

# CONTINENTAL RANCH

*the windmill*

September 2010 Edition

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

## Mark Your Calendars September 2010

- 1st Activities Meeting  
7 p.m. at WP
- 2nd Seniors/Retirees 9 a.m. at CC  
ARC 7 p.m. at WP
- 6th CRCA office closed
- 7th Landscape Committee  
7 p.m. at WP
- 8th Board Study Session  
6:30 p.m. at CC
- 9th Seniors/Retirees 9 a.m. at CC  
Finance Committee 6:30 p.m. at WP
- 13th Pool Committee  
7 p.m. at WP
- 14th Covenants  
6 p.m. at WP
- 15th Board of Directors Meeting  
7 p.m. at CC
- 16th Seniors/Retirees 9 a.m. at CC  
ARC 2 p.m. at WP
- 23rd Seniors/Retirees  
9 a.m. at CC
- 25th CRCA office open  
9 a.m. - 1 p.m.
- 30th Seniors/Retirees  
9 a.m. at CC

## President's Report

—John Lambert

The BOD approved the proposed budget at the August BOD meeting, which means homeowner dues will remain the same for 2011. The BOD would like to thank the Finance Committee for all the hard work to come up with a budget for next year that does not require an increase in dues, while maintaining the common areas and facilities to the high standard we should expect as homeowners. If you are having trouble meeting the obligation of paying your dues, please contact management so that a payment plan can be arranged and we do not have to turn it over to collections.

In past years the BOD relied on CC&R violations as a source of income to the Association. The fiscal year 2007-2008 saw \$66,230.00 in fines collected from homeowners. The Finance committee and BOD agreed that this should not be considered as income in making the budget for 2010-2011. We have budgeted zero dollars from fines under income. This does not mean that the CC&Rs are not being enforced—fines are still a method to achieve compliance with the documents we all signed. The management company attempts to resolve violations by communicating with the homeowners before sending violation notices, which in most cases has been quite successful. Fines levied by the Board are available if cooperation with owner is not achieved and the violation continues to occur. ►

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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. 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

With school back in session we are starting to see more vandalism (kicking over and destroying) common area plants next to school bus stops. We will be asking the school district that bus stops be moved if this continues. Please, tell your children to not destroy these plants as it costs all homeowners paying dues to replace them, and they might be moving their current bus stop. If you do see destruction of plants or any other Association property, please report it to the management company. We are still offering a \$500.00 reward for this information.

While I keep reporting about vandalism, it is nice to be able to report a good deed by a group of young people from CRCA. Boy Scout Troop #259 and the Latter-day Saints youth group spent a couple of hours sifting the sand at the Windmill Park play structure on August 18th. There was a large amount of foreign debris in the sand, and we greatly appreciate the great job they did. *Thanks girls and guys!*

## 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.

# The Value Of Committees

Residents who visit the [www.CRCATucson.com](http://www.CRCATucson.com) website may have noticed the ongoing advertisement for volunteer help with CRCA committees. Recently, many members of the community stepped up to join and participate in the Activities Committee, saving the committee from disbanding altogether! Luckily, this will mean that Continental Ranch can continue to enjoy social events hosted by the Association for the benefit of all residents. **Thank You Activities Committee!**

Other committees are still in dire need of participation, as they teeter on the brink of dissolving entirely.

## Pool Committee

There are two beautiful pools in Continental Ranch, plus a spa jacuzzi and a kiddie splash pool. This committee addresses everything pool related by helping to make decisions pertaining to the maintenance and repairs of the pool areas, as well as rules and procedures that involve the pools and pool activities.

## Architectural Review Committee

When residents in Continental Ranch wish to update the exterior features of their homes, the CC&Rs require an application review process. This committee is committed to helping residents with the application process and reviewing applications twice per month.

## Landscape Committee

Continental Ranch is a sizeable community that has many landscaped common areas, including two ball fields, several small parks with playgrounds, and community entryways. This committee addresses decisions related to landscape, including replenishing landscape as nature takes its course, general maintenance, and new projects to beautify the community.

## Covenants Committee

A critical component of any association is the role of enforcing the rules of the CC&Rs. Continental Ranch is filled with residents who take great pride in maintaining their property to a high standard. For those residents who need encouragement to abide by the CC&Rs, this committee helps make decisions pertaining to CC&R enforcement.

