

# CONTINENTAL RANCH

*the windmill*

August 2009 Edition

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

## Mark Your Calendars

Please see the website and marquee for additional events.

- August 3 Activities Committee  
7pm @ WP
- August 4 Landscape Committee  
7pm @ CC
- August 5 Facilities Committee  
6pm @ CC
- August 6 ARC 7pm @ CC
- August 7 \*Board Candidate Bios  
due in HOA Office
- August 10 Pool Committee  
7pm @ CC
- August 11 Covenants Committee  
@ CC 6pm-Open 6:30pm-Closed
- August 11 Nominating Committee  
6:30pm @ CC
- August 19 Board Study Session  
6:30pm @ CC
- August 20 ARC Committee  
2pm @ CC
- August 26 Board Meeting  
7pm @ CC
- August 29 OFFICE OPEN 9am-1pm

## President's Report

BY JOHN LAMBERT

After being elected to the BOD of Continental Ranch in October of 2008, I wrote my first President's message for the November Windmill newsletter. In it I stated: "In the coming months your Board will be asking for your input on a number of issues before this community." Parking enforcement, the removal of the tennis courts and the Waste Management issue were all mentioned. I promised, "As we proceed with these challenges for this community we will bring you more specific information and updates." I am sorry we have not been speedy in updating you, the homeowners. All of the issues I mentioned, along with new ones, have been with the Association attorney for legal review and opinion. As I stated in last month's

newsletter, we are waiting for Waste Management to reply to their attorney on our proposed settlement. Thus far they have been unresponsive to their attorney as well as ours.

The removal of the tennis courts at the community center was done in violation of the procedures for change of use of a common area under the CC&Rs. The Association entered into a ten-year lease with the City of Marana for their use of the parking lot in return for maintenance of it. While it was done illegally, there is nothing this BOD can do to rectify this. We are bound by the lease and we can only go forward from here and assure that the Association follows the rules as homeowners are expected to.

*continued on next page*

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## 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 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

FOR RESIDENTS AND NON-RESIDENTS

Business card	\$45
1/4 page	\$75
1/2 page	\$130
Full Page	\$277
Inserts	\$300

Please call the office at (520) 297-7600 for discount savings for placing your ad for 3 months or more!

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

## "President's Report," continued

Probably the most divisive issue in the community has been parking on public streets within Continental Ranch. Your BOD will be addressing the options presented to us by the Association attorney at a homeowner forum. Management has been instructed to schedule the forum in September at one of the local schools. The Association's attorney will be presenting his findings and will be answering homeowner questions about our options.

The Finance committee presented a proposed budget at the July 29th BOD meeting. With the other committees presenting their "wish" lists finance had a big job to reduce the list to a manageable budget while maintaining the Association's assets to a high standard. The proposal presented to the BOD included reinstating the \$20 decrease in assessments for the next year in order to balance the budget, while cutting as much as they thought possible from committee budgets. This might limit additions to our assets given the current financial situation we are all facing but will not jeopardize maintaining our common areas and assets to the standard expected of this Association. The BOD requested that they come back with an option of not reinstating the \$20 assessment by trimming as much as they thought possible from the budget and presenting that option to the BOD.

Anyone interested in applying to fill the empty BOD seat until the October election is requested to submit a 150 word statement on why they want to be on the BOD so we can appoint a person to fill the interim seat at the August 26th BOD meeting.

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## PARKING POLICY

The Board of Directors will be reviewing the parking policy for Continental Ranch at an upcoming Homeowner's Forum. The date, time and location of the forum have yet to be determined. Please check our website, [www.crcatucson.com](http://www.crcatucson.com) and future newsletters for information.

We would like to encourage you all to attend and give us your input. If you cannot attend the meeting but would still like your voice heard, please email your concerns/questions/ opinions to Sarah Lebsack, Community Manager, at [sarah@stratfordmanagement.org](mailto:sarah@stratfordmanagement.org).

We hope to see you there so you can be a part of making Continental Ranch a great place to live, work, and play!

# UPDATE

## ON THE TWIN PEAKS INTERCHANGE PROJECT

The Arizona Department of Transportation is continuing construction along the Interstate 10 eastbound frontage road and in the Santa Cruz River basin. During the coming months, motorists and surrounding businesses and residents will notice a great deal of progress in the area.

