

# CONTINENTAL RANCH

*the windmill*

April 2010 Edition

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

## Mark Your Calendars

April 2010

- 1st Seniors/Retirees 9 a.m. at CC  
ARC 7 p.m. WP
- 3rd CRCA Easter Egg Hunt  
Pick up your tickets at WP
- 5th Pool Committee  
7 p.m. at WP
- 6th Landscape Committee  
7 p.m. at WP
- 7th Activities Committee  
7 p.m. at WP
- 8th Seniors/Retirees  
9 a.m. at CC  
Finance Committee  
6:30 p.m. at WP
- 13th Covenants  
6 p.m. at WP
- 14th Board Study Session  
6:30 p.m. at CC
- 15th Seniors/Retirees  
9 a.m. at CC  
ARC 2 p.m. at WP
- 17th CRCA Community Yard Sale
- 21st Board of Directors Meeting  
7:00 p.m. at CC
- 22nd Seniors/Retirees  
9 a.m. at CC
- 24th CRCA office open 9 a.m. to 1 p.m.  
Waste Management Large Item  
Pick-up

## President's Report

—John Lambert

After receiving responses to the Request for Proposals (RFP) in December of 2009, the Landscape Committee and BOD spent a lot of time reviewing each proposal and narrowing the field to the four companies they felt were up to doing common area landscape maintenance for CRCA. There were onsite tours made of the four selected bidders' reference properties and all four companies were invited to do a 15 minute presentation at the March 10th study session. The BOD unanimously selected DLC Resources to take over the maintenance contract on April 18, 2010. We would like to thank The Groundskeeper for their past service to CRCA and welcome DLC as our new landscaper.

The office, as well as myself, have fielded numerous complaints about the weeds and rodent holes along Silverbell road. CRCA does not own the property behind the sidewalk to the wall along Silverbell Road- this is public right of way owned by the Town of Marana and as such is their responsibility.

The Northwest YMCA approached me about providing programs within CRCA for our residents. We are partnering with the YMCA in an attempt to bring more activities to our members. There will be an Open House at the Community Center on Sunday, April 25th from 1PM to 4PM with staff from the YMCA present to provide information on possible programs that will be ►

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## The Windmill Mailing List

In an effort to confirm that all residents are receiving their monthly newsletter publication, we've updated the distribution mailing list this month. If you've received this Newsletter and you do not wish to receive it, please contact our office at 520-297-7600 or send us an email at [continental.ranch@yahoo.com](mailto:continental.ranch@yahoo.com).

As always, you have the option of receiving the newsletter electronically by signing up at [www.crcatucson.com](http://www.crcatucson.com). Please help us keep our records up-to-date by letting the management office know of any changes to your information.



## President's Report, Continued

available to CRCA if enough people are interested. They are currently working with the Senior Citizens of CRCA to bring in their Silver Sneakers program into our community. They offer everything from day camps to youth sports programs to Itty Bitty sports for 3-4 year olds. Please plan to attend as we are only limited by the interest you show. With the Town of Marana experiencing budget cuts who knows what activities might be cut as a result.

Your next semiannual billing for dues will arrive shortly and will be different than in the past. In the mailing will be a letter explaining the six alternate ways to pay. You will be able to access your account online. This is a result of converting over to the VMS system and will be more efficient and provide more options to residents. If you have questions, after receiving your billing, staff will be more than willing to answer your questions.

I have been your BOD President for the past 17 months. The majority of issues that this BOD has faced are a result of actions by the Association in the past and not your current BOD. Through policies and actions adopted and enacted by past BOD's and management companies we have had to readdress a large number of issues, both legally and financially. I apologize for any inconveniences you are or will experience in using our facilities as we bring them up to the standards required under the CC&R's. The entry way to the offices will be undergoing removal and replacement because of liability issues with the current condition of the concrete walkway. The Windmill pool fence will require unplanned replacement because of rust issues not properly addressed in the past. This BOD inherited a mess and has diligently worked to make CRCA a better community while meeting our "fiduciary duty" to the Corporation. I appreciate the commitment of the current Board and Committee members and the time they give to our Association. Rest assured we will diligently follow through on our promises to the community.

