! With an extended South-west drought and constantly booming Valley population, the cost of this resource has increased more than anticipated. The City of Mesa surprised us with not only an increase in the per-gallon water and sewer cost but also a delivery service fee. Since these cost increases were not expected, they were not incorporated into the budget. Future increases are likely as well. To help offset some of this increased cost, the CM Board of Directors has requested that the Long Range Planning Committee and its Resource Management and Conservation sub-committee investigate water usage in the resort and provide conservation recommendations for the Board's consideration. You can expect to receive email communications over the next few weeks containing facts and figures regarding our water use and cost, as well as water conservation suggestions and links to additional information on the internet. Please be sure the office has your current email address. Thank you for your conservation efforts. We can save a lot if we each do a little!

# *Ladies Luncheon and Fashion Show*

## *Featuring New Image Fashions*

# January 22nd, 2022

**Doors open at 10:30am for**

**Ticket holders ONLY**

**\$15.00 per person**



## *Lunch Menu*

**Chicken Oriental Salad**

**Spring Roll**

**Dessert**

### **CARRIAGE MANOR WRITERS GROUP**

November 5, 2021 through March 25, 2022  
EVERY FRIDAY MORNING  
9:30 – 11:30 A.M., MUSIC ROOM

Anyone with a desire to write is invited to attend Carriage Manor Writers Group that meets for two hours on Friday mornings to create and share written expressions of what our minds imagine and remember and to describe emotions, personalities, nature, experiences and much more. Join us and document your family stories, pen a poem, try your hand at a fairy tale or fantasy and enjoy the stories of others.

### **SHUFFLEBOARD**

Shuffleboard is in full swing! We had 48 members signed up in just two sessions. What a great way to start the season. We play Wednesday and Saturday mornings at 9:30 am, and enjoy a potluck happy hour every Wednesday at 4:00 pm on the Sunset Terrace. Membership dues are \$10/season. Bring a dollar to play AND if you win both games, take 50 cents home! How can you go wrong! We clean the boards at 8:00 am on game days and appreciate any help we can get with that. Let's shuffle!!!





Servicing: San Tan Valley • Queen Creek • Mesa  
Chandler • Gilbert • Apache Junction • Phoenix



## For All Your Residential Heating & Cooling Needs

**15% OFF**  
**ALL REPAIRS**  
With this Flyer

**\$35**  
**SERVICE CALL**  
With this Flyer

**\$35**  
**MAINTENANCE/TUNE-UP**  
With this Flyer

- Residential Heating & Cooling
- Types: Air Conditioners, Heat Pumps, Gas Furnaces, Gas Packs, & Package Heat Pumps
- Sheet Metal Duct Work and Fabrication
- Duct Work Ventilation and Air Balancing
- Evaporative and Pre-Cooler Systems
- Commercial Refrigeration
- Low Temp Equipment
- Water Heater Replacement

A TRUE  
**15% OFF**  
ALL UNITS AND  
DUCTWORK  
INSTALLED

**30% OFF**  
Repairs for  
Military  
& their Families



**480.352.8710**

LICENSED • BONDED • INSURED • ROC 297645



northernairac



[www.northernairac.com](http://www.northernairac.com)

# WE ARE THE MOBILE HOME & PARK MODEL EXPERTS



FAMILY OWNED/OPERATED  
3841 E Main Street,  
Mesa, AZ 85205



WE'RE READY TO SERVE YOU!!

Licensed | Bonded | Insured  
Lic.#C39R-039865 | Lic.#L39-070079



FINANCING AVAILABLE O.A.C

CALL TO SCHEDULE YOUR A/C OR HEATER CHECK-UP

**\$69.95** (regularly \$89)

\*Exclusions apply \* Cannot be combined with any other offer \* Must mention this coupon at time of booking \*Price/unit \*Expires 2/1/2022

**"SOUP"ER BOWL food drive**  
Donate 5 cans or more; receive \$20 off of a service call (pls give cans to our technician; donations go to United Food Bank)

\*Exclusions Apply \*Price Per Unit \*Cannot be combined With Other Offers \* Must Mention this Coupon at time of booking \*Expires 2/1/2022

**20% OFF** on IAQ

(INDOOR AIR QUALITY PRODUCTS)  
HOSPITAL GRADE AIR SCRUBBER PLUS and/or RESPICAIRE MICROCLEAN ELECTRONIC AIR FILTER (Up to \$400 value)

\*Not Valid With Any Other Offers \*Must Mention this Coupon at time of booking \*Expires 2/1/22

**480-832-3330**

[www.NorrisAir.com](http://www.NorrisAir.com)

**FREE ESTIMATES ON NEW UNITS**

## CHICKEN FOOT DOMINO'S

For those who love playing Chicken Foot and for those who would like to learn. Come Tuesday nights from 7-9pm. We meet in the Music Room. If you have dominos bring them along -no sign up necessary.

