

CONTINENTAL RANCH

the windmill

July 2010 Edition

www.crcatucson.com

Mark Your Calendars

July 2010

- 1st Seniors/Retirees
9 a.m. at CC
ARC 7 p.m. WP
- 5th CRCA Office Closed
- 6th Landscape Committee
7 p.m. at WP
- 7th Activities Committee
7 p.m. at WP
Pool Committee
7 p.m. @ CC
- 8th Seniors/Retirees
9 a.m. at CC
Ad Hoc Committee
6 p.m. @ CC
- 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. WP
- 21st Board of Directors Meeting
7 p.m. at CC
- 22nd Finance Committee
6:30 p.m. at WP
- 31st CRCA office open 9 a.m.-1 p.m.

President's Report

—John Lambert

We are three fourths of the way through our 2009/2010 fiscal year being completed. This BOD has worked diligently to not only satisfy the regulations imposed on it by the Arizona Corporations Commission and AZ law but also to enhance the common areas within CRCA. We have completed the audit required and have an updated Reserve Study with which to plan future replacement and/or refurbishment of our CRCA assets.

A lot has happened over the last nine months. A new management company was hired and seems to have us headed in the right direction- finally. They have updated the software to a system called VMS, at no added expense I might add. One of the benefits you might have noticed is account access and payment options available online.

An RFP (request for proposal) was put out for the landscape contract for our common areas and after much scrutiny DLC Resources was chosen as our new landscape contractor. They are currently working on a proposal to enhance the entryway landscaping at all monument entries, as well as the Twin Peaks entry from the new roadway. An ad hoc committee is working on proposals for the entryway monument there as well as landscape enhancements. Pima Wastewater has a re-pumping station there behind a cyclone fence. Thanks to John Warner from Pima Wastewater for working hard to help have a brick wall built to enclose this. ►

Pre-Sorted
US Postage
PAID
Permit #80
Tucson, AZ

Table of Contents

Page 4	Compliance Car: It's Smart
Page 4	Lost & Found
Page 5	\$500 Reward
Page 6	Covenants Committee
Page 6	Friendly Info From The ARC
Page 7	Activities: We've Had A Great Run
Page 7	Looking Back... Photos!
Page 8-9	Seniors and Retirees of CRCA
Page 9	Neighbors Helping Neighbors
Page 9	Landscape Committee
Page 10-11	Calendars
Page 12-18	Sponsor Ads
Page 19-20	Management's Message and Contact Info

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. 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.

As always, you have the option of receiving the newsletter electronically by signing up at 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

The Community Center Pool was resealed at a substantial savings over the planned cost (\$15,000 spent, versus \$70,000 budgeted) and the concrete that needed repair in front of the Windmill office was replaced with brick pavers at another substantial savings over budget requests (\$15,000 spent, versus \$23,000 budgeted). A regular seasonal Air Conditioning maintenance service program has been established for our two buildings, instead of neglecting the units and until they break down and need full replacement—preventative maintenance a new idea here in CRCA now.

New lighting is being added to the entryways with monuments as we speak. Decorative rock replenishment is being planned along with covering bare dirt areas currently owned by CRCA as budget allows. The Community Center parking lot should be resealed this summer and we are working on bids to repave the Windmill Park parking lot. Other items being looked at are pool area lighting upgrades as well as pool area fencing upgrades. All of the items I mentioned are budgeted for and I see no need at this time to seek a dues increase. Thanks to Jim Susa, past chair of the finance committee, and Debbie Budd, current chair, we are in sound financial shape. As our auditor told us- we are in better shape financially than any other association he has dealt with currently.

Hopefully you enjoy the summer and the monsoon does form. Never thought I would say this, after growing up in Seattle, we need the rain!

Cash Payment Advisory

ATTENTION ALL CRCA RESIDENTS

Please note that the Management Office no longer accepts cash payments, under any circumstances. There are over 3,400 homes in CRCA, which means a substantial volume of payment through the management office. Therefore, check or money order will be the only forms of payment accepted for any type of payment at the office. Money orders may be purchased at any nearby grocery store. We are sorry for any inconvenience this may cause.

WEED MANAGEMENT!

Weeds can be a homeowner's worst nightmare, conjuring thoughts of back-breaking hours digging and pulling, or compliance notices if they aren't removed. **You can avoid both of these headaches** very easily this summer by having DLC Resources, Inc., your common area landscape manager, spray pre-emergent herbicide in your front yard to **prevent most weeds** before they have a chance to become a problem.

- Application of pre-emergent can greatly reduce the number of weeds that germinate
- Pre-emergent herbicides are designed to **prevent** seeds from germinating in the soil - **existing** weeds should be removed prior to pre-emergent application
- Pre-emergent herbicide does not affect living plant material such as trees and shrubs so the rest of your landscape will not be harmed in the process.
- Pre-emergent is most effective when applied during the rainy season (Summer monsoon, or Nov. – Jan.)
- **Please water in the pre-emergent using a garden hose, up to two weeks after your yard is sprayed**



WANT TO KEEP THE WEEDS OUT OF YOUR YARD?

DLC Resources, Inc. will be offering pre-emergent weed spraying to Continental Ranch homeowners at a rate of \$47.00 per front yard. Spraying will take place between August 1 and August 20, 2010. If you would like to participate, please visit the Windmill Park management office and return this form with a check made payable to CRCA.

