

# CONTINENTAL RANCH

*the windmill*

June 2011 Edition

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

## Mark Your Calendars June 2011

1st	Activities Committee 6 p.m. at WP
2nd	Seniors 9 a.m. at CC ARC 7 p.m. at WP
6th	Pool Committee 7 p.m. at WP
7th	Landscape Committee 7 p.m. at WP
8th	Finance Committee 6:30 p.m. at WP
9th	Seniors 9 a.m. at CC Board Study Session 6:30 p.m. at CC
14th	Covenants Committee 6 p.m. at WP
16th	Seniors 9 a.m. at CC ARC 2 p.m. at WP Board & Executive Meeting 7 p.m. at CC
22nd	Finance Budget Study Session 6:30 p.m. at WP
23rd	Seniors 9 a.m. at CC
25th	CRCA office open 9am-1pm
30th	Seniors 9 a.m. at CC

## President's Report

—John Lambert

Having returned from an extended business trip to Canada I was pleasantly surprised by the landscape changes going on here in CRCA. I would like to thank the landscape committee for all the planning and hard work they have put into making CRCA more attractive. The new monument landscaping and the additions to Twin Peaks are a very real improvement to anyone entering our community. The retention pond drainage project is done at Windmill Park and DLC is working on restoration of the turf on the baseball and soccer/football field. Hopefully it will be open for use by the 4th of July holiday. With that said, I am very upset with the amount of new plantings that someone in the community has chosen to steal from Twin Peaks Road. Over 28 plants, trees and cacti have been stolen at a cost of over \$500.00 to replace. Anyone seeing or knowing of the person or persons involved in these out right thefts please contact the office so we can stop these senseless acts. Remember- there is a \$500 reward for the information leading to the arrest and conviction of any vandalism here in CRCA.

While it is the "fiduciary duty" of the BOD to enforce the CC&R's we felt that the way that covenants enforcement was handled was too harsh and counterproductive to the ultimate goal of compliance. We are all neighbors here in Continental Ranch and as such want a community that we can



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## President's Report Continued...

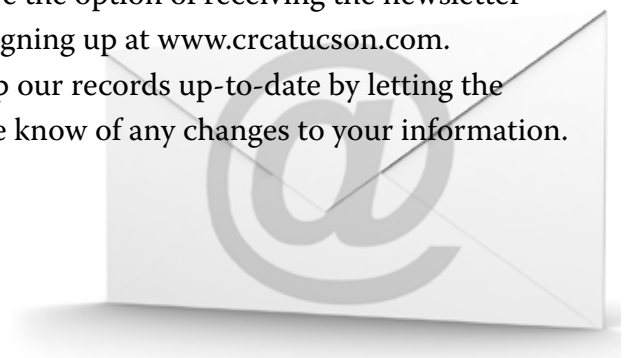
all be proud of. With the current value of our homes declining over the past years- because of the economic conditions- it becomes even more important that preserving property values by maintaining the appearance of the homes is a goal shared in the community. We all share in making the greatest single investment we have made in our lives- our Homes and only want them to grow in value.

The covenants enforcement person's title has been changed to Homeowner Covenants Liaison. There will be more attempts at personal contact and attempting to resolve any issues rather than just the past "violation letters" threatening fines. While this is a new approach it does not eliminate the eventual fines or loss of pool privileges if compliance is not achieved. Please contact the office with your most current phone number or e mail so that we can move forward with this friendlier approach to resolving compliance issues. We cannot make CRCA the kind of community we all desire without your help.

## 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.



# May Recap: Meeting At A Glance

*The following are highlights from the regular meeting of the Board of Directors held 19 May 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.

Landscape Committee recommended a fertilization program by DLC for all flowering plants in CRCA. DLC was also authorized to replace 77 dead plants with 5-gallon plants from the plant palette. Activities Committee recommended support of Marana's September concert, and a change to the 2011 Halloween event to 29 October.

## Special Presentation

The president addressed a current covenants' situation, noting an unusually high number of letters sent to homeowners for various alleged violations. The community's Design Guidelines clearly outline the high standards expected in order to retain property values; however, it was noted that in some instances, similar situations currently exist in the common areas and need to be addressed first. A better program of communication with residents and updating the current form letters were also noted and some changes in the general Covenants' procedure appear to be in order. The Board will monitor for a more appropriate approach.

## Homeowner Forum

A resident spoke of prowlers and acts of vandalism in his home area. Maintaining an alert posture throughout the community and reporting incidents to the Marana Police Department appear to be a current solution.

