

CONTINENTAL RANCH

the windmill

October 2008 Edition

www.crcatucson.com

Mark Your Calendars

October 1: ARC Meeting
Noon @WP

October 6: Activities Meeting
10 AM @WP

October 7: Landscape Meeting
7 PM @WP

October 7: Meet the Candidates,
7 PM @ CC

October 8: Parcel Reps
6:45 PM @ CC

October 11: Community Yard Sale
7 AM to 2 PM

October 13: Pool Meeting
7 PM @WP

October 15: ARC Meeting
Noon @WP

October 18: Large Item Pick Up

October 21: Board Study Session
6 PM @ CC

October 22 Cell Tower Meeting 6:30
PM at Town of Marana

October 25: Halloween Party
10 AM @WP

October 27: Ballots must be turned in!

October 28: Annual Meeting
7 PM @ Coyote Trail

October 29: Short Board Meeting
6:30 PM @ CC

October 31: Halloween, CRCA Office
closes at 4 PM.

Important Assessment and Annual Meeting Info

Important Info about Your Annual Meeting Packet

The Annual Meeting packets were sent out the week of September 22nd and Management has since been informed of an error. We rely on our database program, Voyager 2000, to give us accurate information about each property. Unfortunately, labels were printed with incorrect homeowner's names. If you received an Annual Meeting Packet addressed to a previous owner at your property, please bring it to the CRCA office immediately so we may give you a correct packet. Also, if you did not receive a packet at all, please contact the CRCA office as soon as possible so we may correct this situation immediately. Your patience and understanding is greatly appreciated.

It's That Time Again...

Your semiannual assessments are due on November 1, 2008.

The Board approved the 2008/2009 Budget and is happy to announce that the homeowner assessments were reduced \$20 per year. The 2008/2009 annual assessment is \$277 per homeowner, due semiannually. Your first payment of \$138.50 is due on November 1, 2008. Late fees will be applied on November 16, 2008. Please remember that, although we send out statements as a courtesy, if you do not receive your statement due to unforeseen errors, your payment is still due before November 15, 2008. If you have any questions concerning your account, please contact the CRCA Office. Thank you!

Continental Ranch Annual Meeting

Join us at Coyote Trail Elementary School on Tuesday, October 28th for the annual meeting. Check-in will be at 6:30 PM and business will begin promptly at 7:00 PM. We encourage you to attend.

THE WINDMILL: NEWSLETTER POLICIES

The Continental Ranch Windmill is published monthly by the Continental Ranch Community Association (CRCA), and is prepared under the direction of the Activities/ Publication Committee. Articles with bylines and letters to the Editor reflect the views and opinions of their respective authors and do not necessarily reflect the views or opinions of the Association, the Board of Directors, the Activities/ Publicity Committee, or the management company. We reserve the right to edit articles and letters for brevity and clarity.

Letters to the Editor

Letters must be signed and include a phone number for verification. Names will be withheld upon request. Anonymous letters or articles will not be printed.

Advertising Policy

The acceptance of a business ad in the newsletter does not constitute approval or endorsement by the CRCA. "The Association reserves the right, in its sole and absolute discretion, to refuse to accept any advertising submittal made by a prospective advertiser of the Association's newsletter or other publications." Ad publication is subject to space availability on a first come, first serve policy and could be denied or postponed due to lack of space in a specific issue. All advertising is subject to current Advertising Rates, as adopted by the Board of Directors. All copy for articles, inserts and camera-ready advertising is due at the Association office by the 15th of the month. Distribution will be approximately the first week of the following month. Ads may only be submitted, electronically on a Floppy disc, CD-ROM or 100MB Zip Disk as a TIF, EPS, or PDF files. A printout of how the ad should look must be included.

Advertising Rates

RESIDENT RATES:

Business Card	\$32
¼ Page	\$53
½ Page	\$90
Full Page	\$145
Inserts	\$280/3500

NON-RESIDENT RATES:

Business Card	\$43
¼ Page	\$90
½ Page	\$135
Full Page	\$250
Inserts	\$280/3500

Political Ads must have "Paid advertisement. Not endorsed by the CRCA" in at least 8 point type at the bottom of the ad.

A Message from Board President John Crist



Big Antenna?

Yep, AT&T Communications is proposing a 71' cell tower be placed in the center of your community. Their plan is to disguise it as a 71' steel palm tree. In addition to irritating our friends and family there are other issues this brings up. I encourage everyone to contact the following people and voice your opinion. We will provide more information as it becomes available. Details and site plans have been posted to www.crcatucson.com.

Marana Planning Commission: Kevin Kish, Planning Director

(P) 520-382-2600

(F) 520-382-2639

(E) kkish@marana.com

Majority Owners of Property: Amy and Gary Heinfeld

3179 E. Via Palomita

Tucson, AZ 85718

(P) 520-299-0760

(F) 520-742-2718

(E) Gary@heinfeldmeech.com

Project Applicant: Gary Hamilton

10201 S 51st St., Ste 20

Phoenix, AZ 85044

(P) 480-652-3208

Your Board recently held a very important Special Meeting and I encourage you to review the minutes of the meeting on the website for more detailed information.

Balanced Budget

Thanks to Jim Susa and the Finance committee for helping the Board achieve a balanced budget for 2008/2009. The budget not only includes a reduction in your annual dues it also maintains our current reserves. The Board felt that with the current economic times that the Association could do our part by reducing your homeowner fees while not impacting our financial reserves.

Election time is upon us!