# What's Eating America?

—Joseph Lauricella, Arizona Power Yoga

*Joseph Lauricella is Founder and Master Teacher at Arizona Power Yoga. He is an expert in health and healing, and has been a Professional Bodyworker and wellness coach for over 15 years. Contact: joseph@arizonapoweryoga.com*

\* \* \* \* \*

What are you eating throughout your day? So much of our food these days is infused with artificial flavor enhancers, artificial sugars, fillers, preservatives, chemically altered substances, (especially in “fast” foods) including ingredients that we know little about, like high fructose corn syrup, partially hydrogenated vegetable oils and some others that I have a hard time spelling.

If we aren't taking the time to gather, cook, and eat real “untreated” and “unmanipulated” fresh

“The problem is, if our body doesn't know how to process these additives, it may very well store them somewhere or scramble to assimilate the unnatural ingredients. Either way, I personally don't want my organs to work any harder than they have to.”

wholesome foods, we will grab for anything that will get us through the day. The problem is, if our body doesn't know how to process these additives, it may very well store them somewhere or scramble to assimilate the unnatural ingredients. Either way, I personally don't want my organs to work any harder than they have to.

## Health Tips

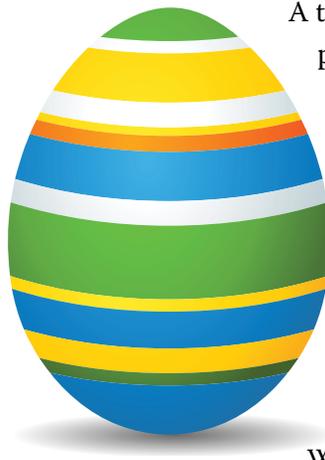
- Become interested and educate yourself in what you are eating.
- Look at the ingredient list; if it is long and sophisticated, look for something with a shorter, simpler ingredient list.
- Eat more whole foods and less processed, boxed, prepared foods, even if it says “natural.”

**Good luck!**

## Activities: April 3rd Easter Egg Hunt!

Spring is in the air and THE HUNT IS ON! Come join the Activities Committee on April 3rd, 2010, at the Windmill Park for a fun filled Easter Egg Hunt celebration. It's time for FUN, and tickets are free!

Tickets can be picked up at the Continental Ranch Office, located at 9150 N. Coachline Blvd., prior to the event. You'll need to show proof that you're a Continental Ranch Resident to get your free ticket.



A ticket will be required the day of the event, so please don't forget. There will be face painting, balloon making, and plenty of eggs for kids of all ages to find. Prizes go out to those who find the most eggs! The event is from 10 a.m. until 12 p.m. Tell all your neighborhood friends—the more, the merrier!

So parents, get your kids, kids grab your baskets, and all of you come down to the Windmill Park on April 3rd!

# RESOLUTION

## OF THE BOARD OF DIRECTORS

### OF THE CONTINENTAL RANCH COMMUNITY ASSOCIATION

Whereas, the Board of Directors of the Continental Ranch Community Association, Inc. is empowered to govern the affairs of the Homeowners Association pursuant to Article V, Section 2.7 of the Bylaws, and;

Whereas, there is a need to clarify the Association's position on street parking.

Whereas, it is the intent that this rule shall be applicable to all Owners and tenants and this resolution shall remain in effect until otherwise rescinded, modified, or amended by a majority of the Board of Directors,

NOW, THEREFORE, IT IS RESOLVED THAT the Board of Directors decrees that the Continental Ranch Community Association's Covenants, Conditions and Restrictions ("CC&Rs") provide that there shall be no parking on streets within Continental Ranch. Some owners believe that the CC&Rs parking prohibitions should not be enforced because 1) the streets were dedicated to the public, and 2) there is no ordinance against street parking in the Town of Marana. The CC&Rs are recorded deed restrictions that constitute a contract between CRCA and each homeowner. Accordingly, the Board is contractually obligated to enforce the CC&R parking prohibitions against offending homeowners. Arizona law requires that all enforcement actions must be reasonable. Wherefore, the Board has adopted over the years a reasonable policy to enforce the CC&Rs. By adoption of this resolution, the Board is ratifying the parking policy used for over ten (10) years as follows:

- All street parking must be called into the association or emailed to relieve a non-compliance infraction;
- A parking variance can be issued through the Association Office for contractor parking, social events, family emergencies or any other unforeseen event. Medical variances can be issued;

# Covenants Committee

We are well into the new year with what amounts to a new committee, at present five members, Gary Boliver, Debbie Bud, Shayne McCaslin, Paul B. Taylor, and Kim Stine.

