

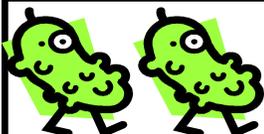


CARRIAGE MANOR RESORT

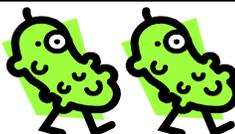


Rumble Sheet

July 2012



Let's Play Pickleball



MONDAY NIGHT MOVIES
START TIME 6:00 PM
BALLROOM
POPCORN PROVIDED
JULY MOVIE SCHEDULE

JULY 2ND
WAR HORSE

JULY 9TH
THOROUGHLY MODERN
MILLIE

JULY 16TH
TERMINAL

JULY 23RD
RV

JULY 30TH
BABY BOOM

ICE CREAM SOCIAL
JULY 19TH SH 5—6:30 PM

4TH OF JULY CELEBRATION
4:00 BYOB
5:00 Potluck
Free Ice Cream courtesy of
Activity Committee

www.carriagemanorrv.com

BOARD NEWS

President's Message



First let me wish all our Canadian members and friends a happy Canada Day on July 1st. I also hope each of us in the States will have a happy and safe Fourth of July Holiday.

Your board of Directors had a very busy and fruitful conference call board meeting the 27th of June. We were all in attendance and I think those attending in person would agree that it was a good meeting. It was also an informational meeting. No, we are not reconsidering the Main Street property question. Yes, we are proceeding with the investigation of our former accountant and possible fraud charges. With today's privacy laws and confidentiality rules it makes it very difficult to make a lot of comments about things that are on going that involve personnel. A little more patience and what needs to be known will be made known. I will say publicly again; "If there ever was a time when the Treasurers office needs an accomplished accountant in that position it is now, and David Ffoulkes-Jones is the best we could ever hope for". Thank again, David.

All projects are moving forward as planned for the summer. There is much more to be accomplished yet this summer and plans are in order for those projects to happen. Gail and I will be in the park the week of July 8th so we will get a first hand look at what's new. You can check the website for updates.

All in all the summer continues to be wet in Minnesota, burning up in Colorado and Dick Sorensen is hopefully catching fish in South Dakota, and we had our summer in Oregon.

There are several of our friends and neighbors that are having some real tough health problems right now, so I ask you to continue to remember them as you know them in your thoughts and prayers.

In the mean time Gail and I wish you enough and look forward to seeing you this fall.

Bill Whiteman, President, Carriage Manor RV Park Association.

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



I wanted to remind everyone our policy on "Un-restricted" properties during the summer months; If your property is listed as unrestricted and you are off-property, Administration has directed Security to consider that property defaulted to "Restricted". Management finds allowing persons into the Resort on a property listed as "Un-restricted, as well as, the owners off-property opens the Resort to a potential breach in Security. If you have someone coming into the Resort to check your property, please contact Security or Administration to have them listed as your caretaker.

Speaking of caretakers; many of you have "owner" listed as your caretaker, that's a good plan while you are on property, but, the months you are away, it is ineffective. While many of you are on board with the expectations of the "Caretakers" of your property, and recognize the need, I think a refresher on the subject a good idea.

Caretakers should be checking your property regularly throughout the Summer months, for items such as weeds, leaks, and damage. Last summer we had the worst storm with the most damage we have had in the Resort since at least the eleven years I have been here.

Your local caretaker should come on-site and check your property for damage, if such an occurrence happens. Physical Properties, Security, and Administration are here to assist and support, but ultimately, it is your lot and your responsibility to assure it is taken care of. If you are in need of a referral; the Administration Office has the names of year-round residents who provide caretaking services.

Take Care!

Mary K. Candelaria

General Manager

Realty Ambassador Committee



People were saying "Arizona! How can you stand that heat?" That was the main question we heard while in Chicago for our vacation. Sometimes I think the same question, especially now, but then am reminded "it is a dry heat!"

Last night we experienced our first storm of the monsoon season, lots of wind, dust and "a foot of rain". According to Harv, that is rain drops that fall twelve inches apart, and that is what we got.

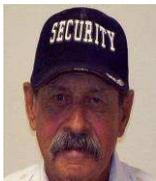
Life is fun here during the summer, people visit our resort, looking, listening, and even checking out some of the homes. Carriage Manor is impressive to them, so we shall see how many return.

Have a happy fourth and be well. You are missed.