Make sure to sign your envelope before sending them in. Please read the biographies included and join us for Meet the Candidate Night on October 7th, 7 PM at the Community Center before you fill out your ballot. I do have one concern regarding a small group of folks calling themselves the "Concerned Homeowners of Continental Ranch". This group claims to have the interest of the community at heart; however, I want everyone to know that we are ALL Concerned Homeowners of Continental Ranch. This discordant group has been distributing flyers with only a partial list of upcoming election candidates. Please feel free to disregard these flyers as they only contain opinion and do not have a complete list of your Nominating Committees approved candidates. For a complete list of candidates please see your Annual Meeting packet. I hope to see all of you at the Meet the Candidates Night on October 7th at 7:00 P.M.

continued on next page...



*Large Item Pick Up will take place on **October 18th.***

Please have all items curbside by 6 a.m., in a 6-foot by 8-foot area. The driver will not remove anything over 50 pounds. Landscape materials must be bundled, with nothing over 3 feet in length. Furniture is OK to set out.

ITEMS NOT ACCEPTABLE FOR BULK TRASH REMOVAL:

Refrigerators/Freezers, Ice Makers, Washers/Dryers, Stoves,
Dishwashers, Water Heaters, Air Conditioners, Appliances with Freon,
Computers, Tires, Batteries, Pesticides, Flammable Liquids (gas, turpentine, etc.),
Propane/Gas Cylinders, Oil, Paint, 55-gallon drums, Medical Waste,
Asbestos Material, Railroad Ties, Fluorescent bulbs and/or ballast,
Contaminated soil or any hazardous waste-liquid, and Construction material

Last weekend's Waste Management BBQ at the Windmill Park was a great success. Waste Management not only showed us the value and benefits of recycling, we also had some awesome food! Thanks to everyone who helped arrange this event and to all the homeowners that came out and enjoyed the fun. Your Board is actively working to find an agreeable solution to mend our past issues with our sanitation options and I feel this was a huge step in the right direction.

We have reserved the auditorium at Coyote Trail Elementary School for our upcoming Annual Meeting on October 28th at 7:00 PM. I look forward to seeing everyone there.

Best regards, *John Crist*



INSIDE THIS ISSUE...

We would like to thank our advertisers for helping to offset the cost of this publication.

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Continental Ranch Board of Directors

MEETING RECAP, SEPTEMBER 30, 2008

- The Board approved the August 26, 2008 Board Meeting Minutes.
- The Board approved the September 17, 2008 Special Meeting Minutes.
- The Board approved to remove all fines from a homeowner's account to maintain a balance of \$148.50 for dues owed to the Association.
- The Board agreed to review Sunflower's Board Member policy for direction to recreate a Board member policy for Continental Ranch.
- The Board approved a new door to the pool room and a new wrought iron fence at the Community Center Pool.
- The Board approved the Marquee Maintenance responsibility be assigned to the Facilities Committee.
- The Board approved that the room rentals for non-homeowners is \$25 per hour for the front or back room at the Community Center and \$40 per hour for both rooms.
- The Board acknowledged the Pool Committee meeting minutes of September 8, 2008, with thanks.
- The Board approved the recommendation from the Pool Committee to approve the green agate tile at the Windmill Pool be installed during re-plaster of the pool.
- The Board approved the recommendation from the Pool Committee to replace all of the skimmer baskets at the Windmill Pool during the filter replacement.
- The Board acknowledged the Landscape Committee Meeting minutes, with thanks.
- The Board approved the recommendation to appoint Vija Lipins to the Landscape Committee.
- The Board approved the recommendation to install rip rap to cover the erosion at Marabella II and to fill in the sink hole at Parcel 9 due to liability issues.
- The Board approved the recommendation to purchase and install an insulated cover for ¾" Febco backflow device in Parcel 51 located on the east corner of Carefree Way and Placita Murietta at a cost not to exceed \$180 plus tax to prevent the backflow from freezing in the winter.
- The Board approved the recommendation to remove one dead tree at a cost not to exceed \$400 plus tax at the Windmill Park Pool.
- The Board acknowledged that the Covenants Committee did not meet due to lack of quorum.
- The Board approved four lots for clean up.
- The Board approved that the recommended fines that would have been reviewed by the Covenants Committee had the quorum requirements been met be sent back to the Covenants Committee.
- The Board acknowledged the September 3 and the September 17, 2008 ARC minutes, with thanks.
- The Board acknowledged the Activities/Publicity Committee meeting minutes of September 8, 2008, with thanks.
- The Board approved the recommendation from the Activities/Publicity Committee to spend \$3,000 to obtain various 20th Anniversary logo items that will be integrated into the Fall Festival in November 2008.
- The Board approved the recommendation from the Activities/Publicity Committee to eliminate

the inserted ads from the Newsletter, except the goldenrod insert of the Activities Committee beginning in January 2009.

- The Board acknowledged the Strategic Planning meeting minutes of September 11, 2008, with thanks.
- The Board acknowledged the Facilities Committee meeting minutes of September 15, 2008, with thanks.
- The Board approved the hours and days for the additional Covenants employee.
- The Board approved to table the signing of a contract with Attorney Jonathan Olcott.
- The Board approved to postpone discussion regarding the new software program VMS.
- The Board dismissed the Nominating Committee, with thanks.
- The Board approved the proposal from Meadows Plastering to re-plaster the Windmill Pool in the amount not to exceed \$32,637.
- The Board requested Management to attend and run the Meet the Candidates Night on October 7, 2008, at 7:00 P.M.

Designs By Rosie Design Consulting



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With two big events happening this fall—the Halloween Party and the Fall Festival—we need all the help we can get. If you are able to help, even for an hour, we would greatly appreciate it!