Crews are focusing their efforts on the west side of I-10. Later this year, construction activities will begin east of I-10 near the Union Pacific Railroad tracks and existing Camino de Mañana.

Beginning August 1, the I-10 eastbound frontage road will be converted to one-way; both lanes will be dedicated to eastbound travel from Avra Valley Road to Cortaro Road. This is a permanent traffic change. Motorists wishing to access businesses located along the eastbound frontage road will need to use the Avra Valley Road exit on I-10.

Over the past few months, crews have installed caissons, columns and pier caps for the new Santa Cruz River Bridge. Those activities were complete at the end of July. Crews will begin the next phase of bridge construction in September.

Utility installation and grading is nearly complete for the new Tiffany Loop roadway, with paving operations slated to begin at the end of the summer. Tiffany Loop is anticipated to be open in late September. Once complete, Tiffany Loop will be a two-way road providing rear access to those businesses located along the eastbound frontage road near the new interchange. In the future, Tiffany Loop will be able to accommodate additional business accesses and any needs of future development.

ADOT advises drivers to proceed with caution, obey all posted speed limit signs, and be alert for construction equipment and personnel.

While ADOT strives to inform the public about planned roadway restrictions, during any complex construction project unscheduled closures or restrictions might occur.

ADOT appreciates the driving public's patience as it constructs these improvements.

For more information on the Twin Peaks Interchange or to sign up for traffic alerts, visit [www.TwinPeaksI-10.com](http://www.TwinPeaksI-10.com) or call Kimberly Gale at 1-877-EXIT 245 (877-394-8245).

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We would like to thank our advertisers for helping to offset the cost of this publication. Please know that all ads are paid for solely by our advertisers and are not an endorsement by CRCA.

# Board of Directors Meeting Recap

## JULY 2009

### THE BOARD APPROVED THE FOLLOWING:

- The Agenda.
- The June 24, 2009 Minutes and the July 15, 2009 Executive Session Minutes
- The Consent Agenda
- The Fruit Tree Resolution
- Edna Coburn to be paid to take minutes for the Association Board meetings through the Temp Connection at a cost of \$19.84 per hour
- Dimensions to train Management on the back end of the web site and be contracted as the Web Master
- To accept the fines as submitted
- To certify the slate of candidates presented by the Nominating Committee—in alphabetical order by last name: Bill Arnold, Peggy Bracken, Gus Lipins, Terry Paschen, Marylin Stimpson, and Angela Wagner-Gabbard
- To appoint the 2009 Election Committee
- The Addendum to Settlement Agreement-Safeway
- The proposal from Sunflower regarding Light Mitigation excluding the \$3,000 for “other potential costs”
- To include a survey in the Annual Meeting packets requesting homeowner feedback regarding amending the CC&Rs
- The Perimeter Walls Resolution
- Management to request applicants to be appointed

to the Board of Directors in the August Newsletter

- The request for Bicycle Safety Classes be held at the Community Center
- The request from the Daisy's to waive the \$150.00 deposit to utilize the Community Center

### THE BOARD DENIED THE FOLLOWING:

- The proposed 2009/2010 Budget from the Finance Committee and requested the Finance Committee to provide another proposal and resubmit it at the August meeting
- The recommendation to accept the proposal from The Groundskeepers to rip rap the south side of the wash along Twin Peaks on the east and west side of Marbella II entry at a cost not to exceed \$11,850
- The recommendation from the Landscape Committee to accept the request for the proposal (RFP) as submitted and to allow Management to send the RFP to three Landscape companies
- To uphold the fine for lot 39024
- The recommendation to approve the purchase of a camera for the Activities Committee events at a cost not to exceed \$250
- The request from Long Realty to utilize the Community Center free of charge

### THE BOARD POSTPONED THE FOLLOWING:

- Review Parking policy
- Write Off Old Owner Accounts
- Parcel 15C common area conditions

## GET ON BOARD!

We're looking for someone to fill a vacant seat on the Board of Directors. The Board will appoint a new member at the August Board Meeting to fill the vacant seat only until the October elections. If you are a homeowner in good standing with the Association and would like to be considered for the spot, please email Sarah Lebsack at [sarah@stratfordmanagement.org](mailto:sarah@stratfordmanagement.org) expressing your interest and please attach a CRCA Board application (you can find one in this newsletter) as well. Please submit your interest no later than August 17th if you wish to be considered.