## Board Actions

The Board denied ARC's recent policy and letter recommendations as outlined in committee minutes; structural issues may need to be addressed individually. A proposed new member recommended by ARC was denied for appointment at this time. The financial status of the Association as of 30 April 2011 was presented, with the president requesting a copy of the financials be made available at every Board of Directors' meeting. Landscape Committee's recommendation to install decorative rock along Twin Peaks and in the Windmill parking lot island, using previously-budgeted funds was approved pending inspection and approval that all plantings and monument work has been completed. Covenants' recommendations concerning three parcels were dismissed, and one parcel was determined in need of lot clean-up and pre-emergent for weed control. A broken

wall fine was temporarily disapproved. Correspondence with the Cortaro Water Users' Association, agents for the Cortaro-Marana Irrigation District (CMID) indicated possible violation of policy regarding disrepair of walls at well sites; the situation is still pending. Private drainage easements with fences will be handled on a case-by-case basis, consistent with recorded plat. A reduced advertising rate in the monthly Windmill, as requested by a resident in exchange for professional photography work was denied. Pool monitors' schedule will be increased in order to avoid possible unfavorable incidents, at the recommendation of the monitors. The approved budget is not to be exceeded. Excess pool furniture will be sold to Hobby Horse Home Owners' Association, with remaining items to be placed in storage for future disposal consideration. Three volunteers have offered to serve on the 2011 Election Committee; more volunteers requested. Graphic Fusion method of payment for web-hosting service resolved. Used filing cabinets, no longer needed in the office, will be offered for sale at \$25.00 each. Action was postponed on asphalt bids, an Express Digital invoice, and water heater bids.

## Manager's Report

Emergency maintenance items were installed at pool and playground. Twin Peaks monument items and other monument lighting completed, along with Windmill basins. Coachline basin scheduled to begin soon. VMS reports are available, with continuous updating of the system to match needs of the Association. File conversion is completed. Revised parking policy is in place and active. HVAC at Community Center is working nicely. Resident pool key suspension in April will be reactivated 20 May. More plants were vandalized from the Twin Peaks project will be replaced. Plantings will be moved out of the CMID area. Wall repair by All About Masonry, as previously authorized, is scheduled for 25 May. Easter Egg Hunt was well received. A private drainage easement and information supplied for Parcel 10 were reviewed by the Association's attorney. TOPS group noted seven CRCA residents and indicate a listing on the TOPS website; not verified. Ad hoc Flagpole Committee will activate soon.

## Upcoming Dates

Finance Committee Study Sessions (Budget) – 25 May and 22 June 2011, 6:30 p.m., Windmill Park Board Room.

Board of Directors' Study Session – 9 June 2011, 6:30 p.m., Community Center.

Board of Directors' Regular Meeting – 16 June 2011, 7:00 p.m., Community Center

# CRCA Annual Elections

There are four Director positions to fill on the CRCA Board of Directors, which will be elected at the Annual Meeting on October 19, 2011. The positions coming open are currently held by Peggy Bracken, Rob Palfreyman, Gladys Pope and Marilyn Stimpson. The CC&R's guide the steps and time line for the election.

Nominees for election to the Board need to fill out the Application for Candidacy form and turn it in via the office to the Nominating Committee no later than June 20th. Your association needs you. Continental Ranch is a strong and vibrant community. Apply for the Board and be a Leader in your association.



## CRCA - Application For Candidacy To The Board Of Directors

(Please Use Additional Paper If Needed)

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

Address: \_\_\_\_\_ Phone number: \_\_\_\_\_

Number of Months/Years lived in CRCA: \_\_\_\_\_ Is your CRCA account balance current? \_\_\_\_\_

CRCA Committees Served on with dates: \_\_\_\_\_

Hobbies/Interests: \_\_\_\_\_

Motivation to run for Board: \_\_\_\_\_

What are the items you wish to achieve while you are on the Board? \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

The Association is a community of neighborhoods governed by the CC&Rs. The Board of Directors is required by law to apply the rules in a uniform manner. How would you approach your fiduciary duty in applying rules and granting waiver? \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

I have read the CC&Rs and the Design Guidelines and understand as a member of the Board, I have a duty to uphold them. YES\_\_\_\_\_ NO\_\_\_\_\_

I understand the time commitment of the position including attending at a minimum of 2 monthly meetings of the Board and up to 2 committee meetings a month. I understand this commitment of time will range from 6 to 12 hrs. a month. YES\_\_\_\_\_ NO\_\_\_\_\_

**Please return the application to the Association office located at the Windmill Park or  
mail it to 9150 N. Coachline Blvd. Tucson, AZ 85743**