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Candidate Biographies

2008/2009 BOARD OF DIRECTORS

CANDIDATES ARE LISTED IN ALPHABETICAL ORDER BY FIRST NAME

ANGELA WAGNER-GABBARD

I have lived in Continental Ranch for 3 1/2 years, serving on the Covenants and CC&R Ad Hoc Committees. Recently I was appointed to fill a Board vacancy. Continental Ranch faced many challenges in the last year, but we can become a stronger Community. Positive changes are being made. By utilizing the tools we have to improve communications, media relations, and to tap the skills of our community members CRCA will continue moving in that direction. Communication is the key. By working together, we can make Continental Ranch a desirable community, a place we are proud to call home.

CHARLES (CHUCK) STEAD

I have lived in CRCA since July 2004 serving on the Covenants and participating on the Ad-Hoc CC&R Committees. I would like to be member of the BOD for several reasons: Provide a community that is safe, fun, and has friendly family living; and provide a fair, compassionate, and honest BOD by being an advocate for the homeowners. Some of the changes that I would like to see if elected to the BOD: More involvement of the homeowners by continuing to improve the communications between the Community, BOD, and Management; and update and improve the CC&Rs.

COLIN CORDELL

When moving back to Tucson in May of 2004, I chose Continental Ranch as the place to raise my family. I joined the pool committee in July 2006 taking on duties of chairperson in January 2007. As a younger member with a family, I would represent a segment of the population not on the two previous boards. There is very little I would change. The CRCA pools, numerous parks and trails, and bicycle lanes provide a great place for recreation and exercise. We have

come so far the past few months; I would like to keep moving forward.

CONSTANCE DELARGE

I have lived in Continental Ranch for the past 14 years and I served on Covenants Committee for the last 7 years. I want to run for the Board because I want to make a difference with a more positive approach. I enjoy living in Continental Ranch because it is a friendly community and an excellent place to raise a family, as I have learned from experience. I want Continental Ranch to have a Board that uses good judgment and common-sense in handling homeowner situations.

DANIEL LUST

I have resided here for five years serving on Communications Committee in 2004. I was elected 1st Vice-President when appointed to the BOD in February. I believe a community of this size needs additional recreational facilities to promote health and well being as well as foster goodwill, networking, and friendships. The BOD is in place to maintain the community, as guided by the CC&Rs. Members of CRCA must come together to revise the current CC&R documents to create reasonable standards. Together we will make CRCA a desirable place to live. Strong leadership on the BOD makes CRCA the BEST.

GEORGE ERHARDT

As Sunflower Residents for more than three years, my wife and I are glad to call the Continental Ranch Community "Home." I believe in "giving back" to the Community; therefore, I continue to serve on the following Sunflower Committees: Nominating (2005), Covenants (2006) and Finance (2007). I believe that homeowners are entitled to the "quiet enjoyment" of their homes. To assure this, I stand for: the

“Grandfather Clause” addition to our CC&Rs, a Bylaws change to prevent a majority appointed Board and Design Guideline changes to limit restrictions to “what can be seen from street”.

JOHN CRIST

I have been a resident of CRCA for six years, serving on the BOD for 8 months. I wish to provide a high-quality, wholesome, safe and thriving community that my children can call home. Additional recreational facilities would promote a healthy community thereby a happy one. I would also like to continue building communication between the community, board and staff through ongoing and additional community events, community participation, and improvements to our online resources. I will uphold the rules and bylaws of your community by continuously applying the values of integrity, compassion and teamwork within your board.

JOHN LAMBERT

I became a CRCA homeowner in 2003. I served on the Ad Hoc Management Selection Committee and was appointed to the BOD in July. I want to be involved in the decision making process. I feel past Boards ignored the will of the majority and were not open in their dealings with issues concerning homeowners. The stated mission of CRCA is to preserve property values and maintain common areas “to a reasonably high standard.” While the BOD has a fiduciary responsibility, they also have a moral obligation to homeowners. The BOD needs to apply the CC&Rs fairly and with compassion.

MARILYN STEIMPSON

I am a 5 year resident of Continental Ranch. I am a member of Covenants Committee (April 2008) and the CC&R Ad-Hoc Committee. I am motivated to run for the Board to bring common sense to decisions, while being neighbor friendly when neighbors suffer life’s inconveniences. The item I wish to achieve is making life easier for the residents. Being aggravated everyday is not the way to live. I feel any changes to one’s home should be a neighbor’s reaction, not solely the association’s reaction.

Candidate News

Tuesday, September 23rd was the community’s first “Meet the Candidates” event. Thirty homeowners turned out to question candidates running for the seven open positions on the Board of Directors. Another opportunity to meet and question candidates is scheduled for Tuesday, October 7th at 7:00 PM. The meeting will be held at the Community Center. We encourage you to attend.



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Committee Reports:

ACTIVITIES, FACILITIES, AND POOLS

ACTIVITIES COMMITTEE

Women's Pampering Night was a hit! We hope all whom were in attendance enjoyed themselves. We enjoyed spa treatments, massage, eyebrow waxing, product demonstrations and much more. We are incredibly thankful for the vendors that dedicated their time and services to our event:

- Arizona Power Yoga
- Indigo Day Spa
- BeautiControl
- Dr. Emil Tompkins
- Pampered Chef
- Shaklee
- TOPS
- Gold Canyon Candles
- Isagenix
- Mary Kay

We will be having our annual Halloween Party on October 25th from 10 AM to 1 PM in Windmill Park. Infants to children, age 12, are invited to dress up in their costumes and enjoy crafts, games, prizes and, of course, treats! Festivities will begin at 10, judging will begin promptly at noon.

Fall Festival will be here sooner than you know. We are excited for this year's event and look forward to a

large turnout from our community. Enjoy food, games, jumping castles, music, prizes and more. Management and CRCA vendors will be on site to hand out information and answer questions. This is a great opportunity to enjoy Tucson's crisp fall weather and meet other member's of your community.