With more than 3500 homes in Continental Ranch we need to have more representation from the community. Call the office at 297-7600 and ask for Kyle Nickell, our Covenants Assistant, for details about joining.

As we all are aware we have vacant homes in a our community which puts an additional burden on all

of us to be alert and aware of our surroundings. If there is a vacant home or a neighbor is away in your neighborhood don't let newspapers or flyers in the door accumulate. Taking pride in our homes and the neighborhood will payoff with clean and safe living conditions, and increases in the value of our property.

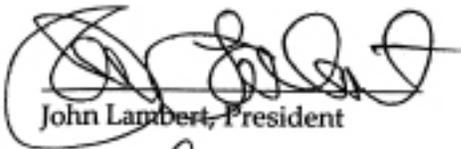
You are invited to attend any Covenants meeting, just check the calendar.

See you at the meeting!

- The ultimate goal of the call in process is to see the CC&Rs are abided by in a reasonable manner for the benefit of all owners.

This resolution of the Board of Directors was adopted at the March 17, 2010 Board of Directors Meeting and shall supersede previous resolutions and guidelines regarding this matter.

IN WITNESS WHEREOF, the undersigned have executed this consent as of March 17, 2010.

  
John Lambert, President

  
Chuck Stead, 1st V.P.

  
Marilyn Stimpson, 2nd V.P.

  
Peggy Bracken, Secretary

# March Recap: Board Meeting

*The following are highlights from the regular meeting of the Board of Directors held March 17, 2010 at the Community Center. Completed minutes are posted to the website in draft format and will be approved at the next regular meeting in April. A copy may also be requested from the office staff.*

## Consent Agenda Approvals

Receipt of committee minutes was acknowledged. Lowering of temperature in the Windmill Park pool authorized. Drain Windmill Park pool spa monthly as part of routine cleaning. Repairs to spillway at Marbella II entryway authorized. Transfer of funds from Stratford Operating Account. Investment of roll-over CD funds at Washington Federal in local bank offering higher rate. The resignation of Ms. Verna Keller from Activities Committee accepted with regret. New committee appointments: Mr. Richard Singervalt as Chair of Activities Committee for April and May 2010, and appointments of Mrs. Sandy Padilla and Mrs. Carol Altmann to Finance Committee approved.

## Board Approval

Rescind the resolution regarding the handling of bank statements by Stratford Management. Proposal of Stewart Paving to renovate the Windmill Park entry by concrete removal and installation of brick pavers. Revise operating hours for Windmill Park pool, to close at 8 p.m. until pool monitors are hired. Approval to hire Saguaro Pool Inc. for repairs at Community Center pool. Contract to replace a section of fence at the Community Center pool awarded to Antech. Minor repairs to the kiddy pool shade structure to remove rust and tighten tarp cable will also be done. Authorization to reposition security cameras. Opening of Community Center pool contingent on completion of repairs in progress. Hire nine pool monitors and three monitor supervisors to begin duty

on 1 May through 7 September. Replace polybutylene pipe in Community Center by Plumb Plumbing. Air conditioning unit repairs at both Community Center and Windmill Park complex awarded to D&H. Landscape contract to be awarded to DLC Resources pending lesser-cost negotiations. If not successful, contract will be awarded to Complete Landscaping. Summer swimming program for children awarded to Saguaro; summer youth and adult activities programs sponsored by the YMCA to be presented at open house scheduled for 25 April, and later presented for Board approval. Street parking policy resolution finalized and will be included in current mailing to homeowners, as required. Fees waived for new contract with Little League and Soccer.

## Board Consideration

Possible landscaping upgrades in area of Twin Peaks east, at point of interchange connection project, with boundaries to be discussed first with the Town of Marana. Input to be requested from new landscape contractor and homeowners.

