



# Rumble Sheet

CARRIAGE MANOR RESORT

September 2013



An Ownership Resort Community for Active Adults

**IT'S OFFICIAL—CONSTRUCTION BEGINS!**

BUILDING A  
**Better Mesa**

# BROADWAY RD. IMPROVEMENTS

SEPTEMBER 2013 through JULY 2014

MAYOR: *Scott Smith* | VICE-MAYOR: *Alex Finter*  
COUNCIL MEMBERS: *Dave Richins* | *Dennis Kavanaugh* | *Christopher Glover* | *Dina Higgins* | *Scott Somers*

## 480-644-3800

[www.mesaaz.gov/engineering](http://www.mesaaz.gov/engineering)



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[www.carriagemanorrv.com](http://www.carriagemanorrv.com)

## President's Message

# BOARD NEWS



Finally, there are footballs in the air... Finally, there is a hint of fall in the air... Finally, it's about time for the Arizona winter at Carriage Manor. Boy that seems strange to say. I am finally at the age that work doesn't matter a whole lot and mixing with friends means more.

It's been a good summer at Carriage Manor Resort and we will see that as we return. If you stop to think of all the things that have happened since most of us left in April and May it is almost unreal to comprehend. I say this because I am leading up to making comments about our General Manager Mary Candelaria and what her leadership has accomplished. Over the years, in everything I have been involved with, I have tried to measure managers by their leadership qualities. Often total leadership is left to owners, presidents, board of directors etc. and true, they are the final decision makers in most cases. But I believe a business, program or community does not move forward or progress unless management persons show leadership. We just happen to have such a person. I have served on the CM board for several years and I can tell you how different it is to have a manager that brings ideas, suggestions and personal energy to the board for action as well as final decisions. A recent classic example may be mentioned in her management letter today. How she went to bat for our association in getting the City of Mesa to include all our Broadway and Sossamon boundary's to be included in the wall replacement to eight foot rather than some eight and some six. She brought the cities original intention to the board, agreed to represent us at the city level and got the job done, with association members' help, in bringing us a complete sound wall on Broadway and Sossamon of eight feet. That is just one thing that she has accomplished. Now you know why I'm excited and looking forward to finishing out my term of office with our General Manager and this Board. Together, with leadership, we will accomplish much in keeping Carriage Manor on the cutting edge of Arizona's best resorts.

You may read elsewhere in this edition that we have a new Activity Director, Betty Kimball. As the new person on the block you know she is going to be very busy getting to know us and getting everything up and running. You can best help by just stopping by and saying hello and welcome and come back another time for extended conversation about room schedules that you forgot last spring and ideas and suggestions.

In the mean time, be well, travel safe and Gail and I wish you enough.

**Bill Whiteman**

### 2013—2014 BOARD OF DIRECTORS

#### OFFICERS

President	Bill Whiteman
Vice President	Mike Sisk
Treasurer	Tina Ross
Secretary	Carl Vinci

#### DIRECTORS AT LARGE

Bob Eddy - George Jensen - Jerry Ottesen

[www.carriagemanorrv.com](http://www.carriagemanorrv.com)



### SENIOR POLICE ACADEMY

With classes scheduled to begin Wednesday, October 16th, the Mesa Police Department is accepting enrollment into its Senior Police Academy. Classes will meet on Wednesday mornings from 9:00 AM—10:30

AM from October through March at the Red Mountain Station located at 4333 E University Drive, Mesa. Academy participants will gain an understanding of the operations and resources of the Mesa Police Department. Topics are: Gangs, Aviation Unit, Firing Range, SWAT, Communications (911), Evidence, Hostage Negotiations, Forensics & much more!

Potential candidates must meet the following criteria: 60 years of age or older; reside or employed in the City of Mesa; no prior felony arrests; and no misdemeanor arrests within one year of application.

For more information about the program or to register for courses, please call Crime Prevention Officer Stegenga at 480-644-5014 or email to : [Karen.stegenga@mesaaz.gov](mailto:Karen.stegenga@mesaaz.gov)

### Board of Director's Meeting Schedule

2013

October 16, 2013

November 13, 2013

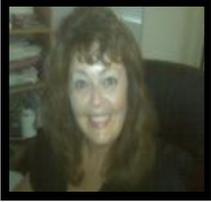
December 11, 2013

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



P R O U D  
M E M B E R

## MESSAGE FROM THE MANAGER



Carriage Manor the little Community that could....that's who we are!

While the first public meeting I attended on the city's Broadway Road Improvement project was in March of 2011, I, like most of you had heard of the project for several years with speculation that it would never actually come to fruition.

