



CARRIAGE MANOR RESORT

MAY 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

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

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



PRESIDENT'S REPORT

We are starting to see much warmer days (and nights) as we get into the summer. It's getting much quieter around here. Hope your travels are safe until we see you in the fall.

Your Board of Directors, although only 2 of us are here in the resort, continue the work you've appointed us to do. Remember, we'll have a work session this month on May 11th at 1pm and a Board Meeting on June 16 at 2pm [please note the day is Thursday this month only].

Send us some pictures from your travels and maybe we will put some into my next report! That's all for now. Stay cool!

Rick Gaustad

President, CM Board of Directors

BOCCE CLUB



Bocce ball playing times this summer will vary according to the weather. Open play times are available on bocce courts or watch CM post for play time events. For info please contact resident, Cal Dahl, 418 Nash, 360-609-6804 or caldahl@comcast.net".



Like us on

facebook

At our official page

[CARRIAGE MANOR RESORT](#)





MANAGER'S MESSAGE

Thank you to all of the volunteers for their efforts in assisting staff thru this past season and again, a sincere thank you to the Chapel for their \$1,500.00 donation to the resort.

I also have to acknowledge our CM Realty team, Shauna Smith, Designated Broker and Lorri Blankenship for the absolutely stellar first quarter sales. In just the month of March they exceeded \$55,000.00 in commissions.....AMAZING! Please know we also appreciate our residents who recognize the value to the community in using our in-house brokerage allowing the commissions to stay within the walls of CM. Check out the stats in Lorri's article on pages 8 & 9.

The CPA Firm of Clifton Larson Allen have begun audit procedures on our 2021 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). Upon completing thorough review of the Association's financial operations, CLA will present preliminary report this month, which will then go to the Budget and Finance committee for review and analysis as part of their report to the BOD. The BOD will be approving the final audit at their June 16th, 2022 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.

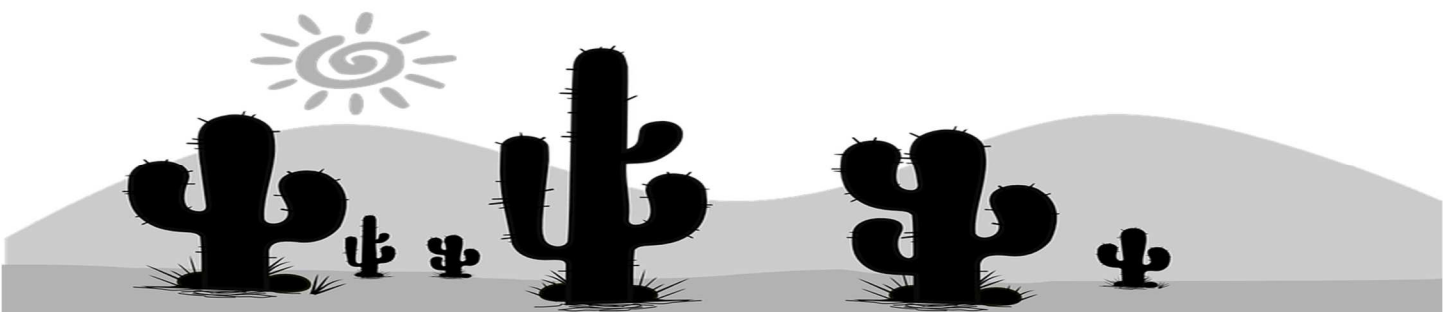
The pool interior and deck project are scheduled to begin June 3, 2022 with estimated five to seven weeks for completion. Once again, our neighbors at Fountain of the Sun have been gracious to allow CM residents to use their pool during our project.

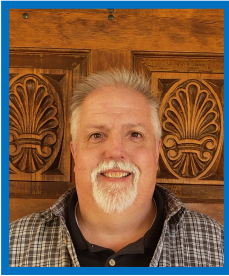
The Board of Director's will have a Work Session on the 11th of May at 1:00PM via ZOOM with attendees able to observe thru ZOOM as well as in the Ballroom.

Enjoy your Memorial Day holiday and safe travels.

Mary K Candelaria

General Manager CMCA. AMS





PHYSICAL PHACTS

After dropping my Daughter off at the airport one Sunday morning I was enjoying a quiet drive home. No one was on the roads, as it was early. All of the sudden I heard a loud 'Boom' followed by 'hissing'. Sure enough I blew a tire. Traveling at 85mph, while this happened, I realize how much different it could of gone. I limped off the freeway, pulled into a parking lot and changed my tire. I was off and running without any complication other than a blown tire. When I go home I investigated the tire and found a thick piece of metal about the size of my finger that caused the disruption.