Be a part of making Continental Ranch a better place to live, work, and play!

**CONTINENTAL RANCH COMMUNITY ASSOCIATION  
APPLICATION FOR CANDIDACY TO THE BOARD OF DIRECTORS  
(Please attach additional sheet if necessary)**

**Name:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone number:** \_\_\_\_\_

**Number of Months/Years lived in CRCA:** \_\_\_\_\_

**Is your CRCA account balance current?** \_\_\_\_\_

**CRCA Committees Served on with dates:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Hobbies/Interests:** \_\_\_\_\_  
\_\_\_\_\_

**Motivation to run for Board:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**What are the items you wish to achieve while you are on the Board?** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**The Association is a community of neighborhoods governed by the CC&Rs.  
The Board of Directors is required by law to apply the rules in a uniform manner.  
How would you approach your fiduciary duty in applying rules and granting waiver?**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**I have read the CC&Rs and the Design Guidelines and understand as a member of the Board, I have a duty to uphold them. YES \_\_\_\_\_ NO \_\_\_\_\_**

**I understand the time commitment of the position including attending at a minimum of 2 monthly meetings of the Board and up to 2 committee meetings a month. I understand this commitment of time will range from 6 to 12 hours per month  
YES \_\_\_\_\_ NO \_\_\_\_\_**

**Please return the application to the Association office located at the Windmill Park or  
mail to 9150 N. Coachline Blvd. Tucson, AZ 85743**



177 N. Church Avenue, Suite 405, Tucson AZ 85701  
Phone: (520) 770-9410 Fax: (520) 620-6981

[RTAmobility.com](http://RTAmobility.com)

## **RTA Starts New Transit Service in Marana**

The Regional Transportation Authority has introduced Sun Shuttle neighborhood transit service with two routes serving Marana. Route 411 serves Cortaro Road and Silverbell Road, and Route 412 serves Thornydale Road and Dove Mountain.

These circulator routes have several stops within Marana, including:

- Arizona Pavilions
- Northwest Medical Center
- Coachline Skate Park
- Horizon Hills Costco
- Dove Mountain Retail Center
- Ritz Carlton Dove Mountain
- Wheeler Library
- Sunflower Village Center
- Lowe's (on Ina)

Deviated service (pick-up or drop-off within  $\frac{3}{4}$  mile of a Sun Shuttle route) is available for riders who meet ADA eligibility requirements. Riders must schedule a ride at least 24 hours in advance of pick up. For ADA eligibility information, call 791-5409.

Parts of the routes have been designated as Flag Stop areas; in these areas riders may wave to the driver to indicate that they would like a ride.

Riders also can connect to Sun Tran services at Arizona Pavilions or Ina at Thornydale for convenient travel in and around the Tucson area.

Information on the neighborhood circulator service is available at [www.suntran.com](http://www.suntran.com), or by calling 792-9222.



## ARCHITECTURAL REVIEW COMMITTEE

**The ARC** has received several applications for driveway extensions on which we have not received all required information to make an informed and speedy decision. Your driveway can not exceed 36 feet in width, so please read page #7 of the Design Guidelines before proceeding with your plans.

Also the Town of Marana requires that your driveway, along with other hardscape, cannot exceed over 50% of your front yard. Therefore, we suggest that when submitting your application for any extension of hardscape in your front yard that you provide the ARC with the proper measurements so we can make an accurate decision without delaying the process by requiring more information for our approval.

If you have questions about the Design Guidelines, please come to

our meetings. We meet the 1st. Thursday of every month at 7 p.m. for the convenience of our working homeowners and the 3rd. Thursday of the month at 2 p.m.

Our meetings should resume at the Windmill Park offices in August, but call the office to confirm the location before attending. (297-7600)

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the Design  
Guidelines, please  
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meetings.

