

# CONTINENTAL RANCH

*the windmill*

October 2009 Edition

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

## Mark Your Calendars

Please see the website and marquee for additional events.

- October 1 ARC Committee  
7pm @WP
- October 1 CC Pool Closes
- October 5 Facilities Committee  
6pm @WP
- October 6 Landscape Committee  
7pm @WP
- October 7 Activities Committee  
7pm @WP
- October 10 CRCA/Sunflower  
Community Yard Sale  
7am-2pm
- October 12 CANCELED-Pool  
Committee Meeting
- October 13 Covenants Meeting 6pm  
– OPEN 6:30pm CLOSED
- October 14 Finance Meeting  
7pm @WP
- October 15 ARC 2pm @WP
- October 17 WM Large Item Pick Up-  
on curb by 6am
- October 27 Election Ballots must be  
in office by 4pm
- October 28 Annual Meeting 7pm  
@ Twin Peaks Elementary
- October 31 CRCA Halloween Event  
@WP 11am-1pm

## President's Report

BY JOHN LAMBERT

This will be my last letter as president, as a new one will need to be elected after the annual meeting. With summer behind us and fall now here, we are also nearing our annual election. There will be four seats left open by terms expiring for those directors. Only one, Marilyn Stimpson, has chosen to run for re-election, with the others returning to their normal lives. I would like to thank each of the directors who have served on the current board for the time and effort they have put forth this past year. We have been faced with the usual “issues” associated with running a homeowners association, along with some we never expected. In each instance, this Board has taken

the resolve to address each and every issue in a fair and reasonable manner. While some homeowners have not agreed with every decision made, let me assure you that there was not always unanimous agreement amongst the Board either. I would like to think that every decision made this past year was with the impact on the majority of the homeowners in CRCA taken into consideration.

For those of you not attending meetings I would like to inform you of a few issues here in CRCA. This Board was given a resignation letter from Stratford Management on September 1st citing an “untenable” working environment  
*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

with the Board of Directors. The Board met in an Emergency Meeting on September 13th and decided to hire HOA Management Solutions as the new management company for CRCA. HOA Management Solutions took full control of the management of CRCA on October 1st. Please stop by and welcome Dale and her staff at the offices or visit with them after meetings. While this Board and Stratford had issues, we would like to thank Stratford for being a part of CRCA and wish them all good luck in the future.

There was a lawsuit filed by our attorney, on behalf of CRCA, against our former collections firm. While we are not at liberty to divulge much information I wanted you to be aware of this ongoing litigation and to assure that information will be released as soon as we get to the bottom of this. This Board was accused of excluding management from executive sessions it held and not submitting minutes from those minutes. Our attorney requested management not attend those executive sessions as we were discussing pending or possible litigation issues that might involve them. Minutes were turned in for each and every one of those meetings, contrary to the accusations. That is all I am going to say on this issue but let me assure you — this Board has acted in the best interests of this community and our neighbors who live here.

Please, take the time to cast your ballot and attend the annual meeting. We cannot succeed as a Board without homeowner involvement.

---

## 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    Phone: 579-1775  
Email: [jlambert04@comcast.net](mailto:jlambert04@comcast.net)

# BULK TRASH PICKUP



## ITEMS NOT ACCEPTABLE FOR BULK TRASH REMOVAL:

- Refrigerators/Freezers
- Ice Makers
- Washer/Dryer
- Stoves
- Dishwasher
- Water Heaters
- Air Conditioners
- No 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
- Construction material
- Landscape materials must be bundled – nothing over 3 feet in length

## REMINDERS:

- all items must be on the curb **by 6 a.m. on October 17, 2009**
- the driver will not remove any items over 50 pounds
- driver will remove bulk items in a 6 ft by 8 ft area
- **Furniture OK to set out**

## INSIDE THIS ISSUE...

- 3 Bulk Trash Pickup
- 4 Board Notice & Message from New Management Team
- 5 A Safely Scary Halloween
- 7 Committee Spotlight: ARC
- 8 Committee Reports
- 9 Fall Landscaping Tips
- 10-11 For Senior Citizens & Retirees
- 12-13 A Message from Tucson Water
- 14-15 Event Calendars
- 17 Classifieds
- 24 CRCA Management

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.