The original plans at that meeting only included raising the height to 8' along the perimeter wall behind 8 units on Broadway to match our existing stucco walls. I reached out to the City representatives involved in the project, as well as the City manager and was able to negotiate a deceleration lane into the Resort and new perimeter walls for all residential property along the perimeter walls of the community on both Broadway and Sossamon. I was told that the City would not include the walls of the retention area, as it was the City's policy to only replace walls of residential properties impacted by road widening projects.

I knew then what an opportunity we would be missing out on if the retention area walls were not made apart of the project. So, I turned to you and began a campaign with the Carriage Manor membership to persuade the city to include the walls of our retention area. I received word by the fall of 2011 that all perimeter walls along Broadway and Sossamon would be replaced with 8' wall by the City of Mesa. WE DID IT!!! That decision allowed us to choose the City's option of decorative bricks, rather than our existing stucco. The city's approximate cost of the new walls just for Carriage Manor is \$1,000,000.00, and what an improvement to the communities exterior.

Since that time, we have done more waiting, and some have understandably developed more skepticism, but last month I receive notice that the City's project would be starting in September and a Pre-Construction Public meet was held on August 22, 2013.

The official start date is September 2, 2013 and Blucor Construction has already begun mobilizing their equipment as I write this article on August 23, 2013. The walls are the first phase of the project. They will begin at Hawes Rd on the south side of Broadway at Fountain of the Sun, and Carriage Manor will be next. Chain link fence will go up first, then the existing wall will be removed and the new 8' wall will be constructed in the exact footprint of original wall. However, the inverted walls on each side of our entrance with "Carriage Manor" on them, are not apart of the City's project.

The city's project also includes landscaping; we will be receiving new landscape rock, plantings along Broadway and Sossamon, as well as placement of an irrigation meter. We will then be able to connect our irrigation in the retention area to that meter and no longer pay waste water fees on top of those water costs. Any landscaping items that will no longer exist, due to being absorbed by project, will be returned to us (i.e. large clay pots).

**Mary Candelaria, General Manager**

## (INTRODUCING: Your New Activity Director!)



Hello Ladies and Gentlemen,

I come to you with several years experience as an Activity Director, along with both Restaurant and Catering/Banquet Management. I have a strong focus on the tactical aspect of planning events such as: Recreational, Social, Travel, Cultural, Educational and Entertainment.

I am a detailed oriented individual with the ability to manage multiple projects and tasks.

I have managed many individuals with diverse backgrounds, and look forward to utilizing my team building skills with the Activity Committee and Activity Office volunteers. I am confident working together Carriage Manor will have a successful 2013/2014 Season.

On the personal side, I am married to a wonderful guy names Roy and have been married for 41 years, with three grown children, 13 Grand children and three Great Grandchildren. We also have a pet dog named Precious, and let me tell you folks; she is precious and rules our household. I was born and raised in Panama City, FL; my husband is a cowboy from a little town just outside of Oklahoma City called Ekly, OK. Our nicknames are "Betty Boop" and "Roy Rogers", and we both try to live life to its fullest.

I am really excited to be a part of your team here at Carriage Manor. I look forward to meeting each and every one of you.

**Betty Kimball, Activity Director**

## REAL ESTATE ROUNDUP

Hard to believe that summer's end is finally in sight! We're looking forward to the return of our seasonal residents, as well as new and returning tenants.

Since my last communication with you, temperatures have remained high and prospective buyer visits have remained low, but our continued presence each week has generated an additional sale, bringing the total sales count since our arrival in April up to seven properties.

As to rentals, we continue to receive inquiries for the upcoming season and, as a result, have about fifty percent already rented. All indicators point to a good rental season for those whose properties we represent.

Remember that ONE-HALF of all commissions earned by Carriage Manor Realty are returned to the community. In short, our business is making the business of buying, selling, or renting easier and more profitable for you...our owners. Let us know if we can help.

**MARTY KORECK, REALTY DIRECTOR**

## Summer 2013 Home & Lot Sales

(**BLUE** denotes Carriage Manor Realty sales, generating over \$20,000 in revenue for the Association!)