Helen Hochalter

Realty Ambassador Committee Chairperson

CHIEF'S CONCERNS



Well, I would like to start off with a hardy "Hello" to all of you folks. I can't wait for all of the residents to start returning to the resort for the season. I sure do miss the hustle and the bustle of the folks coming to the security office to receive the keys to the bingo cart for Monday night bingo, the woodshop gents for the woodshop burgers the first Saturday of each month, the tennis tournaments, our Carriage Manor Marketplace and so on.

I have very good news to report! The Security Department has completed the first of our door to door "walk around" of all the residences and we are pleased to announce that only two doors were found unsecured, this is very good news to report to you folks. As you remember, on the first walk around of the resort in May of 2011, security found nine arcadia doors unsecured. We immediately initiated incident reports, notifying the residents in order to secure the doors properly on their behalf. We then reported back to the residents that all was restored to a secured state.

REAL ESTATE UPDATE



Wow, I've been here only two short months, and much activity! I am pleased to report that we have placed property in escrow, and many residents have contacted us to list their homes. As I write this, the second Manufactured Home (HUD) has been placed here in CM, and it is beautiful! It may feel like we are entering the unknown as the newer and seemingly larger homes are brought in to the resort, and at first they do seem a bit strange, We are creatures of habit, and change is one thing that is a sure thing in life. I have been in several parks that embarked on this same period of change that we are experiencing here, and the outcome has always been positive. Not only is it exciting and new, it brings energy and interest in the community, and it will always boost sales! So I encourage all of you to enjoy this chapter here in Carriage Manor.

Speaking of sales, I have been busy adding new programs to increase our sales production. Recently, I have contracted with a Canadian website for those looking to buy and rent in Mesa's RV parks. I am in the process of posting properties on the site. I believe this will gain us more attention and boost our presence by capturing new business to the Realty office.

How about you? Are you promoting Carriage Manor? I am of the opinion that the majority of buyers in an RV Resort like CMRV, have been referred by a friend, found us in community information, have been renters, or perhaps attended an activity or dined with friends living here. With that in mind, I can't help but think of all of you great owners and residents of Carriage Manor. So I pose the challenge to all of you. Why not "talk up" your community? Who out there better to paint the picture of fun and friendship that Carriage Manor has to offer? Many buyers come from friends, family, or neighbors buying a second place for a rental in the resort. Carriage Manor is about friends, fun, and lifestyle, not to mention all that there is to do here, so let's all be great ambassadors for one another.

CARRIAGE
MANOR
REALTY
"PICK OF
THE
MONTH"



499 MAXWELL

\$85,000

A hidden gem! This home features a great laundry room with stainless sink and access to the shed. This home has a big deck for dining on, inside it is light, bright, and very well maintained and nicely appointed gourmet style galley kitchen. Make time to see this one!

www.carriagemanorrv.com

STAFF SPEAKS

PHYSICAL PHACTS



Physical Phacts, I want to take this article and thank our year round residents!!!! I want to thank ALL of you that stay here year round and put up with our summer projects. You people endure the inconvenience with a smile. You understand that if we want improvements and repairs in YOUR community that the best time to do it is when there are fewer people here and I really appreciate it. The irrigation line and century link street projects went well. We had very little disruption. The concrete valley gutter and seal coat are coming up and I know it will be a breeze.

Thank you for putting up with our mess.

Dave Wright

Physical Properties Manager

Linda's Manorly Marvel's



Oh my word! It is JULY already. Time sure flies when you're hot and miserable, and believe me it has been hot. Nothing new for here but other parts of the country are experiencing extreme weather patterns also, tends to make a person a bit irritable. Carriage Manors 2nd modular home arrived the last week in June. Takes some getting used to but, they sure look nice. Take a tour when you get back. The Pickle Ball Courts-(Kerplunk-kerplunk)are about finished and look great.

Can hardly wait to see some action down there! In closing I'd like to say, I'M RETIRED...I was tired yesterday and I'm tired again today. Have a great summer and we'll see you in the Fall.

Linda Horgan

Front Office Administrator

REMINDER! REMINDER! REMINDER! REMINDER! REMINDER!

The Cable TV Service currently being provided by the Resort will be discontinued on December 31st, 2012. Planet Earth Satellite provides both Dish Network and Direct TV Services, as well as, installation of Antenna's to receive free TV Programming. They will be on property the first and third Tuesday's throughout the summer from 10:00AM to 12:00PM. If you are off property and would like to contact them, they can be reached at (480)359-4122 or Toll Free at (800)363-6016.