## Manager's Report

Reserve Study report will be made available as soon as received. New codes to be assigned to help with the budgeting process. New member to the office staff welcomed: Mr. Kyle Nickell, replacing Mr. Bill Heady who resigned in early March. Winter rains have brought forth a bevy of weeds and wild flowers. Pre-emergent for individual homeowners available now from Groundskeeper. In the office, VMS is up and working 100%. Covenants Committee and management reviewed the sequencing of violation letters. Interviews for positions of pool monitors and supervisors will begin in late March. Those selected will attend mandatory training by the Pima County Health Department in April.

# Architectural Review Committee

## Tips For Spring Planting . . . .

Warm weather is just down the road, and homeowners' thoughts will be turning to all things green. Now would be a good time to go over what's OK to plant and what isn't. What isn't is listed in the back of the New Design Guidelines on the CRCA website. Low water use plants are not a requirement—they're a good idea, but the decision is up to you.

When selecting new plants for your spring/summer planting, it might be a good idea to take the Prohibited Plant List with you to the nursery to be sure you're not getting something that's on the list. The list contains both the common name and the botanical name. Just

to clear up any confusion, the Prohibited Plant List applies to the front yard only.

If you're looking for a suggested landscape plant list, try the "Arizona Department of Water Resources—Drought Tolerant / Low Water Use Plant List." That list can be found at [www.azwater.gov](http://www.azwater.gov). In the search window, type in "low water."

Planting in your backyard does not require you to submit an approval form. However, planting in your front yard does. This serves as a double check on the prohibited plant list, protects you, and gives the CRCA a record of what was done and when. Just good common sense!

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## Pool Committee

Summer is just around the corner, and temperatures are beginning to rise as we break through the unusually wet spring. The Pool Committee has been heavily deliberating over settling a few topics in time for the 2010 Summer Season.

Pool Monitors will again be hired this year. The Community Center pool will open a little later than planned this year due to repairs that need to be made, which were delayed by the temperamental weather. Once the repairs are complete and the pool re-opens, residents should be pleased with the renewed appearance of the Community Center pool area.

Continental Ranch welcomes Saguaro Aquatics once again to provide residents with swim lessons for all ages. Many members of the community expressed their satisfaction with the service provided by Saguaro Aquatics in years past.



The Committee hopes that all residents will please help our community maintain a couple of its greatest assets in good condition this year. The hot summer months bring many families and children to the pools. Please be respectful of the pool rules. Food and drinks (excluding water) are not allowed because they create mess and waste, which wastes association dollars to clean and remove.

*Thank you, and see you at the pool!*



**The NW YMCA Board of Managers and  
Senior Staff  
Cordially invite you to:**

**YMCA INFORMATION OPEN HOUSE**

**April 25th, 2010  
1-4pm**

**Continental Ranch Community Center  
8881 N. Coachline Boulevard**

Explore future YMCA programming opportunities at Continental Ranch  
and the NW YMCA Pima County Community Center including:

- Summer Day Camps and After School Programs.
- Youth Sports Leagues, Sports Camps and Programs.
- Y Teen and Leadership Programs.
- Adult Health and Wellness Programs such as  
Aerobic Classes, Zumba Dance Classes, Yoga, Pilates and more.
- Senior Health and Wellness Classes  
including Silver Sneaker classes and Young at Heart events.
- Water Aerobics and more.

**Northwest YMCA Pima County Community Center  
7770 North Shannon Road  
Tucson, Arizona 85741  
520-229-9001**

# NEW Newsletter Section!

Are you a CRCA resident? Do you have a home for SALE or RENT? The Windmill will now offer this section to help our community. Contact Josh Seng at the CRCA management office if you wish to advertise.

Please follow these rules when submitting your posting.

- You must be a resident.
- The price will be \$1.00 per line with a 2 line maximum and will be at the discretion of the editor.
- Addresses will not be printed, only a description and a contact phone number.

Here's a sample posting:

## FOR RENT

Lovely 3-bed / 2-bath one-story home with pool  
\$1,100 per month. Call (520) 555-5555.



★ COLLINGS FOUNDATION ★ WINGS OF FREEDOM TOUR ★



**B-17 FLYING FORTRESS**      **P-51 MUSTANG**      **B-24 LIBERATOR**

***The Ultimate Living History Experience!***

Explore these majestic bomber aircraft inside and out. Feel the engines power up and take to the skies in an amazing 30-Minute Flight Experience! Walk-through tours are \$12 for adults and \$6 for children 12 yrs and younger. "Flight Experiences" are a tax-deductible donation of \$425 in the B-17 or B-24. Get some "stick time" in the world's greatest fighter! P-51 Mustang Flights are \$2200 for a half hour or \$3200 for a full hour (Dual Control). No pilots license required! No reservations needed for walk-through tours. Call to reserve flights.