If you are interested in joining the Activities Committee or volunteering to help at our events, please contact Lexie Burke, Activities Director, at 520.297.7600.

FACILITIES COMMITTEE

Congratulations to Parcel 28 and Parcel 40. Both parcels recently completed the "name your parcel" process. The winning names are Mesquite Grove and Sonoran Winds. Several parcels will be choosing their names in the new fiscal year. Continue to read the CRCA newsletter to see if your parcel is next.

Now that the monsoon season seems to be calming down more people are out walking and football teams are playing on the soccer field in the evenings. Come on out and enjoy the cooler evenings. Walk along the DeAnza trail, swim in one of the pools, play catch on the soccer field or play tag with your kids near the play structures. There is always something to do in Continental Ranch. Have you been to the Windmill Park play structure lately? A shade structure was installed over the park last month to lengthen the life of the structure and to protect our youngest CRCA residents. The management staff has seen a significant increase in the number of families and children playing during the day since the installation of the shade structure. The Facilities Committee would like to thank each of you for your patience during that process. The delays on the project were safety related and unavoidable.



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POOL COMMITTEE

Due to several homeowner complaints and the cost to continually heat both of the pools within Continental Ranch, the Board has approved the heaters at the Community Center Pool be turned-off until the pools close down for the winter. The Windmill Pool will remain heated. The temperature of the pool will remain between 82° and 84° at all times.

The Pool Committee is very pleased to announce that the Board has approved several upgrades at both community pools. The Community Center Pool will be supplied with new tables, chairs, umbrellas, lounge chairs, and tables. The Windmill Pool will be receiving a new filter system that will improve the quality of the water, as well as provide a more stable water temperature. At the same time, the Windmill Pool and spa will be re-plastered; this will also assist with the water quality.

Please be reminded that while the work is being performed at the Windmill Park Pool, the Community Center Pool will be open and it will be heated. We expect the Windmill Pool to be closed for roughly one month. We wish we could provide you with the exact dates of the pool closure, however, we are not able to do that as this time. Once we have received firm dates for the project, we will post information on the website and the marquee regarding the closure dates. We will attempt to communicate the closure information to the community in as many venues as possible.

We are excited and looking forward to the improvements at both pools. Please contact the office if you have any questions. Thank you in advance for your patience during the time it will take to complete the renovation projects.

Planning & Communication Info Needed:
Please Complete & Return!

Would you like to take part in the long term development of Continental Ranch? Do you have a vision for the future of our association? The Strategic Planning Committee would appreciate your ideas. Please take a minute to look over the suggestions from your fellow homeowners and choose which you would most like to see in the next 2-5 years. If none of these ideas interest you, please write your idea in the space provided. Return your survey to the association office by October 30. Thank you.

<input type="checkbox"/> Splash Park located at Windmill Park	approx. 250 sq. ft., estimated cost \$15,000
<input type="checkbox"/> Multi Use Path (common area in washes)	cost determined by cost of oil & distance covered
<input type="checkbox"/> Outdoor Stage located at Windmill Park	cost determined by size and concrete
<input type="checkbox"/> Staffed Fitness Center; addition to Windmill Park	approx. 1,000 sq. ft., estimated cost \$400,000
<input type="checkbox"/> Staffed Community Center	new construction with meeting rooms, game room, fitness facility, offices—5-8 year timeline
	estimated cost \$8,000,000 (requires special assessment \$2,000 per home)
<input type="checkbox"/> Other Suggestions _____	

Senior Citizens and Retirees

COOLER WEATHER BRINGS SOCIAL EVENTS

October is the beginning of Tucson's great weather season, and SCRCR members have welcomed "home" all those who were traveling during recent months, or just couldn't seem to gather enough energy to get to our summer activities. During October, we will join in welcoming the native New Yorker to our restaurant community with a group luncheon on the 2nd at 12:30 p.m. Gaslight Theater is scheduled for October 7th, with carpools leaving the Center at 4:00 p.m. and dinner at Macayo's prior to the evening performance. October birthdays will be celebrated at our morning meeting on the 9th. On the 10th, the casino carpools leave from the Center promptly at 9:00 a.m. On the 16th, we will gather at Columbus Park at 10:00 a.m. for hiking around the lake or games at the ramada, followed by a pot luck picnic. On the 28th and 30th, we will be back in the Center for our usual meeting and games.

The "welcome mat" is always out to the mature adults living in Continental Ranch. Why not pop in on a Thursday morning, share a cup of coffee and some munchies with us, and get to know some of your neighbors? Membership Coordinator, Walt Ross at 744-5958, will answer any of your questions about our group. Or, if you can't reach Walt, phone the CRCA office or any of your neighbors who may be a part of SCRCR. Transportation is never a problem!

We have added several things to our philanthropy program: we are collecting items for the Marana Food Bank as always, but now find that they are accepting linens and other soft-goods items. We will be packing boxes for our armed forces during this month, so need specialty items and/or your dollars to make purchases for these packages. We now collect such items as used sneakers (throw-away condition is fine!), used eye glasses, cell phones, pop can tabs, pop cans. You name it, our philanthropy team seems to find a "home" for everything, and do so most enthusiastically!

Yom Kippur begins at sundown on October 8th; Columbus Day and Canadian Thanksgiving Day are observed on the 13th, National Boss Day is the 16th, United Nations Day is the 24th, and Halloween is on a Friday the 31st. Let's keep our youngsters safe by lighting up our homes and yards, and maintaining a watchful eye out for their safety throughout the evening. We know that carloads of youngsters from other areas are always dropped off at our corners, and since it's a Friday night, there may be even more than normal activity. Remain alert and report any unusual activity immediately. If your neighbors are away, keep a watchful eye out for their property as well as your own. If the evening is warm, as suggest sitting outdoors, not only to enjoy the children's activities, but have that watchful eye out as well!