<b>06-12-13</b>	<b>Lot 25</b>	<b>\$42,600</b>
<b>06-19-13</b>	<b>Lot 580</b>	<b>\$127,000</b>
06-28-13	Lot 289	\$91,500
06-28-13	Lot 446	\$119,000
<b>07-10-13</b>	<b>Lot 107</b>	<b>\$84,000</b>
07-12-13	Lot 210	\$60,000
<b>08-01-13</b>	<b>Lot 909</b>	<b>\$90,000</b>
<b>08-13-13</b>	<b>Lot 487</b>	<b>\$45,000</b>

**WELCOME NEW OWNERS!**

## PHYSICAL PHACTS



Is it September already? Where did our summer go? Did we get everything done that we wanted to? I think we did. Will anybody recognize the place when they get back? Yes, I think you will and I think you will very pleased. We set out to have the rest of the streets finished and we did. We

had the pool deck resurfaced. We had the building painted. We had the men's and ladies shower room converted to AC instead of swamp cooler. We did it without death or dismemberment. We had help from all departments AND from all of the residents that were still here when the project started. I want to take this month to thank ALL the year round residents that put up with the heat and all the projects that we do during the summer.

The majority of you go back home and don't get to be inconvenienced by our dust and disturbance during the summer. I had a winter resident ask me a couple of years ago "Do you guys in maintenance have another job to go to when we go home for the summer or do you just take the summers off?" I want to let you all in a little secret... The pool doesn't clean itself and the grass doesn't stop growing just because you aren't here. See you all SOON!

Dave Wright, Physical Properties Manager

## SHAUNA SPEAKS...



Wow, my first time doing an article for the Rumble Sheet! There were so many improvements going on here at the Resort, we shrugged our shoulders and thought "Why not make some improvements to the website too?" So we looked at our most visited pages and judging by the sheer number of hits the Sales page CarriageManorRV.com gets (almost 100 a day in August alone!) an improved look of the Realty listings was loooong overdue.

Here is what we've done so far: **Larger** footprint for each listing; **Bigger** fonts with bolded information; **Each** listing has a short description; **All** listings are organized in lot order, not randomly; **Overall** easier to read; **More** attractive appearance. The other page that goes hand-in-hand with the Realty Sales page is the Rental page. We applied the same changes to the Rentals pages as Sales.

Combined, I believe these changes are going to really improve the experiences of potential client traffic in the office and park. As we go through the next month or so, we plan on tweaking the page as we get more feedback. So go ahead, take a look, and let us know what you think. Cheers!

Shauna Smith, Executive Administrator

[www.CarriageManorRV.com](http://www.CarriageManorRV.com)

**REMINDER: RUMBLE SHEET DEADLINE**—CLUB ACTIVITIES, ANNOUNCEMENTS OR INFORMATION MUST BE SUBMITTED BY THE 10TH OF THE MONTH PRIOR TO PUBLISHING. EXAMPLE: SUBMIT BY THE 10TH OF SEPTEMBER FOR THE OCTOBER RUMBLE. Send to: [bfk@carriagemanorrv.com](mailto:bfk@carriagemanorrv.com) or [rs@carriagemanorrv.com](mailto:rs@carriagemanorrv.com)

## ADMIN NEWS...



You know the saying "Time sure flies when you're having fun"? Well we must be having a BLAST because it is already September! The summer was very busy with all the projects and now they are all nearly complete or completed. There were not nearly as many bumps in the road to slow things down thanks to the hard work of the GM and the Maintenance Manager.

Thanks again to our full time residents for their patience and cooperation. The year around residents take the brunt for all the summer construction and they are "real troopers". They take it all in stride with very few complaints. A big THANK YOU to all involved.

May the rest of your time at home be great and we'll see you when you get here!

Linda, Office Administrator

## ELECTION COMMITTEE

Carriage Manor Resort is a progressive community keeping up with new methods of doing and bringing the Resort into the 21st Century. Electronic voting is one of those "new methods" of doing. Some residents have expressed a "no interest" in Electronic Voting. However, it is here and will be the method of voting for the governing body and any issues that require a vote by the homeowners. It is a very simple process which limited requirements.

There will be three vacancies for Board of Director for elections to be held in 2014. Brush off that resume and get involved in your community affairs.

Jean Ingrum, Election Committee Chairperson

## END OF SUMMER



### BBQ BASH

September 19th

4 PM—Social

5 PM—Dinner

Meat Provided

Please Provide a Salad or Dessert

BYOB & Table Service

No Charge

Hostess—Pam Miller

Sign up in Hallway

## SECURITY



Mid summer hardy hello to everyone! Well I have had calls about if the Broadway project is underway as yet, no but it is definitely scheduled to start the first week of September.

We in the security department have had a question about the hours that a contractor can work in the summer at the Carriage Manor Resort. I have attached the wording directly from the CC&R book, this is just a reminder of the actual verbiage on page 94, 12.15 and 12.16, please keep in mind if there is a emergency call in such as a water break, refrigerator out etc.