**TUCSON / MARANA REGIONAL AIRPORT**  
**APRIL 23rd TO 26th**

**For times and schedules: [www.cfdn.org](http://www.cfdn.org) 800.568.8924**

# CRCA Community Yard Sale

April 17, 2010 • 7 a.m. to 2 p.m.

Registration deadline is April 12, 2010. Please complete the form below and return it to the Windmill Park Office along with the \$5.00 registration fee. The registration fee will fund the production of maps as well as advertisement in local newspapers. Large Item Pick Up will be held on April 24, 2010. Check below for a list of acceptable items.

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## *Community Yard Sale Registration Form*

**Please return to the CRCA Office by April 12, 2010.**

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

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

**Items for Sale:** \_\_\_\_\_

**For Office Use:**

**Date:** \_\_\_\_\_ **Fee Collected:** \_\_\_\_\_ **Check or Cash** **Staff Initials:** \_\_\_\_\_

**~ Items NOT Acceptable For Bulk Trash Removal ~**

**Waste Management**

Any items over 50 pounds • 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 • Furniture OK to set out

\*\*Reminder all items must be on the curb by 6am (Pickup is 6am – 6pm)

\*\*Driver will remove bulk items in a 6ft by 8ft area

# COYOTE TRAIL ANNUAL CARNIVAL

Celebrating Literacy

**FRIDAY, APRIL 9th~5-9pm**

**Coyote Trail Elementary**

**8000 N. Silverbell Road 579-5105**

Catch a ride on the shuttle from Fry's Parking Lot, running every 15 minutes!

**JUMPING CASTLES**

**GREAT FOOD**

**LIVE ENTERTAINMENT**

**COTTON CANDY**

**PRIZES**

**ICE CREAM**

**POPCORN**

**GAMES**

## SPECIAL ENTERTAINMENT

Elvis

Marana Middle School Jazz Band

Coyote Productions-Drama Club

& Many more to come!

**LOTS OF NEW DINING OPTIONS!**

We need cakes and pastries donated for the cake walk! All cakes are eligible to be entered into the cake decorating contest for prizes!

**Lots of great  
raffle prizes to  
win!**

**Including a Disney package  
w/4 hopper tickets and a  
2-night stay at the Anaheim  
Portofino Inn & Suites.**

Sponsored by Coyote Trail PTF

Funds raised will be used for Classroom Technology & Enrichment Programs



# April 2010

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1 Seniors/ Retirees 9am at CC ARC 7pm WP	2	3 CRCA Easter Egg Hunt: Pick up your tickets at WP!
4	5 Pool Committee 7pm at WP	6 Landscape Committee 7pm at WP	7 Activities Committee 7pm at WP	8 Seniors/ Retirees 9am at CC  Finance Committee 6:30pm at WP	9	10
11	12	13 Covenants 6pm at WP	14 Board Study Session 6:30pm at CC	15 Seniors/ Retirees 9am at CC ARC 2pm WP	16	17 CRCA Community Yard Sale
18	19	20	21 Board of Directors Meeting 7:00pm at CC	22 Seniors/ Retirees 9am at CC	23	24 CRCA office open 9am- 1pm Waste Management Large Item Pick-up
25	26	27	28	29	30	

# May 2010



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3 Pool Committee 7pm at WP	4 Landscape Committee 7pm at WP	5 Activities Committee 7pm at WP	6 Seniors/ Retirees 9am at CC ARC 7pm WP	7	8
9	10	11 Covenants 6pm at WP	12 Board Study Session 6:30pm at CC	13 Seniors/ Retirees 9am at CC Finance Committee 6:30pm at WP	14	15
16	17	18	19 Board of Directors Meeting 7:00pm at CC	20 Seniors/ Retirees 9am at CC ARC 2pm WP	21	22
23	24	25	26	27	28	29 CRCA office open 9am- 1pm
30	31 CRCA office closed Memorial Day					

# Seniors And Retirees Of CRCA

Spring—at last! A time for renewal, new awakenings, new growth and a wonderful time to be living in Arizona! It's a time for picnics and a chance for family outdoor activities before the summer heat pushes us back indoors with the A/C set on "high"! It's a chance to link up with the hiking group and enjoy the great outdoors on Wednesday mornings as they venture forth to find new trails and discover new areas to explore!