# Committee Reports

## WORKING HARD FOR YOU...

### LANDSCAPE COMMITTEE

When you go home on any given day, are there landscape areas that just kind of jump out at you? Over the past several years your Landscape Committee has actively managed several landscape improvements that hopefully you have noticed. Perhaps it's the improvements along Coachline Boulevard where oleanders were replaced with plants representing the desert theme wherein we live ... a very nice addition. Or perhaps it's landscape improvements at parcels 42 and 43? How about desert-adapted trees along Twin Peaks [east of Coachline]? These trees represent just the first phase of this landscape upgrade. Behind the scenes, irrigation improvements authorized by association members provide the water required to economically keep our community green.

We are very fortunate as a community to be able to afford these landscape improvements. It hasn't always been that way. Early on, all the landscape budget allowed for was essentially to take a single load of gravel and spread it across several entryways. Association members recognized the need to fund landscape improvements and did just that! Unfortunately there are still several obvious ones that cannot be ignored. Silverbell Road is still an eyesore [although the CRCA Board of Directors has agreed to help the Landscape

Committee by taking this issue directly to the town of Marana]. Twin Peaks is only partially complete. Small parks within the community are still in need of repair. And parcel entryways still need more gravel! [... and plants]

So the next time you get home, please take the time to let someone know what you like or dislike about the landscape within this community we call Continental Ranch. The above-mentioned projects represent an investment in the community that will positively impact homeowner value. And moving forward more improvements/upgrades will be needed. Please let the Landscape Committee know what you're thinking. Without feedback, the committee can only guess at what is desired. Thank you in advance for your help and continued support!

### FACILITIES COMMITTEE

The Facilities Committee meeting dates have changed. They will now meet the first Wednesday of each month. The next meeting is scheduled for Aug 5th at 6 p.m. at Windmill Park. Please attend and give us your ideas for the community.

We currently have several projects underway within the community:

1."Name your parcel" for Parcels 11, 12a, 12b,

and 16, with new signs to follow.

2. Steel posts in Parcel 3 to stop the illegal entry of vehicles into the river area.
3. New sand in the playground in Parcel 28.
4. Repair and restoration of the Parcel 51 entrance walls.
4. Play structure repairs in Parcels 27A and 28.

Hopefully many of these will be completed by the time you are reading this newsletter.

Regretfully, we are also removing two water fountains located in Parcel 28. The cost of constant repairs caused by vandalism has made it impossible us to justify additional repairs. The fountains will be removed and the waterlines will be capped off.

Some of you in the north end of CRCA may have noticed new CR logos on your entrance walls. You probably also noticed that they are not centered. Sorry, we goofed. We neglected to consider the spacing when we instructed the sign company to install the logos. It will be corrected; please bear with us.

If you have any questions or suggestions, please call the Management office at (520) 297-7600, Monday through Friday, from 8 a.m.–6 p.m.

## ACTIVITIES COMMITTEE

The Activities Committee would like to extend an invitation to anyone interested in joining to attend a meeting. We meet every first Monday of the month at 7 p.m. at the Windmill Park

office. Just call the office at (520) 297-7600 and ask to be put on the agenda.

The Activities Committee is in charge of putting together events for the community year round. If you like to have fun, then this is the committee for you!

Our next event is Women's Pampering Night, scheduled for September 18th at the Community Center from 6 p.m.-10 p.m. See you there!

## BLOOD DRIVE

The American Red Cross, in partnership with The Town of Marana, is hosting a blood drive on Sept. 10 from 9 a.m. to 3 p.m. at the Marana Municipal Complex (11555 W. Civic Center Dr.). Donating blood takes between 45 and 60 minutes and you need not know your type in order to give.

The local chapter of the Red Cross supplies blood to patients at all local hospitals. The Red Cross constantly is in need of donors since 300 pints of blood are used every day in Arizona.

Someone in the U.S. needs a transfusion every two seconds, so please sign up for this important cause by contacting Marana Public Information Officer Rodney Campbell at 382-1936 or [rcampbell@marana.com](mailto:rcampbell@marana.com).