Please contact the Management office at 297-9600 to get more information, or simply attend any of the monthly committee meetings. The meeting dates can be found on the calendar posted on the website and hung in the bulletin boards at the Windmill Park and Community Center.



## Large-Item Trash Pickup Saturday, October 16, 2010

### Items NOT Acceptable For Bulk Trash Removal:

Refrigerators/Freezers • Ice Makers • Washer/Dryer  
• Stoves • Dishwasher • Heaters • Air Conditioners •  
Appliances with Freon • Tires • Contaminated soil •  
Water • Batteries • Pesticides • Flammable Liquids •

Propane/Gas Cylinders • Oil • Paint • 55-gallon drums  
• Medical Waste • Asbestos Material • Railroad Ties  
• Computers • Fluorescent bulbs and/or ballast •  
Construction material • Any hazardous waste-liquid

- All items must be on the curb by 6 a.m. and will be picked up by 6 p.m.
- Items must be under 50 pounds and fit into a 6 foot by 8 foot area.
- Landscape materials must be bundled, with nothing over 3 feet in length.
- Furniture is OK to set out.

# September Recap: Board Meeting

*The following are highlights from the regular meeting of the Board of Directors held 18 August 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 September. A copy may also be requested from the office staff.*

## Consent Agenda Approvals

Receipt of committee minutes and June/July 2010 financials received. Replacement of plants at cost not to exceed \$2,546 (within budget); in Marbella II, extending grouted rip-rap, additional plantings, replenishing decorative rock, for a combined total of \$14,600 (within budget); upper tree maintenance proposal from Bfijer Resources at a cost not to exceed \$13,000 (within budget). Appoint Mrs. Nancy Lambert to Landscape Committee.

## Treasurer's Report

As of 31 July 2010: Operating cash, \$375,762.59; Reserves, \$1,112,538.92 including restricted SCA Mitigation Fund; Accounts Receivable, \$189,193.65; total assets, \$1,677,495.16.

## Board Actions

Approved \$18,000 for granite upgrades throughout the community. Authorization for Board Liaisons to meet committee quorum requirements when necessary for conduct of routine business. One parking violation to be turned over to the Town of Marana; one parking violation to be handled by Management. Acceptance of proposed budget for 2010-2011. Denied acceptance of ARC-proposed change to Design Guidelines. Upheld ARC decision to not approve resident's proposed aluminum patio roof; suggested resident consider a different roof design and re-submit a new plan. Certification of three nominees for election, pending any resident petitions received prior to 21 August 2010 in accordance with CRCA bylaws. Accepted as date of record, 20 October 2010, for CRCA Annual Meeting, 7:00 p.m. in Twin Peaks Elementary School. Pool monitors' schedule has been revised; Windmill Park pool will remain heated; Kiddie Pool at Center will remain heated until 1 October; Community Center pool heating to be turned off now, all as cost-savings considerations.

Denied request of Redeemer Lutheran School for temporary use of pool facility for physical education students. Approved Mr. Clint G. Goodman, Mesa, AZ as continuing CRCA attorney. Approved Management personnel to inspect homes upon sale/transfer in order to maintain resident files/accuracy of documentation. Approval of Bates Asphalt to reclaim and repave Windmill Park parking lot at cost not to exceed \$27,875.90 (\$26,350 in Reserve Fund). Approved reorganization of Board positions as a result of recent resignation of 1st VP—Ms. Marilyn Stimpson to 1st VP, Ms. Connie DeLarge to 2nd VP; Mr. Gus Lipins to Treasurer. Approved to not pursue getting bids to repaint the Silvermoon Wall, Parcel 17. Motion to reject a proposal to upgrade the Community Center sign planter box was denied. Mr. Lambert noted that newly-installed Town of Marana street signs indicate "Coachline Avenue" and need to be corrected to "Coachline Boulevard."

## Board Discussion

Continuing discussions regarding proposed change to current Design Guidelines; no decision reached; ARC to write a new proposal, abiding by the Specific Plan and the CC&Rs. Election Committee appointments to be made via Action in Lieu. Area Boy Scouts sifted the sand in the Windmill Park play area as a community service project and provided a great cost savings to the Association. A letter of appreciation will be prepared.