***If you have any questions call  
Debbie Cottrell at  
763-415-4527***



**MEXICAN TRAIN  
DOMINOES  
EVERY SATURDAY IN  
THE CARD ROOM  
6:30 – 9:30 pm  
.25 cents**

Contact: Joyce Wootton – 204-292-0100 or  
[wootty@mymts.net](mailto:wootty@mymts.net)



Affordable Quality Dentistry Since 1924



# DR. PEASE & ASSOCIATES

EST. 1924

DENTIST • DENTURE LAB

**VETERAN & SENIOR  
DISCOUNTS AVAILABLE!**

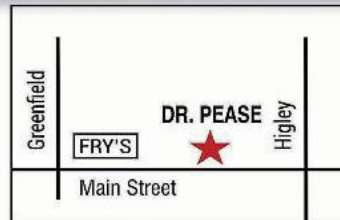
4830 E. MAIN ST., MESA, AZ 85205

**(480) 832-3335**

LICENSED DENTURIST & ON-SITE DENTURE LAB



**TEETH  
WHITENING  
SPECIALS!**



**WINTER VISITORS &  
WALK-INS WELCOME!**  
Most Insurances Accepted.  
Care Credit Available.

**\$129 Cleaning/Checkup**

Includes Basic Cleaning, Exam & X-Rays

\$442 value. Non-insurance, in absence of periodontal disease only. Eligibility determined upon initial visit.

Expires 7/1/22

**Toothache???**

**\$29 Limited Exam & X-Ray**

\$108 value. Insurance may apply. Expires 7/1/22.

**\$200 OFF**

**Full or Partial Dentures**

Excludes insurance, economy dentures or any other discounts. East Main location only. Expires 7/1/22.

**FREE Consultation  
or Second Opinion**

For Dentures or Implants

\$179 value. Includes panoramic image and exam. Insurance may apply. Expires 7/1/22.



\*MUST PRESENT COUPON AT TIME OF SERVICE. LIMITED TIME OFFER. ADDITIONAL FEES MAY APPLY.

[www.drpease.com](http://www.drpease.com)

[dr.erikpease@gmail.com](mailto:dr.erikpease@gmail.com)



## CERAMICS CLUB

The Ceramics Club has been put on hold for a period of time. Since the instructor we had for many years retired, we have been unable to recruit another instructor. I have been working with ceramic shops around, and our previous instructor, and our president to no avail. There are no instructors available for this season at this time. As soon as an instructor becomes available I will inform you. **Updates as they occur will be posted at the door of the Ceramics Room.**

If you need to contact me, I can be reached at

[olympiajo@comcast.net](mailto:olympiajo@comcast.net).

Thank you for understanding,

*JoAnn Huber*

VP of the Ceramics Club



## WOODSHOP

Welcome back to all the old residents and new saw dust creators. We have started off the year on a good note. The first Burger Night was after much speculation on crowd numbers and unexpected problems, a success. We have already seen new faces and ideas as people arrive. It is important to have a desire to create but not the skill. There is usually someone to help build the skill. We are not sexist as males are included. Where else can you for \$25 have access to as much equipment as the shop provides. The next Burger night will be Friday Jan 7. Welcome.



# RED MOUNTAIN FLOORING AZ



**YOUR FLOORING PROFESSIONALS**  
IICRC CERTIFIED ROC# 201105

***We sell it - We install it - We maintain it!***

- Carpet-Tile-Wood-Vinyl-Laminate
- Custom Showers
- Carpet Cleaning-Tile and Grout Cleaning
- Upholstery Cleaning
- **SO MUCH MORE**



## 2 Locations To Serve You

10104 E. Apache Trail, Apache Junction **480-380-3211**  
2344 E. Baseline Rd, #104, Mesa **480-813-3444**

***\$35.00 off Tile & Grout Cleaning***

\*MINIMUM OF TILE & GROUT CLEANING JOB OF 235 S/F OR MORE\*  
GROUT SEALING EXTRA

***\$20.00 off Carpet Cleaning***

Includes Pretreatment, spot treatment, no-residue rinse, truck mount hot water extraction  
\*MINIMUM OF CARPET CLEANING JOB OF \$100.00 OR MORE\*

**SCHEDULE YOUR CARPET OR TILE CLEANING NOW!!!**

**480-380-3211**



## EMERGENCY DENTAL

# SPECIAL

### ARE YOU IN PAIN?

ASK ABOUT OUR PAIN FREE DENTISTRY

GIVE US A CALL!

