



CARRIAGE MANOR RESORT

RUMBLE SHEET

JUNE 2018



Emerald Cave, Willow Beach, Arizona

FRIENDLY REMINDERS

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

ADMINISTRATION

- Please check in and out at the Front Desk!
- Quiet hours are 11 PM to 7 AM

PHYSICAL PROPERTIES

- Trash Schedule:
 - All Sections
 - Mon. & Thurs.
 - Wednesday will be recycle for all sections.

- Please have trash and recycle bins out to the curb on the proper days
- CONTRACTORS HOURS**
7 a.m. to 4 p.m.

www.CarriageManorResort.com

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



MANAGER'S MESSAGE

The CPA's have presented the 2017 Audit draft, and it is being reviewed by the Budget and Finance Committee for Board of Director approval at the June 2018 tele-conference per BYLAW 7.8D. Now that the audit is complete staff has begun developing 2019 Operating, Reserve, and Capital budgets. When that draft is complete it too will be reviewed by B&F Committee for input prior to BOD review.

The construction drawings for the Patriot's Park Casita project are still being developed prior to submitting to the City of Mesa for approval.

The Tennis Court 1 thru 4 re-construction project is well under way and you can view photos on the website www.carriagemanorrv.com member login, then community projects.

The 2018/2019 Room Schedule can be found online now as well, under the Activities icon, then Room Reservations. You can click on any room you are interested in and know whether or not it is available for your group. This should be an advantage to residents wanting to reserve a room next season, allowing them to see what rooms may or may not be available for their event.

I hope you are enjoying your other home and look forward to seeing you in the fall.

Mary K Candelaria

General Manager CMCA AMS



ACTIVITY BUSTLE

Just a few reminders:

The Activity Office will remain open during the summer. Stop in and see what fun things we have planned for you.

The games in the Ballroom, as well as the Pickleball court and the Movie area, will remain set up throughout the summer. They are there for your enjoyment and you are free to use them at any time.

I will have Bill Harrison here for 3 presentations. We've already had an overwhelming response to have more speakers so be sure to watch for other coming attractions in the Activity Office, postings around the clubhouse, Manor News, and our FaceBook page.

I hope everyone is having a wonderful summer.

Jon Larson

Activities Director



REAL ESTATE ROUNDUP

Hello and Happy Summer!!

I hope everyone is well and enjoying your summer weather. I just don't understand why you all left Arizona just when the temperatures are rising into the triple digits!! Who doesn't like 110+ degrees? ☐ Well, some people do and they are coming in every day looking for a place to buy in our awesome resort! The problem is I don't have too many to show them so, if you are thinking about selling your place and were waiting until the fall or even January, Do Not Wait! I have Buyers and I need some places to show them that is in the "sweet spot" price range. What is that "sweet spot" you ask? Well, it's between the \$65,000 - \$85,000 range and especially if it has more than one bathroom! Does that sound like yours? Are you ready to sell? If so, I am ready to sell it for you. I have a folder of potential buyers that when I get something in this range I will call. Call or email me if you would like to talk about your place and what it might sell for. I will give you a market analysis so you can see what has sold in the last 6-12 months and what you could expect.

Last summer was one of the busiest summers I have ever had in this business of selling in 55+ Resorts. When the temperatures hit 123 degrees I handed clients a nice cold bottle of water and then showed them homes in our resort that had no electric on so they were rather "toasty" but guess what? There were over 20 homes sold during the summer months which I think may have been a record breaker!

This summer, the listings I have that I can turn the AC on I will be conducting Open Houses. Clients still walk in every day **and I am here on site "every week day"**! As always, weekends are by appointments as with any Realtor. When a potential buyer comes through our front gate, I'm their next stop. Let me help you sell your place this summer. Call or email me and let's get it listed!

Sincerely,

Kathy Siple

Sales Director

480-984-1922

Cell 480-766-8419

KGS@CarriageManorRV.com





MORE REAL ESTATE ROUNDUP

Wanted: RENTAL PROPERTIES

We have renters, yes we do! We have renters, we know you'll like them too!

Due to the high volume of sales that have taken place over the last few months, many of our rental properties have been sold, shrinking our pool of rental properties for next season. What does this mean to you? In basic economic terms, it means we have a surplus of people looking for rentals, and a shortage of places to put them. As of the writing of this article, we have OVER 140 applications for next season. OVER ONE HUNDRED FORTY!!! That includes renters looking for RV lots, park models, park models with Arizona rooms, and a growing number of requests for pet-friendly properties.

We're looking for clean, functional properties to place these applicants in. If you have a **high-caliber** property you'd like to rent out during the upcoming 2018-2019 season, we have high volume of applicants we can filter through and pick out quality renters for your home. We even give priority to applicants who have rented with us before because we know they'll take care of your home as if it were their own.

We manage all of the communication, payments, payouts, vendors, maintenance, and tax filing issues for you. Additionally, we are on-site and here year-round.

Give us a call and see for yourself how we can help you out!

