

CONTINENTAL RANCH

the windmill

October 2010 Edition

www.crcatucson.com

Mark Your Calendars

October 2010

- 4th Pool Committee
7 p.m. at WP
- 5th Landscape Committee
7 p.m. at WP
- 6th Activities Meeting
7 p.m. at WP
Board Meeting
7 p.m. at CC
- 7th Seniors/Retirees
9 a.m. at CC
ARC
7 p.m. at WP
- 9th Community Wide Yard Sale
- 12th Covenants
6 p.m. at WP
- 14th Seniors/Retirees
9 a.m. at CC
- 16th Large item pick up WM
- 20th Annual Board of Directors Meeting
7 p.m. at Twin Peaks Elementary
- 21st Seniors/Retirees
9 a.m. at CC
ARC 2 p.m. at WP
Board Organization/Training
6:30 p.m. WP
- 23rd CRCA office open 9 a.m. - 1 p.m.
- 28th Seniors/Retirees
9 a.m. at CC
- 30th CRCA Haunted House
6 - 8 p.m. at CC
- 31st Halloween

President's Report

—John Lambert

You should have received your ballots for the upcoming election of Board members. Even though there are only three people running for the three open positions we are required by Arizona law to hold an election. Please return your ballots so we are able to achieve the required number of votes to establish a quorum.

I have been approached by numerous homeowners as to why the BOD replaced the Groundskeeper as the landscaping company taking care of CRCA's common areas. The BOD requested responses to a Request for Proposals from numerous companies. After reviewing proposals and touring properties maintained by the proposing companies the BOD decided unanimously to retain DLC Resources. Since DLC has taken over maintenance they have encountered numerous issues and concerns. One of these was the Rain Master Irrigation system. After bringing those concerns to me, I requested a meeting with the District Manager for John Deere Green Tech (distributor and supplier of the Rain Master system). As a result of this meeting and the District Manager's inspections, he wrote us:

"As a result of some poor installations, several wall mount enclosures are not water tight. Some disc antennas need to be repaired or replaced. Repair all antennas that are not securely fastened to the enclosure."

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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.

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

During our discussions, he said that the wall mount enclosures were not stainless steel as required for outdoor installation, but were instead intended for covered use. Also, the antennas should have been mounted inside the enclosures and the hole for the antenna sealed with silicone (so as to not allow water in or tampering with the antennas). Most of the antennas were outside the boxes with the wire to them exposed to possible vandalism.

The last BOD meeting resulted in an action by the BOD in approving a fine for any homeowners not having their dogs on a leash in CRCA common areas and/or not picking up their dog's feces. An announcement of this is elsewhere in the Windmill.

I wish to thank all the members of CRCA who donate their time and services to make Continental Ranch a wonderful place to live. As we close our annual/fiscal year I can look back on several accomplishments:

- #1 Hiring a new management company.
- #2 Hiring a new auditor.
- #3 Installing a new accounting system.
- #4 Researching and reducing Delinquency.
- #5 Hiring a new Landscape Contractor.
- #6 Lighting the Monuments.
- #7 Resurfacing of the Community Center Pool Deck.
- #8 Redoing the entry to the Windmill office.
- #9 Updating the Reserve Study.
- #10 Promoting the Town of Marana Concert Series.
- #11 Not raising the assessments for 2010-2011.

Thank you, everyone, for a successful 2009-2010 year.

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

3 winners from each age group in the categories of
Scariest, Cutest, & Most Creative

Fabulous Prizes

Bring a nonperishable food item or money to the Halloween Haunted House and enjoy a yummy snack from our bake sale!

Food donations will benefit the Marana Food Bank
and monetary donations will benefit the Lady Shriners.



September Recap: Board Meeting

The following are highlights from the regular meeting of the Board of Directors held 15 September 2010 at the Community Center. Completed minutes are posted to the website in draft format and will be approved at the next regular meeting. A copy may also be requested from the office staff.

