

# **CARRIAGE MANOR RV RESORT STRATEGIC PLAN FOR 2024-2027**

## **Carriage Manor Resort Mission Statement**

The mission of Carriage Manor Resort, a 55+ RV Resort owned and governed by its property owners, is to provide a safe, secure and healthy home for all residents staying at the resort for the Winter or the entire year. Its goal is to help residents stay active and involved by providing diverse leisure time activities, recreational opportunities, entertainment choices and clubs to fit their needs. Volunteerism is strongly encouraged at Carriage Manor Resort, allowing people to use their lifelong skills and abilities to help make things happen in their resort.

## **Carriage Manor Resort Vision**

It is the vision of Carriage Manor Resort to be the leading RV resort in the East Valley, a resort that prides itself on the most open and transparent government and management possible, a resort that is proactive and innovative and consistently upgrades its facilities and plans for the future.

## **Overview**

Carriage Manor RV Resort is a homeowner's association for active individuals 55+ years of age. This strategic plan is a collaboratively built guide that will serve as guidance for the Board of Directors and staff in their decision making. All decisions or actions taken will be made with careful study and fiscal analysis.

Several goals in this plan are the results of a community wide survey and several in-person focus groups conducted by the Long-Range Planning committee in the winter of 2022 and spring of 2023, with Board of Directors guidance.

The following goals were established based on the feedback from the association members and BOD discussions and will be the main focus for the association during years 2024 through 2027.

The focus goal areas are:

- 1. Community Engagement**
- 2. Infrastructure and Beautification**
- 3. Financial Stability**

## **Focus Goals for 2024-2027**

### **1. COMMUNITY ENGAGEMENT:**

- Get the resident portal active and provide training to staff and residents.
- Complete the preliminary recommendations provided by the Long Range Planning Committee.
- Continue to review and update the governing documents for relevancy in today's business world.
- Establish a Volunteerism Program for residents.

## **2. INFRASTRUCTURE AND BEAUTIFICATION**

- Conduct assessment of aging infrastructure, to include Electrical (SRP), Water/Sewer (City of Mesa) and Community Wifi Access.
- Continue utilizing the reserve fund for the purpose of repair and maintenance of our award winning resort. Maintain the capital improvement funds for continued enhancements to the resort.
- Establish a LRP Sub Committee for Resort Beautification with varied association members to design appropriate landscaping and esthetic improvements to the resort.
  - Design a decorative barrier to hide the dumpster at Patriots Park.
  - Provide more benches, etc. for residents to sit on for Patriots Park activities.
  - Appropriate lighting for parking, pet area and berm walkways at Patriots Park and on canal walkway.
- Establish and design a permanent marker in respect of the armed services at Patriots Park.
- Establish a well-designed parking area for golf carts and bikes at Patriots Park.
- Continue to review recommended resort enhancement projects thru the Common Area Development Process, 12.1.

## **3. FINANCIAL STABILITY**

- Be financially responsible in funding annual budgets and reviewing investment policy.
- Continue progress towards reaching established threshold of 45% to 50% of fully funding the Reserve Fund per the Reserve Study.
- Reestablish LRP Sub Committee for Conservation and Sustainability to decrease our operating expenses.