



CARRIAGE MANOR RESORT



Rumble Sheet

June 2012



Pickleball Court construction begins!!! The 2012 Annual Meeting resulted in an affirmative vote of the Membership per By-Law 13.1 Common Area Development; allowing 4 Pickleball courts to be constructed in our Retention Area. General Acrylics was awarded the project after recommendation

from the Pickleball Club, and approval from the Board of Directors. Construction began May 9th, the Pickleball Club appointed Dale Nielsen as their Project Coordinator, he and Management have been working together over-seeing the project. Thanks Dale! All of the Clubs and individual donors deserve a special thanks as well as the Bingo Committee.

We have updated our website to include Pickleball as an amenity for all of our prospective buyers. Please be sure to check the website for daily photo updates as the project moves toward completion.



**BOARD OF DIRECTORS
TELE-CONFERENCE
WEDNESDAY
JUNE 27TH, 2012
1:00 PM CONFERENCE ROOM**

JUNE MONDAY NIGHT MOVIES
JUNE 4TH THE HELP
JUNE 11TH TOY STORY 3
JUNE 18 THE IRON LADY
JUNE 25 SOMETHINGS GOTTA GIVE

**INGRUM'S ANNUAL
ROOT BEER FLOAT PARTY
JUNE 14TH SH
4 TO 6PM NO CHARGE**

**ICE CREAM SOCIAL
JUNE 21ST SH 4-6 PM
\$.50 PER PERSON**

**4TH OF JULY CELEBRATION
POTLUCK SPONSORED BY THE
ACTIVITY COMMITTEE.
BYOB AND TABLE SERVICE
UPDATES TO FOLLOW**

BOARD NEWS

President's Message



There is an old saying. "Out of sight out of mind." That is not the case with your Board of Directors in the summer time. Thanks to the internet and a top quality manager, your BOD is kept informed as to the comings and going to Carriage Manor activity. We have authorized the awarding of bids on the Pickleball courts as well as the center street gutters for installation plus new air conditioners that were included in our budget. We have been kept informed as to the continuing plans of the City of Mesa to re-construct Broadway and Sossaman streets as well as our walls facing those streets. We have authorized the interior repainting of the Hudson street wall. There will be other projects we will also authorize the manager to move forward with. We have scheduled a Tele-conference call for June 27th, 2012 at 1:00 PM Arizona time and if you are in the park at that time you are welcome to come to the conference room and take part. Your board may be out of sight but Carriage Manor is certainly not out of mind during these "Mid months" of the year.

I hope you are continuing to follow your resort via our web page to follow the Pickleball court construction. Great pictures and a very good way for all of us to feel included. It appears we will have a busy season ahead of us when we get back in October, so, I feel it's imperative that if you are not going to arrive in the fall that you follow what is happening through the Rumble Sheet on the web. If you're not there and wish to comment about a project or matter that the board is considering please don't hesitate to contact me with your ideas or comments.

About now I expect you are making plans for these mid months gatherings and a reunions with family or Carriage Manor friends from Oregon to New York and Arizona to Canada. In doing so please stay safe and healthy.

Gail and I will try to do like wise, and always know I wish you enough.