A red rectangular advertisement for Boston's The Gourmet Pizza. The main text 'Boston's' is in a large, white, cursive font with a blue outline. Below it, 'THE GOURMET PIZZA' is in a smaller, white, sans-serif font on a blue banner. To the right, a white box says 'NOW OFFERING DELIVERY!'. Below the main text, 'RESTAURANT &amp; SPORTS BAR' is in a white, sans-serif font. At the bottom, '5825 W. ARIZONA PAVILLIONS' and '520.572.1555' are in a white, sans-serif font. On the right side, there is a white line drawing of a road intersection with a star at the corner, labeled 'Cortina Rd' and 'I-10 Arizona Pavilions'.

# Board Of Directors Meeting Notice & a Message From Your New Management Company

Dear Members,

The meeting of the Board of Directors was not held on September 30th due to a number of members not being able to attend. A quorum could not be reached. The next meeting will be in November as the Annual Meeting is on October 28th. All annual meeting ballots have been mailed to the owners. This is your community and your participation is vital to the success of CRCA. Please make sure you return your ballot. Thank you for your consideration.

Dale De Men

Community Manager

## FROM YOUR NEW COMMUNITY MANAGER:

Dear Continental Ranch community members,

We would like to introduce ourselves, HOA Management Solutions. As of October 1st, 2009 we have been hired to manage Continental Ranch. I am Dale De Men, Community Manager, and I will lead the HOA Management Solutions team here at Continental Ranch. Also on the team are Assistant Manager Josh Seng, Covenants Assistant Bill Heady, Bookkeeper Denise Dadasiewicz, and Receptionist Jocelyn Canovali. We have an HOA Management Solutions support team at our Headquarters, here in Tucson, with specialists on computers and information systems, data input and transfer, association management systems and owner verification, and other specialties.

The surprise 30-day resignation of Stratford Management caused the Continental Ranch Board to re-evaluate the previous Request For Proposals, in which HOA Management Solutions finished second to Stratford.

We formed about two and a half years ago at the request of Rancho Del Lago community in Vail, Arizona, which was having major problems with management companies because of their several thousand unit size. They decided that only an all-star team could tackle the problems, and HOA Management Solutions was started as that team. Rancho Del Lago is the only association in the Tucson area that is as large as Continental Ranch, so HOA Management is a natural fit for Continental Ranch.

The HOAMS team and support staffs have over 110 years of experience, and have drawn from the top management companies in the area. The team is very friendly and competent, and nurtures a hard working environment, which draws top people. We have grown with several new accounts, and all are extremely happy with the all-star team. We are now very pleased to be associated with Continental Ranch Community Association. We pledge to work hard to serve you for the betterment of all of Continental Ranch.

Please let us know what we can do to make the community better. Stop by the office, or call us, if you have any concerns, or just want to say 'Hello.' Phone 297-7600, e-mail daledemen@portmere.com. In the weeks to come, you will be receiving a statement of your account and additional information by mail. We are transitioning the computer system to the more modern accounting system, VMS, that the Board has been requesting for two years.

I and my team look forward to meeting you, in the office, or at community meetings.

Yours in Service,

Dale De Men

Community Manager

Continental Ranch Community Association  
HOA Management Solutions



# A SAFELY SCARY HALLOWEEN

To protect your trick-or-treaters, make sure that they can move freely, see, and be seen:

- Be sure that costumes do not impede vision or movement.
- Costumes should be light, bright, or decorated with reflective tape.
- Have trick-or-treaters carry flashlights and stay on walkways.
- Motorists need to slow down and be especially alert for children in streets,
- Homeowners should keep walkways well-lit and free of obstacles.
- Adults should accompany young children and always keep them in sight.

The Northwest Fire District wishes everyone a safely scary Halloween.



