

CONTINENTAL RANCH

the windmill

July 2011 Edition

www.crcatucson.com

Mark Your Calendars July 2011

| | |
|------|--|
| 1st | Windmill Park Re-opens |
| 4th | CRCA Office Closed |
| | Independence Day |
| 5th | Landscape Committee 7 p.m. at WP |
| 6th | Activities Committee 6 p.m. at WP |
| 7th | Seniors 9 a.m. at CC ARC 7 p.m. at WP |
| 11th | Pool Committee 7 p.m. at WP |
| 12th | Covenants Committee 6 p.m. at WP Meet the Candidates 6:30 p.m. at CC |
| 13th | Finance Committee 6:30 p.m. at WP |
| 14th | Seniors 9 a.m. at CC Board Study Session 6:30 p.m. at CC |
| 19th | Nominating Committee 6:30 p.m. at CC |
| 21st | Seniors 9 a.m. at CC ARC 2 p.m. at WP Board & Executive Meeting 7 p.m. at CC |
| 28th | Seniors 9 a.m. at CC |
| 30th | CRCA office open 9am-1pm |

President's Report

—John Lambert

It is nice to see all the activity at both of the swimming pools here. With the increased usage comes increased issues. I find it quite irritating that the Association has to spend \$50,000.00 every year to employ pool monitors to try and get people to follow the few rules there are for using the pools. \$10.00 of your dues is going to these monitors because people cannot seem to understand the need to conduct themselves in a civilized manner at the swimming pools. You will find the pool rules in this newsletter- AGAIN. Let me just say that anyone not following the rules while using the pools will be subject to having their pool keys shut off as a result of inappropriate behavior. The security cameras are up and running and afford us a very clear video of what does go on at the pools and are stored for any future use. An added note to that is that if you are not current on your dues your pool key will be turned off until you make payment.

While the BOD has implemented a new approach to covenants enforcement it does not mean that we are not issuing violations. The homeowner covenants liaison will be trying to establish personal contact about any issues before writing "the letters". Please make sure that the office has your current phone number so that they may contact you personally before having to issue a violation letter. Monetary fines have been used in the past to try to get people to comply- even \$100 a day fines



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Table of Contents

| | |
|------------|--|
| Page 1-2 | President's Report |
| Page 2 | Mailing List Updates |
| Page 3 | June Board Meeting |
| Page 4 | Swimming Pool Rules |
| Page 5 | Dethatch for Healthy Turf |
| Page 6 | Neighbors Helping Neighbors Organized Sports Play Vandalism Reward |
| Page 7 | Seniors |
| Page 8- 9 | Advertising |
| Page 10-11 | Calendars |
| Page 12-22 | Advertising |
| Page 23 | Useful Numbers Newsletter Policies |
| Page 24 | Management's Message and Contact Info |



President's Report Continued...

were issued a number of years ago with about the same degree of success as the fines levied now. If a violation is not remedied in the prescribed time pool keys will be turned off for a violation along with a possible monetary fine. Not what we as BOD members and neighbors want to do but we have no choice but to seek compliance with the Associations documents.

I hope you are all enjoying the new landscaping that has been going on throughout the community as much as I am. I am sad to report that Joe Callahan, the chairman of the landscape committee, has passed away. I met Joe through the Neighbors Helping Neighbors program. He was in very poor health and needed help with his landscaping. I watched Joe go from just being able to sit in his chair at home to rebounding quite nicely. He started getting around with his walker and joined the landscape committee to try to give back to the community. Joe was very outspoken and his heart was in the right place and he did one hell of a job on the committee. I know that I will miss him but CRCA is a better place because of the efforts Joe put into the landscape committee. When you look at all the new trees and plantings please take a moment and thank Joe for being involved.

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.

June Recap: Meeting At A Glance

The following are highlights from the regular meeting of the Board of Directors held 16 June 2011 at the Community Center. Completed minutes are posted to the web site in draft format and will be approved at the next appropriate meeting. A copy may also be requested from the office staff.

Consent Agenda Approvals

Committee minutes were received and acknowledged; recommendations noted.

Two Landscape Committee recommendations were included—planting of Olive trees at Tot Lot 28 and Deimos and Coachline by DLC.