Name: _____

Address: _____

Phone number: _____

Email: _____



dlcresources.com

5001 East Corona Road Tucson, Arizona 85756 | Phone (520) 668-0700 | ROC 084804-A

Compliance Car: It's Smart

Have you seen us in your neighborhood?

HOA Management Solutions has brought out their company compliance vehicle to Continental Ranch! In an effort to reduce the environmental impact of the daily compliance driving that must be performed to ensure that the CC&Rs are followed by CRCA residences, HOA Management Solutions has issued their company SmartCar to the staff at Continental Ranch.


According to the reports, this SmartCar is a leader in the industry for fuel economy. If you spot one of the Management staff out in your neighborhood on their daily compliance tours, please feel free to wave and say "hello." Per their association management contract, HOA Management Solutions makes a full tour of the CRCA property twice monthly, averaging 350 to 400 units per day.



Have you lost something? If so, we may have found it!

The CRCA office has a Lost & Found that is over flowing with items just waiting for their owners to come and claim them. The items found range from keys to clothes, to school bags. Many items get left behind at the Windmill park playground and grassy fields. Please call or stop by with a description of your item if you have lost something.

In addition to the Lost & Found in the CRCA office, the pool monitors occasionally find items that they store in a secure area. If something was lost at one of the CRCA swimming pools, please check with a pool monitor to see if they have what you are looking for. If you happen to find an item that appears to have been lost at Windmill Park, please be a good neighbor and turn it in to the CRCA office so we can see that it finds its rightful owner. Please keep in mind, we cannot keep lost and found items forever, so if you've lost something, please hurry in and claim it.



Lost an item?
Start your search
at CRCA's
Lost & Found!

REWARD

\$500

For information leading to the

ARREST and CONVICTION

**of persons responsible
for vandalism of
Continental Ranch
Community
Association property.**

PLEASE CALL 297-7600 to make a report

Covenants Committee

The Covenants Committee is always looking for new members. If you are interested in joining our committee please come to a meeting. Meetings are held the second Tuesday of every month at 6:00 p.m., in the Windmill office. (Check the website for any changes to meeting times.) You can also contact Kyle Nickell, our Covenants Assistant for details about joining at 297-7600. Hope to see you at the next meeting.

A special thanks to all the homeowners who do that little extra to keep their homes looking great. This includes those who keep the curb-strip areas in front of their

“A special thanks to all the homeowners who do that little extra to keep their homes looking great. This includes those who keep the curb-strip areas in front of their homes free of gravel and weeds.”

homes free of gravel and weeds. It only takes a small amount of time to ensure all the gravel is swept from the sidewalk and weeds are pulled. Thanks again.

The CRCA Landscape Maintenance contract allows CRCA homeowners to take advantage of a preventative weed spraying service twice per year. You will find the signup form (through DLC Resources) in this month's copy of the newsletter. Many residents have found this service to be very valuable in controlling weeds all year long, which helps keep their yards looking pristine and in compliance with the CC&Rs.

Friendly Info From The ARC

A swimming pool is a great retreat from the hot summer heat that we experience here in the desert.

A great number of homes in Continental Ranch are fortunate enough to have the luxury of owning their own backyard pool. Along with the ownership of the pool comes the task of occasionally draining it for maintenance purposes. This begs the question, “where can I drain my pool?” Many CRCA residents wonder what the rules are, so the ARC would like to provide some helpful information on this topic.

The 2009 Design Guidelines outline the nitty-gritty details of the rules, but here are the basics. The Association rules follow the

same measures as Pima County and Town of Marana codes. The Town of Marana allows owners to drain pools into drainage ways or onto streets, as long as

they follow some basic rules. The rules are listed as a courtesy in the CRCA 2009 Design Guidelines on page 11, and mainly address chemical levels of the water being drained and specifics of what to avoid. Copies of the guidelines are available both at the CRCA Management office and online at the www.CRCATucson.com website.

The ARC wishes everyone a fun and enjoyable summer!



Activities: "We Have Had A Great Run"

My name is Richard Singervalt. I am the Interim Chairman of the CRCA Activities Committee. I have been on the Committee for almost 3 years. We have had a good run. We have been given a lot of support from the Board of Directors over these years. We have had a lot of help putting on events with the help of the SCRCR (Senior Citizen Group).

I will miss the two concerts at Windmill Park, the Easter Egg Hunt, The Christmas Decorating Contest, Ladies Night Out, The Halloween Event, The Road Rally we started this year, The Teen/ Tween Pool Party, and all the other activities we put on each year.

The Activities Committee put a call out to all residents, to please try to find one hour per month and a few hours during the month to help put on events like these. We did have two young ladies come to our meeting. We are still short-handed. The minimum number we need is seven and would like to have ten on our Activities Committee. **We will have one more meeting on July 7th, at 7 p.m. at the Windmill Park office. Please come and keep these Quality of Life Activities in our community.**

The Activities Committee has informed the Board of Directors that we will have to suspend our Committee if we cannot sustain our membership. If you have come to one of our activities, please find the time to help us keep going. Hope to see you at our next meeting.

Looking Back...

Egg Hunt



Halloween



Fall Festival



Seniors And Retirees Of CRCA

SCRCCR's officers gathered to blow out the candle on the birthday cake in June. We celebrated another successful year with friendships and a helping hand extended to our members. Hopefully, some of you will visit the Center on Thursday mornings and decide we're an "okay" group of neighbors!