In May we will be starting up a Recycling Program through the City of Mesa. Their flyer was printed in April's Rumble sheet. Pretty self explanatory if one takes the time to read it. If any Resident chooses to participate in the program strict adherence to the rules will keep program running smoothly. If one chooses NOT to participate you will still be able to discard trash in Large Roll Off.

Any of the 4 items accepted for collection can go in any bin. The City of Mesa sorts and separates. Our responsibility is explained better in below steps.

-Residents choosing to participate are responsible to bring their accepted items to one of two recycling locations. (N of Tennis and W of Shuffleboard)

-Items CANNOT be left in bags

-Items must be washed and dry (thoroughly cleaned)

-Corrugated cardboard cut up to fit in bins. No Styrofoam

-All 4 accepted items can go in any bin. Flyers will be posted on bins so take the time to familiarize yourselves with what is accepted. **'When in doubt, keep it out'**

As you can see Recycling takes a bit of effort. To do it properly it takes even more. To take part in the City of Mesa's Recycling Program one must be dedicated to the cause. Again, if you choose not to recycle you have the other option.

Perhaps if we ALL recycled more there would be less loose metal lying on our Freeways causing tire malfunctions. Just about anything can be repurposed if done properly. It certainly causes one to think.

March Weed Program averaged 22-25oz of chemical per Lot. Cheetah-pro and Up-end 50/50 mix

Nate Allred

Physical Properties Manager

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.





ADMIN NEWS

Happy Memorial Day & Happy Mothers' Day

WOW! May already! Where is this year going????

Most of our Winter Visitors are safely back home. What am I going to write about???

Summer is pretty quiet. Time to relax and get caught up on projects that we put off.

I do have one thing that I need your help with. (You didn't think I'd let you off that easy, did you??) We are Welcoming a lot of new residents, and the ones that are leaving, have mail still delivered here. Please do not bring it up to the office. We do not have forwarding addresses for most of them. So far, most of the mail is "junk mail". If there's mail that looks important, we most certainly will check it out. Otherwise, it will just be returned to sender. We too, at the office will be short staffed. Most of my **MOST VERY IMPORTANT VOLUNTEERS** are part of the ones who are back home. I too, will be gone for the summer. So **Jon**, our **Activities Director**, will be in charge. Go easy on him!

Hope everyone has a GREAT & SAFE summer. Stay cool, and hopefully, I'll see you in the Fall.

Linda C. Spadafino
Office Administrator

Come To The Grill Great Food With Friends

- | | |
|----------|--|
| May 3rd | Tomato Soup/Grilled Cheese Sandwich |
| May 5th | Country BBQ Ribs/Potato Salad/Baked Beans |
| May 10th | Pulled Pork Street Tacos |
| May 12th | Meatloaf or Salisbury Steak/Potatos/Veggie |
| May 17th | Chicken Taco Soup/Chips |
| May 19th | Baked Cod/Fries/Coleslaw |
| May 24th | Baked Chicken Thigh/Salad Bar |
| May 26th | Baked Potato Bar |
| May 31st | Hobo Lunch (Steak/Potato/Veggie) |





CHIEF'S CHAT

Hello to everyone! We in the security department wish everyone a safe and wonderful summer in their prospective homes and with your family and friends. We will be having a full line up of work during the summer months.

We have begun the complete touring of the resort documenting and taking photos of bicycles throughout the resort. They will be placed in the files for the summer of 2022. We are also documenting which have been secured properly and which have not been secured. When we have completed that task, we will commence on the house-to-house checks, making certain that all homes are properly secured. In the event we find a property unsecured, the homeowner will be notified immediately. If you have a caretaker, we will notify them first, although the homeowner will be notified as well. We try to resolve the situation as quickly as possible and an incident report is always generated.

The inbound security arms have been working very well for the amount of usage they get. In the month of March the residents arm was exercised 22078 times. We observe folks approach the residents arm and it doesn't open for the them and the first thing stated is "What's wrong with the arm now"? Sometimes when approached too quickly the scanner cannot read the decal. Usually when asked to back-up and pull forward again it operates as designed.