Board Actions

Two major incidents at the pool recently were discussed in great detail with reports filed for Board study and action. Each incident was documented by the security cameras operational on site, and Management will secure statements from one family and pool monitors on duty at time of each incident. Appropriate action will be taken when all information is documented. Meanwhile, the pools' Code of Conduct and procedure for pool key suspension will be reviewed in the upcoming Windmill in the hope that adults might set a better example for young people to witness.

The Board authorized flying of a special flag on homeowners' property. Financials were approved as presented. Two reports requested by the Finance Committee on a regular basis were authorized. Pool Deck treatment at Windmill pool by Saguaro Pool of Tucson was approved. Lot cleanup and application of pre-emergent was approved for one property. Covenants Committee policy draft was approved with one minor change. Monument plantings for shrubs, cacti and succulents at 11 monument sites were approved. The locked entrance to the Community Center pool restroom area requires additional information and study; action to be taken at the next meeting. A variance was approved

for installation of an upgrade to a new product at one residence. Payment of final billing from Express Digital was authorized. The president appointed the 2011 Nominating Committee and urged interested residents to step forward for nomination consideration.

Manager's Report

A termite infestation was noted, and bids for immediate treatment will be requested. Some CMID issues are still being addressed. Curbing was installed at the Coachline monument. Late assessment letters were sent to over 400 residents; secondary letters were sent out to 297 residents. Staff continues to work with pool monitors, all committees, and routine office management items.

President's Announcement

It was noted with deep regret, the death of Mr. Joe Callahan, a member of the Landscape Committee.

Upcoming Dates

Nominating Committee (1st meeting): 23 June 2011

Board of Directors' Study Session: 14 July 2011, 6:30 p.m., Community Center.

Board of Directors' Regular Meeting: 21 July 2011, 7:00 p.m., Community Center



Continental Ranch Swimming Pool Rules



Accounts with past due assessments will have their pool key card turned off until payment is received.

1. Association rules and regulations must be followed. Lifeguards are not on duty, swim at your own risk.
2. All persons must conduct themselves in a manner which is safe to themselves and others.
3. Any person asked leave the facility must do so immediately upon request by authorized staff.
4. **Violation of these rules may result in the suspension of swimming pool privileges for a time to be determined by the Board of Directors.**
5. Pool areas are for residents and their guests only. Residents must accompany their guests at all times. Limit of 5 guests per residence per use, unless registered with authorized staff. Authorized staff has the right to limit the number of guests using the facility on any day. Maximum occupancy in swimming pool area is 120 people. No more than 90 people can be in the water at any time.
6. Children under the age of 12 years must be accompanied by an adult 15 years of age or older.
7. **Children under the age of 15 are not allowed in the spa** under any circumstances, due to health safety reasons.
8. Swimming pools are open 5:00 AM to 10:00 PM seven days per week during summer months.
9. Gates to the pool and to the restrooms are to remain closed and not propped open for safety purposes.
10. Appropriate swim wear must be worn while in the swimming pool. No cut-offs allowed!
11. *All swimmers SHOULD shower prior to entering the swimming pool.*
12. No person(s) having an infectious or contagious disease, open cuts, sores or bandages are allowed in the swimming pool or spa.
13. Urinating, defecating or depositing of a foreign matter in the swimming pool is prohibited. Incontinent persons and children not yet "potty trained" must wear waterproof rubber pants while in the swimming pool.
14. **No SMOKING or TOBACCO PRODUCTS** are to be used in the swimming pool areas.
15. **No GLASS CONTAINER** allowed in the swimming pool areas.
16. **No ALCOHOLIC BEVERAGES** or persons suspected of being under the influence of an alcoholic or narcotic substance is allowed in the swimming pool area.
17. **No FOOD or BEVERAGES of any type (except water)** allowed inside pool area. Please use picnic tables outside the pool areas.
18. No swimming allowed during inclement weather. Swimming pools will be closed during lightning storms.
19. Children under 42" tall at the chin, using a flotation device in the large swimming pools must be accompanied by an adult who is in the water supervising the child.
20. No diving allowed unless under the direct supervision of a swim instructor or coach.
21. Children in the splash pool must be accompanied by an adult.
22. No cooking is allowed in pool areas.
23. No radios, stereo equipment of any kind or TV's allowed unless it is battery operated and used with headphones.
24. ***NO Bicycles, and/or riding toys are allowed in the swimming pool area.***
25. ***NO skate boards, roller skates, roller blades are allowed in the swimming pool area.***
26. **No climbing and/or swinging on gates and walls** are allowed.
27. **No animals** allowed in the swimming pool areas unless the animal is classified as a "Guide Dog" for a disabled person.
28. Playing with pool equipment is prohibited.
29. If using suntan lotion, place a towel over the chair to protect it from oil damage.
30. No hard balls or other hard items of any kind are allowed to be thrown, tossed or played with in the swimming pool area. Other appropriate "Pool Toys" and flotation devices may be permitted at the discretion of authorized staff.
31. **No running, pushing, horseplay, dunking, fighting, excessive splashing or mischievous behavior** is allowed.
32. **No spitting, swearing, boisterous conduct, abusive or foul language** is allowed.
33. Fin use or scuba equipment is not allowed, unless being used under the direct supervision of an instructor approved by the Board of Directors. Goggles, snorkels, and masks are allowed in the swimming pool with permission from authorized staff.
34. No swimming lessons may be conducted in the swimming pool unless it is by the child's parent(s) or by instructors approved by the Board of Directors.
35. Keep clear of swimming lanes so it can be utilized by lap swimmers. Do not hang on or play with the lane lines.
36. All litter is to be placed in the proper receptacles or taken home.
37. Continental Ranch Community Association or staff is not responsible for valuables left on the deck or stored in lockers.
38. No one may interfere with emergency procedures, accidents or drill exercises.
39. ***ONLY ONE CARD ISSUED PER HOUSEHOLD.*** Replacement fee charged for lost cards: 1st time \$10, 2nd time \$25, 3rd time \$50, 4th time and above \$100 replacement fee.