## Manager's Report

Community Manager indicated primary focus of the team is to serve the owners within Continental Ranch and the Board of Directors. New to the staff is Ms. Aime Salinas, replacing Ms. Fran Burke. Mr. Kyle Nickel is transitioning to be the ARC liaison in addition to duties with Covenants' issues; Mr. Josh Seng continues to handle pool, landscape and facilities issues; Ms. Jocelyn Canovali handles activities and newsletter duties. The office maintains a Monday to Friday 10-hour work day plus one Saturday each month. Authorization was requested to close the office for 20 minutes each Monday for routine staff meetings. Ongoing efforts include gopher bids, bollards, light pole installation at the Center parking lot, asphalt bids, scanning and storing archived documents digitally (beginning in November), budget, elections, annual meeting, etc.

# **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**



# Landscape Committee:

## Researching, Identifying, & Prioritizing

The Landscape Committee has been working diligently to research, identify, and prioritize areas of Continental Ranch that would most benefit from improvement and fall within this year's budget for new projects. One area identified is across from the entrance to Sunflower on Twin Peaks Road. The Committee has concluded that this section looks somewhat "unfinished", and has recommended plans for upgrading this area to the Board.

The general landscape maintenance contract includes routine maintenance of trees within the Association up to 15 feet. As in years past, the Board budgeted an amount to be applied towards the pruning and thinning of the Association's trees above the 15-foot routine maintenance height. The Committee has selected a local tree care contractor for this year's tree pruning, approved by the Board in August. The tree pruning should take place as the growing season comes to an end in late September through October.

The Committee is also reviewing an item from the Association's Reserve Study calling for annual replenishment of decorative rock throughout the Association. Over time, the decorative rock slowly becomes depleted. The Committee will be deciding on a site priority list for replenishing this component of the Association's landscape.

One project under review for several months includes enhancement of the Monument entryways to neighborhoods within Continental Ranch. The Committee is committed to finalizing plans for this project so that the work can be done in the fall.

A list of dead plants has been compiled during 2010 to follow the board directive of replacing lost plants with new ones of like kind. A goal of the Board and the Landscape Committee is keeping Continental Ranch's landscape in top condition. The Board approved the Committee's recommendation to replace these plants after the temperatures decrease.

In addition to this list of known dead plants in 2010, the landscape along Coachline was found to contain a high number of drip-irrigation emitters that run to bare spots, indicating that many plants were lost in years past and never replaced. The Committee is developing a plan to replenish these areas.

The Landscape Budget for next year, which was accepted by the Board, was developed to address plans for completing more unfinished areas of Continental Ranch and to upgrade the landscape along Twin Peaks.

The new entry point to Continental Ranch from Interstate-10 to Twin Peaks Road is almost finished, and the Committee is assessing the eastern section of Twin Peaks Road to create a more aesthetically pleasing landscape, thus adding value to the Community.

"The Landscape Budget for next year, which was accepted by the Board, was developed to address plans for completing more unfinished areas of Continental Ranch and to upgrade the landscape along Twin Peaks."



*Continental Ranch Activities Committee Presents a*

# HALLOWEEN HAUNTED HOUSE

*Continental Ranch Community Center*

*Saturday, October 30, 2010*

*6:00 PM – 8:00 PM*

**Fun Games**



**Halloween Crafts**

*Haunted House for ages 2 – 12*

*Costume Contests for ages 0 – 1, 2 – 4, 5 – 8, 9 – 12*

**Fabulous Prizes**

## ARC: Remember Town Guidelines, Too

The CRCA Architectural Committee has worked very hard during the last year and a half to streamline the application process and make life easier on residents who wish to update their homes. Each month, we at the ARC try to write about certain situations that have confronted us at our meetings. Once in a while, we find that certain items may not be as clear in the Design Guidelines as we had hoped.

We try very hard to make applicants aware that the Town of Marana also has guidelines that may not be exactly like ours. Sometimes building permits are required by the Town of Marana that may not seem necessary to you.

We would like to remind you to please check with the Town of Marana before you start a project because not having the necessary building permits may

delay our ability to approve your application. The ARC simply requests that, if a permit is required by the Town, it is obtained and turned in with your application. This helps eliminate potential issues in the future. You can contact the Town at 382-1999, or call the Association office at 297-7600, if you have any questions.

If anyone has a couple of hours a month to get involved in the ARC, we would welcome your efforts to keep CRCA on the homeowner friendly track we have chosen to follow. All you need to do is come to a meeting and express your interest.