Our July calendar is filling up with activities from which to pick and choose! On the 1st following our meeting, we'll share our traditional Independence Day red, white and blue pot luck luncheon. Now, SCRCCR boasts some good cooks among its membership, so you will definitely want to join us for that celebration! On the 8th, we will honor our July birthday folks at the Center, and the 9th will find us at the casino to test our skills. Carpool time is 9 a.m.—promptly! On Wednesday the 14th, we will enjoy each other's company for a 12:30 p.m. lunch at Luke's Italian Restaurant, 6741 Thornydale. Carpools will be arranged as needed. On the 15th and 22nd, back at the Center, we will enjoy table games following the meetings. Movie afternoon is scheduled for Thursday the 22nd as well, at Tower, so those attending we may also wish to consider lunch at Fortune Cookie at noon. The Outback at the Foothills Mall beckons for dinner on the 28th at 5:30 p.m., with carpools from the Center at 5 p.m. Then, to round out the month, we're "home" again on the 29th with a regular meeting and table games.

This 'N That...

Arizona's state elections director, Amy Bjelland, shares that primary elections will be held in August (usually the first Tuesday in November), ten weeks prior to the general elections. This change is to allow more time for counties and the Secretary of State to certify the results. This tidbit of information concerns those normally voting by mail and who might be away on vacations needing to have info/ballots sent to a different location. Since vote-by-mail ballots will not be forwarded to a different address, it is important to complete a form to remove your name from the permanent early-voter list and then specifically request an early ballot be mailed to a temporary address. Contact the Pima County Recorder's Office for detailed instructions and information: 740-4330.

Looking for a summer heat escape plan? Grand Canyon's "hidden oasis," Deer Creek on the Colorado River might just be the place! Surrounded by cliffs of blood-red sandstone, Deer Creek Falls is one of the most spectacular waterfalls in the Southwest! For our hikers, we are told that the trailheads offer an unbelievable scenery experience as you begin walking through one of the least visited and most celebrated regions of the Canyon. Deer Creek Falls is almost 11 miles from the canyon rim, with a rough trail and wilderness adventure requiring a few days for the roundtrip hike; however, worth every hiking mile!

Info: <http://www.nps.gov/grca/planyourvisit/backcountry-permit.htm>.

Let's be on the alert for our community's children out and about and not necessarily watching for oncoming traffic. Be aware also of what's going on in your neighborhood and report anything that looks suspicious. Keep our community safe! Be sure to fly our country's flag on the 4th!

Thought For The Day

Integrity is doing the right thing in the right way at the right time with the right attitude—even when you don't really want to; even when no one's looking!

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

Landscape Committee

The Landscape Committee has begun the task of analyzing all upcoming potential landscape projects for CRCA in order to properly allocate their budgeted allowance and establish a plan for the remainder of this year. This has been the main focus of the Committee in June. Once the projects are prioritized the Committee can begin initializing the various projects to enhance the look of Continental Ranch. Some of the potential projects being reviewed include enhancing the plantings and decorative areas at the neighborhood entryway monuments, replenishing decorative rock to areas where the rock has disappeared, and adding decorative rock to areas that remain as bare dirt.

Windmill Park pool, offices and play area entry has been enhanced this month with decorative rock and additional plantings to enhance and beautify the area. This complements the new paver walkway installed last month.

DLC Landscaping also presented bids to the Landscape Committee for enhancing and beautifying all the monument entry ways to be completed by the early fall. The Reserve Study identified funds to upgrade the landscaping at the entryways. Currently, there are bare planter areas, sickly trees, and sparse plantings. Residents should see improvements over the next several months.

The Committee identified Twin Peaks landscaping as the primary improvement area for 2011. Mr. Seng, Assistant HOA Manager, was directed to gather figures and photos to be reviewed at the June 22nd budget meeting.

The intent of the Landscape Committee is to keep the Community's landscape asset in excellent condition. The Committee recognizes that the primary role of a community association is to promote and maintain property values, and landscaping has a high impact on the overall value of the community.

July 2010

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1 Seniors/ Retirees 9am at CC ARC 7pm WP	2	3
4	5 CRCA Office Closed	6 Landscape Committee 7pm at WP	7 Activities Committee 7pm at WP Pool Committee 7pm @ CC	8 Seniors/ Retirees 9am at CC Ad Hoc Committee 6pm @ 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 at WP	16	17
18	19	20	21 Board of Directors Meeting 7pm at CC	22 Finance Committee 6:30pm at WP	23	24
25	26	27	28	29	30	31 CRCA office open 9am-1pm

August 2010

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

Great Soccer



Starts Here!



Sign-Up Now For Soccer Fun

In AYSO Region 206 Everyone Plays®...Everyone Wins!

Safe, affordable...and memories that last a lifetime. AYSO has been the first name in youth soccer since 1964. Every child plays at least 50% of EVERY game!

All coaches must be certified at the age level they intend to coach and we provide FREE training to all of our coaches.

WHO: Boys & Girls, Ages 4-18

WHAT: Learn & Play Soccer!

WHERE: 8000 N. Silverbell Rd (Coyote Trail Elementary) or anytime online at www.eAYSO.org

WHEN: Saturday May 8th or Saturday August 14th. You can also mail in your registration – please visit our website for details.

