



CARRIAGE MANOR RESORT



Rumble Sheet

May 2012

Another page in the Carriage Manor history books is turned. The first Manufactured Home was delivered on April 18th, 2012. The City of Mesa approved our application for a Special Use Permit to allow Manufactured Homes into the Resort in January 2012, pending the Memberships approval at the Annual Meeting. The February 2012



Annual Meeting resulted in an affirmative vote of the Membership allowing Manufactured Homes.

The ARC members put in a great amount of time developing the new Design Guidelines. A special thanks to Larry Johnson and Mearl Ingram for their extra efforts on the Project.

A second Manufactured Home permit has been submitted and approved by the ARC, and we anticipate more to follow. Don't forget we are the only Homeowner Resort in the East Valley with approval for Manufactured Homes.



Monday Night Movies Are Back!!!!

Movies will start on the first Monday in May, that will be the 7th. Title to be announced. Movie will start at 6:00 in the

MEMORIAL DAY POTLUCK

Sign up sheets will be available on the Bulletin Board across from the Card Room.

**ATTENTION!
Effective Monday
April 30th, 2012
Administrative
Hours will be 6:30am
to 3:00pm**

www.carriagemanorrv.com

President's Message



If you are like Gail and me, you pack your car full of stuff to come to Carriage Manor in the fall and then you pack your car full in the spring to head back home for the summer. The way I figure it, those that ran out of room in their cars to take stuff back and forth just decided to stay at Carriage Manor all year. It's simpler that way. Speaking of simple. It's simple for us to know that as soon as we cross the California state line into Oregon it's going to start to rain. We weren't disappointed this year, although we did have three warm days since we arrived. I trust those of you that traveled this spring are beginning your "Middle Months" with good weather and a great homecoming.

At the resort life moves on. You may know by now that two persons in our real estate department decided not to renew their contracts. Since we were paying them a salary instead of a commission they were working on a contractual basis. Both contracts ended this spring and summer and neither was interested in continuing or negotiating a new contract. I thank them for their service and wish them well.

About four years ago the real estate department was taken out of the BOD's responsibility and given to the manager. The current board met in executive session and decided not to change that arrangement. The State of Arizona really calls the shots for the operations of any real estate office, but internally, the manager is the better person to watch out for the resorts interests.

Currently Mary is going through the process of evaluating those persons that have shown an interest in becoming agents for Carriage Manor Realty. Dan Curtis, our attorney of record, is also a broker and has agreed to post his brokers license at Carriage Manor and be our broker until the positions are filled. Watch the Rumble Sheet for updates on this.

Soon the really hot weather will begin and the Monsoons will start. That's when the roofs start to fly and the retention ponds really get a work out. Be assured that if there is a problem with your property that staff will contact you as soon possible.

Last year we made it through the entire summer with out a break in. Hats off to security and the watchful eyes of the year-rounders. We are hoping for another summer just like that.

Construction will begin shortly on the Pickle Ball courts, if it hasn't already, and the street drainage ditches and replacing the folding curtain between the social hall and ballroom plus other projects. All in all a busy summer lies ahead for Carriage Manor.

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 20, 2012
November 10, 2012
December 15, 2012
January 12, 2013
February 9, 2013
March 16, 2013
April 13, 2013

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

MESSAGE FROM THE MANAGER



Our Realty Office is going through some changes. Sharon Liuzzo, our Sales Agent/Rental Coordinator contract was complete May 1st, and she has decided not to

return, she will be greatly missed. Terri Buser resigned her position as Designated Broker effective May 1st, as well. I sincerely wish them both well, in their future endeavors.

The Association will continue with it's own in house Realty Brokerage, to service the needs of the membership. Helen Hochhalter has agreed to be involved during the staffing transition, as our Realty Ambassador Chairperson. Helen's expertise has already been a great asset to me.

Thank you Helen!

While our search continues, Dan Curtis will hang his license as our Designated Broker on an interim basis. Shauna Smith, who has been here since January is a licensed Sales Agent, she along with Helen Hochhalter will respond to your Real Estate needs.

Manager's Forum
Friday, May 4th
10:00 a.m.
Social Hall

General Acrylics has been awarded the contract for installing the (4) Pickleball Courts. Project start date May 7th, we will post project updates on the website.

Mary K. Candelaria

General Manager

Realty Advisory Committee

Hi Carriage Manor, it is hot here and quiet. This is the time life is lived like Winter. With the changes in the Real Estate Office, I accepted Mary's request for input on the Realty Operations as we go forward. We are having to tell Terry and Sharon goodbye as they go to the next chapter of life. I believe I can speak for most of you, we shall miss those ladies.

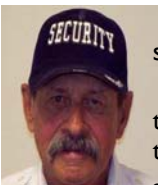
This is the opportune time to incorporate the real Estate Ambassador Team. It is similar to the team we had a few years back. We will make CM's Rental Program, a top quality experience for our renters, in hopes that they will want to become our new owners.

Hugs to all,

Helen Hochhalter, Chairperson

Real Estate Ambassador Committee

CHIEF'S CONCERNS



Good Day everyone! Well I would like to begin by thanking everyone for their diligence in the stop signs, speed limits and traffic rules in general.

Also, we in the security department have noted that the residents are greatly improved on the notification in advance of scheduled contractors arriving at the resort to make repairs, construction of new Arizona, and the other repairs needed by the residents. It absolutely makes things go much smoother in the security office, be assured that all the security force is very thankful to the residents for the heads up notification in this area.

I hope that everyone well have a wonderful summer, enjoying the weather where you folks spend the summer months, we in the security department at Carriage Manor Resort, well begin our door to door walk around. One reminder before leaving for the summer months, when locking your arcadia doors, after locking please pull on the door to be assured that the locking mechanism has indeed been secured properly.

Thanks again! and have a wonderful summer

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May 2012

Sun

Mon

Tue

Wed

Thu

Fri

Sat

		1 Planet Earth Satellite 10:00 to 12:00 in the Lobby	2	3	4 Mgr's Forum 10:00 Social Hall	5
6	7 Movie Night 6:00 Ballroom	8	9	10 Blood Pressure Clinic 9:00 to 11:00 AM Classroom	11	12
13	14	15 Planet Earth Satellite 10:00 to 12:00 in the Lobby	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31 Memorial Day Potluck		
		SH—Social Hall BR—Ballroom CR—Conference Room				