# Pool News - Monitors

Summer is close at hand and residents are enjoying CRCA's pools. CRCA continues to help promote an enjoyable time at the pools by bringing the Pool Monitor staff back for the summer months. Residents who visit the pools may see Pool Monitors keeping watch. They can be identified by their bright white staff t-shirts and name badges. Please be friendly to the Monitors – they are here for a good cause. There are many official rules for the pools, some for safety, some for enforcing a positive environment, and some to help maintain sanitary conditions around the pools. Please be respectful towards the monitors, they only want to contribute to a positive experience for everyone at the pools. If you have a concern about behavior around the pool area, please bring it to the monitors' attention so that they can help resolve the situation. You are always welcome to visit the management office if you have feedback to offer. If you visit the pool and find that your key card isn't working, please visit the office so the staff can help reactivate it.



# **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**

# Progress at the Park

The month of May saw completion of the project to perform major maintenance work on the series of surrounding Windmill Park. A much needed servicing of the basins resulted in a dramatic fresh look for the basins. To reduce future maintenance costs, this project was designed for long term sustainability in mind.

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As the basin work was wrapping up, DLC Resources began their project to renovate the turf on the fields. After the winter grass was mowed very low a layer of sand was applied to top dress the field, filling in divots, smoothing out rough spots, and leveling the surface. As temperatures rose at the end of May, the summer grass grew in rapidly.



# Speed Alert

The Town of Marana has responded to concerns over speeding motorists within certain areas of Continental Ranch. New “25 mph Speed Limit” signs were recently installed near Coachline on the streets of Summer Sky, Veridian, Yellow Moon, and Palmbrook. The new signs were installed in hopes of reminding motorists that leave Coachline that these are residential areas where pedestrians are prevalent and children inevitably play. New I-10 access points seem to draw motorists to new routes, and drivers are begged to exercise caution and adhere to the set speed limits.

Marana urges everyone to consider that these are their neighborhoods and to please obey the 25mph speed limits. Taking just a few extra seconds to get home could mean saving a life. Let’s remember that school is out of session and that driving on these residential roads, motorists are bound to encounter bicycles, scooters, and children chasing toys. If you are reading this and you have teens of driving age, please remind them of the safety concerns. Continental Ranch prides itself on being Community oriented and safety first – cheers to a safe and happy summer ahead!



## For Sale... Filing Cabinets

The Association has “gone digital” and digitally scanned the Association’s archived files. The old filing cabinets are now up for grabs to CRCA residents at \$25 each. They are 4-drawer, beige colored, vertical metal office filing cabinets.



These are available on a first come, first serve basis. Bring a check and your ID to the Windmill Office if you are interested.

## Covenants Corner

CRCA’s guidelines ask residents to keep their trash cans tucked away on non-trash days. If your trash can is left out, you may find a yellow reminder tag taped to your trash can. The yellow reminder tag is a friendly method of reminding you to put it away. The Association realizes that with everyone’s busy schedules, a trash can might be forgotten and left out from time to time.



School is out for the summer, and kids are at play! For those of you with portable basketball hoops please be mindful of everyone’s safety by keeping hoops off of sidewalks and out of the street. If you see the Association’s Liaison out and about, please wave and say hi.



# Seniors And Retirees Of CRCA

Nothing makes us feel older than those persistent birthdays that seem to pop up oftener than once a year!! Well, we know that just isn't so, but birthdays do appear to surface so quickly—especially as we grow older! SCRCR is another year older this month, too—number 17 to be exact, and remains the oldest continuously functioning group in Continental Ranch, thanks to the determination of founder, Janet Knebel-Kells who had a vision of pulling together for friendship and service to the community. That mission was strong 17 years ago and is still uppermost in our minds today! Several of the original SCRCR members continue to remain active within the membership!

With the summer heat ready to pounce, our thoughts are turning to activities to be enjoyed indoors and during early evening hours. Thursday morning meetings in the Center are scheduled for the 2nd, 9th, 16th, 23rd, and 30th. These meetings are always followed by table games, lots of chatter, and informal lunch outings within the local area for anyone who wishes to participate (advance sign-ups not needed). Birthdays as well as our club's anniversary will be celebrated on the 9th. Friday, 10 June is casino day and we will carpool from the Center promptly at 9:00 a.m. Also on the 10th we will enjoy dinner at Boston Pizza with movies following. On Wednesday, the 15th, we will board the casino bus at McDonald's at 8:00 a.m. to Ak Chin Casino; returning mid afternoon. On the 17th, car pools will leave the Center at 9:30 a.m. for a visit to the Model Train Museum. A Father's Day buffet is scheduled for the 19th, car pooling from the Center at 9:15 a.m. Plans for the Kitt Peak tour on the 24th are not firm as yet, as commercial transportation is still being considered. This is a very special trip with an evening of spectacular telescopic sightings promised. Sign-up sheets are available every Thursday morning, and help our activities' staff in finalizing head counts and transportation needs.