# For Senior Citizens and Retirees

Ah, it's iced tea time in Continental Ranch, and we do enjoy sipping that cooling beverage during the scorching and humid days of summer! Did you know that it was at the World's Fair in St. Louis (1904) that Englishman Richard Blechynden had the job of enticing the crowds to sample hot black tea from India? Suddenly it occurred to him to pour the hot tea over ice, and viola! Today, here in the United States, 85% of tea sold is served as iced tea, according to the official Tea Council! SCRCR is doing its part, and encourages you to visit with us on any Thursday morning, brew a cup of tea, and we will find the ice cubes in the Center refrigerator!!

SCRCR's Activities Committee thoughtfully scheduled August get-togethers inside air-conditioned facilities! We have regular Thursday activities at the Center on August 6th, 13th (birthday celebration), 20th and 27th. On these days, our regular meetings later become fun and fellowship times offering dominoes, bridge, and great conversation! On the 5th, we will carpool to Old Father Inn for dinner; enjoy lunch at Phillips on the 10th; travel to the casino on the 14th; carpool to Denny's for lunch on the 20th; and to The Loop on the 28th.

As summer meanders along, many of our mature adults are visiting the pools early in the morning, and there is an abundance of chatting and camaraderie as we water-walk and exercise, as well as sneak in some serious lap swimming!

Join us for this activity and meet your neighbors!

Did you know that SCRCR has its very own web blog? Mike takes the time to keep it up to date, so log on to see what's happening on a regular basis! <http://continentalranch.blogspot.com>.

## THIS 'N THAT...

The city of Tucson celebrates another birthday this month. It was Hugo O'Connor, working for the Royal Spanish Army, who established the site for the Presidio of San Augustin de Tucson and laid the foundation for the modern Tucson. The original proclamation for the presidio was August 20, 1775, which was almost a year before the signing of the U.S. Declaration of Independence! Watch the local newspaper for activities being planned in the downtown area, including a showcase of all the flags that have flown over Tucson since its founding.

There are no official holidays to celebrate during August; however, there are noteworthy events to acknowledge and remember: The Purple Heart Medal was established on August 7, 1782; the US Coast Guard was established in August 1790; the Panama Canal opened during August in 1914; construction of the Berlin Wall began on August 13, 1961, the beginning of three decades of separation until the wall came down and Germany was reunited; and Japan surrendered on August 14th ending WWII in 1945.

*continued on next page...*

Special thanks to President Joan and Frank for opening their lovely home on the 4th of July for a time of sharing barbequed treats and an abundance of goodies with us. The event included some games and our annual watermelon eating contest! SCRCR's "family" is sometimes the only family many of us have in the area, so we thoroughly enjoy and appreciate these holiday functions! Special thanks, also, to the CRCA Board of Directors and to the residents of Continental Ranch for the recently-constructed handicapped access ramps at the Center, making it easier for those in need of this amenity!

Did you know there is a group of volunteers within Continental Ranch willing to lend a helping hand to our living-alone seniors? This is not part of the Homeowners' Association agenda, but thankfully is being promoted in the spirit of good neighbors, according to

Board president, John. If keeping the front yard devoid of weeds or a tree branch sagging over the sidewalk are honest challenges for you physically, phone the Windmill office for name/phone number of someone knowledgeable of this helping-hand group. And, be sure to encourage and thank those who come to assist you. (Perhaps a glass of that good ole iced tea mentioned above?!!!)

Our CRCA youngsters are back in school this month – use caution and observe those special instructions posted for drivers in high traffic crosswalk areas. Keep our children safe.

### THOUGHT FOR THE DAY...

God grant me the serenity to accept people I cannot change, the courage to change the one I can, and the wisdom to know that one is ME!



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# BATS

Were your hummingbird feeders mysteriously drained during the night last summer? Did you know the midnight raiders were bats?

Most of Arizona's 28 bat species eat insects, but two drink nectar and eat pollen from plants such as saguaro and agaves. These bats are becoming common visitors to Tucson area hummingbird feeders in late summer and early fall.

The two nectar bandits are the lesser long-nosed bat, which is listed as federally endangered, and the Mexican long-tongued bat. These gentle, beneficial pollinators live in caves and mines. During summer nights, they travel in search of food, and have found their way to hummingbird feeders in the greater Tucson area.