Consent Agenda Approvals

Receipt of committee minutes and August 2010 financials received. Mr. Rob Palfreyman was appointed as a member of the Landscape Committee. Landscape upgrades to be handled by DLC Resources according to existing budget include: replenish plantings along Coachline Blvd at cost NTE \$4,085; replenish decorative rock in common areas at cost NTE \$18,600; installation of new landscape plantings at the Community Center at cost NTE \$4,000; installation of plantings on Twin Peaks median, east of Coachline at cost NTE \$18,450; fix a drainage problem by re-grading and resetting riprap at cost NTE \$2,656; restore irrigation to five planter beds at cost NTE \$3,488.

Treasurer's Report

As of 31 August 2010: Operating cash, \$331,204.21; Reserve Balance \$1,094,323.77 including restricted SCA Mitigation Fund; Accounts Receivable, \$141,380.84; total assets, \$1,790,125.78.

Board Actions

Approval to Continental Ranch Boy Scout Troop #219 to use the Community Center for meetings at no charge. Community Service by the scouts was offered. Approval to C.R. Soccer Club to use the Windmill Park field after 6 October 2010 at no charge. Approval of a \$150.00 fine to homeowners that do not keep pets on leash and/or do not clean up after their pets at the Windmill Park field.

Board Discussions

Landscape and curbing issues at several cross-street intersections, impairing driver visibility.

Reviewed an in-progress status report from Sovereign Electric regarding 26 areas involved in the current upgrading project. Management staff and Sovereign Electric will tour the area after dark to determine new installation adequacy, aiming of fixtures, and any other needs.

Elections

Election materials scheduled for mailing to residents by 20 September. No petitions were received for additional candidates for the Board of Directors. The certified slate of candidates stands with Mr. John Lambert, Ms. Connie DeLarge, and Mr. Larry Lemieux. The appointed Election Committee includes Mesdames Gladys Pope, Margie Walp, Magda Quiros (Sunflower), Connie Gaddie and Edna Coburn.

Manager's Report

Staff prepared the current newsletter, upcoming election mailing, resident assessment billing and other routine office tasks. Old files are still being researched and is a time-consuming project because of inadequate or missing information. Digitally scanning old files onto disk is a budgeted project for the new fiscal year. Active files verified. Staff continues to work with Goodman Law to keep collection accounts current. Facilities issues are being prioritized and contracts are to be reviewed for the new fiscal year.

Homeowner Forum Issues

Absence of one director at numerous Board meetings was noted. CRCA bylaws indicates no action unless a director has missed four consecutive meetings. The Windmill Park spa was recently drained and chemically re-balanced. The Center pool to close 1 October. Security cameras are a budgeted item. Pool concerns need to be addressed to the Pool Committee. Trash and weed control in the housing areas was discussed. Lack of animal control in the Windmill Park field area is a major concern. Signage to keep animals on leash is not obeyed. Animal refuse is not always cleared away. Marana Police Department will not investigate since it is private property. A resident offered to help monitor the area.

Upcoming Dates

Tentative Board of Directors' meeting
Wednesday, October 6th, 2010, at 7:00 p.m., at the Community Center, to complete current year business

Annual Meeting

Wednesday, October 20th, 2010, at 7:00 p.m., at the Twin Peaks Elementary School

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 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# (no cash): _____ Staff Initials: _____

ARC: Front Yard, Back Yard

To Plant Or Not To Plant, That Is The Question

Here's a little bit of information you may not be aware of. The CRCA Office still receives concerned calls about front yard trees, shrubs etc. The newest guidelines put together by the ARC and the Board last year, has removed the old restrictions that we've had to put up with in years past. Here are the current guidelines in a nut shell.

Front Yards

Basically you only have to keep your front yard clean, free of weeds and debris. (No bare ground.) You are no longer required to have two trees and a set number of shrubs based on the square footage of your front yard, such as the original package that the builder

installed. You can landscape your front yard as you desire (except for the plants on the prohibited list), as long as you submit your new plan to the ARC for approval, so as to keep your file current at the office.