Our meetings are held at 7:00 p.m. on the first Thursday of each month and at 2:00 p.m. on the third Thursday of each month. Both meetings are held at the Windmill Park Office.

# CRCA Thanks You:

## Boy Scouts, Troop #259, And Latter-day Saints Youth Group For Keeping Our Playgrounds Safe!

Unfortunately, many residents have been uncovering undesirable items buried in the sand at the Windmill Park playground. The Association was recently fortunate to receive a volunteer operation to screen the sand by the Boy Scouts, Troop #259, and Continental Ranch Young Women (The Church of Jesus Christ of Latter-day Saints). On the evening of August 18th,

cars packed the CRCA parking lot, and 50 to 60 volunteers arrived with screens, shovels and good intentions to sweep the area and discard all items they discovered in the area. CRCA extends its heartfelt gratitude to these gracious individuals who donated their time to making the playground safe for the youngest members of the community who enjoy Windmill Park.





# Continental Ranch and Sunflower Community Yard Sale

October 9, 2010

7 a.m. to 2 p.m.

The registration deadline is October 6, 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 October 16, 2010. Check this month's newsletter (page 3) for a list of acceptable items.

## **Community Yard Sale Registration Form**

**Please return to the CRCA Office by October 6, 2010.**

*Maps will be available for pick up at the Community Center on Thursday, October 8th,  
and will continue to be available through that weekend.*

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

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

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

For Office Use:

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

# Seniors And Retirees Of CRCA

Take time to look over your September calendar and mark in the activities of the group for the month. On the four Thursdays, we will be at the Center for regular meetings and games, and to celebrate September birthdays on the second Thursday of the month. On September 8th, at 10:00 a.m. join us for a pot luck picnic in the Christopher Columbus Park on Silverbell, followed by good fellowship, strolls around the lake, table games, and relaxing in the shade of the Ramada (what we do best!). Those who wish to carpool that morning should be at the Center at 9:30 a.m.

The 10th is casino day, with carpools departing the Center promptly at 9:00 a.m. On September 21st, the Gaslight Theatre group will carpool from the Center at 4:00 p.m., and enjoy dinner at Macaroni Grill on Broadway prior to the theatre performance. Still being considered is the Oktoberfest at Mt. Lemmon on the 25th. You will need to come to a September meeting or telephone someone to get details on this outing.

After a summer of relaxing, the crafts ladies continue to meet on Wednesdays, and will begin assembling decorations for the holiday party soon. Hikers will be making plans this month to resume weekly activities once the temperatures drop just a bit more. Meanwhile, bridge groups meet throughout the week, and dominoes, bridge and other table games are a weekly "must" following Thursday business meetings at the Center.

## This 'N That...

For most of us, Labor Day (September 6th) is just another holiday incorporating a three-day week-

end. What we so often forget is that Labor Day is really quite unique; it's not dedicated to any particular person, race or organization, and there's no pressure to send cards or purchase flowers! Labor Day is the observance of the value and dignity of actual work by American workers and the significance of it in sustaining our daily way of life. It serves as a pleasant reminder that the long, hot summer is soon coming to an end; autumn is on the way and we can finally open doors and windows to enjoy some comfortable fresh air throughout the day!

The first L.D. was celebrated in September 1882 in New York City. By 1885 the holiday became so popular that it had spread throughout the country and was known as "Workman's Holiday." In June 1894, Congress passed an act making the first Monday of September an official holiday honoring American workers and proclaimed it "Labor Day." Controversy still prevails regarding the person who first proposed this special day for American workers, but suffice to know that Canada and a number of other industrialized nations now recognize Labor Day as a national holiday along with us!

September 11th, 2001, is a day etched in history, and noted on calendars as "Patriots' Day." Four flights left the East coast headed for the West, yet not one person aboard any of those flights would survive. The World Trade Center towers, portions of the Pentagon in Washington D.C. and a field in Pennsylvania were sites that took the lives of thousands of innocent people. Just as the senseless attacks destroyed families, buildings and our feelings of security, they also serve as permanent reminders of our fragility and the urgent need to find ways to live in harmony and peace.

Other dates to remember in September: Rush Hashanah is on the 9th; Grandparents' Day is on the 12th; our National anthem was written on the 14th in 1814; The U.S. Constitution was approved on the 17th in 1787; the U.S. Air Force was established on the 18th in 1947; Yom Kippur is observed on the 18th, POW/MIA Recognition Day is on the 19th; autumn officially begins on the 23rd, and the VFW was established on the 29th in 1899. Most importantly, our children are back in school, so use caution at school crossing signs and be aware that youngsters on bicycles and skate boards are not always looking for us!