Each year, both species migrate from Mexico into Southern Arizona, where females form colonies to give birth and raise their young. Each female gives birth to one young, and in the fall, mothers and young forage on pollen and nectar before returning to Mexico.

Prior to 2006, use of hummingbird feeders by bats occurred primarily on the east side of Tucson and in the Catalina Mountain foothills. Beginning in 2006, bats began visiting feeders more widely in Tucson and now regularly visit feeders in western and northwestern Tucson as far north as Dove Mountain and as far south as Three Points.

Habitat conservation planning by the City

of Tucson and the Town of Marana includes efforts to evaluate potential effects to these bat species in the western portion of the Tucson basin. In conjunction with these municipalities, bat biologists at the U.S. Fish and Wildlife Service and the Arizona Game and Fish Department as well as local researchers want your help to document occupancy and seasonal use of hummingbird feeders by nectar-feeding bats.

This work will complement earlier research and will provide important information to the City of Tucson and the Town of Marana for use in their conservation planning. Areas of interest include feeders in northwest Tucson, Marana, Avra Valley, Three Points, Diamond Bell, Green Valley and Corona de Tucson, but information from anywhere in the Tucson Basin would be useful.

If you had your feeders drained at night last year or are willing to participate in a hummingbird feeder monitoring project this year, please contact University of Arizona Adjunct Professor Ted Fleming at [ted@sonaura.net](mailto:ted@sonaura.net) with your name, address (cross streets are fine if you would prefer not to give your street address), zip code and the general dates that you noticed your feeders drained. Any photos of the bats using the feeders would be useful.

If you don't have access to e-mail, please leave a message at 797-5609. We will provide you with information about monitoring protocol.

# Getting Arizona Involved in Neighborhoods

October 3, 2009

GAIN is an annual statewide crime prevention celebration. It is a partnership among the Marana Police Department, Town government officials, neighborhood watch programs, neighborhood homeowner associations, apartment communities and other Town residents to show our appreciation for those in the community who support our efforts in the daily fight against crime. This event is the one time each year that a significant amount of resources are available to make scheduled visits to neighborhood celebrations.

The purpose of GAIN is to heighten awareness of crime by increasing communication among neighbors, police and community leaders. Functions are encouraged at the neighborhood level. Residents organize activities within their neighborhoods that could include a block party, candle or flashlight walk, potluck/barbeque or youth activity. It also encourages organized neighborhood groups to make crime prevention part of every person's daily routine. Your job is to report suspicious activity to the police. It is their job to handle the crooks.

On October 3rd from 2 p.m. to 8 p.m., we will feature "Community Government on Wheels,"

which will consist of representatives from Town staff, council members, police officials, water department and parks and recreation, to

name a few. This "tour bus" will make stops at your various events throughout the Town to highlight resources available to residents and neighborhoods that assist your efforts to improve the safety, security and quality of life in your neighborhoods and business districts.

Many of the Marana Police Department specialty units will be also available for visits with your neighborhood. You will be asked for a first and second choice on your registration form. They will be assigned on a first come basis.

To register your event, please contact Marana Police Department Community Resources Unit at 382-2049 or visit [www.marana.com/GAIN](http://www.marana.com/GAIN).



**“The purpose of GAIN is to heighten awareness of crime by increasing communication among neighbors, police and community leaders.”**

SUN	MON	TUES	WED	THU	FRI	SAT
						1
2	3 Activities Committee 7 PM @ CC	4 Landscape Committee 7 PM @ CC	5 TOPS 10 AM @ CC Facilities Committee 6 PM @ CC	6 Seniors/Retirees 9 AM @ CC ARC 7 PM @ CC	7 <i>*Board Candidate Bios due in HOA Office</i>	8
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30	31	AUGUST 2009				

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27	28 Meet the Candidates Night 7 PM @ CC	29	30 TOPS 10 AM @ CC Board Meeting 7:00 PM @ CC	<h1>SEPTEMBER</h1> <h1>2009</h1>		



**DOES YOUR FINANCIAL ADVISOR KNOW  
YOUR FINANCIAL GOALS? IF NOT, LET'S TALK.**

**Karl E Haas**

Financial Advisor

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## **TWIN PEAKS ELEMENTARY SCHOOL**