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

(Please do not call the front desk and have your call transferred)



REAL ESTATE ROUNDUP

Hello everyone,

Spring has sprung and I'd like to take an opportunity to recap the past season. To say it's been a whirlwind is an understatement. Real Estate was fast and furious all season, with homes selling quickly and for top dollar. Currently there are only have 5 active listings in the entire community, 4 park models and 1 RV lot. There are another 11 homes currently under contract, but the sale hasn't closed yet. There have been 42 homes sell (actual closed sales) between January 1, 2022, and today, April 27, 2022.

On the next page is list of the closed sales in Carriage Manor. The ones in red are the ones that Carriage Manor Realty was involved with. Of the 19 other Realtors included in these sales, Carriage Manor Realty has sold more homes than all other Realtors combined!

If you are considering selling your home, there has never been a better time than right now! Don't think it's better to wait until Fall, I have buyers waiting for the right home or lot to come on the market!

DON'T WAIT, Call me now for a no pressure home valuation, 480-984-1922.

Lorri Blankenship

Sales Director - REALTOR® - SRES®
Carriage Manor Realty
7750 E. Broadway Rd., Mesa, AZ 85208
480-984-1922 Office • 480-766-8419 Cell
LEB@CarriageManorRV.com



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

Carriage Manor Sales 1-1-22 thru 4-27-22

Lot #	Close Date 1/1/22-4/27/22	Sold Price	SQFT	Year Built	Baths	Days on Market
560	1/4/2022	\$ 145,000	723	1991	2	9
326	1/29/2022	\$ 100,000	399	1990	1	2
643	1/31/2022	\$ 200,000	608	2014	1	82
767	2/8/2022	\$ 225,000	860	2020	1.5	56
680	2/10/2022	\$ 135,000	700	1990	1	86
603	2/11/2022	\$ 125,000	400	1991	1	37
615	2/16/2022	\$ 102,500	400	1992	1	112
440	2/17/2022	\$ 130,900	650	2002	1.5	89
20	2/18/2022	\$ 70,000	408	1989	1	7
219	2/28/2022	\$ 164,900	780	1997	1.75	23
550	2/28/2022	\$ 179,000	807	1992	1.75	2
25	3/17/2022	\$ 165,000	750	1989	2	44
718	3/18/2022	\$ 101,000	386	1990	1	4
145	3/18/2022	\$ 115,000	401	1998	1	4
371	3/18/2022	\$ 83,900	Lot			
220	3/22/2022	\$ 99,900	386	1990	1	6
793	3/23/2022	\$ 107,000	409	1989	1	3
280	3/24/2022	\$ 189,000	750	2007	1.75	5
417	3/28/2022	\$ 139,900	386	2011	1	5
526	3/30/2022	\$ 210,000	710	2012	1.5	29
812	3/30/2022	\$ 150,000	750	1998	1.75	0
874	3/31/2022	\$ 88,000	421	1991	1	4
393	3/31/2022	\$ 189,900	798	2005	2	25
429	3/31/2022	\$ 135,000	700	1990	1.5	4
70	3/31/2022	\$ 162,000	799	2005	1.75	25
447	3/31/2022	\$ 133,000	700	1988	1	15
801	4/1/2022	\$ 210,000	694	2015	1	13
89	4/4/2022	\$ 159,000	799	1991	1.75	3
778	4/7/2022	\$ 149,900	750	1992	1.5	121
904	4/7/2022	\$ 188,000	750	1991	2	63
443	4/8/2022	\$ 110,000	409	1991	1	15
687	4/12/2022	\$ 145,000	798	1991	1	10
646	4/12/2022	\$ 149,000	799	1989	1	1
72	4/13/2022	\$ 139,000	550	1989	1	11
9	4/14/2022	\$ 104,900	445	1988	1	5
49	4/15/2022	\$ 164,900	725	1991	1	6
805	4/15/2022	\$ 144,900	750	1990	1.5	2
310	4/20/2022	\$ 170,000	799	1999	1.75	35
844	4/22/2022	\$ 179,000	775	1991	2	8
665	4/22/2022	\$ 169,000	821	2007	2	12
907	4/22/2022	\$ 80,000	Lot			
544	4/27/2022	\$ 147,000	700	1991	1	24



ACTIVITIES

Happy Spring,

I hope you've all made it to your winter homes safely and are already planning your return to beautiful Arizona. We'll be here waiting for you!! I will be at the Front Desk beginning Monday, May 2nd so please do not call the Activity Office and leave a message. That voicemail will NOT be monitored.

My Activity Committee and I have a lot planned for you next season. We have been working very hard to find the best entertainment for 2022/2023. We think you'll be very happy.