COST: \$90 per player

Includes: Supplemental Insurance, Uniform, Socks, Yearbook, & More

For Complete Registration Information, visit

www.206soccer.com

Don't Delay! Register Now!

BACK PAIN GONE



"I was having back problems that progressed to the point that I was considering surgery. Now I feel great. I am truly grateful to have found Dr. Paul Pratt."

TUCSON, AZ – Mr. Fairbank, at only 58 years old, suffered with back problems for the last 2 1/2 years. His MRI revealed multiple disc bulges, degenerative disc disease, spinal stenosis and a disc protrusion.

"I found an ad like this one about a chiropractor called Dr. Pratt, and decided to give Dr. Pratt a call to see if he could help me avoid surgery. I have been on the DRX9000 for 3 weeks and after my very 1st treatment I began to feel better, and started to feel like myself again. I am truly grateful to have found Dr. Pratt's office.

I recommend Dr. Pratt to everyone who is in pain that I come in contact with." Mr. Fairbank, Engineer at Raytheon.

Call Now- 520-327-6100 for your FREE Consultation, Exam, & 2 x-rays if necessary. A \$257.00 value.

www.azbackpainsolutions.com

Expires July 28, 2010

Looking For A Professional Landscaper?



Maintenance
Tree Service-Cert. Arborist
Irrigation-Cert. Auditor
Installation

Maintenance Services
Start at \$35/month

(520) 272-1094

www.LandscapingInTucson.com



PLUMBER

Continental Ranch (Sunflower) Resident

38+ years experience

Reasonable, reliable & readily available

Referrals upon request

Call Al Avino (cell) 520-870-6141



Continental Ranch Estate Attorney DRAEGETH LAW, PLLC

~ Complimentary consultation ~ House calls on your schedule ~

~ Free Living Will (Advanced Directive) with consultation ~

Wills & Trusts
Health Care Directives
Estate Taxes
Powers of Attorney
Disability Planning
Community Property
Burial/Cremation Planning

Probate
Prenuptial
Guardianship
Asset Protection
Tax Planning
Conservatorship
Trust Administration

(520) 505-0166

Trevor S. Draegeth, Esq.

www.tsdlaw.com



MOBILE DOG GROOMING

KATHRYN GILL
OWNER/OPERATOR
INTERNATIONAL
GROOMING
COMPETITOR



EXCLUSIVE MOBILE
GROOMER OF THE
CONTINENTAL
RANCH
AREA

East Coast Grooming

STATE OF THE ART NEW GROOMING VAN
SHOW QUALITY HAIRCUTS
SMOKE FREE ENVIRONMENT
ALL NATURAL PRODUCTS USED
FOR DOGS UP TO 25 POUNDS

*The Standard Of Excellence
In Mobile Dog Grooming*

682-4997

FOXX PLUMBING LLC.



"exceeding expectations daily"

520-468-9661

www.foxxplumbing.com

24/7 service

10 % off when you mention this ad

ROC. 263462 LICENSED, BONDED & INSURED

The Best Painters

Mike Loughlin - Owner
Hours: M-Sat: 8-5

6589 Hassayampa Pl. • Tucson, AZ 85743
Continental Ranch



**(520) 891-MIKE
(6453)**

Residential • Commercial • Interior • Exterior

"Arizona's Best Professional Painters"



Learning Made Fun

Experienced Tutor with
References

U Of A Grad

Pre-School Through 5TH

Give Your Child a Head Start

Stacie Schelble

520-661-0321 520-498-1932



JEM

POOL SERVICE

PROFESSIONAL FULL SERVICE FOR YOUR POOL & SPA

Cleaning, Maintenance, and Repair Services

On-Demand • Weekly • Vacation Maintenance

REPAIRS:

• Filters • Motors • Heaters • Pumps

CLEANING:

• Acid Washes • Tile Cleaning
• Chemical Supplies

CALL

**For Our New
Customer Specials
Now!**

548-1300

Superior Service At Competitive Prices

KENT'S COOLING & HEATING

LLC LICENSE NO. ROC261858

KENT NOGGLE

SALES, SERVICE AND INSTALLATION

CALL THE KOOL GUY
(520) 241-7303
FREE ESTIMATES

KENTSCOOLINGANDHEATINGLLC@GMAIL.COM



Losing Sleep over the Stock Market?

More people are turning to the safety and stability of fixed annuities. A fixed annuity can provide you with the financial assurances you need, along with giving you tax control and access to your money when you need it.

Call or stop by today to find out how you can rest easy with a fixed annuity.



David Bowen, CFP®
7229 N. Thornydale Rd. #155
Tucson, AZ 85741
520.572.0256
www.davidbowencfp.com
cstone@lpl.com



Securities and Financial Planning offered through LPL Financial,
a Registered Investment Adviser Member FINRA/SIPC

Fixed annuities are long-term investment vehicles designed for retirement purposes. Gains from tax-deferred investments are taxable as ordinary income upon withdrawal. Guarantees are based on the claims paying ability of the issuing company. Withdrawals made prior to age 59½ are subject to 10% IRS penalty tax and surrender charges may apply.