### Thought For The Day

The optimist says, "My cup is half full"; the pessimist says, "My cup is half empty"; a person at peace with him/herself says, "my cup runneth over."

## 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](mailto:jlambert04@comcast.net)

Barbara Snyder  
742-3279

## 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!

# September 2010

*Back to school!*

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



# October 2010

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

# GREEN GRASS IN WINTER: OVERSEEDING

## Green Grass in Winter

Late September to mid-October marks a major milestone for turf landscapes in the desert. At this time, those who want to maintain green parks and lawns through the winter need to overseed Bermuda grass with winter Ryegrass.

Bermuda grass, which grows well in the summer, turns brown and goes dormant with the first frost and remains that way until spring. Ryegrass however, stays green and vibrant through the cooler months, with the exception of heavily shaded areas, and will die out with the return of triple-digit temperatures.

## Steps for Overseeding Your Lawn

- 1 Timing is critical. The ideal time to overseed is when nighttime temperatures are regularly below 65 degrees (typically mid-October). About 2 weeks prior to overseeding, reduce the amount of irrigation water to the Bermuda by about half. This will signal the Bermuda to slow its growth and store energy for the winter.
- 2 In order to successfully spread the Ryegrass seed, you need to prepare the seedbed for planting. Lower the mowing height on your lawn mower in several passes, taking off about  $\frac{1}{4}$  inch each mow cycle until the grass is approximately  $\frac{3}{4}$  inch in height. Make sure to remove the clippings by mowing with a bag-catcher or by raking them up. The goal for this process is to make sure the Ryegrass seed comes into direct contact with the soil.
- 3 Now you are ready for seeding. For the best results, use perennial Ryegrass seed. Use a rotary spreader or



*Use a rotary spreader to distribute seed.*



drop spreader to evenly distribute the seed at a rate of 8 to 10 pounds per thousand square feet. To maximize germination, lightly rake and then cover the lawn with  $\frac{1}{4}$  inch of mulch. Apply a starter fertilizer (6-20-20 or 6-24-24) after the seed is down. Water the area after spreading the Ryegrass seed, and set your irrigation clock to water 3 to 4 times a day at approximately 2 to 5 minute cycles. This schedule ensures the soil and mulch remain moist, and not overly wet, until germination. This step should take 7 to 10 days.

- 4 After the seedlings emerge, reduce watering to once daily. When the grass reaches about 2 inches in height, it is time for the first mow. Cut the grass to about  $1\frac{1}{2}$  inch in height and fertilize with a 21-7-14 fertilizer. Make sure to water immediately following the fertilizer application. Depending on temperatures and rainfall, you can then reduce the watering schedule to once every 2 or 3 days. To keep your lawn from turning yellow, fertilize every 3 to 6 weeks with ammonium nitrate (34-0-0) or calcium nitrate. Apply all fertilizers according to the directions on the package.

By following these steps, you should achieve a lush, green lawn through the winter months and into spring. When triple-digit temperatures return, it will be time to transition from the Ryegrass back to the Bermuda grass.



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## STRENGTHENING FAMILIES PROGRAM COMING TO MARANA!!!!


- Want to strengthen your relationship with your 11 –14 year old?
- Want to reduce the risk of drug and alcohol use in your 11-14 year old?
- Want to enhance your skills of helping your teen handle frustration, resisting peer pressure, healthy communication, etc.?
- Want to enhance your skills of setting rules and consequences with effective follow through?



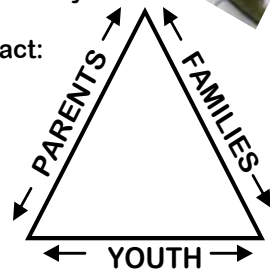
If you answered yes to any of these questions, then you will want to attend the (No Cost) Strengthening Families Program (SFP) hosted by Arizona Youth Partnership. SFP is designed for parents/caregivers and their children ages 11-14. The program assists parents/caregivers with the transition to teen years by equipping them with tools to work through various issues with their youth. SFP provides opportunities where parents and youth learn together with fun and interactive activities. SFP program runs for 7 weeks two hours each week. In those 2 hours there is an individual parent and youth component and then a family component.