## Fall Hullabaloo

Twin Peaks Elementary Oct. 23/09

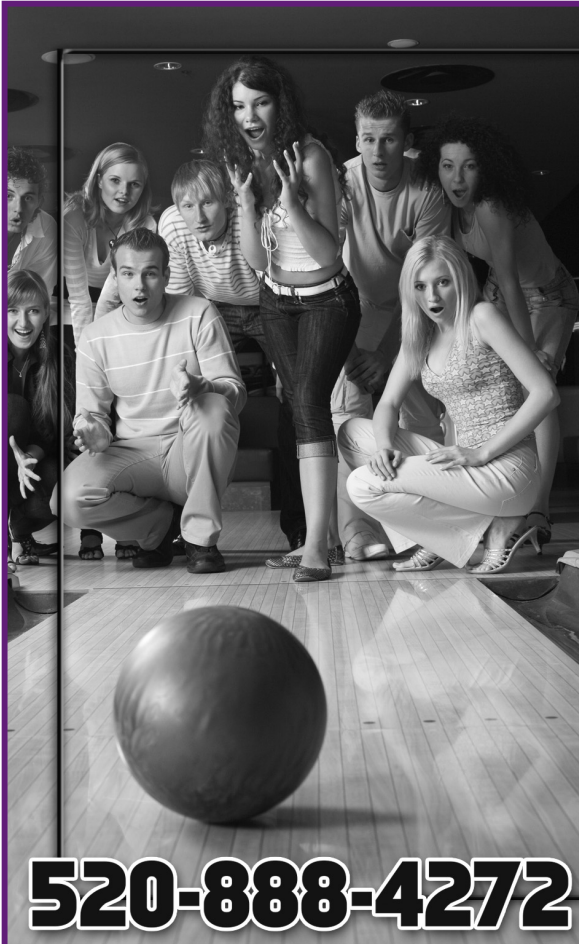
*Some Attractions*

*include:*

- \* **Fiesta DJ**
- \* **Turbo Rush Obstacle Course**
- \* **Game Booths**
- \* **Dunk Tank**
- \* **Inflatables**
- \* **Train rides**
- \* **Face Painting/ Henna Tattoos**
- \* **Mad Science**

*Performances*

- ♪ **MHS Marching Band**
- ♪ **MHS Dance Line**
- ♪ **Cool Cub Chorus**
- ♪ **Rattlin' Ropers**
- ♪ **Rattlin' Chorus**
- ♪ **Pride All Star Cheer**
- ♪ **Patrick the Magician**
- ♪ **Showbiz Kidz Dance**



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rental, 1 large pizza, and  
1 large pitcher of soda

**only \$31.45** (+tax)

**COUPON**

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present coupon at time of purchase

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and shoe rental

**520-888-4272**



## Angel Intuition II: Become an Angel Reader!

- \*Learn how to give yourself and others an Angel Reading
- \*Gain clarity: Career/Relationships/ Health
- \*Identify which ArchAngels work with you and how to call on them



**\*BONUS! After class, Diana will be offering  
professional readings at a discounted rate.**

**Diana Dorell, certified Angel Therapy Practitioner® by Doreen Virtue, Ph.D**

### Date/Time & Place: Saturday, October 24 (10-2pm)

Continental Ranch Community Center, 8881 N. Coachline Blvd, Tucson, AZ 85743  
Bring your own deck of Doreen Virtue™ Angel cards. If you wish to purchase Angel  
cards at a discounted cost, include an additional \*\$10.00 with your pre-registration.

**RSVP: [Diana@TheDancingGoddess.com](mailto:Diana@TheDancingGoddess.com) or call 520-576-0111**

**Pre-Registration \$35 /\$45 at the door plus \*\$10.00 if ordering Angel card deck.**

Checks are payable to: Diana Dorell

Mailing Address: 7474 W. Victory Court, Tucson, Arizona 85743

# COMMITTEE SPOTLIGHT:



## ARCHITECTURAL REVIEW COMMITTEE

A BIG thank you to all you homeowners who have been willing to turn in applications for the improvements you have been making to your homes.

Please note that when you are making your plans for the improvements to your home, check the “Design Guidelines” page number 4, Section V, “Additions & Modifications:”

*\*\* Indicates ARC submittal and review is not required if all specifications are followed.*

So check to see whether \*\* is in front of the item you are doing. (e.g. Antennas/ Satellite Dish).

We are now meeting at the Windmill Offices on the first Thursday of the month at 7 p.m. and the third Thursday at 2 p.m.

We welcome your questions and are ready, willing, and able to assist you in any way that we can, or you can call the offices for any concerns you may have at 297-7600.

“We welcome  
your questions  
and are ready,  
willing, and able to  
assist you in any  
way that we can”

# Committee Reports

## WORKING HARD FOR YOU...

### ACTIVITIES COMMITTEE

Thank you to everyone who attended the Women's Pampering Night on September 18, 2009.