Chris Pendleton

PENDLETON TEAM

Continental Ranch Homeowner Since 1994
Certified Short Sale Professional
Certified Negotiation Expert
Foreclosure Specialist

Professional Agents - Premier Results

Call or Email us today to receive a
free, no obligation
Comparative Market Analysis
of your home

(520) 275-1663

Email: chris@iTucsonRealEstate.com
www.iTucsonRealEstate.com



Shannan Marty

Free Seminar & Lunch!

Are you suffering from Chronic Soft Tissue Injuries or Sports Injuries?

**HanLing Acupuncture Healing Center specializes in treating soft tissue
injuries including sports injuries and chronic pain conditions.**

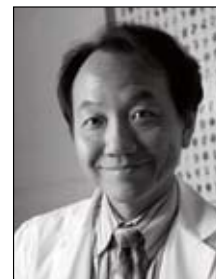
*Presented by co-founder of HanLing Acupuncture Healing Center - Steve Liu,
Licensed Acupuncturist and Certified Laser Therapist.*

Wednesday, July 14, 11:00 am - 1:00 pm.

Complimentary lunch!

What Conditions Do We Treat

- | | | | |
|-----------------------|--------------------------|--------------------------|--------------------------|
| • Low Back/Neck Pain | • Wrist/Thumb Tendonitis | • Ankle Sprains | • Plantar Fasciitis |
| • Shoulder Tendonitis | • Piriformis Syndrome | • Quad/Hamstring Strains | • Knee Ligament & Tendon |
| • Golf & Tennis Elbow | • Carpal Tunnel | • Achilles Tendonitis | Sprains/Strains |



Steve Liu, LAc.

*Please call to reserve your
place, seating is limited.*

(520) 878-8116



**HanLing
Acupuncture Healing Center**

6812 N. Oracle Road, Suite 130, Tucson, Arizona, 85704
(Between Ina & Orange Grove)

www.hlahc.com • www.BetterVisionTucson.com

LOOK WHO'S SELLING CONTINENTAL RANCH & RESERVE!

BRIGITTE JEWELL

\$\$ Multi-Million Dollar Producer \$\$

**Brigitte has SOLD over 60 Million \$\$ of real estate
in Continental Ranch/Reserve Areas!**

**More than ANY AGENT from
ANY COMPANY in all of Tucson!**

I can sell your home too....Ask me how!!

- >The top producing and selling agent in Continental Ranch/Reserve
- >The top listing agent in Continental Ranch/Reserve
- >Full time agent with a team of full time professional associates
- >CSSN-Certified Short Sale Negotiator
- >My proven, effective marketing plan will get your home SOLD
- >RE/MAX-the #1 real estate network worldwide
- >Resident of Continental Ranch
- >Buying & Selling? I can save you top dollar!

Do you want to know the value of your home?

**Call or email me for a complimentary
market analysis of your home!!**

BRIGITTE JEWELL

RE/MAX ALL EXECUTIVES

Over 12 yrs experience in Cont. Ranch Area!

#471-JEWL (5395)

Call for "24 K" Service!!

Complete home info at: www.homejewell.com

Multi-Million Dollar Producer

RE/MAX International

HALL OF FAME member!!



BRIGITTE JEWELL

Associate Broker

**YOUR NEIGHBORHOOD
SPECIALIST**

The Original KVAR Energy Controller



Save up to 25% a month on electric bill
Eliminate surges & spikes
Increases life of motors by reducing heat
20 + years expected life
Quick installation
Immediate savings
Improves power factor
UL Listed
Patented technology

Distributed and installed by licensed Tucson, Arizona Contractors.

Call KVAR Technology Co. and start saving money like homeowners and businesses in Phoenix and around the country:

520 429-0785 or 520 360-4467

STANGER'S LANDSCAPE & MASONRY

Personal Service, Lowest Prices, & Guaranteed Workmanship

Mike Stanger
Owner

11118 W. Willow Field Dr.
Marana, Az 85653

(520) 304-7502

(520) 850-6238

stangerslandscaping@hotmail.com

Gila Painting


**5 Year
Warranty**

GilaPainting@gmail.com



Exterior House Painting

\$75⁰⁰ Off

of our competitors price, on
any complete Int/Exterior Job

Includes: Power Washing, Fascia
& Stucco Repair, caulking, Two
Coats Dunn-Edwards Premium
Paint, Materials & Applicable Tax.



We Have Pre-Approved Colors

(520) **358-4244**

**Roof
Coating**

Bonded Lic
20460573
Not Lic. Cont.

www.GilaPainting.com



SECURE . CLEAN . ACCESSIBLE

Continental Ranch SELF STORAGE

Easy I-10 location
Gated
Security cameras
Wide variety of unit sizes
RV storage up to 36 ft.
Climate-control units
Access 6 a.m. to 9 p.m.

Visa, MasterCard,
American Express
and Discover accepted

Call our Manager
for Specials!