**Sunday Deliveries** Except for emergencies approved by the manager or member of the board, no deliveries with the exception of food, prescription drugs and newspapers will be permitted in the park on Sundays.

**Contractor Hours Of Work** Except for emergencies approved by the manager, the time limit for contractors working in the park shall be as follows:

**From April 15<sup>th</sup> to October 15<sup>th</sup> contractors will be permitted to work in the park between 7:00 A.M. and 4:00 P.M. only, and from October 16<sup>th</sup> to April 14<sup>th</sup> contractors will be permitted to work in the park between 8:00 A.M. and 5: P.M. only.**

In closing everyone enjoy the rest of the summer, and looking forward to seeing all of you folks returning in the fall, please be safe on the return trip.

Terry R. Friebohle, Chief of Security

## "10 MINUTES TO WIN IT"



Join Your Friends & Neighbors for an Evening of Fun

Bring Finger Food to Share  
September 26

BYOB & Table service  
4 PM Until ?

Hosted by Jean & Mearl Ingrum

# CENTURYLINK HAS FINALLY ARRIVED

Call Direct or Visit CenturyLink's kiosk at Superstition Springs Mall. Make sure to tell them you are from Carriage Manor RV Resort or use our referral number **356793**.

\*CenturyLink's Community Contact will hold a coffee and donuts Meet & Greet on Tuesday, September 17th at 9AM in the Card Room. They will be answering questions and informing residents about their service offerings.\*

CenturyLink can schedule out your services with them before you arrive so it is live when you get here!

**UPDATE YOUR STATUS**  
to a better choice in High-Speed Internet.

CenturyLink® High-Speed Internet  
**\$19.95**  
a month when you bundle with Unlimited Nationwide Calling\*

5 years. 1 price. 0 contract.

**Speeds up to 12 Mbps** (where available)

**Keep your wallet fat and your computer happy.** Choose CenturyLink® High-Speed Internet and get a price on Internet that won't change for 5 years. Best of all, you'll get the speed you need at a great price. That's the CenturyLink Price-Lock Guarantee.

**Call:** 480.641.1680 Español 480.641.1680

**Click:** centurylink.com

**Come In:** Superstition Springs Mall  
6555 E. Southern Ave, Mesa AZ

# MORE CONSTRUCTION PICTURES!



Water trailer for dust control



Construction office at Broadway and 80th Street

[www.CarriageManorRV.com](http://www.CarriageManorRV.com)

# September 2013

Sun Mon Tue Wed Thu Fri Sat

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			<div style="border: 2px solid red; padding: 5px; text-align: center;"> <p>“Leave the kids enough money so they would feel they could do anything, but not so much that they could do nothing”</p> <p><b>Warren Buffet</b></p> </div>			
1 Pinochle CR—6:30	2 <b>LABOR DAY</b> Admin Office Closed Continental Gin PR—9am	3 Hand & Foot Canasta CR 12:30 PM Rinky Dink Bingo—6:30	4 <b>Breakfast With Duffy— 7:30 Cocos</b> Continental Gin PR—9am Pinochle—6:30	5	6	7
8 Pinochle CR—6:30	9 Continental Gin PR—9am	13 10nd & Foot Canasta CR 12:30 PM Rinky Dink Bingo—6:30	11 Continental Gin PR—9am Pinochle- 6:30	12	13	14
15 Pinochle CR—6:30	16 Activity Office Open’s 9:00AM to 12:00PM Continental Gin PR—9am	17 Century Link—Internet CR 9:00AM Hand & Foot Canasta CR 12:30 PM Rinky Dink Bingo—6:30	21 <b>Breakfast with Duffy— 7:30 Cocos</b> Pinochle—6:30	19 <b>BBQ BASH</b> <b>End of Sum- mer</b> <b>4 PM—Social</b> <b>5 PM—Dinner</b> <b>See Inside for Details</b>	20	<div style="border: 1px solid purple; padding: 5px; text-align: center;"> <p><b>Breakfast with Duffy</b> <b>COCO’s</b> <b>First &amp; Third</b> <b>Wednesday of</b> <b>the Month—7:30</b> <b>am</b> <b>Hallway Sign-up</b></p>  </div>
22 Pinochle CR—6:30 29	23 Continental Gin PR—9am 30	24 Hand & Foot Canasta CR 12:30 PM Rinky Dink Bingo—6:30	25 Continental Gin PR—9am Pinochle—6:30	26 <b>10 Minutes to Win It Fun Night</b> <b>4 PM—Social</b> <b>See Inside for Details</b>	27	28