Among other things, SCRCR will celebrate April birthdays on the 8th, carpool to the casino on the 9th, gather at Macaroni Grill for luncheon on the 12th, and go to the Gaslight Theater with dinner at Olive Garden on the 27th. On Thursday mornings, you will always find us at the Center to enjoy fellowship, coffee and goodies, and groups playing bridge and dominoes or simply chatting to catch up with each others' activities following short business sessions. We have a few volunteers from our group willing to work with the YMCA staff in putting together a new program of exercise and water aerobics to be presented to the HOA Board, and, hopefully, will appeal to young and mature adults alike. If you have input for consideration, contact someone in the SCRCR group and share your thoughts and/or volunteer time to this project.

Boxes for our deployed military members will be packed and shipped this month, so Betty is requesting donations of all small items—shampoo, soaps, and any other toiletries, suntan lotion, canned/well-packaged goodies (no chocolate, please, but consider nuts, trail mixes, energy bars), writing paper/envelopes, books, etc.—to add variety to the assembly-line packing. Names

and addresses for military members from the area serving overseas are also being requested. Notes coming back indicate that our boxes are well-received and more always looked forward to!

Passover activities continue in the early part of the month, and Easter is honored within the Christian community on the 4th. These activities are also a certain reminder that another school year is rapidly coming to a close.

## This 'N That...

With Easter early in April, it's a good time to walk around Felix Lucero Park—the tiny respite just off I-10 and Broadway in downtown Tucson—in order to reflect on the Christian teachings of the apostles at the Last Supper and the crucifixion as sculpted in concrete by Felix Lucero in the 1940's. Mr. Lucero's original statues were washed away by a flood, but he re-created his pieces in order to fulfill a personal promise made during World War I on the battlefields of France. The statues have been moved several times due to road construction and flood control measures, and some have been damaged by vandals. However, they have endured these past 60 years and now appear to have a permanent home in the quiet setting just off the busy freeway, inhabited only by chirping birds and a few squirrels and surrounded by trees and ground foliage, blocking out the street noises.

The winter rains have enticed lovely wildflowers to poke their heads out and bring us a bit of joy! Take time to enjoy them—it's worth the time to drive to outlying areas and witness the glory of the

season in all its happy array of color! The hikers are reporting beautiful patches of color as they enjoy the trails.

If you haven't filed your income tax return as yet, time is running out!! Need a bit of help? The local library offers assistance and guidance. Need a little more time? File Form 4868 for an automatic four-month extension. However, if you OWE taxes, payment is still due on the 15th in order to avoid penalty. Forms are available on the internet—www.irs-gov.

### Thought For The Day

We were given two ears but only one mouth. Some say that's because we should spend twice as much time listening as talking, and listening is twice as hard!