5650 W. Coca Cola Pl., Tucson, AZ 85743

P 520.744.1400

F 520.744.7579

www.storage-tucson.com

Best Burgers in Town!

home-made burger & hand-cut fries
only \$5.95

15% off purchase of
\$10 or more
- offer good through August 31, 2010 -

520.572.0050

- dine in or take out -



Hot Dogs & More!
• Burgers • Polish Sausage
• Italian Beef • French Fries

check out our menu at

www.bubbyschicagostyle.com

9190 N. Coachline Blvd., Ste. 140, Tucson AZ 85743

Hours: 11:00am - 8:00pm, Monday - Saturday / 11:00am - 7:00pm, Sunday

Useful CRCA Dates

Assessments are due:
May 1st & November 1st

Late penalty applies as of:
May 15th & November 15th



Hardeman Home Service

John L. Hardeman
520.808.1739

- Carpentry/Trim
- Home/Yard Maintenance
- Cabinet Install
- Appliance Install
- Minor Electrical
- Minor Plumbing
- Painting
- Welding

Not a Licensed Contractor

**WELCOME
CONTINENTAL RANCH
CUSTOMERS!**



GMC



CUSTOMERS!

JULY SERVICE SPECIALS

NEW LOWER PRICES

EXTENDED HOURS

FAST



FREE

A CONVENIENT WAY TO KEEP YOUR CAR RUNNING SAFE & EFFICIENT

Tire Check Up
• Proper PSI
• Tire Wear
• Tread Depth

Fluids Topped Off
• Oil
• Transmission
• Coolant
• Brake Fluid

Filter Inspection
• Improve MPG
• Reduce Emissions

**\$10 OFF
OIL CHANGE**

Normally \$29.95 for standard oil,
\$39.95 synthetic blend, \$59.95 full
synthetic Mobil 1

*Most vehicles. Price is plus tax. Exp 07/31/2010

**\$99⁹⁵
ROYAL SPA**

Indulge your vehicle with a sudsy
hand wash and a bumper to bumper
complete detail. Normally \$159.95

*Most vehicles. Price is plus tax. Exp 07/31/2010

**\$99⁹⁵
TRANSMISSION
FLUID EXCHANGE**

Remove oxidation and contaminants.
Replacement with new fluid

*Price is plus tax. Exp 07/31/2010

**\$99⁹⁵
A/C SERVICE**

Includes 1 lb R134 freon recharge.
Normally \$129.95. Additional
repairs & parts extra

*Price is plus tax. Exp 07/31/2010



815 W. AUTO MALL DRIVE • CALL 624-0481 • OPEN MON-SAT

Dear CRCA Owners,

When I think of the Continental Ranch Community of families and the 4th of July, it brings to mind the words of Erma Bombeck: “You have to love a nation that celebrates its independence every July 4, not with a parade of guns, tanks, and soldiers who file by the White House in a show of strength and muscle, but with family picnics where kids throw Frisbees, the potato salad gets iffy, and the flies die from happiness. You may think you have overeaten, but it is patriotism.” From all of us in the office to all of you, have a fantastic time enjoying the pools, the parks, each other and your friends on this great day while we celebrate our freedom to live in such a wonderful community.

This is budget season. We are working hard with all the committees to ensure we get the information we need to budget to keep CRCA strong for the next year of 2010-2011. Three homeowners have applied for the three open board positions. Nomination by petition can be considered according to your By-Laws, if someone still wishes to run for the Board. Please call the office and we are happy to give you the information on how to do this.

We are all anxiously waiting for the opening of the Twin Peaks interchange. We are in dialogue with all the agencies involved in order to develop a monument sign to be placed on Twin Peaks as you enter the community.

Lighting for all the monuments at the entries to the parcels is approved and supplies are being ordered. Our goal is to have all the

continued on the following page...

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 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
Quarter Page	\$75
Half Page	\$130
Full Page	\$227

* 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

continued from the previous page...

monuments lit by fall. Following right behind the lighting project is the landscape improvement at the monuments.

Stay cool. Visit a pool. The pools are in full swing. We have had compliments for the job our pool monitors are doing. Thank you for abiding by the pool rules.

We thank all the volunteers who give willingly of their time to CRCA. Our committees run on your energy and enthusiasm. Right now, Activities needs some volunteers. Please call the office if you can volunteer.

To anyone who has not paid their May assessment, it is delinquent and needs to be paid immediately. Call Fran or Jocelyn to find out your balance.

Dale De Men

Community Manager

On behalf of Josh, Fran, Kyle and Jocelyn



**Then join hand in hand, brave Americans
all! By uniting we stand, by dividing we fall.**

—John Dickinson

Address 9150 N. Coachline Blvd.
Tucson, AZ 85743

Phone (520) 297-7600

Fax (520) 297-7917

Web www.CRCATucson.com

Email continental.ranch@yahoo.com

Dale De Men, Community Manager
daledemen@portmere.com

Josh Seng, Assistant Manager
josh@hoamanagementsolutions.com

Fran Burke, Bookkeeper
Fran@hoamanagementsolutions.com

Kyle Nickell, Covenants Assistant
Kyle@hoamanagementsolutions.com

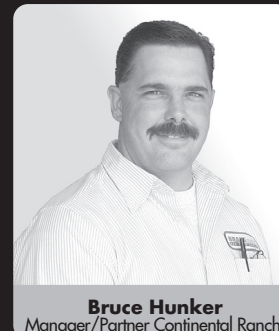
Jocelyn Canovali, Receptionist/Activities Asst.
jocelyn@hoamanagementsolutions.com

Office Hours:
Monday-Friday, 8 a.m. to 6 p.m.
Closed Saturday and Sunday

The office is now open the last Saturday of the month. We accept payments by check or money order on those days, however, we will not handle certain issues, such as ARC or account billing concerns.