THIS 'N THAT...

The cooler temperatures encourage us to visit such places as the Arizona-Sonora Desert Museum, recognized worldwide as a leader in natural history interpretation and exhibits. This living museum houses over 1,300 kinds of plants and 300 species of animals that live in enclosures designed to replicate their niche in the wild. Docents answer questions and share their knowledge of our Sonoran Desert. Its location in Tucson Mountain Park makes it easily accessible and a rare treat for visitors to the southwest. Besides, it's open every day of the year!

Many Tucsonans are unaware of the unusual grouping of concrete religious statues depicting the Holy Family, the Last Supper and the Crucifixion of Christ in the little "Garden of Gethsemane" park located on the west bank of the Santa Cruz River at Congress Street. Spanish sculptor, Felix Lucero, created the art after his life was spared on a WWI battlefield. Next time you are downtown, take time to search it out and visit! No charge—just walk around and then perhaps sit for a few minutes to meditate.

Upcoming Fall Community Events

SALES, PARTIES, AND FESTIVALS!

CONTINENTAL RANCH & SUNFLOWER COMMUNITYYARD SALE

October 11, 2008

7 A.M. to 2 P.M.

Community Maps with participating addresses will be available October 8th in the CRCA Office. Pick one up to help make your shopping experience easier. Take an hour or two to walk around the community. Who knows what treasures you may find! Please use caution when driving through Continental Ranch. Be mindful of pedestrians using the crosswalks.

CRCA ANNUAL HALLOWEEN PARTY

October 25th at 10 A.M.

at the Windmill Park

Infants to children, age 12, are invited to join us for tricks, treats, games and a costume contest. Judging will begin at Noon, so please be prompt. Call the CRCA Office at 297.7600 for more info. **FREE EVENT!**

5th ANNUAL FALL FESTIVAL

November 8, 2008

10:00 A.M. to 3:30 P.M.

Join your neighbors for food, games, prizes, entertainment and family fun! Meet your Board of Directors, Management Staff and neighbors while enjoying the beautiful fall weather. Let's make this the best Fall Festival yet. We hope to see you there! For more information, please call the CRCA Office at 297.7600. Volunteers are always appreciated. **FREE EVENT!**

5th ANNUAL ARTS/CRAFTS FESTIVAL

Sunflower Village Center (9401 N. Sunflower Park Dr.)

November 14 and 15

9 A.M. to 4 P.M.

Come and enjoy Fine Arts and Crafts, Quilt Display, and Community Bake Sale. Lunch is served on the Patio from 11:30 a.m. to 1:30 p.m. This is a great holiday gift opportunity!

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Please join us for an Open House
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Saturday, October 25th

10:00-4:00

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*Continental Baptist
Church*

Come meet our new pastor
October 12, 10:30 am
Welcome service followed by BBQ

All invited-No obligation 520-579-0659
Coyote Trail Elementary

Budget, Dues, and Cash: These Are a Few of My Favorite Things!

*By James M. Susa, CPA
Finance Committee Chairman*

The past few months have been busy for the Finance Committee and the Board of Directors. Work on the 2008-09 budget began in May and was completed with the adoption of a budget on September 17, 2008, at the Board's special meeting called for that purpose. The budget is effective for the fiscal year beginning November 1, 2008. Further, the issue of dues and whether the dues amount should be increased, decreased or maintained has led to some spirited discussions. Finally, the Finance Committee has been keeping a watchful eye on the amount and safety of the Association's cash and there are likely some changes in store in that regard.

By the time you read this article, you will have received your annual meeting information including a ballot for the election of Directors and a copy of the budget approved by the Board. Budgeting this year was complicated by four factors. The first factor was an increase in several expense items. The second factor was a high number of expected delinquencies in the payment of Association dues. In these difficult economic times, payment of Association dues is not foremost on most Association member's minds, including mine. The third factor was a large number of requests by the Association's Committees for the funding of capital projects and other items. The fourth factor was a desire to provide some dues relief to the Association's members.

After considering all factors, the Board took a balanced and moderate approach to craft the final budget. The most important part of the budget was a reduction in dues of \$20 per year. This represents a 6.73% decrease in dues and is the first time in the several years I have served on the Finance Committee that the annual dues went down. Of course, reducing dues means either the budget contains a deficit or spending must

be cut to balance the budget on the lower projected dues amount (a third option of transferring money from the reserve account to balance the budget was rejected by the Board). The Board chose to reduce spending in the amount of \$110,000 to balance the budget. To accomplish this, the Board deferred the landscaping project along Twin Peaks road until after the Town of Marana completes the Twin Peaks Road extension project. This may be 2010 or 2011. The Board also eliminated a monument and a fitness circuit at Windmill Park. Finally, the Board cut in half the amount requested for a pony wall around the trash areas at the Community Center.

All other capital expenditures requested by the Association's Committees were approved. However, the Board maintained the previous policy that all capital expenditures are to be paid for from current revenues and not from the Association's reserve fund. As a result, the reserve fund (currently containing \$950,000) will remain at that balance throughout the fiscal year. The study performed by an outside consultant confirms that the Association needs to maintain about \$600,000 in reserves to adequately cover any anticipated replacements. Therefore the Association's reserve is fully funded, and then some.