**Coyote Trail Elementary School**  
8000 N. Silverbell Rd.  
Starting Wednesday September 8th \*6:00—8:00 pm. Program will meet in the library.  
Reserve your spot today!

To reserve your spot or to find out more information about future program dates please contact:  
Heather Bruning, Family Relationship Educator at 465-0321, heather@azyp.org

**MUST REGISTER TO ATTEND!!**





# Karate Kidz

## MARTIAL ARTS FOR CHILDREN

"Safety Awareness and Bully Busting Programs"

Location: Continental Ranch Community Center  
8881 Coachline Blvd. (Back Room)

Day: Mondays

Time: 6:00 P.M.

Cost: Registration \$5.00

Classes: \$6.00 per class

Open Registration: Mondays at 6:00 P.M.

Teaching Children martial arts  
in our community since 2001

**Call For Information: 975-4702**

"Kidz For Peace"

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## STANGER'S LANDSCAPE & MASONRY

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**More than ANY AGENT from  
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- >My proven, effective marketing plan will get your home SOLD
  - >Ask about my FREE Home Staging Service
  - >Resident of Continental Ranch
  - >Buying & Selling? I can save you top dollar!

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# Light the Way Mission Church and Preschool

church

## *Our Church Offers...*

*a caring, friendly pastor and congregation with many exciting activities for everyone! All are Welcome!*

- New mission church meeting at Twin Peaks Elementary School
- Sunday Worship 10am, nursery available
- Affiliated with Lutheran Congregations in Mission for Christ (LCMC)
- Our mission statement is: Claimed by the light of Christ forever, we are called, gathered and sent to tell of God's Love and to serve all God's people!
- Many activities available: Bible studies for all, children and youth programs, scrap night, and much more. Full list on our website!
- NOW OPEN: Ministry Center at 8245 N. Silverbell Rd (Continental Ranch Shopping Center)



**Pastor Dale Moe**

**339-5697**

preschool

## *Our Preschool Offers...*

*a wonderful experience for preschool age children. Our preschool is loved by kids, families, and kindergarten teachers!*

- Half day programs 9am-Noon or 1pm-4pm
- Full day programs 9am-4pm
- Light the Way Café lunch program available
- Follows Marana school year schedule
- Amazing academic program
- Faith based curriculum with weekly chapel
- Affordable tuition
- Located at 5250 W Cortaro Farms Road
- Passionate, experienced, well known staff!

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**[www.lightthewaymissionchurch.com](http://www.lightthewaymissionchurch.com)**



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FREE No Pressure Consultation, 8 Years Experience,  
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# Fall at Cullabaloo

Rattlesnake Ridge Elementary\*

8500 N. Continental Reserve Loop

Sponsored by  
Rattlesnake  
Ridge PTO &  
Twin Peaks PTF

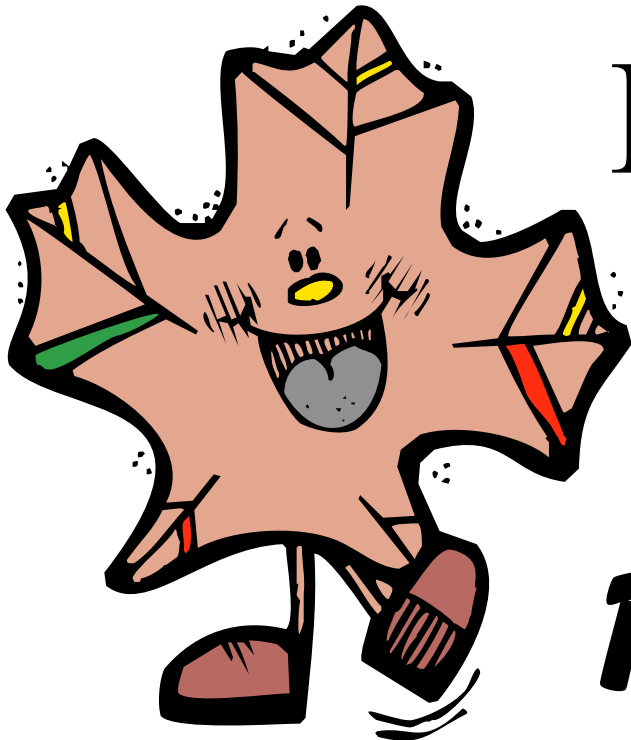
**5:00 PM -**

**9:00 PM**

**Friday**  
**October 1, 2010**

## An Affordable night of fun!

\*-- NO Continental Reserve Loop Parking--



Food

Entertainment

Game Booths

**RAFFLES**

Dunk  
Tank

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Volunteers Needed & Welcomed