In case of emergency, please call (520) 780-9163 and follow the prompts. This number is not for reporting violations or dealing with delinquencies.

BRAKE^{max} #7
6055 W. Jenna Nicole Ln
Cortaro Rd. - 3 Blocks West of I-10
572-9696



BRAKE^{max} CAR CARE CENTERS

BRAKEMAX
\$39⁹⁹
MOST CARS
ROAD TRIP CHECK UP

Includes oil change (up to 5 qts valvoline multi-viscosity oil, filter and labor - specialty oils available at an additional cost), air filter, rotate tires, inspect tires for abnormal wear, check and top off all fluids, clean and check battery including charging & starting system, check all belts & hoses, check brakes, check lighting & signals. If any repairs are necessary, we offer complete repair by certified technicians at 25% off with this coupon only.

w/coupon only - no other discounts
 Expires 8/31/10 CR

BRAKEMAX
A/C SERVICE SPECIAL

Compressor check,
 clean condenser
 performance test,
 check for leaks, tighten belts and hose
 connections. Complete evacuation &
 recharge available. R12 & R134A Systems.
 Plus Freon.

\$19⁹⁹
MOST CARS

Offer ends 8/31/10 CR Disposal Fee Additional

BRAKE^{max}
30K SERVICE SPECIAL

INCLUDES:

- Lube, oil & filter
- Replace air filter
- Check brakes, adjust if needed
- Transmission fluid exchange
- Check suspension
- Check battery & check charging system
- Replace fuel filter
- Service differential
- Complete safety check.

\$169⁹⁹
MOST CARS

max LIFE WE FEATURE
DuraBlend Valvoline ALL CLIMATE

- Most Vehicles
- Some Fluids Extra
- Disposal Fee Additional

Offer ends 8/31/10 CR

BRAKE^{max}
LIFETIME DISC BRAKES

Front Disc
 Semi-metallic **\$79⁹⁹**
MOST CARS

Basic front brakes,
 machine rotors, check
 & repack wheel bearings
 if applicable. Additional
 parts & labor may be required.

Offer ends 8/31/10 CR Disposal Fee Additional

BRAKEMAX FLUID SPECIALS

BRAKE^{max}
LUBE, OIL & FILTER AND TIRE ROTATION

\$19⁹⁹
MOST CARS

(Reg. \$34.99)
 Up to 5 qts.
 of All-Climate
 Valvoline
 Multi-Viscosity Oil

WE FEATURE

 Valvoline ALL CLIMATE

Offer ends 8/31/10 CR
 Disposal fee additional.

BRAKE^{max}
TRANSMISSION FLUID EXCHANGE

\$109⁹⁹
MOST CARS

- Complete Fluid Exchange using Valvoline ATF (up to 15 quarts)
- Filter Extra (if needed)
- Special Fluids Additional

WE FEATURE

 ASE CERTIFIED TECHNICIAN

Valvoline ALL CLIMATE

Offer ends 8/31/10 CR
 Disposal fee additional.

BRAKE^{max}
COOLING SYSTEM POWER FLUSH

\$64⁹⁹
MOST CARS

- Inspect cooling system & pressure check for leaks
- Add system flush, remove old coolant & re-fill with correct amount of reconditioned anti-freeze
- Special Fluids Additional

WE FEATURE

 ASE CERTIFIED TECHNICIAN

Valvoline ALL CLIMATE

Offer ends 8/31/10 CR
 Disposal fee additional.

BRAKE^{max}
POWER STEERING FLUSH

\$79⁹⁹
MOST CARS

- Remove old fluid, add Valvoline SynPower Power Steering Flush
- Add new Power Steering Fluid & check for leaks

WE FEATURE

 ASE CERTIFIED TECHNICIAN

Valvoline ALL CLIMATE

Offer ends 8/31/10 CR
 Disposal fee additional.

FREE BATTERY CHECK!!



Tree Trimming

Get those trees in shape before the heavy winds & monsoons come & blow them over.

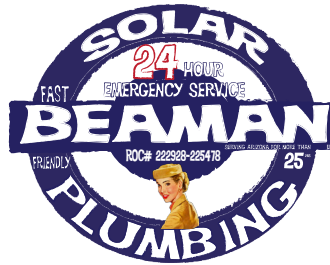
Mesquite/Live Oak/Willow Acacia
Sweet Acacia/Shoestring Acacia
Palo Verde/Olive/Desert Willow/Citrus

Trees should be trimmed & thinned out at least once per year. Trees can become very overgrown & heavy in just a few months leaving them more susceptible to broken limbs or uprooting.

Free Estimates
Licensed/Bonded/Insured
Call 575-4621

Ask about our landscape maintenance services.

SOLAR SPONSORS



FREE SOLAR SEMINAR

CONTINENTAL RANCH COMMUNITY CTR.

8881 N. COACHLINE

TUCSON, AZ 85743

**FREE
DINNER**

JULY 15, 2010

5:30 PM

**FREE
DINNER**

**SEATING IS LIMITED!
CALL OR EMAIL TODAY TO
R.S.V.P.**

**NANCY SUMNER
623.810.4271
NANCYS@SALTRIVERENERGY.COM**

KEEP
MARANA
CLEAN

A CLEANER, SAFER MARANA

MARANA MODERN REGIONAL LANDFILL

BENEFITS FOR MARANA RESIDENTS.

* ENVIRONMENTAL BENEFITS.