In addition to the budgeting process, the Finance Committee has been scrutinizing the safety of the Association's cash in light of several recent bank failures. The Association maintains cash in the following locations and in the following amounts (as of 8/31/08):

National Bank of Arizona	316,166.80
Alliance Bank (money market acct)	62,581.00
M & I Bank (money market acct)	99,904.27
Washington Federal Savings (CD)	123,927.33
Chase Bank (CD)	100,992.15
Vantage West Credit Union (CD)	105,568.94
U.S. Treasury (91-day notes)	444,187.34

The Washington Federal Savings (not to be confused with Washington Mutual Savings) CD will be renewed for \$100,000 in September to keep it within the FDIC insurance limits. The Chase Bank CD matures in September. At maturity, \$100,000 will be deposited in Community Association Bank to open another CD, due to a better rate at Community Association Bank. The remaining amounts from the Washington Federal and Chase Bank CDs will be placed in the Alliance Bank money market account. Therefore, the entire balances in the two money market accounts and the three CDs will all be insured (the amount above \$100,000 will be removed from the Vantage West CD when it matures shortly). The Treasury notes are not insured, but if the federal government defaults on its notes, cash isn't going to be worth anything anyways.

The only area of concern is the National Bank of Arizona deposit. This deposit exceeds the FDIC insurance amounts. The Finance Committee has tried to minimize the risk of loss by having everything held in the account in excess of \$100,000 invested in the Dreyfus Government Prime Cash Management Sweep Account. This account invests solely in U.S. Treasury debt obligations, like Treasury notes. In a stable financial environment, this is a very safe place for the money. However, given the recent failures of several venerable large investment banking firms and commercial banks, the Finance Committee will be discussing a potential change to this arrangement to find a more secure location. While the Committee has full confidence in both National Bank and Dreyfus as institutions, there are also safer options out there, though likely producing less investment yield (though obtaining a higher yield doesn't matter much if you lose your principal when the bank fails).

Finally I would invite you to attend the Association's annual meeting. I will be there to give a brief presentation on the Association's finances and to answer any questions you may have. Finance presentations are never all that exciting (they are to me, but that is just me), but it is a good opportunity to express any concerns or ask questions you may have relating to the handling of the Association's money. I look forward to seeing you there.

Helpful Tips & Info

HandiCar... HandiCar is now providing transportation for people with disabilities in the Continental Ranch area. To apply, contact the Tucson ADA office at (520)791-5409. This program is based strictly on disability and not on income.

Neighbors Helping Neighbors... Anyone in our community in distress and facing landscape violations due to conditions beyond their control, please contact us so that we may assist you in your time of need. We are neighbors helping neighbors in an effort to make CRCA a neighborhood we can be proud to be a part of. If you want to be a part of this or need assistance please contact us. John and Nancy Lambert, 579-1775 or jlambert04@comcast.net

Street Parking... Please remember to report street parking to 297.7600 ext. 105. It has come to Management's attention that several homeowners are parking across the sidewalk. The sidewalks throughout the community belong to the Town of Marana and you can be ticketed by the Marana Police Department.

Halloween Safety Tips...

- Do NOT let your child trick-or-treat by himself. If you feel your child is old enough to go out without you, be sure he/she goes out with a group.
- Carry a flashlight and add reflective tape to your costume. It can be especially dark throughout Continental Ranch. Be sure when carrying a flashlight to point it towards the ground and not at oncoming cars.
- Be sure to remind your children to walk on sidewalks when possible and be sure to watch for oncoming traffic before crossing the street.
- If driving through the neighborhoods at night, please use extra caution and drive slowly.
- Be sure to pay extra attention to the crosswalks when driving on Coachline.
- If you are handing out candy, please be sure to leave a porch light on and make sure there aren't any hazards on the path to your front door.

We Need Volunteers

JOIN A COMMUNITY COMMITTEE

The fiscal year is coming to an end and in turn some of the committees will lose their members. If you haven't volunteered for a committee and can spare a couple hours a month, contact the CRCA office. In order to make this community the best it can be, we will need help. Please take a moment to review the current committees and to determine if one interests you. We look forward to hearing from you!

- **Activities:** The Activities Committee meets the first Monday of each month at 10:00 a.m. in the Windmill Park office. The Activities Committee plans all of the fun community events throughout the year.
- **ARC:** The Architectural Review Committee reviews ARC applications the first and third Wednesday of each month at noon in the Windmill Park Office. The ARC approves and denies homeowner applications for changes that affect the exterior appearance of the homes in Continental Ranch by applying the design guidelines and the CC&Rs.
- **Covenants:** The Covenants Committee meets in order to uphold the values of the CC&Rs on the second Tuesday of each month at 6:00 p.m. in the Community Center. The Covenants Committee reviews homeowner violations that have been sited during each month and recommends the appropriate actions to attempt to rectify the matter by making recommendations to the Board of Directors.
- **Facilities:** The Facilities Committee meets on the third Monday of each month at 6:30 p.m. in the Windmill Park office. The Facilities Committee maintains all of the current structures that CRCA has, this includes the play parks, the Community Center, the

Windmill Office building, the monuments, and much more.

- **Landscape:** The Landscape Committee meets to discuss the community landscaping on the first Tuesday of each month at 7:00 p.m. in the Windmill Park Office. The Committee works very closely with the Landscape Company to maintain the common area landscaping around Continental Ranch.
- **Pool:** The Pool Committee meets on the second Monday of each month in the Windmill Park office at 7:00 PM. The Pool Committee maintains both of the pools at CRCA and makes recommendations to the Board for improvements.
- **Finance:** The Finance Committee does not have set meeting date however it is usually the third Tuesday or Wednesday of the month and the meetings are usually held at 7:00 p.m. The Finance Committee reviews the monthly financials of CRCA and makes recommendations to the Board for C.D. investments, budgets, and discusses expenditures and income.

In order to make this community the best it can be, we will need help. Please take a moment to review the current committees and to determine if one interests you. We look forward to hearing from you!