Back Yards

When it comes to landscaping, your back yard is totally up to you. Plant what you like, where you like... and you do not need to apply through the ARC. As usual, any damage to a common wall would be your responsibility. Fall planting season is coming. Now might be a good time to start planning a face lift for your yard.

Covenants Message

Useful Reminders

A helpful reminder from the Covenants Committee is that a **driveway expansion** can be a great solution to parking challenges. This can help residents stay in compliance by giving an alternate to parking in the street or on the front yard landscaping. Basically, driveways may be expanded up to twelve feet in width from their original size. There are some additional rules pertaining to driveway alterations, so please be sure to consult the most current Design Guidelines and contact CRCA management if you have further questions.

If you choose to expand your driveway, it is necessary to first submit an ARC application and obtain approval before starting the work.

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A second reminder for the fall **Community wide garage sale event** is coming up on October 9th. This would be a great time to get rid of all your unwanted items, make some extra cash, and make room in your garage for vehicles.

Graffiti Info

As most homeowners have noticed, there is an ongoing graffiti problem throughout Continental Ranch.

The Town of Marana and the Marana Police Department are helping investigate the source of the graffiti in hopes of reducing the issue. If you see somebody damaging property in the Continental Ranch area, please call the police and report it immediately.

If you find graffiti, please notify Kyle Nickell at the CRCA office (297-7600) and report it as soon as possible.



Landscape Updates

Improvements are underway! Several projects discussed in last month's newsletter were approved by the Board of Directors at the September 15th Board meeting and began at the end of September. Work will continue through October to complete these projects while the weather permits before the temperatures drop too low for new plantings.

One project that wasn't mentioned in the September *Windmill* is the landscape enhancement at the CRCA Community Center on Coachline Boulevard near Silverbell Road. The Landscape Committee identified the Community Center as a focal point for passer-byes, since it is highly visible from Coachline Boulevard. Not only do Continental Ranch residents see this center, but realtors who bringing in new prospective buyers are likely to show this as a community amenity. Therefore, it was decided that the Community Center is an important component of the Association and was chosen to receive additional landscaping to enhance its overall appearance.

The Committee also worked very diligently to review all monument entryways, analyzing the proper placement for potential upcoming planting upgrades. The Committee gathered at a study session on September 21st to discuss which plants would be best to use for the entryway projects as well as for the Twin Peaks Road median plantings.

The Board approved planting the median on Twin Peaks this year, and a portion of the Landscape Committee's budget for next year was designed to further plant the sides of roadway. Since Twin Peaks Road will be a new entry point to the community, the Committee (and Board) felt that this should be

an area of importance. The existing median is nearly completely absent of any material, with vast stretches of bare dirt. The new project will call for many new trees and plants to beautify this section of roadway.

As mentioned in last month's *Windmill* Newsletter, the upper tree maintenance was performed at the end of September and will continue though this month. The goal is to thin out the heavy portions of the trees to keep them healthy and protect them from wind damage. Unfortunately, some trees in the community were not properly cared for during the course of their life and developed health problems. Several unhealthy trees were removed at some entryways. Some of these will be replace by new trees during the entryway upgrade projects, and some may be replaced with plants that make more sense considering their location.

The turf in CRCA common areas was over-seeded with winter rye grass at the end of September. Several new sprinkler heads were added to the watering system at the Windmill Park baseball field to give proper coverage to the turf and allow for a greener baseball diamond for future seasons. The winter rye grass should be well established by October 6th, at which time they will be re-opened for use by the public. Currently there are numerous signs that instruct the public to "stay off the grass." Be a kind neighbor and remind others who ignore these signs that the health of the grass (funded by their association dues) is affected by foot traffic while the new seed gets established. If the grass is damaged during these early stages, additional seed will need to be applied in order to repair.



