



CARRIAGE MANOR RESORT



# Rumble Sheet

August 2012

2012 Street Project has begun! More photos available on website!



**MONDAY NIGHT  
MOVIES  
START TIME 6:00 PM**

**BALLROOM  
POPCORN PROVIDED**

**AUGUST MOVIE  
SCHEDULE  
AUGUST 6TH  
THELMA & LOUISE**

**AUGUST 13TH  
AFRICIAN QUEEN**

**AUGUST 20TH  
RADIO**

**AUGUST 27TH  
MOONLIGHTING**

**BOARD OF DIRECTORS  
TELE-CONFERENCE  
WEDNESDAY  
AUGUST 15TH, 2012  
1:00 PM  
CONFERENCE ROOM**

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# BOARD NEWS

## President's Message



They call these hot days the "Dog Days of Summer". That might be true but even our dog knows enough to stay inside. I hope your summer days have been enjoyable especially as you look forward to the fall and your return to Carriage Manor. Gail and I spent a week at the resort in July. It was good to see the friends that stay there all summer and to not have to stand in line when we went out to eat. The temperature hit 113 while we were there, but it was really a dry heat, but it was still HOT.

As you read this the work will have begun on putting in the center street drains on several of our current streets. The streets will also be seal coated to protect the pavement. We have retained the same person as project manager that we used last year in replacing streets. He really looked out for our interest and the board felt that we needed him to watch over this project also. The finished Pickleball courts looked great and the resort also looked well maintained. 79th Street has been completely rebuilt by the County. They paved the intersection to Main Street but did not widen it through the wash area. It will be a better access if we need to use 79th and Main during the winter to access the park while Broadway is torn up. The latest word from the City of Mesa is that SRP has to put the utilities underground before they can rebuild the street. They say that should start in October and take as long as three months. So it appears the actual street rebuild will start about the first of the year. I, and I am sure Mary, will do everything we can to keep you informed and make plans to keep the discomfort level as low as possible. Just remember the street has to be torn up before a new one can be built. A wall has to come down before a new one can go up.

I was surprised to learn of the activity of the Real Estate office this summer. Several people were looking even in the hot weather. My thanks to Helen Hochhalter for taking over the leadership of the Realty Ambassador Program. She has spent a lot of hours in the Real Estate Office this summer. We will get several of you involved with her this fall to make contact with the renters and possibly new owners. There will be other opportunities for other Ambassador programs also.

So now is the time to begin thinking about the coming season in Arizona and the friends you will see and the friends you will make. Your Board of Directors will meet via phone the 15th of August to hear an outline of the proposed 2013 budget and any other matters that need to be addressed. If you are in the resort you are invited to attend that conference call in the offices. See Linda for details.

As always Gail and I wish each of you enough.

Bill Whiteman, Board of Directors President

### 2012—2013 BOARD OF DIRECTORS

#### OFFICERS

President	Bill Whiteman
Vice President	Mike Sisk
Treasurer	David Ffoulkes-Jones
Secretary	Carl Vinci

#### DIRECTORS AT LARGE

Ed Martin  
George Jensen  
Jerry Ottesen

### Board of Director's Meeting Schedule

#### 2012-2013

October 17, 2012  
November 14, 2012  
December 12, 2012  
January 9, 2013  
February 6, 2013  
March 13, 2013  
April 10, 2013

Meetings to be held at 2:00 p.m. in Ballroom

## MESSAGE FROM THE MANAGER



Greetings! The Final Audit of the Associations 2011 Financial Statements has been presented to the Board of Directors and was approved at their June 2012 Tele-Conference. Copies of the Audit along with a Audit report from your Treasurer David Ffoulkes-Jones are available at the Administration Office, as well as, posted on the website.

I have been working with the Election Committee Chairperson, Jean Ingrum regarding developing procedures for E-Voting that was approved by the membership at the 2012 Annual Meeting. Those of you who are interested in receiving your ballots electronically should sign up for "Property Boss", which can be accessed through the Main Page of our website. Any questions or problems during the set-up, please contact the Administration office via phone (480)984-1111 or e-mail at [business@carriagemanorrv.com](mailto:business@carriagemanorrv.com).

A draft of 2013 Budgets will be presented for consideration at the August 15th BOD Tele-Conference that will include Operating, Reserve and Capital Improvement Funds.

Please feel free to contact me with any questions or concerns regarding your Resort. Carriage Manor's website and Facebook pages are updated regularly with the latest and greatest developments!

Mary K. Candelaria

General Manager

## PHYSICAL PHACTS



Another summer under our belts and here we are getting ready for another winter season. We have our irrigation meter in at the clubhouse and we have already seen improvement in our City of Mesa numbers. By having that meter installed we get irrigation water on, all the plants at the clubhouse and don't have to pay the sewer fee that the city was charging us. This is just money back into your pockets!!

Water is a commodity that I feel we don't want to waste. This is a desert; when we talk water conservation, many think that we want ALL plants and trees out of the community. That simply is not the case. We want to use water wisely. We need to look at water conservation as a plus not a negative. Here in the desert we don't have a large supply to waste.

Dave Wright

Properties Manager

## CHIEF'S CONCERNS



The Security Department will be commencing the third wave of the house to house inspection of doors, windows, etc. We are pleased to announce that no problems have been identified to date.

Security will be manning the Rambler vehicle entry/exit gate during the Street project to accommodate the large trucks that will be going in and out of the Resort during construction.

We are thankful 79th Place road repairs are finished, it sure improved the looks of that area.

The Maricopa County Sheriff's Department is much more visible in the complete area of 79th and 80th Streets.

Terry Friebohle, Chief of Security

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## REAL ESTATE UPDATE



As I look around Carriage Manor there are small changes. Caretakers are out and about, checking homes after our famous monsoon storms, security and maintenance are busy overseeing the construction projects, and wait until you see the mural at the pool!

In the Realty office, I have listed 6 additional properties for sale this month, and 5 more properties have been added to the rental pool. I have the first property sold scheduled to close escrow the first of August too! I have been contacted by many of you either for your friends or for yourselves inquiring about properties for rent, and I must say, we have such a nice selection of homes in the rental pool here in Carriage Manor. After inspecting them this summer, I have found them all to be clean, cheery, and very well maintained and equipped, and that makes my job much easier. Thank you to those who have placed their property with me for the next season in the rental pool.

We are quickly approaching the fall, when many owners will be in Carriage Manor to attend to their property in preparation for the winter season. As we get closer to the 1012/2013 season, I want to extend an invitation to any of you who would like to be involved in the Real Estate office "Ambassador" program. The Ambassadors are volunteers who will assist me by delivering "Welcome" packages to the renters, answering phones, planning welcome events for those renters, greeting people and giving tours of the Carriage Manor grounds and facilities, and more. Helen Hochhalter will be the lead Ambassador and she has been here most all summer and has been a great help to me. If you are interested, I encourage you to contact either Helen or myself. I hope to get all those interested together sometime this fall to plan our strategy. For now, stay cool!

Lisa Benjamin

Carriage Manor Real Estate

Sales and Rental Coordinator

### CARRIAGE MANOR REALTY "PICKS OF THE MONTH"



#### **2 GRAHAM \$59,500**

**If you are looking for a great home, at a great price, this is it! Come and enjoy this great deck, the home inside is very cozy and clean. This is a MUST see, it won't last long!**



#### **554 GRAHAM \$99,000**

**This hidden gem is not to be overlooked. Large deck on a corner lot. Loaded with custom features and recently designed and styled with the Carriage Manor lifestyle in mind.**

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