# Management's Message

Dear CRCA Owners,

It has become quite quiet around the Windmill Park office these days. School is back in session. The humidity is keeping people indoors and cool. Labor Day is fast approaching. Wikipedia says "Labor Day is an annual holiday to celebrate the economic and social achievements of workers. Labor Day has its origins in the labor union movement, specifically the eight-hour day movement, which advocated eight hours for work, eight hours for recreation, and eight hours for rest." As we celebrate the end of summer, let us give thanks for the ability to live and work in such a wonderful place as Tucson, Arizona and Continental Ranch.

**"The committees worked very hard to prepare the budget numbers for next year. Good news: The annual assessment is not increasing."**

We say good bye to the pool monitors on September 7th. The Community Center pool closes October 1st. The Windmill pool will remain open year round. We are working hard to have all entry ways lightened and with new plantings by the first of November. The committees worked very hard to prepare the budget numbers for next year. Good news: The annual assessment is not increasing. Thank you to all the folks who work so hard on behalf of CRCA.

*continued on the back page...*

**WELCOME  
CONTINENTAL RANCH!**  
WE SERVICE *Cadillac* **BUICK GMC**  
**SAAB HUMMER PONTIAC**



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

**FAST Pit Stop FREE**  
*Courtesy Maintenance Service*

**A CONVENIENT WAY TO KEEP YOUR CAR  
RUNNING SAFE & EFFICIENT**

Tire Check Up • Fluids Topped Off • Filter Inspection

**DOG DAYS OF SUMMER**

We're offering free pet portraits, hot dawg BBQs, free adoptions and a chance to win one of our many giftcards to PetSmart! Plus \$5 of every oil change will be donated to the local animal shelters when you mention this coupon on September 17th!

VISIT US ONLINE AT [WWW.ROYALTUCSON.COM](http://WWW.ROYALTUCSON.COM) FOR DETAILS!

<b>\$10 OFF OIL CHANGE</b> Normally \$29.95 for standard oil, \$39.95 synthetic blend, \$59.95 full synthetic Mobil 1 <small>*Most vehicles. Price is plus tax. Exp 09/30/2010</small>	<b>\$99<sup>95</sup> TRANSMISSION FLUID EXCHANGE</b> Replace 99% of transmission fluid. Add up to 12qts of fluid. Extends transmission life. Normally \$129.95 diesels extra. <small>*Most vehicles. Price is plus tax. Exp 09/30/2010</small>
<b>\$59<sup>95</sup> POWER STEERING FLUSH</b> Removes old oxidized & contaminated fluid & replaces w/ fresh new fluid to promote quiet operations & minimize repairs. <small>*Most vehicles. Price is plus tax. Exp 09/30/2010</small>	<b>\$79<sup>95</sup> A/C SERVICE</b> Includes 1 lb R134a freon recharge. Normally \$129.95. Additional repairs & parts extra <small>*Price is plus tax. Exp 09/30/2010</small>

**CHAD DRURY**  
**EDDIE BRYANT**  
**CHRIS SAVASTANO**  
**MIKE VAN EREM**  
**BARB OVERTON**  
**CHUCK SCHWARZ**

# Useful Numbers

## **Non-Emergency Marana Police Department**

520-382-2000

## **Poison Control**

520-626-6016

## **Pima County Animal**

(including for barking dogs)

520-243-5900

## **Pima County Hazardous Waste**

(including green pools/bee hives on vacant property)

520-243-7999

## **CRCA Office**

520-297-7600

## **CRCA Emergency**

520-780-9163

## **Marana Permits**

520-382-2600

## **AZ Blue Stake**

800-782-5348

## **Marana Parks & Recreation**

520-382-1950

## **Waste Management**

520-744-2600

## **Tucson Water**

520-791-3242

## **Tucson Electric Power**

520-623-7711

## **Southwest Gas**

877-860-6020

## **CRCA Seniors Group**

520-572-1141

# 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
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 page 22

As you plan for the fall, be aware that the Community Center rentals are rapidly filling up. So if you want to gather together or have a party in the Community Center, please contact us and do not wait "until the last minute."