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

WATER CONSUMPTION COMPARISON 2009 TO CURRENT

AMOUNT DUE					2009/2010 Year Over Year	2010/2011 Year Over Year	2011/2012 Year Over Year
Year	2009	2010	2011	2012	INC/(DEC)	INC/(DEC)	INC/(DEC)
January	\$ 15,459.99	\$ 17,718.75	\$ 16,599.06	\$ 17,236.10	14.61%	-6.32%	3.84%
February	\$ 22,206.49	\$ 18,001.66	\$ 20,701.70	\$ 20,288.85	-18.94%	15.00%	-1.99%
March	\$ 14,958.32	\$ 20,762.65	\$ 23,604.08	\$ 25,075.16	38.80%	13.69%	6.23%
April	\$ 19,327.90	\$ 18,798.66	\$ 18,536.64	\$ 16,997.00	-2.74%	-1.39%	-8.31%
May	\$ 14,806.55	\$ 15,131.34	\$ 15,635.81	\$ 12,811.55	2.19%	3.33%	-18.06%
June	\$ 12,065.89	\$ 15,343.42	\$ 10,513.07	\$ -	27.16%	-31.48%	
July	\$ 16,851.91	\$ 15,702.06	\$ 14,356.37	\$ -	-6.82%	-8.57%	
August	\$ 12,686.11	\$ 12,519.74	\$ 11,292.03	\$ -	-1.31%	-9.81%	
September	\$ 14,711.66	\$ 14,412.94	\$ 13,456.55	\$ -	-2.03%	-6.64%	
October	\$ 11,263.93	\$ 11,460.63	\$ 14,121.49	\$ -	1.75%	23.22%	
November	\$ 16,248.60	\$ 16,980.85	\$ 17,646.30	\$ -	4.51%	3.92%	
December	\$ 15,626.54	\$ 18,102.18	\$ 16,944.99	\$ -	15.84%	-6.39%	
Total	\$ 188,222.89	\$ 196,944.88	\$ 195,419.09	\$ 94,420.66	4.63%	-0.77%	

GALLONS USED (1000)					2009/2010 Year Over Year	2010/2011 Year Over Year	2011/2012 Year Over Year
Year	2009	2010	2011	2012	INC/(DEC)	INC/(DEC)	INC/(DEC)
January	2674	2946	2620	2565	10.17%	-11.07%	-2.10%
February	3892	3058	3316	3044	-21.43%	8.44%	-8.20%
March	2613	3428	3649	3622	31.19%	6.45%	-0.74%
April	3439	3122	2944	2515	-9.22%	-5.70%	-14.57%
May	2646	2540	2502	1853	-4.01%	-1.50%	-25.94%
June	2150	2595	1625		20.70%	-37.38%	
July	2936	2684	2277		-8.58%	-15.16%	
August	2267	2092	1723		-7.72%	-17.64%	
September	2461	2308	2011		-6.22%	-12.87%	
October	1895	1808	2117		-4.59%	17.09%	
November	2740	2704	2580		-1.31%	-4.59%	
December	2566	2875	2442		12.04%	-15.06%	
Total	34288	34170	31817	15611	-0.34%	-6.89%	

MESSAGE FROM THE MANAGER



Water, use it wisely??? Do we? I know we've tried, I have a chart on the previous page documenting the Resort's water use and expenses from 2009 to current

with both monthly and annual comparisons. In the first quarter of 2011 Management brought in an Irrigation Conservation Specialist to Audit the Resort's Common Area Irrigation Infrastructure. This included a field inspection, battery back-ups were added to the control timers, adjustments were made to sprinkler and bubbler heads, some required capping. Timers were re-programmed and spray uniformity was corrected, and many lines were repaired. We were able to decrease our water use by approximately 20%. Unfortunately, the City of Mesa had three rate Increases during this same time period and we were only able to sustain our expenses. In the first quarter of 2012 the BOD appointed an AD-HOC Water Conservation Committee to address what could be done at the individual lot level to decrease water use. The committee brought their recommendations to the BOD at the February BOD Meeting, while the list was many, the simplest yet most important suggestions was "Awareness". The BOD accepted their recommendations and the list was distributed to all owners and renters in the Resort. I believe the chart reflects our efforts in both gallons and dollars.

A City Irrigation meter has been installed, and should be on-line in the next week or so, this will eliminate the additional waste water charges on our irrigation water to further decrease our expenses.

Now, to change the subject from Water to Fire. I have invited the City of Mesa Fire Department to bring their Home Safety Inspection Program presentation to the residents of Carriage Manor on Wednesday June 6th, 2012 at 8:00 AM in the Social Hall. It's a great program with many benefits to the residents. I will schedule a second presentation when the seasons starts up.

Mary K. Candelaria
General Manager

Realty Ambassador Committee



Hi Everyone, this month has gone fast and I must say it has been a busy month. People have been in to meet Lisa, to look at property and to tour our common areas. There is interest in Carriage Manor!!! Lisa has lots of ideas to promote your property, and she is very friendly. You will like her.