The landfill will help the community safeguard the beautiful desert environment by preventing the potential increase in wildcat dumping, which will spike enormously as distance and costs increase for waste disposal. “Free dump days” will actually serve to decrease wildcat dumping.

* ECONOMIC BENEFITS.

One of the largest components of the cost of waste disposal is the transportation to the landfill. Having a convenient facility will save residents and local businesses many hundreds of dollars each year caused by hauling our waste through transfer stations and out of town.

* COMMUNITY BENEFITS.

The landfill will pay a host fee based on volume that will initially provide annually approximately \$450,000 to the Town of Marana and \$150,000 to the Marana School District. Free disposal days and neighborhood cleanup programs will be provided through the development agreement with the Town of Marana.

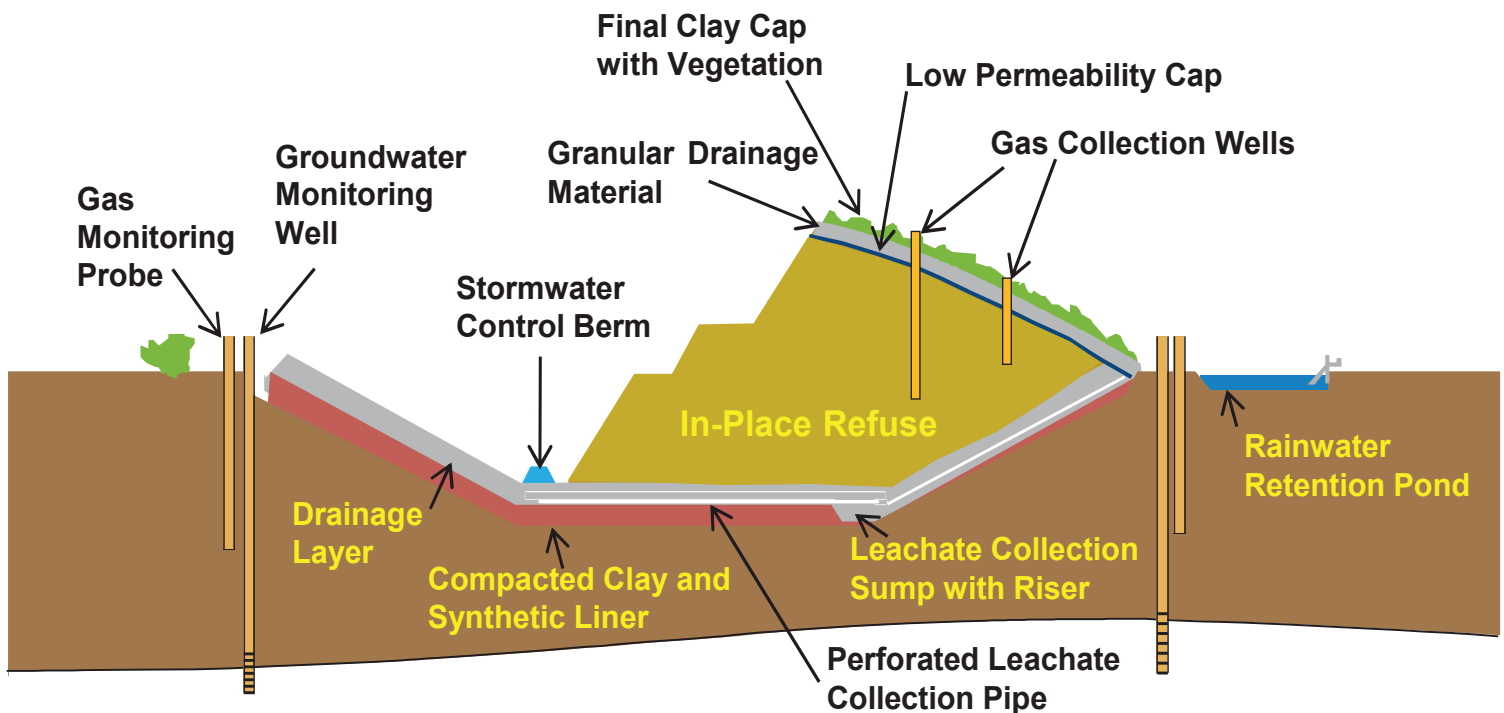
* RECYCLING BENEFITS.

Recycling and reuse centers will be a significant activity at the site.

* A LONG-TERM SOLUTION.

The facility is designed (consistent with Pima County studies) to serve our region for more than fifty years.

TYPICAL MODERN SANITARY LANDFILL CROSS SECTION



An important part of services for any community is waste management. Marana needs a new regional landfill, one that uses modern technology that protects our environment.

The Tangerine Road Landfill is close to capacity and will only be operational for a few more years, although the County will keep it “officially” open to avoid closing and capping costs. But it’s full. Marana must begin to responsibly plan to develop a new landfill to avoid a costly gap in service to residents and local businesses.

Without a new waste facility to serve Marana and the Northwest Pima County, disposal costs will climb dramatically over the next few years due to lengthy hauling distances. Additionally, there will be environmental damage caused by wildcat (illegal) dumping.

FOR MORE INFORMATION PLEASE VISIT WWW.KEEPMARANACLEAN.COM

KEEP
MARANA
CLEAN

P.O. Box 32803 Tucson AZ 85751