The image contains two side-by-side advertisements. The left advertisement is for 'Mobile Pet Grooming' and features a dark, irregular shape with the text 'Mobile Pet Grooming' in white. Below this, it says '\$5.00 OFF With this ad' and 'Servicing North of Ina & West of La Cholla'. The right advertisement is for 'Immaculate New Grooming Van' and features a dark background with white text. It says 'Immaculate New Grooming Van', 'Certified Master Groomer', 'Smoke Free Environment', 'For Pets Up to 25 Pounds', and the phone number '682-4997'. At the bottom of the right advertisement, there is a small illustration of a dog and a cat.



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October 2008 Activities

FOR THE CONTINENTAL RANCH COMMUNITY

- **Seniors/Retirees:** The Senior Citizens/Retirees of Continental Ranch meet weekly on Thursdays at 9:00 am at the Community Center. Activities include: games, bingo, volunteer work, monthly dinners and trips! Come meet other Seniors for socializing, friendships and fun!
- **T.O.P.S. (Take Off Pounds Sensibly):** T.O.P.S. meets at the Community Center every Wednesday at 10:00 am. Join them for weight loss made fun in a supportive environment. For more information, please call Vi Johnson at 579.9698.
- **Hawaiian Club:** The Hawaiian Club of Continental Ranch meets every 2nd Sunday of the month at 5:30 pm. The Club promotes an understanding of Hawaiian Culture. You don't have to be Hawaiian and it is not required for you to have lived on the islands. Potluck dinners once a month and Hula lessons, in addition to education, add to the fun!
- **Paws Up! Puppy and dog training classes:** Classes at Windmill Park. Solve behavior problems in a fun group environment. Class size is limited so call today! For more information contact Muriel at 579-7091 or send an email to ppinfo@pawsuptucson.com. Visit the Paws Up! website at www.pawsuptucson.com.
- **Abeyta Painting Expo:** Join Abeyta Painting on October 25th at the Community Center for a free color consultation, refreshments, and a chance to win a \$500 discount.

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- Mortgage Protection
- Charitable Giving
- IRA Funding

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Parcel Representatives

The following parcels do not have representatives. The Parcel Reps meet the second Wednesday of each month at 6:45 P.M. in the Community Center. For more information, or if you are interested in volunteering, please call the CRCA Office at 520.297.7600.

PARCEL 8

Kern Drive
Mammoth Drive
Poudre Drive
Rawlins Way
Redcliff Way
Redstone Place
Rifle Way
Tombstone Way
Westcliff Drive

PARCEL 10

Amarante Drive
Biscay Place
Cantamar Street
Cantora Way
Covina Way
Hunnington Drive
Sayante Way
Kimball Way

PARCEL 11

Acacia Grove Place
Ahwatukee Way
Cricket Place
Deserama Drive
Lawndale Drive
Maple Ridge Drive
Silver Sand Drive
Silver Sand Place
Wellside Drive

PARCEL 12 A

Canebrake Drive
Canebrake Place
Maple Ridge Drive
Maple Ridge Place
Lawndale Drive
Magenta Way
Old Well Place
Willeta Drive

PARCEL 12 B

Clover Way
Lawndale Drive
Rivulet Drive
Rivulet Place
Willeta Drive
Yarbough Drive

PARCEL 15 C

Beltran Place
Blanford Drive
Finrock Drive
Tinsley Place

PARCEL 16

Aster Drive
Mocha Place

Palm Brook Drive
Palm Brook Place
Safflower Lane
Shadow Rock Drive
Straw Hat Lane
Veridian Drive
Yellow Moon Drive
Yellow Moon Place

PARCEL 17

Alcante Way
Silver Moon Way
Sunlark Way
Talavery Way
Veridian Drive
Yellow Moon Drive

PARCEL 18

Running Bear Drive
Running Bear Place
Shadow Rock Drive
Silver Moon Way
Summer Sky Drive
Summer Sun Lane
Yellow Moon Drive

PARCEL 24

August Moon Place
Crystal Moon Court

PARCEL 27 A

Beryllium Lane
Mountain Sky Drive
Sanguine Drive
Veridian Drive

PARCEL 39

Deimos Drive
Phobos Drive

PARCEL 42

Armor Crest Road
Blue Crossing Way
Creosote Spring Court
Desert Paintbrush Court
Sand Dollar Court

PARCEL 50

Calla Drive
Chervil Place
Hermitage Place
Petite Place

PARCEL 52 C

Bellwether Drive
Crestwind Road
Sonoma Way

PARCEL 52 D

Legend Vista Place
Quail Covey Place
Quail Park Place
Shooting Star Place

PARCEL 69

Lapis Moon Lane
Onyx Moon Drive
Sapphire Moon Way
Turquoise Moon Way

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**JOE KOELLISCH...
THE VOICE FOR ALL OF MARANA**

- Parent of 3 children in the Marana Unified School District.
- President of the PTF for the past 5 years.
- Co-Chair of the MUSD Budget Override Committee.
- Honored by the current MUSD Governing Board for getting the override passed.
- Received the Hero Award from the Marana Foundation. Recognized for contribution to excellence in education.
- MUSD needs to continue the high quality of the education in Marana.
- MUSD needs to retain highly performing personnel and keep turnover as low as possible.
- Communication is vital between students, staff and parents.
- There should be mutual respect throughout the district.
- Students should be given the opportunity to meet or exceed the academic standards.
- Please vote for Joe Koellisch on November 4, 2008.

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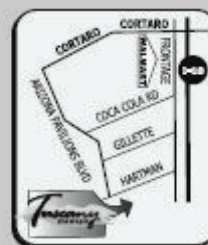
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Our Women's Pampering Event was a big success! We are incredibly thankful for the vendors that dedicated their time and services to our event. For more information, see our Committee Reports on page 8.



CONCERNS? COMMENTS? SUGGESTIONS? TALK TO US!