All the committees have openings. Usually the meetings last about an hour. So if you have an interest in Architectural Guidelines, Landscape, Finance, Pool, Covenants or Activities give us a call. We welcome your input. Not everyone can volunteer for an extended time. We welcome you even if it is for just a few meetings!

Speaking of openings... We have a new Accounts Manager, Aime Salinas. Stop by and meet her.

Remember your annual meeting on October 20th. The ballots will come out the middle of September. If you do not receive yours, please let the CRCA office know. We want everyone to vote.

Respectfully yours,

*Dale De Men, Community Manager*

*For the staff: Josh, Aime, Kyle and Jocelyn*



Annual Meeting ballots  
will come out the middle  
of September!

Address 9150 N. Coachline Blvd.  
Tucson, AZ 85743

Phone (520) 297-7600

Fax (520) 297-7917

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

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

Dale De Men, Community Manager  
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Kyle Nickell, Covenants Assistant  
[kyle@hoamanagementsolutions.com](mailto:kyle@hoamanagementsolutions.com)

Jocelyn Canovali, Office Assistant  
[jocelyn@hoamanagementsolutions.com](mailto: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; however, we will not accept cash on those days or handle any ARC issues.

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



## Front or Backyard blow out special.

*Have leaves and debris covered your decorative rock?*

*Is your yard looking a bit cluttered?*

*Do you remember what your landscape used to look like?*

*Del Oro Landscape has the solution for you!*



Starting at **\$40** dollars we can clean up any mess in no time. Call today for a free no obligation estimate **575-4621** (pricing depends on size of yard and amount of clean-up). We also offer a full range of landscape services.

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# BRAKEmax

## CAR CARE CENTERS

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### \$39.99 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 20% off with this coupon only.

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

**BRAKEmax**

## SHOCKTOBER

**MONROE**  
SHOCKS & STRUTS

Purchase four (4) Monroe Reflex or Monroe Sensa-Trac shocks or struts; or four (4) Monroe Gas-Magnum shocks; or any four (4) Rancho RS9000XL, Rancho RS5000 or Rancho quickLIFT shocks and get a rebate for the cost of one (1) unit, up to Monroe's and Rancho's current published suggested price list.

Rebate will be for the lowest cost unit. This is a mail-in rebate. Restrictions apply.

### BUY 3 GET THE 4TH FREE!

Expires 10/31/10 CR  
Offer valid September 1 - October 31, 2010  
Disposal fee additional.

**BRAKEmax**

## COMPREHENSIVE VEHICLE INSPECTION

Includes **FREE OIL CHANGE!** **\$24.99 MOST VEHICLES** with purchase

- 22 Pt. Comprehensive Vehicle Inspection
- 4 Wheel Tire Rotation - Upon Request
- Complete Brake Inspection
- Correct Tire Pressure
- Inspect & Fill Fluid Levels
- Inspect Cooling System
- Test Drive & Consultation
- Test Battery & Charging System

**WE FEATURE**  
**Valvoline**  
ALL CLIMATE

Includes **FREE Lube, Oil, Filter**  
Up to 5 qts. of All-Climate Valvoline Multi-Viscosity Oil (Reg. \$34.99)  
Expires 10/31/10 CR

Shop Supplies & Disposal Fee Additional

**BRAKEmax**

## LIFETIME DISC BRAKES

Front Disc Semi-metallic **\$84.99 MOST CARS**

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

Offer ends 10/31/10 CR Disposal Fee Additional

## BRAKEMAX FLUID SPECIALS

**BRAKEmax**

## 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

**\$189.99 MOST CARS**

**DuraBlend**  
**WE FEATURE**  
**Valvoline**  
ALL CLIMATE

• Most Vehicles  
• Some Fluids Extra  
• Disposal Fee Additional

Offer ends 10/31/10 CR

**BRAKEmax**

## TRANSMISSION FLUID EXCHANGE

**\$119.99 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 10/31/10 CR  
Disposal fee additional.

**BRAKEmax**

## COOLING SYSTEM POWER FLUSH

**\$64.99 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 10/31/10 CR  
Disposal fee additional.

**BRAKEmax**

## POWER STEERING FLUSH

**\$79.99 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 10/31/10 CR  
Disposal fee additional.

**FREE BATTERY CHECK!!**