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As we welcome **PASTOR DALE MOE**

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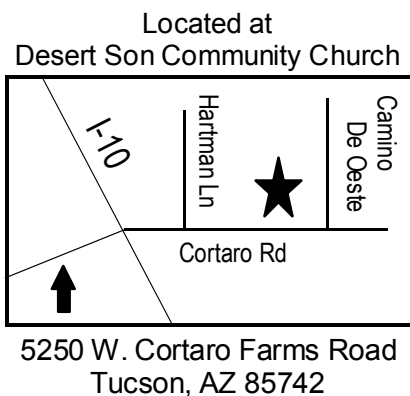
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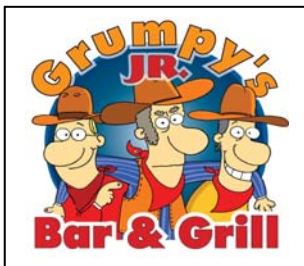
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# Your Stratford Management Team



## *Continental Ranch Community Association*

9150 N. Coachline Blvd.

Tucson, AZ 85743

**Phone** (520) 297-7600

**Fax** (520) 297-7917

Office is now open the last Saturday of the month from 9 a.m.-1 p.m. on a three month trial basis. We will not accept cash on those days or handle any ARC issues.

In case of emergency, please call (520) 795-6500 and follow the prompts. This number is not for reporting violations or dealing with delinquencies. Report parking violations to (520) 297-7600, ext. 105.

### **Office Hours:**

Monday through Friday

8 a.m. to 6 p.m.

Closed Saturday and Sunday

### **Visit us on the web:**

Website [www.CRCATucson.com](http://www.CRCATucson.com)

Email [continental.ranch@yahoo.com](mailto:continental.ranch@yahoo.com)

### **Your Team:**

#### **Sarah Lebsack, CAAM Community Manager**

ext. 100

[sarah@stratfordmanagement.org](mailto:sarah@stratfordmanagement.org)  
ARC, Landscape, Strategic Planning,  
Board

#### **Leilani Silva Assistant Manager**

ext. 101

[lsilva@stratfordmanagement.org](mailto:lsilva@stratfordmanagement.org)  
Pool, Facilities

#### **Gerrie Crawford Accountant**

ext. 102

[gcrawford@stratfordmanagement.org](mailto:gcrawford@stratfordmanagement.org)  
Finance

#### **Monica Gonzalez Garcia Office Administrator**

ext. 103

[monica@stratfordmanagement.org](mailto:monica@stratfordmanagement.org)  
Activities, Publicity

## Manager's Corner

As August approaches, I would like to remind the community that the Annual Meeting for Continental Ranch is right around the corner. Please stay tuned for upcoming events such as Meet the Candidates Night on September 28th, which is held in accordance with the Bylaws and provides homeowners an opportunity to meet the candidates running for the Board to ask them questions. The Board candidates elected will serve a two-year term. We encourage you to come out and get to know the homeowner volunteers who wish to serve the Continental Ranch community. Please keep your eye out for the Annual Meeting packet that will be mailed to you in September. All property owners will receive the packet. The packet will include the approved 2009/2010 budget and – most importantly – the mail-in ballot for the Board election. We respectfully request that you carefully read the instructions and return the ballot to the office as noted on the directions.

I do not wish to sound like a broken record, but the Activities Committee is still in need of volunteers to serve on the Committee. The biggest event of the year – the Fall Festival – is rapidly approaching, and there is no doubt that without enough volunteers, the Festival will not be as successful. Please consider volunteering your time and talents for just a few hours a month for this fun Committee that needs more hands, creative ideas, and provides much enjoyment to the community. Monica will be happy to provide you with more details regarding the Committee. All you have to do is email her at [monica@stratfordmanagement.org](mailto:monica@stratfordmanagement.org) or call her at 520.297.7600.

I look forward to the overwhelming amount of emails our office from homeowners who wish to volunteer to serve on the Community beginning now or at the start of the Associations' fiscal year in November.

Please contact me if you have any questions, suggestions or concerns regarding the community. We are happy to assist you in any way possible!

Sarah Lebsack, CAAM  
Stratford Management  
for the  
Continental Ranch Community Association