E-mail the Town of Marana using the Citizen Request Tracker:

- Visit www.marana.com.
- Click on the "Talk to Us" link in the lower left hand corner.
- Click on "Login to check on existing reports."
- New Users - If you don't have an account, please enter your email address and a desired Password in the appropriate boxes and click "New User." Fill out the form and select "submit."
- Existing Users – If you already have an account, please proceed by signing in.
- Select a category you would like to enter an issue or concern (to report a pot hole, click on "General Maintenance /Street Repair").
- Fill in all necessary information and comments.
- Submit request and a Town staff member will contact you.

Thank you for notifying the Town. We appreciate your concerns, comments and suggestions.

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OCTOBER 2008

SUN	MON	TUES	WED	THU	FRI	SAT
			1 TOPS 10 AM @ CC ARC 1 PM @ WP	2 Seniors/Retirees 9 AM @ CC	3	4
5	6 Activities Committee 10 AM @ WP	7 Landscape Committee No Meeting Meet the Candidates 7 PM @ CC	8 TOPS 10 AM @ CC Parcel Reps 6:45 @ CC	9 Seniors/Retirees 9 AM @ CC Strategic Planning No Meeting	10	11 Community Yard Sale 7 AM to 2 PM
12	13 Pool Committee 7 PM @ WP	14 Covenants Committee No Meeting	15 TOPS 10 AM @ CC ARC 1 PM @ WP	16 Seniors/Retirees 9 AM @ CC	17	18 Large Item Pick Up 6 AM
19	20 Facilities Committee No Meeting	21 Board Study Session 6 PM @ CC	22 TOPS 10 AM @ CC Cell Tower Meeting @ 6:30 PM	23 Seniors/Retirees 9 AM @ CC	24	25 Halloween Party 10 AM @ WP
26	27	28 Annual Meeting 7 PM @ Coyote Trails Elementary	29 TOPS 10 AM @ CC Short Board Meeting 6:30 PM @ CC	30 Seniors/Retirees 9 AM @ CC	31 Happy Halloween! CRCA Office Closes at 4 PM	

NOVEMBER 2008

SUN	MON	TUES	WED	THU	FRI	SAT
						1
2	3 Activities Committee 10 AM @ WP	4 Landscape Committee 7 PM @ WP	5 TOPS 10 AM @ CC ARC Noon @ WP	6 Seniors/Retirees 9 AM @ CC	7	8 Fall Festival 10 AM @ WP
9	10 Pool Committee 7 PM @ WP	11 Covenants Committee 7 PM @ CC	12 TOPS 10 AM @ CC	13 Seniors/Retirees 9 AM @ CC Strategic Planning 7 PM @ WP	14	15
16	17 Facilities Committee 6:30 PM @ WP	18	19 TOPS 10 AM @ CC ARC Noon @ WP Board Study Session 6:30 PM @ CC	20 Seniors/Retirees 9 AM @ CC	21	22
23	24	25 Board of Directors 7 PM @ CC	26 TOPS 10 AM @ CC	27 CRCA Office Closed	28 CRCA Office Closed	29
30						



Your Stratford Management Team



Continental Ranch Community Association

9150 N. Coachline Blvd.

Tucson, AZ 85743

Phone (520) 297-7600

Fax (520) 297-7917

In case of emergency, please call (520) 795-6500 and follow the prompts. This number is not for reporting violations or dealing with delinquencies.

Office Hours:

Monday 8 a.m. to 5 p.m.

Tuesday 9 a.m. to 6 p.m.

Wednesday 8 a.m. to 5 p.m.

Thursday 9 a.m. to 6 p.m.

Friday 8 a.m. to 5 p.m.

Closed Saturday and Sunday

Closed daily from 12 to 1 for lunch

Visit us on the web:

Website CRCATucson.com

Email continental.ranch@yahoo.com

Your Team:

Sarah Lebsack, CAAM, Community Manager

ext. 100

sarah@stratfordmanagement.org

ARC, Pool, Strategic Planning,
Board

Jennifer Swarts, Assistant Manager

ext. 101

jswarts@stratfordmanagement.org

Landscape, Facilities

Gerrie Crawford, Accountant

ext. 102

gcrawford@stratfordmanagement.org

Finance

Tina Noggle, Compliance Assistant

ext. 104

tnoggle@stratfordmanagement.org

Covenants

Lexie Burke, Activities Director

ext. 103

aburke@stratfordmanagement.org

Activities, Publicity

October is here, and there are many community events planned that I hope you have an opportunity to attend. It will be a fun-filled month and, though some may not describe the Annual Meeting of the Members as fun, I encourage each of you to attend this most important meeting.

It is very important that each of you please return your ballots on or before October 27, 2008, at 4 p.m. The election of your future Board is extremely important. We encourage you to both return your ballot and attend the Meet the Candidate night, to get acquainted with your neighbors who are volunteering their time and talents to govern the Continental Ranch community for the next few years.

The Halloween Party will be held on Saturday, October 25, 2008, from 10 A.M. to 1 P.M., at the Windmill Park. There will be a costume contest, several games, and prizes. The party was a hit last year, and we hope to see more of you in attendance this year.

Last, but certainly not least, I would like to personally thank several people who have played an instrumental role on the Board of Directors from March of 2008, when Stratford Management was hired to manage the Community. Although some Board and Committee Members are no longer serving, each of you assisted my staff and I at one time or another. We greatly appreciated your help and spirit of volunteerism. Thank you!

I also would like to wish each of the candidates running for election to the Board of Directors the best of luck. I look forward to working with you during the upcoming Board year.

Please feel free to contact our office if you have any questions and/or concerns. Have a safe and happy Halloween!

Sarah Lebsack, CAAM