# 480-562-4819

MyDentalAz.com

1959 S VAL VISTA DR STE 118  
MESA, AZ 85204

**Val Vista**

6637 W PEORIA AVE STE D-2  
GLENDALE, AZ 85302

**Peoria**

6059 E UNIVERSITY DR  
MESA, AZ 85205

**University**

*My*DENTAL  
DENTISTRY & IMPLANTS



### EMERGENCY EXAM SPECIAL

## \$7

Value \$249  
Exam + X-Rays  
Free Nitrous - Sedation  
With Treatment

### COMPLETE IMPLANT WITH CROWN

## \$1,997

Value \$3,497  
Free 3D X-Ray &  
Nitrous - Sedation  
With Treatment

### CERAMIC CROWN SPECIAL

## \$757

Value \$1,497  
Zirconia - Ceramic Crown  
Free Nitrous - Sedation  
With Treatment



### MY SNAP DENTURE

## \$3,997

Value \$5,497  
Free 3D X-Ray &  
Nitrous - Sedation  
With Treatment

\*CANNOT BE COMBINED WITH ANY OTHER OFFERS OR INSURANCE CONTRACTED RATES.\*



**FREE LESSONS** ARE HELD ON MONDAYS AND THURSDAYS

FROM 1:00 – 2:00 PM. BALLS AND PADDLES ARE PROVIDED.

**THE PICKLEBALL CLUB MEETING WILL BE HELD ON TUES. JAN. 11<sup>TH</sup>, 2022 AT 3:30 IN THE SOCIAL HALL.**

**MEMBERSHIP DUES ARE \$20.00**

**PLEASE PAY: TERRY KING – LOT #906 – 403-540-3874**

**JOYCE WOOTTON- LOT #173 – 204-292-0100**

*You are invited:*

Complimentary Lunch

**PICKLEBALL**  
*Jumpstart*

**Sat. 15 January 2022**  
**9:00 - 11:30**

- \* Open to everyone
- \* First time or brush up
- \* Intro drills, scoring, fun play
- \* Paddles and balls provided
- \* No commitment or pressure
- \* Try it, you may like it!

\* Register in the Activities Office  
Contact Linda Haderli 206-459-4054

**JUKEBOX**  
**MEMORIES**

**SAT. FEBRUARY 26, 2022**

*RESERVED SEATING*

**Doors Open: 6:15**  
**Show: 7:00**

---

SALES START TUES. FEB. 1  
Patio Grill MWF 11-1  
Tues. Coffee Hour

---

**\$25**

Adv. Group Ticket Sales (8+)  
Mon. Jan 31 - 9-10 am  
Classroom  
Contact Mary Zupano 320-761-9033





# Racquet Racket

TENNIS CLUB NEWS January 2022

FREE Tennis Lessons Tues. & Thurs. 4 p.m.

**FREE**

Round-Robin Tues,  
Thur. & Saturday 1p.m.



The Infamous Chicken Dinner is  
February 19, 2022. Watch for  
details to come soon!



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



The ever popular...

# Tex-Mex Tacos

Is coming

Sunday January 23<sup>rd</sup>

\$10 for dinner and dessert

**BYOB**

Soft drinks available for \$1.00

Tickets on sale on the patio

Hosted by Carriage Manor Tennis Club

## Creative Stitchers

# "Happy New Year"

We meet in the Ballroom weekly on Monday mornings at 10-11:00 am.

We meet to discuss business, host speakers and have a show and tell. Once a month we have a social hour at a meeting, discuss upcoming classes to be offered and much more. Plan to attend. Stop in the sewing room to see what is happening.

Sheryl Wilson (712) 261-1517

Deb Cottrell (763) 415-4527



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!

# Delta Home Services

Keeping you Warm in the Winter and Cool in the Summer!!

- \*Maintenance
- \*24 Hr Service
- \*Indoor Air Quality
- \*Energy Efficient Solutions
- \*Plumbing & Electric Services

**Winter Check-up \$39.95**



**Call us Today!!**  
**623-240-9892**

Roc 191372



Family Owned and operated since 2003.