CRCA Community Business Spotlight

Residents aren't the only members of the Continental Ranch Community Association. There are several dozen businesses belonging to the Association as well, many of which are privately owned small businesses. Please tune into this section each month to learn more about businesses within the Association. Supporting these small businesses can lead to supporting the strength of the Association as a whole. There might just be a business in the neighborhood that you didn't know was there!

Hungry Howies

7575 W. Twin Peaks Road

Tired of frozen discs masquerading as real pizza crust? Fed up with big chain predictability and corner cutting? Ready for dough made fresh daily and mouth watering flavored crusts?

Well, look no further than the southeast corner of Twin Peaks and Coachline. This quiet intersection is ground zero for flavor madness, the spiced out culinary lab where Marana's hidden pizza gem, Hungry Howie's Pizza, has proudly been serving its faithful customers for three fantastic years. If you haven't tried them, and I'm guessing many of you have not, you owe it to yourself to find out what the flavor fiends of Marana already know.....fresh crust with a tasty punch makes the other guy's offerings numbingly ordinary. One taste and you will be hooked.

Here is the 411 for this local hangout. Howie's is owned by Mike Silva and Gordon MacIntyre. Both are United States Air Force Veterans, graduates of the University of Arizona and long time Tucsonans. Mike and Gordon firmly believe that the most

important ingredient for past and future growth of their business is building a positive and mutually beneficial relationship with the community they serve. For this reason, they continually partner with local business and philanthropic organizations alike to raise

awareness AND bottom lines with boxtopper campaigns. Mike and Gordon couldn't enjoy being part of the Marana family more, and proudly employ nearly twenty sons and daughters of Marana. Both the owners, and the homegrown talent that keep the store running, eagerly look forward to pleasing pizza and sub lovers for years to come.

So there it is. Hungry Howie's Pizza is the Marana home to one of kind flavored crusts. With 8 great flavored crust pizzas and a wide

selection of toppings, they have a pizza to satisfy almost anyone. They also have plenty of other menu items to please the palate. Whether you are looking for hot wings, crispy salad, cheesy bread or a delicious oven baked calzone style sub, Howie's has a taste sensation sure to leave a smile on your face.

What are you waiting for? Call now (572-6767),



AKKA Karate USA

7575 W. Twin Peaks Road

My name is Marianne Morrill, and I am the owner and head instructor at AKKA Karate USA Twin Peaks. I enjoyed teaching martial arts while working under the watchful eye of my instructor, Mr. Michael Keschinger whom I am still honored to train with. In March of 2008 we decided it was time to expand and I opened my own school to better serve those in the Continental Ranch area. With my husband and my two daughters assisting me, we are a family run school reaching out to other families living in this and surrounding communities.

The organization which I am a part of - AKKA Karate USA has been around for over 40 years. Using the art of American Kenpo Karate, based on the Chinese

system of Chuan Fa Gung Shou, we teach traditional values using self defense and character based training systems. Not only do we teach the physical aspects of Kenpo, we teach the traditional values and ways in which our students gain confidence through self

defense. We also offer classes in Cardio Kickboxing where you can get a great workout.

I love owning my own school in Continental Ranch. The people are nice and willing to work together, making this a great community to be a part of. We encourage a family atmosphere and offer affordable Martial Arts instruction packages. We are dedicated to fun, family teaching and training from ages 4 and up. Our studio is at the corner of Twin Peaks Road and Coachline Boulevard, next to Walgreens.

For more information call 520-572-8669 or email twinpeaksakka@yahoo.com.



Rock n Java

7555 W. Twin Peaks Road

Rock n Java opened its doors in Oct. of 2009 with the intent to serve a great cup of coffee in a relaxed atmosphere along with some awesome music in a family environment.