I am already getting calls to volunteer in the Real Estate Office. The Ambassador's will be a fun group, there will be room for you if you are interested in helping. We miss all of you!

Helen Hochhalter
Realty Ambassador Committee Chairperson

CHIEF'S CONCERNS



Hello to everyone! I would like to begin by speaking of the issue of bicycles at the resort, I have noted going around the resort that most bicycles are not locked and or chained up. Well sad to say two residents had their bikes taken, keeping in mind that this occurred at approximately 9:30 am one of the residents just got off his bike went inside the residence to make a sandwich, was in the house for about twenty minutes came out and the bike was gone, at the same time the resident directly behind him had his bike taken, that leads myself to believe that they were place in the back of a pickup truck and removed from the resort.

I had the Security staff do a complete audit of the Resort, in order to compile an accurate count of the bicycles. Upon the conclusion of the count; there are eighty bikes currently in the Resort, in which nineteen were locked and secure, with sixty-one unlocked and not secured.

I and the Security Staff would like to encourage purchasing a lock and securing the bicycles that are at risk of being removed

REAL ESTATE UPDATE



I am Lisa Benjamin, and I am heading up the Carriage Manor Realty Office. I came on board in the beginning of May, and hit the ground running. Most of you who have contracts with the Realty Office have already received communication from me. I look forward to meeting all of you in person once the weather cools off. I have found the residents of Carriage Manor that I have already met to be warm and friendly and proud of their community. It is my goal to emanate that same quality and pride in your Realty Office.

Over the past few weeks I have toured the grounds at Carriage Manor and inspected many homes listed for sale. I have been affiliated with many RV Resorts in the Mesa, Apache Junction, Gold Canyon, and Yuma areas, and Carriage Manor stands out in that group. This upcoming season will bring many exciting changes to the Realty office. The Realty Office will be open Saturday's during Season and I will be coordinating Open Houses to be held on properties that are listed For Sale. I hope to bring a bigger presence to the Real Estate Office, through several other marketing and promotional activities, and most importantly selling and renting homes. Our diverse inventory of current property listed for sale allows us to meet the needs of anyone who wishes join in on the Carriage Manor lifestyle.

I know it is a big change, and will be a lot of hard work, but, I am excited. I look forward to meeting many more of you, until then...stay cool! I can always be reached at ljb@carriagemanorrv.com or (480) 984-1922.
Lisa Benjamin, Realtor Agent, Carriage Manor Realty

CARRIAGE MANOR REALTY "PICKS OF THE MONTH"



281 NASH \$59,000

Priced to sell! This light and bright home is fully equipped and tastefully decorated, with all new designer bedding. Nice size deck for entertaining.



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.

www.carriagemanorrv.com

STAFF SPEAKS

PHYSICAL PHACTS



I hope everyone is having a great summer. Everything is running smoothly here. I would like to thank everyone that has taken the time to fill out work order. Our community is looking great. I had another outside contractor in servicing our exercise equipment and he commented as to "Your park is on of the nicest looking I have been in." The last place I was at, the exercise room was an absolute pig sty and the equipment was old and wore out" It is a good feeling hearing outside people compliment our community. It takes all of us to keep Carriage Manor looking as good as it is. Please keep up the good work at being my eyes and ears in the community. Have a great day.

Dave Wright

Physical Properties Manager

Linda's Manorly Marvel's



I had the opportunity to leave my cage and take a tour of the Park today. This is something I haven't done in a long time. I noticed a number of improvements throughout the whole Area, both Common and residential. "Pride in ownership" really shines through. We have our first manufactured home, new Park Models, Arizona rooms going up. For the most part, The park looks fantastic. Some areas still need improvement but, hopefully this too shall happen.

Summer is almost here and the Good Lord felt the need to prepare us for it for the past few months. It has been very hot and dry. I miss you all and wish you the best for a safe and happy summer.

Linda Horgan

Front Office Administrator



The City of Mesa Fire Department will be here on Wednesday June 6th, 2012 at 8:00 AM in the Social Hall providing information on their Home Safety Inspection Program. Lots of good information and freebies available. Management will provide coffee and donuts. Please try to attend. Hope to see you there!