## 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 • jlambert04@comcast.net

Barbara Snyder  
742-3279

## Continental Ranch Resident Specials

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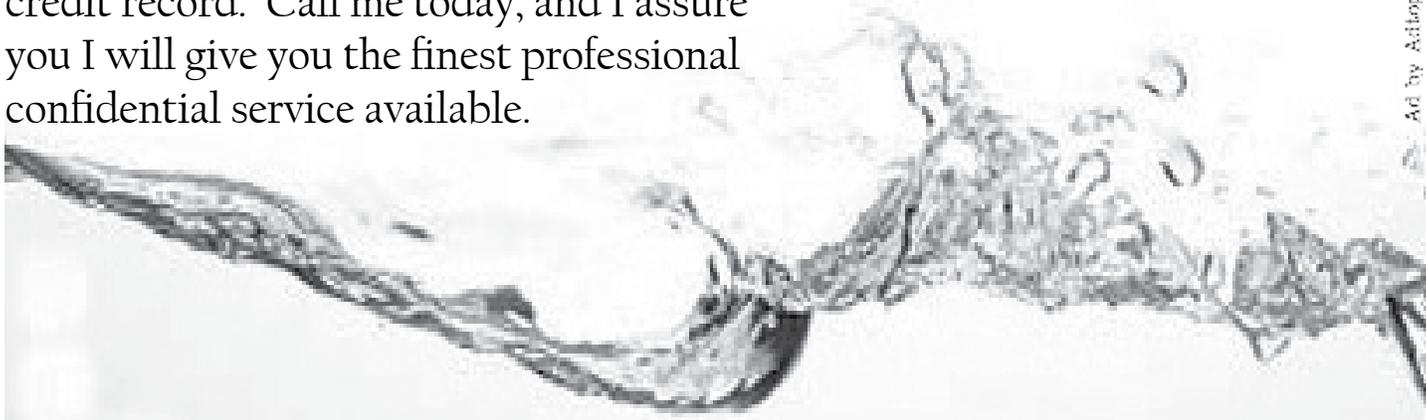


# In over your head? Call me before you foreclose!

If you feel like you're drowning in debt, you're certainly not alone. Many homeowners are facing foreclosure decisions, thanks to high unemployment and plummeting home values. The good news is, I can help you navigate these rough waters. As a SFR (Short sale & Foreclosure Resource) certified Realtor, I can offer you professional advice on your next financial move. There may be alternatives to foreclosure that are easier on your credit record. Call me today, and I assure you I will give you the finest professional confidential service available.



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Shayne McCaslin, SFR  
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shayne.mccaslin@azmoves.com





, and be free of debt.

How to build a part-time business, while keeping your present job.

## Start a home-based business with little cash outlay

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Call now for a meeting in your neighborhood.

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# 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 via Compact Disc (CD) or by email to [josh@hoamanagementsolutions.com](mailto:josh@hoamanagementsolutions.com) The preferred file format is PDF, however JPEG, TIF, and DOC are also accepted. For specific ad size dimensions please email the address above for additional information.

## Advertising Rates

Business Card	\$45
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\* 3 and 6 month discounts available

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

# Management's Message

Dear CRCA Community,

It promises to be a great time at the Egg Hunt on Saturday, April 3rd at Windmill Park from 10 am to noon. We have enjoyed passing out the tickets and meeting more new faces. April 17th is the Community wide yard sale. It is a good time to turn your unwanted items to treasure for someone else.

April 24th is the large item, bulky pick up day.

Not only are the wildflowers beautiful this year with the rain that we have had; but the weeds are back in full force. We appreciate everyone who has signed up to have their yard treated with pre-emergent spray. Everyone who came in to the office to sign up says it works very well and makes their life more enjoyable as they don't spend every week end on weed patrol. So it is something you may want to think about doing yourself.

HOA Management Solutions has now been on-site for six months. We have learned and are still learning a lot about your community. Please let us know what you feel we can do better. We are forging a strong partnership in maintaining your community.

It is important when you notice any vandalism or graffiti that you let us know, so we may notify the proper entity to get it fixed or removed. The "bad guys" will soon learn not to come to Continental Ranch because we work together as a team to solve problems. Remember your Board will prosecute anyone who damages CRCA property.

We have a new staff member, Kyle Nickell who is the Covenants Assistant. Please call Kyle with any covenant questions or issues. The Parking Resolution is printed elsewhere in this issue of the Windmill. Please take time to read it.

The pool committee has been working very hard to identify the pool issues that must be resolved prior to opening the Community Center pool. The Board has authorized the resurfacing of the pool and a new interior pool fence. This work is scheduled for April. The target date for opening the pool is May 1st. Swimming lessons will be provided by Saguaro Pools this summer.

Mark your calendar for Sunday, April 25th. The YMCA will be at the Community Center for you to learn about all they have to offer Continental Ranch residents, young and old. They have many programs from which to choose. They want your input as to what you like best. The opportunity for summer fun from Silver Sneakers to day camp is available through our partnership with the Y.

Please let us know what we can do for you.

*Dale De Men, Manager, on behalf of your staff: Josh, Fran, Kyle and Jocelyn*

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Office Hours:  
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The office is now open the last Saturday of the month. We accept payments by check or money order; however, we will not accept cash on those days or handle any ARC issues.

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