## . This 'N That...

The so-called "Forgotten War" began 61 years ago this month. At least 81 military personnel from Southern Arizona were killed in the Korean conflict, which often

has been overshadowed by its place in history between World War II and the Vietnam War. Tucson's Korean War Memorial is at the northeast corner of East Ajo Way and South Forgeus Avenue, across the street from University Physicians Health-care Hospital.

Flag Day is on the 14th of June, and we all will want to share the family's American patriotism by displaying our country's flag on that special day. If your flag is old, faded, tattered, or needing to be replaced, remember that local American Legion posts conduct regular flag disposal ceremonies each year during the month of June. New flags and component kits are readily available in local stores, and we encourage families to teach our youngsters the importance respect of displaying the nation's colors.

Celebrating Father's Day is also so important for each family. The idea of a special day honoring fathers was conceived in 1909, but it wasn't until 1924 that President Calvin Coolidge declared his support. Sixty-two years later, Congress passed the law recognizing the third Sunday in June as the official day to honor dads. We think SCRCR dads are exceptional and they will be duly recognized at our annual Father's Day buffet!

Many of our SCRCR friends are vacationing or are hosting visitors in their homes this summer. We welcome these visitors as guests to our group meetings, and enjoy meeting the families and friends of our members. If you are among those who will be vacationing elsewhere, be sure to contact the club's "Busybody," who keeps track of our travelers and emergency phone contact information. It is important that we maintain our own informal "Neighborhood Watch" program and help each other by reporting any strange activities around our members' homes while they are away, or any unusual happenings noted throughout our community.

## Thought For The Day

Every passing day is one that is gone forever. Make sure it is one in which you have done something for others, especially those who cannot do for themselves.





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# Star Spangled Spectacular

Monday, July 4, 2011

6:00 pm-10:00 pm ★ Fireworks start at 9:00 pm

Arizona Pavilions (near Cortaro & I-10)

## Evening Festivities

COURTESY OF LOCAL BUSINESSES

Visit [marana.com](http://marana.com) for a list of specials, discounts and activities at each of the participating venues below.

Batter's Box ★ Bostons ★ BTO Yogurt

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La Quinta Inn ★ Mathnasium ★ Nana's Kitchen

Native New Yorker ★ Quarry Pines Golf Club ★ Subway

Sunrise Taekwondo ★ Texas Roadhouse

## TRAFFIC ALERTS

Expect traffic delays after the fireworks show. Obey all traffic control signs & intersection control personnel. Use eastbound I-10 frontage road to Burlingame Road as alternate to access businesses (Tower Theaters, etc.) on south side of Cortaro Road.

## Event Sponsors

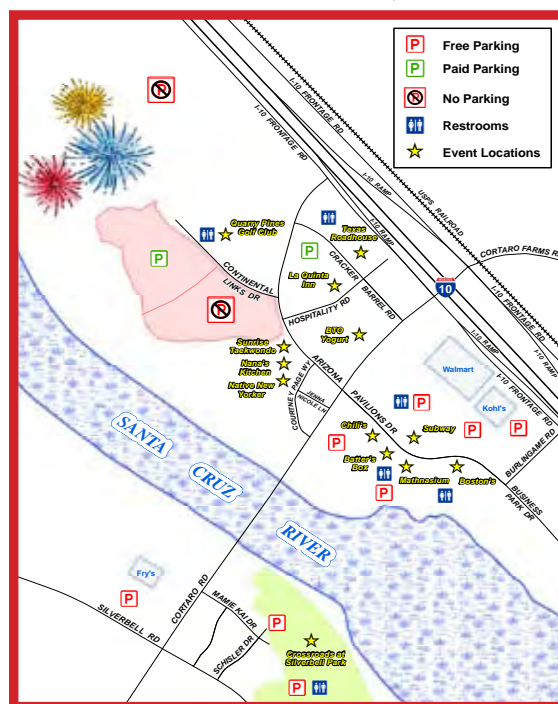


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## MAP OF ACTIVITIES



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# TOPPING vs PRUNING

## Unjustified Reasoning

Many people “top” trees because they grow into utility wires, interfere with views/sunlight, or because it is the cheaper option.

Unfortunately, people don’t realize the detrimental

impact this has on trees. We, DLC Resources, would like to elaborate on “topping” and what you can do to prevent it.