The coffeehouse is open 7 days a week. Mon-Sat. 6am-7pm & Sun. 7am-5pm (Open later during events)

We are located at 7555 W. Twin Peaks Road. We serve a coffee that is roasted right here in town by Adventure Coffee Roasters and is a blend made especially for Rock n Java. The coffee

we serve is all Organic and Fair Trade. We have live music on the weekends and you can check the calendar at www.rocknjava.tv The coffeehouse is

owned by Alive Church and is Managed by Teri Webb. The auditorium where the concerts are held is the same space that Alive Church has it's church services. Alive is a non-denominational bible based church that has services at 5pm on Saturday nights and 9:30 & 11:00 on Sunday mornings. Our hopes and desires are to be the Continental Ranch

Community's place to be for the best cup of Joe (or smoothie), live music and a place to connect with a church family.



Seniors And Retirees Of CRCA

Throughout the summer months, we welcomed several new members to SCRCR, and look forward to having them participate in our meetings and outings. Now that the summer heat is dissipating, we also welcome and look forward to the fall and winter months with renewed energy and a full calendar of events!

On the 7th, 14th, 21st and 28th, we will be at the Community Center for our usual 9:30 a.m. meetings, games, and yummy refreshments! The 14th will be birthday time once again, as we honor those within our group celebrating that “special day” during the month of October. Dominoes and bridge still seem to be the dominant games enjoyed following these meetings, but we are always open to new suggestions and many more participants. Casino day is the second Friday—the 8th—and carpools will depart the Center promptly at 9 a.m.! On Friday the 15th, we will carpool (leaving at 6:00 p.m.) to Tucson Community Center for the Ice Capades performance at 7 p.m. This, of course, is a limited seating function, so be certain to get your reservation in to Alice very soon! The 19th will find us heading for The Steak Out (off Tangerine Road) for an evening dinner, with carpools departing the Center at 4:45 p.m. And, on the 28th, let’s all enjoy luncheon on the terrace (or indoors if you prefer!) at Tohono Chul Park on N. Paseo del Norte at 12:30 p.m., with carpools heading that direction at noon. The cooler weather might entice many of us to wander throughout the nature trails in the early afternoon. A guided tour can be arranged. Sign-up sheets for our activities are always at the Thursday morning meetings, and this helps the committee arrange for adequate table seating and transportation.

In addition to all this, our hiking, crafts, and TOPS groups are back in full “swing” so if these activities are of interest to you, just ask and we will get you all necessary information. Boxes will be packed for our military personnel during the month of October

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as well, and Betty reminds us to begin collecting current mailing addresses as well as items for shipment.

This ‘N That...

Did you know that the UofA campus has the oldest continually-maintained public tree collection in the state? For more than 120 years, faculty and students have planted trees for shade, fruit, botanical study and beauty. Today, the campus is a recognized arboretum that protects and celebrates its 7,000 stately and unique trees. This all started prior to 1920 when UofA researchers focused on finding potential crops for Arizona residents. Over the years, a goal was to collect unique trees from around the world. Examples: Fever Tree from Africa flourishing on the southwest side of Cochise Hall; Floss Silk from South America, with knobs that make it look like a medieval weapon; Boojum from Sonora, the tallest at 30’ and the last of several that were planted in the ‘30’s; Moon Tree sycamore from Europe with a germinated seed that went to the moon aboard Apollo 14 in 1971! The UofA campus is open daily, absolutely free. Check out the website for lots more information: www.arboretum.arizona.edu.

We celebrate Columbus Day and Canada’s Thanksgiving Day on the 11th; the U.S. Navy was established on the 13th in 1775; National Bosses Day is on the 16th; United Nations Day is the 24th, and of course, Halloween is on the 31st, with many activities actually scheduled for Saturday the 30th. Be sure to light your homes both nights and watch for those ghosts and goblins darting in and out between parked cars in their excitement to trick or treat!

Thought For The Day

No man is so weak as one who cannot admit when he is wrong.



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.

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

Please Leash Your Dog!