Don't forget the CRCA & Sunflower Yard sale coming up on October 10, and the large item pickup the following Saturday, October 17. There will be a participant list at the Continental Office so that you will know where the sales will be.

October 31st will be our Halloween Event for the kiddies. We don't have a time yet, but it will probably be no more than two hours. We are in the process of planning the event, so please watch for details. Start thinking about the kiddies costumes. There will be a parade of all costumes and the participants will be divided into three groups, with the winners' pictures taken for the newsletter. There will be other pictures taken as well for the newsletter.

We have some new members, but we can always use more! We have the FALL FESTIVAL coming up on November 7, 2009 so MARK YOUR CALENDARS! We will be planning some interesting events that you just don't want to miss! Endgame will be playing again, along with activities.

The Holiday Decorating Contest will begin on December 17, 2009, so watch for the entry form in the November newsletter.

### POOL COMMITTEE

With the cooler weather and fall upon us, it is time for the closure of the Community Center pool. The pool closed October 1st. The Windmill park pool will remain open and heated throughout the winter. Pool hours are 5 a.m. -10 p.m. Enjoy the opportunity to swim year-round in our beautiful Tucson weather.

Ten new tables have been ordered to replace some of the older ones in the pool area. The committee has decided to donate the old furniture to a local charity.

We are currently working with Meadows plastering to repair the northeast end of the community center pool.

Plumbing issues in the men's bathroom at the Windmill pool have been fixed.

Gate repairs at Windmill and Community center pools have been completed.

The pool committee is always interested in the community's concerns. We meet the second Monday of every month at 7 p.m.



# FALL LANDSCAPING TIPS

Although gardeners in most other regions are getting ready to hang up their gardening gloves for the year, we in Arizona are entering an active season. To assist homeowners with weed control and decorative planting for the upcoming months, we would like to provide the following information.

It is time to begin pre-emergent spraying for winter weeds, as they will soon be starting to sprout. Pre-emergent must be applied early, since it is not effective once a seedling has fully sprouted.

This also is the time to sow most wildflower seeds for spring blooming. September and October are the last months to fertilize; plants need to slow their growth and allow new shoots to toughen so that they can withstand the frost and winter cold. Even plants that do not lose their leaves need less water and have a dormant period during the cold weather.

If you would like to install a spectacular fall shrub or tree in your yard, now is the time of year to go to the nursery and choose a plant. Even plants of the same species can differ in the color and/or intensity of their fall color; to get the precise fall color show you desire, pick the plant out when it is showing its stuff!

Any plant that is cold-hardy in our climate is safe to plant now. Please remember to check your ARC Guidelines for allowable planting.

It is important to check your stakes on newly planted trees. Stakes are meant to stabilize the tree only temporarily after it is removed from the nursery stake. Stakes should be removed six months to two years after planting, depending on the height of the tree at planting. The tree must be able to sway in the wind to develop strength in its trunk, allowing the stake to be removed sooner and giving the tree a good start in developing the strength it needs to withstand storms.

For additional information, check out the following helpful websites:

[www.tucsonbotanical.org](http://www.tucsonbotanical.org)

[www.ag.arizona.edu/pima/gardening/](http://www.ag.arizona.edu/pima/gardening/)

Happy gardening!

# For Senior Citizens and Retirees

It is with great sadness that we share with all Continental Ranch residents the recent death of long time SCRCR member, Mr. Ed Altman. Ed had been in declining health in recent years; however, he appeared to be making great progress, as we applauded him when he was able to take a few steps without wheelchair assistance. However, in recent weeks his pain increased and a decline was noted. Besides his wife, Ed's great love was for the United States Marines, and there weren't many meetings during which he did not boast of some Marine Corps event that needed to be supported, or to remind us to fly our flags and honor our military troops both at home and abroad. Ed will be greatly missed by his many SCRCR friends. His name will be added to our honor roll plaque, and we will support his wife and best friend, Carol, with our love and sympathy in the months to come.

Most of our members have now returned home from their summer "get away from the heat" vacations and visits to family members living in cooler climates! We welcome everyone back to our gatherings, and safe travels were reported by everyone so far.