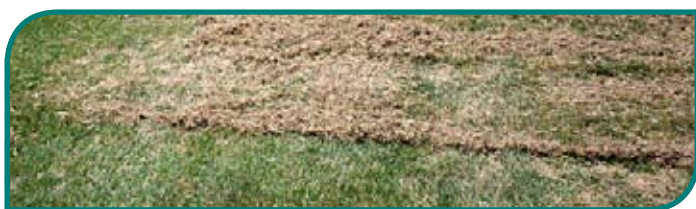
DETHATCH FOR HEALTHY TURF

The best time of year to dethatch is June to October

The Dethatching Process

The dethatching process is a perfect example of the saying “out of chaos comes harmony”. Removing thatch can be a messy process, but the end result is well worth it. Dethatched turf will grow more uniformly, be healthier over all and be better prepared for successful overseeding in the fall.

Thatch is matted, fibrous material between the soil and surface of the turf. Typically, it is caused by the accumulation of decomposing grass clippings and debris tangled with grass stems and roots. To prevent thatch buildup, use a vacuum or catch mower each time you mow. If you notice minor thatch build up, remove it by hand with a rake.



Dethatching turf brings debris to the surface.

Dethatching can be done several ways. You can buy an attachment for your lawn mower, rent a dethatcher or hire a landscaper. For a residential lot, we recommend using a dethatching mower attachment, which can be found at your local home improvement or gardening store, for a quick, seasonal dethatching.

Once you dethatch, remove debris by hand raking or with a catch mower. If you dethatch your turf during the growing season, it will recover quicker than if you dethatch in the winter months.



Before Dethatch

Turf may appear healthy on the surface, but below there can be a thick mat of thatch, which can cause hot spots and prevent nutrients and water from getting to the roots. Inspect your turf at the base of the grass blade to find thatch.



After Dethatch

Dethatching your turf will pull the thatch to the surface. Thatch is most often found in warm weather grasses that creep, like Bermuda grass.



Clean-Up

Completely removing and clearing debris from dethatching is important to ensure that turf can breathe and properly recover from dethatching.



Neighbors Helping Neighbors

Anyone in our community in distress who has received a compliance letter for landscape violations in their front yard, 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



Organized Sports Play

Several different sports organizations, with teams consisting of CRCA youth, love to make use of Windmill Park's wonderful grass fields. Common area liabilities rest on the shoulders of all residents who belong to the Association. It is very important for these teams to be on file with the Association office so the Association can document the teams have proper insurance in place.