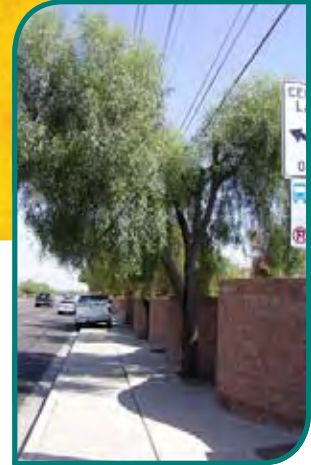
“The ideal time of year to prune your trees is between October and April.”

## The Ugliness of It All

Tree topping is where the main branches are cut back to only stubs. Many arborists say it’s the worst thing you can do for the health of a tree. It starves the tree by



*Sprouting prevents starvation*



*Topped instead of pruned*

drastically reducing its food-making ability and makes the tree more vulnerable to insects and disease. The stubs will rapidly replace leaf loss for food and shade. The end result is ugly, bushy, weakly attached limbs that usually grow back higher than the original branches. Often, the topping process is self-defeating. This quick and easy fix costs less in the short-term, but requires more frequent future maintenance. Additionally, the loss of property value, the liability from weak limbs, and the expense of removing or replacing the tree proves topping is drastically more costly than proper pruning.

## Preventative Action

There are two ways to avoid the “topping” of trees. First, find the right tree for the right space. For example, when a tree will grow 40 feet tall, it is best to place it away from power lines and other structures. The other key is proper pruning. It is critical to start this early in the life of a tree, but no earlier than a year. Proper pruning should occur roughly every three years on a regular basis to maintain the health of the tree.

For trees that are already mature, crown reduction options are available. Excessive growth can be removed without topping the tree. We strongly suggest consulting a certified arborist for all your pruning needs. To obtain a list of Certified Arborists in your area please visit <http://isa-arbor.com/findArborist/verifyArbByLoc.aspx>.



*Proper Pruning Under Wires*



*Improper Topping Under Wires*





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Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1 TOPS 10am at CC Activities Committee 6pm at WP	2 Seniors 9am at CC ARC 7pm at WP	3	4
5	6 Pool Committee 7pm at WP	7 Landscape Committee 7pm at WP	8 TOPS 10am at CC Finance Committee 6:30 pm at WP	9 Seniors 9am at CC Board Study Session 6:30pm at CC	10	11
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26	27	28	29 TOPS 10am at CC	30 Seniors 9am at CC		



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	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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24/31	25	26	27 TOPS 10am at CC	28 Seniors 9am at CC	29	30 CRCA office open 9am-1pm

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



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## Testimonial

I highly recommend Judy Ibrado, a sales associate with Long Realty, as your representative to buy or sell your home. It was my lucky day when I stopped by the Long Realty Twin Peaks office to ask a few questions concerning the short sale of my home. Sometimes you can tell immediately that you are in the right place at the proper time. Such was my feeling that day. Suddenly everything fell into place and my life was to progress once again after being on hold for nearly a year. Judy not only answered all my questions but put me at ease from the very beginning. Her attention to detail and her willingness to get the job done was incredible. She was always available and helpful in so many ways. The resulting sale of my home has been totally satisfying. Anyone who signs a contract with Judy will not regret it. She is true professional and I have great respect for her.

Sue Coffey,  
Sunflower Homeowner

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## **Poison Control**

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## **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 be submitted on Compact Disc (CD) to the management office, or by e-mail to [jocelyn@hoamanagementsolutions.com](mailto: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**

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

*"Kind hearts are the gardens;  
kind thoughts are the roots;  
kind words are the flowers;  
kind deeds are the fruits."  
- English Proverb*

Dear Owners,

June is here. The pools are open. The nights are warm.  
Another summer is upon us.

It is time to consider running for the Board of Directors.  
We need to know by June 20th if you would like to serve  
your CRCA community. Please fill out the form found  
elsewhere in the Windmill.

Thank you for your patience while the basins are serviced  
for proper drainage before the monsoons hit with their  
ensuing rains. At the same time the Windmill Park ball  
fields have been scalped, holes filled in and grass regrown  
for your use.

The new HVAC system at the Community Center works  
like a champ. Plan your parties early so you too can reserve  
the date for your gatherings. Remember, pools usage does  
not come with the rental of the community center.

Father's Day is always special. "A truly rich man is one  
whose children run into his arms when his hands are  
empty." – Unknown Enjoy your day.

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

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

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Office Hours:  
Monday-Friday, 8 a.m. to 6 p.m.  
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per month)  
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