Our Activities committee has provided us with a tentative program for the remainder of 2009, and we look forward to some outings and away-from-home events in the next few months that were curtailed during our warm

summer. Regular meetings and games are scheduled for October 1st, 8th, 15th, 22nd and 29th. In addition, birthdays will be celebrated on the 8th, a trip to the casino is on the 9th, Gaslight Theater with dinner "out" is on the 12th (sold out), luncheon on the 15th at Phillips Cuisine, Dinner at the Steak Out on the 22nd, and a Caterpillar Tour and Demonstration with brunch afterward at Desert Diamond Casino is on the 28th. We know everyone can't participate in all activities, but our program is always designed to pick and choose what works into each individual entertainment schedule. If you need to know more about SCRCR and activities, pick up one of our color brochures in the literature rack at the Windmill office.

## THIS 'N THAT...

On the 12th, we not only honor Chris Columbus, but remember our Canadian friends as they celebrate Thanksgiving. National Bosses Day is on the 16th; United Nations Day is on the 24th; daylight savings time for the rest of the country ends on the 25th (although some calendars have it listed as November 1st); and Halloween is on the 31st. Halloween will creep up on us very quickly. Just as a reminder, we need to keep our youngsters safe within our community; always remembering that they "forget" to look for oncoming traffic and tend to dart into the street between parked cars. Drive

*continued on next page...*

with extra care that evening and keep lights on in the front of your home if possible, even if you aren't planning to be there to answer those "trick or treat" doorbell rings.

St. Joseph's Hospital's Women's Care program once again is hosting its annual "Walk to Remember" during October. This is a short walk—approximately ½ mile— but long in memories honoring babies who have died. The location is Children's Memorial Park. Phone 873-6590 for information.

With autumn foliage time here again, a trip to Mt. Lemmon at the cooler temp altitude of 8,250 feet will offer a chance to see the leaves turning color once again. Take a picnic lunch and enjoy the clean air and quiet respite away from the city!

The shuttle tram at Sabino Canyon offers a great way for those of us unable to hike, a chance to

be in the great outdoors and also see fall foliage and water trickling downstream in a magnificent setting. The shuttle tram has a regular schedule, and you can get on/off at intervals to linger and continue your ride on a later tram. For additional information, call 749-2861.

We encourage all residents to vote in the upcoming HOA elections, to get to know the candidates in order to make an all-important selection of Board members to compliment and work in harmony with those remaining on the Board for the next year.

THOUGHT FOR THE DAY...  
Since we all have so many, how great that our wrinkles don't hurt!!



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# A MESSAGE FROM TUCSON WATER...

Dear Tucson Water Customer:

We recently received from the Town of Marana a report that a Tucson Water customer's home in the Continental Ranch neighborhood had suffered flood damage due to a failed water pressure reducing valve. This letter is to inform you about how these devices work and what you can do to monitor their performance and how to keep them in good working order.

The pressure range that Tucson Water delivers water to Continental Ranch is between 40 and 78 pounds per square inch (psi). Depending on the time of day, this pressure can vary up to 7 psi. It has been our experience that most customers prefer a pressure at or near 55 psi.

## **What is a PRV and how does it work?**

A Pressure-Reducing Valve (PRV) is a regulating device that reduces the incoming water pressure to a level compatible with your home plumbing and appliances. PRVs are required by the Uniform Plumbing Code if your domestic water pressure exceeds 80 psi. The use of a PRV is a common feature in many homes and has been required by Pima County on all newly constructed homes since 2005.

For your information we are enclosing a diagram that shows the internal parts of a typical PRV. These valves are reliable and almost maintenance-free devices. However, they can fail so checking your home water pressure and performing the periodic maintenance is prudent.

## **What do I have to do?**

Checking the water pressure at your home is simple but you will need to buy a water pressure gauge that reads up to 100 psi. These are available at many local hardware stores for under \$20. The gauge should have a threaded connection that fits on to a garden hose spigot. Generally, Tucson Water's delivery pressure is in the 40-85 psi range. The uniform plumbing code specifies the water system pressure within private plumbing should be less than 80 psi. PRV manufacturers typically set PRV's at 50 psi. If you measure your pressure and notice that it is not in the standard delivery pressure range, you could check the PRV yourself and/or contact a plumber to repair, adjust or replace the PRV.