To the parents with a child(ren) participating on the sports teams which practice at Windmill Park – please remind your coach(es) to stop into the Management office and ensure that the team's file is current.



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Seniors And Retirees Of CRCA

July's heat wave is no surprise! We know what to expect and rearrange our daily schedules accordingly, with early morning walks, swimming, shopping, household chores, yard work etc. all accomplished before the heat of the day taxes our diminishing energy! It's one of the perks for mature adults to be able to somewhat alter some of our daily routine and be able to "hibernate" during some of the peak hours of the summer's heat.

Accordingly, during July and August, SCRCR tries to remain indoors more and encourage meeting attendance at the Community Center followed by games or swimming, then by meeting at a nearby restaurant for lunch before venturing back home. Each week, a different restaurant is selected, and it's not only a gathering of our community friends, but focuses on supporting local business as well.

Mature adults living in Continental Ranch are encouraged to visit us on a Thursday morning. You may wish to check our website at <http://continentalranch.blogspot.com/> as well. And, the pack rats that we are, we're always saving and bringing along our contributions to the numerous collections we sponsor: Marana Food Bank (non-perishable items), soda can tabs (for Ronald McDonald House), soda cans (for a local church), coupons (all clipped and ready for mailing to military families overseas), eye glasses (Lions' Club), and the list goes on!! Philanthropic director, Betty, tells us she has received feedback from deployed military telling us how much they appreciate the boxes of goodies we send overseas on a regular basis.

During July, we have scheduled meetings at the Community Center which begin at 9:30 a.m.—but our socializing and goodies are always "ready to go" by 9 o'clock! So, we're looking at the 7th, 14th, 21st and 28th. On the 7th, we are also scheduling our annual "Red, White and Blue" pot luck brunch. Being whatever is appropriate to honor the nation's colors for an Independence Day celebration! On the 8th, we travel to the casino—departing promptly from the Center at 9 a.m. July birthdays will be celebrated on the 14th, and later that day, those with Gaslight Theater reservations will carpool from the Center at 4 p.m. for dinner followed by the theater presentation. On the 25th, plans are being

finalized for a trip to the Pima Air and Space Museum, which will include a bus tour and lunch. Sign-up sheets are always available for outside activities so that adequate reservations and carpool arrangements can be handled by our dedicated Activities' Committee folks.

Remember to fly your flag on the 4th! Let our Continental Ranch military families see that we support our country and the freedom they are preserving for us.

. This 'N That...

Valley Forge National Historical Park some 20 miles northwest of Philadelphia, is a 3,500-acre enclave of grassy slopes and hillsides. General George Washington found this area to be an ideal place to keep tabs on the British, who had just captured Philadelphia just 17 months after the Declaration of Independence was signed in 1776. Today, the park's visitor center offers a more hospitable greeting with a renovated structure housing freestanding storyboards displaying explanations, explorations and artifacts. Tour guides relate the stories of events that don't often appear in history books. Traveling east this summer? Make this a part of your travel itinerary!

Two decades ago, fewer than two dozen condors had been identified in the southwest, all in captivity. Today, they number about 400 and about 80 regularly hang out at popular scenic viewpoints in the Grand Canyon National Park. From May through August, condors sleep on cliffs below Bright Angel Lodge on the park's South Rim, waking around 8 a.m. each day and circling up the cliffs before heading off for the day in search of food. They return in the afternoon, swooping dramatically on 9-foot wingspans directly above visitors' heads before settling again on the cliffs. If your summer plans include a visit to the Grand Canyon, it might be worth your time to see and follow the routine of these majestic birds.

Thought For The Day

Graduates of high school and area universities are the upcoming saving grace for the world. The fireworks begin today. You should consider each diploma as a lighted match. You are its fuse! --Author Unknown



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Client Testimonial

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| Sunday | Monday | Tuesday | Wednesday | Thursday | Friday | Saturday |
|--------|---|---|---|---|--------------------------------|--------------------------------------|
| | | | | | 1 Windmill Park Re-opens | 2 |
| 3 | 4 CRCA Office Closed Independence Day | 5 Landscape Committee 7pm at WP | 6 TOPS 10am at CC Activities Committee 6pm at WP | 7 Seniors 9am at CC ARC 7pm at WP | 8 | 9 |
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| 21 | 22 | 23 | 24 TOPS 10am at CC | 25 Seniors 9am at CC | 26 | 27 CRCA office open 9am-1pm |
| 28 | 29 | 30 | 31 TOPS 10am at CC | | | |



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Light the Way

Church and Preschool

exciting news!!!