[www.deltahomeservices.com](http://www.deltahomeservices.com)

The **BEST**

just got

**BETTER!**



Superior coverage for your Park Model home

THE ADAMS AGENCY    Other guy

*New!*

Equipment Breakdown*	✓	✗
Water/Sewer Backup*	✓	✗
150% Replacement Cost*	✓	✗
"Cash Out" Option	✓	✗
Flood	✓	✗
24 Hour Claim Service	✓	??
40 Year Track Record	✓	??
Local Offices/Local Claims	✓	??

Coverage provided by an A-rated, (Excellent) Arizona based insurance company.

Submit your quote

**THE ADAMS AGENCY INSURANCE**

ESTABLISHED 1978

*Don't be fooled by cheap imitations!*

**480.924.2600**

Main: 3851 E Main St, Mesa, AZ 85205

**480.354.7131**

Apache Jct: 189 W Apache Trl #A-107, AJ, AZ 85120

[www.theadamsagency.com](http://www.theadamsagency.com)



# Wild Willie's

# Roast Beef

## Dinner Dance

- \* Happy Hour 5:30
- \* French Dip 6:00
- \* Dance 7:00 - 9:00
- \* Reserved Seating
- \* Sales Start Mon Jan. 3

Patio Grill MWF 11:00 - 1:00 & T Coffee Hour

**Saturday**  
**January 29, 2022**

**\$15**

**Triple Play Band**



**Contact:**  
**Penny Arneson**



**602-596-2895**

# Ready for tomorrow

Keep moving toward your goals with HUB.

## Manufactured Home Insurance

When you partner with us, you're at the center of a vast network of experts dedicated to advising you on how to prepare for the unexpected.

- Help you protect your family, your home and more with our team of experts

Call or visit your local Mesa Office today:

9124 E Apache Trail, Ste 10  
Mesa, AZ 85207

Office: (480) 396-9100  
Toll Free: (800) 344-7605

[www.hubinternational.com](http://www.hubinternational.com)



From left to right: Magdiel, Cindy, Kristi & Laurie



Risk & Insurance | Employee Benefits | Retirement & Private Wealth

# JANUARY 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1 
2 <i>Chapel (BR) 9am</i>	3 <i>Sinclair Travel Lobby-9am</i>  <i>Bingo (BR) 6:30pm</i>	4 <b>Tuesday Talk (BR) 8am</b>	5	6 <i>BP Clinic (MR) 9am</i>  <i>Line Dancing (BR) 4pm</i>	7 <i>Woodshop Burger Nite (BR) 4pm</i>	8 <i>Ambassador's Social (SH) 9am</i> <i>Billiards Dance w/Harry Mathews (BR) 5:30pm</i>
9 <i>Chapel (BR) 9am</i>	10 <i>Sinclair Travel Lobby-9am</i>  <i>Bingo (BR) 6:30pm</i>	11 <b>Tuesday Talk (BR) 8am</b> <b>Meet The Candidates (BR) 9am</b>	12 <b>BOD Work Session 1pm Zoom &amp; BR</b>	13 <i>Line Dancing (BR) 4pm</i>	14	15 <i>Golf Pancake Breakfast (SH) 7am</i>
16 <i>Chapel (BR) 9am</i>	17 <i>Sinclair Travel Lobby-9am</i>  <i>Bingo (BR) 6:30pm</i>	18 <b>Tuesday Talk (BR) 8am</b>	19 <b>BOD Meeting 2pm Zoom &amp; BR</b>	20 <i>BP Clinic (MR) 9am</i>  <i>Line Dancing (BR) 4pm</i>	21	22 <b>Ladies Luncheon &amp; Fashion Show (BR) 10:30am</b>
23 <i>Chapel (BR) 9am</i> <i>Tennis Tex-Mex (BR) 4pm</i>	24 <i>Sinclair Travel Lobby-9am</i>  <i>Bingo (BR) 6:30pm</i> <hr/> <b>31</b> <i>Bingo (BR) 6:30pm</i>	25 <b>Tuesday Talk (BR) 8am</b> <i>Craft Show (SH) 8am</i> <i>Karaoke (SH) 6pm</i>	26 <b>Bill Harrison (BR) 10am</b>  <b>Adult Protective Services Presentation (BR) Noon</b>	27 <i>Club Council (SH) 10am</i>  <i>Line Dancing (BR) 4pm</i>	28	29 <i>Pickleball's Wild Willies (BR) 5:30pm</i>
30 <i>Chapel (BR) 9am</i>						

**Water Aerobics in the Pool Monday thru Saturday from 8-9am**

**Walk Aerobics every Monday & Wednesday at 8am and Friday at 8:30am in the Ballroom**