It is also recommended that the clean out plug on your PRV be removed and cleaned of any debris twice a year (see enclosed illustration). Included with your PRV should be the manufacturer's instructions for cleaning the screen. If you know the make and model of your PRV, you may be able to find the maintenance information on line.

If you have more specific concerns or questions, you can also contact Tucson Water Customer Support Unit at 791-5945.

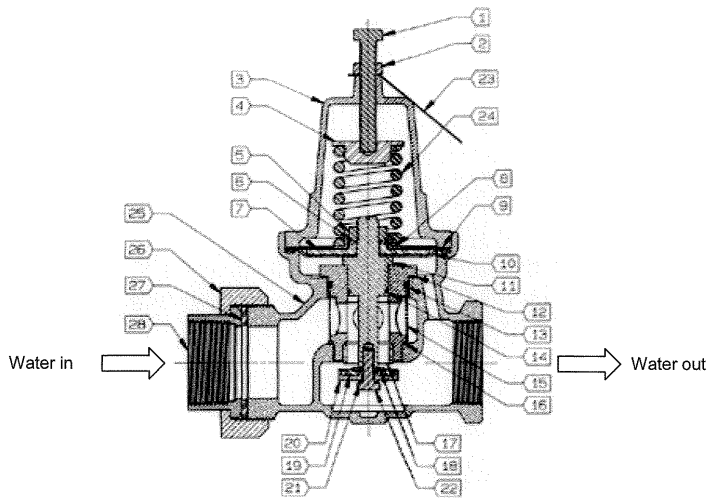
Sincerely,



Jeff B. Biggs, Director  
Tucson Water



## Pressure-Reducing Valve Diagram



Item	Part/Material	Item	Part/Material
1	Bolt (Brass)	16	O-Ring (FDA Nitrile)
2	Nut (Brass)	17	O-Ring (FDA Nitrile)
3	Tee Nut (Zinc Plated Steel)	18	Lock Nut (300 Series SS)
4	Cap (G.F. Celcon)	19	Seat Ring (300 Series SS)
5	Hex Bolt (300 Series SS)	20	Seat Disc (FDA EPDM)
6	Pressure Plate (Brass)	21	Disc Holder (Brass)
7	Diaphragm (FDA EPDM W/Polyester)	22	<b>Clean-Out Plug (Brass)</b>
8	Friction Ring (Brass)	23	Body, Machined (Cast Bronze)
9	Cartridge Ret. Washer (Brass)	24	Spring Disc (Zinc Plated Steel)
10	Stem (Brass)	25	Nameplate (Aluminum)
11	O-Ring (FDA Nitrile)	26	Spring (Zinc Plated Music Wire)
12	O-Ring (FDA Nitrile)	27	Union Nut (Brass)
13	Cartridge Housing (G.F. Noryl)	28	Union Washer (FDA Nitrile)
14	Screen (300 Series SS)	29	Union Tail Piece (Brass)
15	O-Ring (FDA Nitrile)		

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**-Donald J. Trump**

**ATTEND A PRESENTATION  
WEDNESDAY OCTOBER 14<sup>TH</sup>  
6:45 PM  
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COMMUNITY CENTER**

**Thank You Continental Ranch!**



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SUN	MON	TUES	WED	THU	FRI	SAT
				1 Seniors/Retirees 9 AM @ CC ARC 7 PM @ CC <b>CC Pool Closes</b>	2	3
4	5 Facilities Committee 6 PM @ WP	6 Landscape Committee 7 PM @ WP	7 TOPS 10 AM @ CC Activities Committee 7 PM @ WP	8 Seniors/Retirees 9 AM @ CC	9	10 Sunflower Continental Ranch Community Yard Sale
11	12 <b>CANCELLED</b> Pool Committee 7 PM @ CC	13 Covenants Meeting 6 PM @ CC	14 TOPS 10 AM @ CC Finance Committee 7PM @ WP	15 Seniors/Retirees 9 AM @ CC ARC 2 PM @ WP	16	17 WM Large Item Pickup Items on curb by 6 AM
18	19	20	21 TOPS 10 AM @ CC	22 Seniors/Retirees 9 AM @ CC ARC 2 PM @ WP	23	24
25	26	27 Election Ballots MUST be in the HOA Office by 4 PM!	28 TOPS 10 AM @ CC <b>Annual Meeting</b> 7 PM @ Twin Peaks Elementary	29 Seniors/Retirees 9 AM @ CC	30	31 Happy Halloween!
OCTOBER 2009						