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the
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on
Coachline
and
Silverbell
this FALL!

preschool church

Light the Way Lutheran Church invites you to join us for an inspirational message and music at our worship service each Sunday led by Pastor Dale Moe. We offer many activities for all ages such as Bible studies, fellowship, youth group, children's church, hiking group, knitting and crocheting, scrapbooking and so many more. At Light the Way all are welcome, so please join us and build relationships with God and others in the community. Come see what all the buzz is about!

Meeting at Twin Peaks Elementary School
Sundays 10 am
520.339.5697

Light the Way Preschool is an amazing preschool program that teaches the essential skills for Kindergarten. We offer morning, afternoon, and all day programs either two, three, or five days a week depending on the needs of your child and family. Our program is faith based and follows the Marana School District's schedule and times. You will find our teachers are passionate, experienced, and love preschool. Call our director Cathy or come by and see why we are loved and trusted by children, families, and kindergarten teachers.

Meeting at Desert Son Community Church
5250 W Cortaro Farms Rd
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520-626-6016

Pima County Animal

(including for barking dogs)

520-243-5900

Pima County Hazardous Waste

(including green pools 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 be submitted on Compact Disc (CD) to the management office, or by e-mail to jocelyn@hoamanagementsolutions.com. The preferred file format for ad submissions is PDF, however JPEG is also accepted. For specific ad size dimensions please e-mail the address above for additional information.

Advertising Rates

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

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

Management's Message

"God bless America. Land that I love. Stand beside her, and guide her, Through the night with the light from above. From the mountains, to the prairies, To the ocean, white with foam. God bless America! My home, sweet home, God bless America! My home, sweet home." Irving Berlin

Happy 4th of July Everyone,

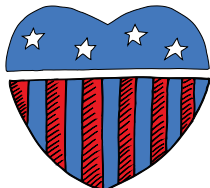
I hope all your celebrations are fun, and safe. Maybe we each can spend a few moments reflecting on how lucky we are to live and work in a country where a community as friendly and nice, as Continental Ranch can exist and flourish. The freedom to choose where and how we live is so important. Many families are enjoying the pools and the community center is always busy with your special events. The ball field will reopen soon.

Your association has been very busy this year upgrading the landscaping, keeping the pools nice and installing new pool fencing, installing a new a/c in the community center, tearing up and relaying the Windmill parking lot, instituting a friendlier covenants policy and hosting the wonderful Easter Egg Hunt. Your assessments fund all these projects. It is interesting to note that out of 3,481 CRCA accounts (not including the Sunflower accounts) 400 accounts did not pay on time. These accounts have been charged a late fee and have had their pool keys turned off because they are delinquent. This is a board policy of several years and sanctioned by the CC&R's. 297 of these 400 accounts are still outstanding at the time of writing this letter. They have been sent a second late letter. You have to pay in order to play. I've been told some residents are unaware of this policy; so now you know. Privileges are restored once payment is received in full.

I'd like your help, please. The play equipment here at Windmill Park is right by our office. We often see older, larger children who are too big to be playing on it. The modules are expensive. The younger children really love to play here and they are a delight to watch. So if you have older children, please ask them to stay off. It is all part of growing up and leaving some things behind. Thank you.

When an American says that he loves his country, he means not only that he loves the New England hills, the prairies glistening in the sun, the wide and rising plains, the great mountains, and the sea. He means that he loves an inner air, an inner light in which freedom lives and in which a man can draw the breath of self-respect. ~Adlai Stevenson

Dale De Men, Community Manager
On behalf of the Staff;
Josh, Aime, Paula and Jocelyn



Address 9150 N. Coachline Blvd.
Tucson, AZ 85743

Phone (520) 297-7600

Fax (520) 297-7917

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jocelyn@hoamanagementsolutions.com

Office Hours:
Monday-Friday, 8 a.m. to 6 p.m.
Saturday, 9 a.m. to 1 p.m. (once per month)
Sunday, Closed

The office is now open one Saturday per month. We accept payments by check or money order; however, we will not 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.