Shauna Smith
Designated Broker
Carriage Manor Realty

Recently Sold Properties In Carriage Manor Resort (Since last Rumble Sheet)

#652	4/2	\$100,000	#420	4/9	\$68,000	#98	4/30	\$52,000
#597	4/2	\$112,000	#253	4/13	\$67,900	#118	5/1	\$55,000
#247	4/2	\$85,000	#494	4/19	\$50,000	#871	5/3	\$75,000
#447	4/3	\$64,000	#344	4/20	\$72,000	#441	5/18	\$137,500
#57	4/3	\$60,000	#800	4/30	\$119,900	#17	5/24	\$60,000
#753	4/4	\$160,000	#239	4/30	\$58,500	#61	5/30	\$68,500

ARIZONA'S
NOTED HISTORIAN

Bill J. Harrison

Presents

The Copper Queen Hotel
In Wonderfully Odd Bisbee, Arizona
(a slide presentation)

Wednesday, June 13th at 10am
In the Ballroom

and

Mining a Golden Legend
The Lost Dutchman's Mine
(a slide presentation)

Wednesday, June 27th at 10am
In the Ballroom

Tickets \$5.00 each presentation

(Available at the Admin Desk)

Includes Coffee and Bagel w/ cream cheese



**In the
Ballroom
Join your Friends
And Neighbors
For these fun games!
Board games also!**

6:00PM

BALLROOM

MONDAYS

\$2.00

June 4

Stripes

June 11

Seven Days & Seven Nights

June 18

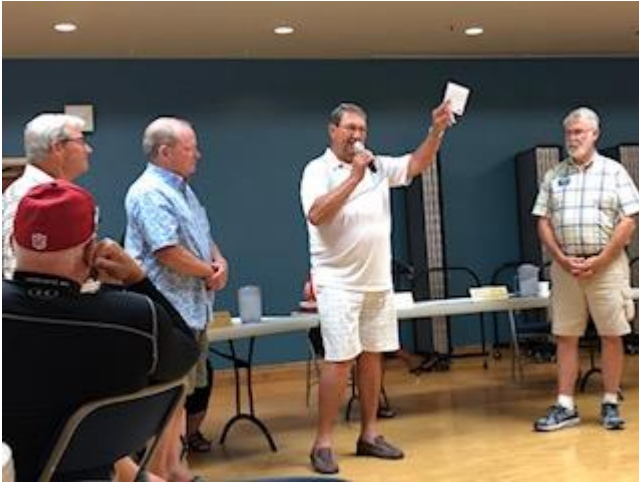
The Mask of Zorro

June 25

Secondhand Lions

RACQUET RACKET -Tennis Club News

On April 9th, 2018 Tennis Club President Dave Rosenau presented the Board of Directors a \$40,000 check as a contribution towards the reconstruction of the tennis courts. The project is scheduled to begin in May.



The tennis club's fundraising efforts have allowed the club to make a large contribution towards the reconstruction of courts 1 – 4 and surfacing court 5. Redoing the tennis courts is a great benefit to Carriage Manor as it helps maintain the high standards of our premium resort community.

Thanks to all of you for supporting our fundraisers,

Past President Ken Kirsch, and Chris Wilcox of the Tennis Club Enhancement Committee also represented the Tennis Club at the presentation. Not pictured are Enhancement Committee members Mike Sisk, Don Harris and Dale Nielson.

SIDE NOTE – Ever wonder who plants and cares for the beautiful flower planters all around Carriage Manor? Wonder no more. The Tennis Club's very own **Mike Beauchamp** and **Elaine Graeff** provide the tireless labor of love for the beautification of our park. On almost any given day, you will see one of them tending to the plants. Thank you both for your service, the flowers bring much joy to our residents and visitors.

stay informed by checking our website:

Cmtennis-7750-simplesite.com

Like us on

facebook

At our official page

CARRIAGE MANOR RESORT



JUNE 2018

Su	Mon	Tue	Wed	Thu	Fri	Sat
					1 <i>H&F Canasta (CR) Noon</i> <i>H&F Canasta Spanish (MR) 6pm</i>	2
3	4 Movie Night <i>Stripes (BR) 6pm</i> <i>Cribbage (CLR) 6:30pm</i>	5 <i>H&F Canasta (CR) Noon</i> <i>500 (CR) 6:30pm</i>	6	7 <i>Euchre (CR) 6:30pm</i>	8 <i>H&F Canasta (CR) Noon</i> <i>H&F Canasta Spanish (MR) 6pm</i>	9
10	11 Movie Night <i>Seven Days & Seven Nights (BR) 6pm</i> <i>Cribbage (CLR) 6:30pm</i>	12 <i>H&F Canasta (CR) Noon</i> <i>500 (CR) 6:30pm</i> <i>Karaoke (SH) 5pm</i>	13 <i>Bill Harrison (BR) 10am</i> BOD <i>Tele-conference (SH) 1pm</i>	14 <i>Euchre (CR) 6:30pm</i>	15 <i>H&F Canasta (CR) Noon</i> <i>H&F Canasta Spanish (MR) 6pm</i>	16
17	18 Movie Night <i>Mask of Zorro (BR) 6pm</i> <i>Cribbage (CLR) 6:30pm</i>	19 <i>H&F Canasta (CR) Noon</i> <i>500 (CR) 6:30pm</i>	20	21 <i>Euchre (CR) 6:30pm</i>	22 <i>H&F Canasta (CR) Noon</i> <i>H&F Canasta Spanish (MR) 6pm</i>	23
24	25 Movie Night <i>Secondhand Lions (BR) 6pm</i> <i>Cribbage (CLR) 6:30pm</i>	26 <i>H&F Canasta (CR) Noon</i> <i>500 (CR) 6:30pm</i> <i>Karaoke (SH) 5pm</i>	27 <i>Bill Harrison (BR) 10am</i>	28 <i>Euchre (CR) 6:30pm</i>	29	30