SUN	MON	TUES	WED	THU	FRI	SAT
1 HOA ASSESSMENTS DUE	2 Facilities Committee 6PM @ WP	3 Landscape Committee 7 PM @ WP	4 Activities Committee 7PM @ WP	5 Seniors/Retirees 9 AM @ CC ARC 7 PM @ WP	6	7 CRCA Fall Festival 4 PM – 8 PM @ WP
8	9	10	11 TOPS 10 AM @ CC	12 Seniors/Retirees 9 AM @ CC Board Study Session 6:30 PM @ CC	13	14
15 HOA Assessments LATE tomorrow	16 Pool Committee 7 PM @ WP	17 Covenants Meeting 6 PM @ CC	18 TOPS 10 AM @ CC Board Meeting 7 PM @ CC	19 Seniors/Retirees 9 AM @ CC ARC 2 PM @ WP	20	21
22	23	24	25 TOPS 10 AM @ CC	26 Happy Thanksgiving! HOA Office Closed	27 HOA Office Closed	28
29	30	<h1>NOVEMBER 2009</h1>				



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

**Karl E Haas**

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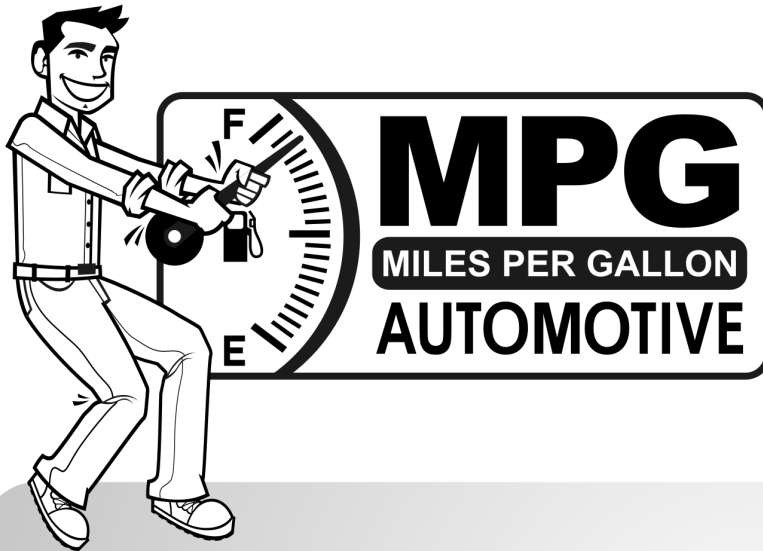
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Mabelle Gummere, **Director**

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*Continental Ranch Community Association*  
9150 N. Coachline Blvd. Tucson, AZ 85743

**Phone (520) 297-7600 Fax (520) 297-7917**

Dale De Men, **Community Manager**

*daledemen@portmere.com*

Josh Seng, **Assistant Manager**

*josh@portmere.com*

Denise Dadasiewicz, **Bookkeeper**

Bill Heady, **Covenants Assistant**

Jocelyn Canovali, **Receptionist/Activities Assistant**

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

In case of emergency, please call (520) 760-7793 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*

Email: *continental.ranch@yahoo.com*

## Manager's Corner

October is finally here! **Please remember the October 28, 2009 Annual Meeting of the Members.**

Also, a reminder that this year the 2009 Annual Meeting will be held at Twin Peaks Elementary School – not at Coyote Trail – as it has been held in the past. Each of you received an annual meeting packet and included was a survey with a watermark across it stating that it is a draft. Please pay no attention to the watermark. It was my mistake when I sent the document to the printer; I did not remove the watermark and sincerely apologize for the oversight. But, please be sure to send in your survey.

As most of you are aware, Stratford Management resigned as your managing agent on September 1, 2009, effective September 30, 2009. Despite several rumors that have been floating through the community, Stratford Management resigned.

It was our collective pleasure to have met and worked with so many of you. I wish you and the Continental Ranch all the best.

Sarah Lebsack, CAAM  
Stratford Management