So just to give you a sneak peak, put on your cowboy hats, dust off those cowboy boots and bring your finest plaid and denim. I would tell you to bring your finest pig or your prize winning bull but I think the Board of Directors would frown upon that. Just bring all the western wear and paraphernalia you can muster. There may even be a decorating contest. Cause this season, we're going.....

"ARIZONA COUNTRY"



Jon Larson
Activity Director



Bill Harrison *presents*
Arizona Ranch Schools
“Ropin’! Ridin’! Latin’!”



Wednesday, May 18th

In the Ballroom

10:00am

Tickets \$5.00 in advance

\$7.00 AT THE DOOR

Refreshments Included

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 Park.

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 Dog Park, 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 parks (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 from barking at each other so much.

We do ask anyone using the dog park 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 and 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 park.

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.

2022

Carriage Manor

Annual Summer Get-Together



At SPIRIT LAKE, IOWA

BY BEAUTIFUL

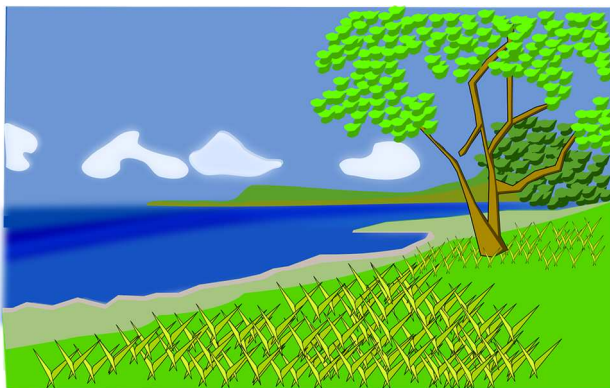
WHEN: *TUESDAY, JULY 19, 2022*

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



Golf Club Overview 2022-2023

Carriage Manor Golf is a social club with benefits.

It's an opportunity to meet and spend time with other golfers in the park. The Golf Club built and maintains the Putting Green area located at the entrance to the center and members decorate that area each Christmas season. We usually have three tournaments each season and we are planning to hold three brat nights for the first time this year.

Golf memberships offer guaranteed tee-times at reduced rates at five different golf clubs during the week.

- All golfers are welcome to join and participate. Our golf season is from November 1 through April 30 each year.
- Simply register, pay your dues, and sign-up to play. Membership dues remain at \$10 for just one month or \$20 for the entire season.
- A composite list of our contracted courses, address, date of play, and cost will be available on the golf board in November.

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

Club meetings, Outings, and Special Events (during the season)

Member Meetings: 3rd Wednesday of each month at 6:30 p.m. in the Social Hall.

Board Meetings: 2nd Monday of each month at 9:00 a.m. in the Card Room

Tournaments: Three Four-person scrambles, usually scheduled for December, February, and March

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

Come join us.

**Bud Beverly
President**



**MONDAY
MOVIE MATINEE**

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



WHAT DO YOU THINK THIS ITEM IS?




WE WILL GIVE YOU A CLUE

- ITS IS NEW TO CARRIAGE MANOR**
- IT IS CURRENTLY LOCATED IN THE LOBBY OF CARRIAGE MANOR**
- EVERY RESIDENT CAN PARTICIPATE IN FILLING IT TO THE BRINK.**

“HOW CAN I DO THAT YOU ASK?”

**FOR MORE INFORMATION WATCH FOR THE ANSWERS
IN THE JUNE RUMBLE SHEET.**

MAY 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1 <i>Admin Summer Hours Begin 6:30am to 3:00pm</i> 	2 Movie (BR) 1pm <i>Just Like Heaven</i>	3	4	5	6	7
8  <i>Mother's Day</i>	9 Movie (BR) 1pm <i>Dreamer</i>	10 Karaoke (SH) 6pm	11 BOD Work Session 1pm Zoom	12	13	14
15	16 Movie (BR) 1pm <i>Good Sam</i>	17	18 Bill Harrison (BR) 10am	19	20	21
22	23 Movie (BR) 1pm <i>The</i> <i>Starling</i>	24 Karaoke (SH) 6pm	25	26	27	28
29	30 Memorial Day Offices Closed 	31				

Water Aerobics in the Pool Monday thru Saturday from 8am-9am
Walk Aerobics 8am Mon, Wed & Friday in Fleetwood/Heritage Room
Chair Aerobics 2pm Tues & Friday in Fleetwood/Heritage Room