Continental Ranch has many great parks where you and your four-legged companion can go on a walk or play a game of fetch. Unfortunately, there have been many concerns that too many dog owners have been ignoring the leash rules. No matter what size, breed, or temperament of a dog, it can ignore commands at any time. There is never a complete guarantee that a dog will obey its master 100% of the time. From Chihuahuas to Pit Bulls to Great Danes, all canines must be leashed.

Due to the rise in complaints, the rules, which have always been posted, will now be more strictly enforced. Last month the Board unanimously voted to impose \$100



finest to anyone caught walking their dog off leash in CRCA common areas. The most visible and frequented area is Windmill Park, however, there are many smaller parks located throughout CRCA neighborhoods where this fine penalty will apply. Pima County Animal Control maintains similar penalties.

Just down the street, the Silverbell-Cortaro District Park has a dog park where dogs can run freely off their leashes. If you want to give your friend his exercise off his leash, please visit the designated dog park, conveniently located at the corner of Silverbell Road and Cortaro Road.



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 Community Wide Yard Sale
10	11	12 Covenants 6pm at WP	13	14 Seniors/ Retirees 9am at CC	15	16 Large item pick up WM
17	18	19	20 Annual Board of Directors Meeting 7pm at Twin Peaks Elementary	21 Seniors/ Retirees 9am at CC ARC 2pm at WP Board Organization/ Training 6:30pm at WP	22	23 CRCA office open 9am-1pm
24	25	26	27	28 Seniors/ Retirees 9am at CC CRCA	29	30 Haunted House 6-8 at CC
31 Happy Halloween!						

November 2010

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1 Pool Committee 7pm at WP Assessments are due	2 Landscape Committee 7pm at WP	3 Activities Meeting 7pm at WP	4 Seniors/ Retirees 9am at CC ARC 7pm at WP	5	6
7	8	9 Covenants 6pm at WP	10 Board Study Session (TBD)	11 Seniors/ Retirees 9am at CC Finance Committee 6:30pm at WP Veteran's Day	12	13
14	15 Last day to pay assessments w/out late fee	16 Assessments Late	17 Board Meeting (TBD)	18 Seniors/ Retirees 9am at CC ARC 2pm at WP	19	20 CRCA office open 9am-1pm
21	22	23	24	25 CRCA Office Closed, Thanksgiving	26 CRCA Office Closed	27
28	29	30				

Marana Improvements In CRCA

Continental Ranch residents may see some projects in the near future in two specific areas of Continental Ranch.

The first is the chip-seal of the Community Center parking lot. This parking lot is maintained by the Town of Marana, in exchange for use as an over-flow parking lot for the Town park across the street. The condition of the parking lot has been declining, so after follow through by CRCA management with the Town operations department, the parking lot is finally scheduled to receive some rejuvenation. This work

should take place during the month of October.

A second project will be underway around the same time. This project is to correct the placement of a manhole on Blue Crossing Way, near the intersecting walking path. The manhole has been of great concern to residents of the immediate area because it was several inches higher than the surrounding asphalt and was a hazard to low clearance vehicles.

These projects are both funded and coordinated by the Town of Marana. For further information, please call the CRCA Management office.

Crime Watch: Resident Reports

The CRCA Management office has received more troubling news from residents, about which the Community should be aware. More home invasions have recently been attempted, putting community members on edge. The victims of these crimes have expressed deep concern that their fellow neighbors' safety could be at stake and that everyone should be very attentive to their surroundings.

According to Continental Ranch resident reports, the recent activity included a team of three men. One would distract the resident at the front door while the other two would sneak through the backyard and break into the home from the rear. One report involved a red Ford F-150 truck with a white camper shell.

There is no simple solution to prevent crimes from happening. The more alert the community, the lower the risk that these criminals will succeed in their activities.

Be sure to dial 911 if you sense an emergency is at hand. There are many common sense practices that can be followed, such as:

- Do not open the door to strangers.
- Keep your garage door fully closed as much as possible.
- Report suspicious activity to the Marana Police Department.
- Be involved with Neighborhood Watch programs.



Crime is inevitable, but the current economic situation that our great nation is facing especially promotes the financial hardships which stimulate higher levels of criminal activity. Continental Ranch residents can help reduce the risks by raising their awareness levels. Let's keep Continental Ranch safe!



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Judy Ibrado
Realtor® ABR, SFR
(520) 301-8455
jibrado@longrealty.com

Whether you are Buying or Selling in the Tucson area you can be certain that I am dedicated to making your experience the best possible and most profitable.

Your needs are important to me!

Please give me a call today so we can plan your real estate needs.



Specializing in relocation, short sale and foreclosure.

Hello, Neighbor.

I'm a Realtor who specializes in the Continental Ranch neighborhood. So I've started a Facebook community to help us stay connected and informed. Join us! Visit my web site at:
www.azmoves.com/shayne.mccaslin
and click on my Facebook link.



Shayne McCaslin, SFR
520.975.5746



6970 N. Oracle Road, Suite 100, Tucson, AZ 85704
shayne.mccaslin@azmoves.com

RESIDENTIAL BROKERAGE



Hardeman Home Service

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Management's Message

in September. Please contact the office if you did not receive your balloting packet. It is very important for everyone to vote. I urge you to VOTE! Take a moment to put your ballot in the mail or drop it off at the office. The annual meeting is on October 20th at 7 p.m. at Twin Peaks Elementary School. See you there!

What does a witch say to her broom before she goes to bed? Answer: *Nighty Night and Sweep Tight!*

On behalf of HOA Management Solutions, thank you, owners, for your continued support as we help the Board manage Continental Ranch. Here is a partial list of our accomplishments this year:

- Transition to VMS and full identification of Reserve Funds
- File Conversion complete
- Attending all meetings, often with more than one employee

continued from page 24

- Supporting the annual Reserve Study
- Securing many bids for work with the largest contract being the new Landscape Contract.
- Successfully hiring and supervising the Pool Monitors
- Reducing Delinquency using good systems and by working closely with your collection attorney
- Having the HOA Management Smart Car to tour the community for covenants review.
- Maintaining 10 hour a day, Monday through Friday office hours plus opening 4 hours one Saturday a month

Happy Halloween!

*Dale De Men, Community Manager
On behalf of Josh, Kyle, Jocelyn and Aime*

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. 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

Dear CRCA Owners,

The semiannual invoice will be in the mail by October 8th. Your semiannual payment of \$148.50 is due November 1st and is late on November 16th. We have learned the mail can be unreliable. Please be on the lookout for your invoice and if you do not receive it, contact Aime in the office. Please remember you are required to pay the assessment even if you have not received the invoice. You will also see reminders to pay on the Community Center Marquee throughout the month.

What is the one room in the house that ghosts avoid?

Answer: The Living Room.

October will end with a lot of fun at the CRCA community center haunted house on October 30th from 6 pm to 8 pm. There will be costume contests and things to do. I hear there will be a bake sale and maybe some clowns for your entertainment. Activities Committee is working real hard to make this event a wonderful success. It is amazing to see the ingenuity of the costumes. Thank you, parents, for bringing your children to this popular CRCA event. Thank you for supporting your community.

What do Monsters always order from McDonald's?

Answer: French Frights and Ham-boo-gers.

The last Board Meeting of the year is scheduled for October 6th to tie up any loose ends. It will be at the Community Center at 7 p.m. All are welcome to attend. Committees are all meeting at their regular times throughout the month. Come on down and sit in on a committee meeting. They all need members and it is an opportunity to support your association and make new friends.

What do witches use to style their hair with?

Answer: Scare Spray.

October is also the twelfth month of the CRCA annual fiscal year. The packets for the Annual Meeting were mailed

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

Aime Salinas, Accounts Manager
aime@hoamanagementsolutions.com

Kyle Nickell, Covenants Assistant
kyle@hoamanagementsolutions.com

Jocelyn Canovali, Office Assistant
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.

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