

CONTINENTAL RANCH

the windmill

October 2011 Edition

www.crcatucson.com

Mark Your Calendars October 2011

- 3rd Pool Committee 7 p.m. at CC
- 4th Landscape Committee
7 p.m. at CC
- 5th Activities Committee 6 p.m.
at CC
- 6th Seniors 9 a.m. at CC
ARC 7 p.m. at WP
Board & Executive Meeting
7 p.m. at CC
- 11th Covenants Committee
6 p.m. at CC
- 12th Finance Committee
6:30 p.m. at CC
- 13th Seniors 9 a.m. at CC
- 15th Community Wide Yard Sale
7 a.m. - 2 p.m.
- 18th Election Committee
3 p.m. at CC
- 19th Annual Meeting 7 p.m.
- 20th Seniors 9 a.m. at CC
ARC 2 p.m. at CC
- 22nd Waste Management Large
Item Pick up
- 27th Seniors 9 a.m. at CC
- 29th CRCA office open
9 a.m.-1 p.m.

President's Report

—John Lambert

As I stated in past newsletters we would pass on information on the lawsuit the Association had filed against our past collections firm and attorney. It has been a long drawn out process which the BOD chose to settle rather than spending more monies pursuing the litigation. The BOD reached a settlement which includes a non-disclosure clause. All that we can tell you is- "the Sentinel/Grassmeyer lawsuit was settled with Grassmeyer's insurer paying CRCA's fees and cost, and without paying any damages, under its business decision to end the lawsuit by doing so, and under Defendant's denial of any liability or wrongdoing".



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President's Report Continued...

Having received your property tax assessments from Pima County there is an assessment that most of us pay little attention to. That assessment is listed as CMID (Cortaro Marana Irrigation District) and is being levied on a large majority of CRCA homeowners. CMID has been in existence since 1919 and serves approximately 70 irrigation customers (farmers) and also wholesales water to the Town of Marana for its potable water distribution system. Before CRCA was built for home development a large portion of it was used for lettuce farming and irrigation was needed by the farmers. After the development of CRCA no change was made to the taxing abilities of CMID and all homeowners within the district are taxed at a rate of \$66 an acre. While most properties are far less than an acre you are still taxed at the percentage of an acre you have. While most homeowners only see a \$20 to \$30 dollar a year tax obligation it does make a difference in today's world of tight budgets. It makes one wonder why CMID is able to receive taxes from property owners who receive no irrigation water from the District but still get taxed? The BOD is currently investigating options for the affected homeowners.

By now everyone has received their ballot for the election of BOD members. While there are only four candidates for the four BOD positions please return your ballots so we may attain a quorum to certify the results. BOD members receive no compensation for their time in trying to make the Association and CRCA a great place to live.



September Recap: Meeting At A Glance

The following are highlights from the regular meeting of the Board of Directors held 15 September 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.

Homeowner Forum

One resident brought photographs of his customized van normally parked in his driveway. A variance was granted. A resident in Marbella 1 indicated concern for weeds, trees needing attention, parked cars, basketball hoops etc. which she considered detrimental to preserving the quality of the development. It was recommended she register a formal complaint and attend the Committee's next meeting.

Recent Correspondence

One resident requested a waiver of accumulated legal fees; unanimously disapproved. A request from a walk leader for "Walk Live" classes requested Community Center rental approval for that program; Management to follow through on fees, insurance coverage, availability, etc. Continental Ranch resident, Zach Larsen, requested assistance with Windmill advertising space in support of his upcoming Eagle Scout project; unanimous support and approval authorized. A fine and 30-day suspension of pool key use extended to resident who allowed her dog to run off leash in Windmill Park. Security cameras documented another resident admitting a dog into the pool area; fine and 30-day suspension of pool use key approved.

Consent Agenda Approvals

Committee minutes were received and acknowledged; no recommendations noted for Board consideration.

Board Actions

Review and input was requested from each committee in an effort to update charters; incoming information to be reviewed at the November Board of Directors' meeting. A Covenants policy and fine schedule review was amended and approved for finalization. Action on a proposed fence surrounding Windmill Park was postponed until the November Board meeting. The annual Halloween event was cancelled due to lack of committee support; volunteers requested for the Activities Committee.

Board signatures required for Association contracts was approved. The Community Center hallway door lock modification was approved for LaLama Building and Design, Inc. Electrical costs for the Community Center flagpole as bid by Sovereign Electric LLC, were approved. A letter will be sent to Congresswoman Giffords' Tucson office requesting a flag flown over the capitol, and a posting ceremony might include the local Brownie Troop.

Manager's Report

Ballots for the upcoming election are being mailed. Year-end processing, annual meeting and balloting packets, legal issues' coordination, bids' information etc. are all part of the current Management office workload. Recent power outages in the office noted with battery backup packs and a network switch replacements required. Windmill pool was closed for a few days in late August due to inappropriate use. Pool is now closed for deck maintenance, and a POD was rented to store pool furniture during the upgrade. The Community Center pool remains open during this time. Office remodeling is in progress; office furniture has been ordered. A Winter fair to support the Marana Food Bank on 12 November was recommended, with use of the Community Center at no charge to offer positive publicity for the community.

Open Board Discussion

Recent press releases indicate a future with solar power considerations. TEP has offered credits for solar upgrading. Not being considered at this time; however, a consideration for the future.

Upcoming Dates

Board of Directors' Regular Meeting – Thursday, 6 October 2011 at 7:00 p.m. in the Community Center.
CRCA Annual Meeting – Wednesday, 19 October 2011 at 7:00 p.m. in the Twin Peaks Elementary School.
Board of Directors' Organizational Meeting – to be announced. Senior Safety Health Fair (project of Zach Larsen, Eagle Scout) – 5 November 2011, 9:00 a.m. to noon at Twin Peaks Elementary School. Marana Food Bank Winter Fair – 12 November 2011 at the Community Center.

Annual Meeting

This year's annual meeting will be held at the Twin Peaks Elementary auditorium, located at 7995 W. Twin Peaks Road, on Wednesday October 19th, at 7:00 P.M. The Association's Board of Directors hopes to see you there! Please come out and join this Community gathering. The past year's accomplishments and goals for the coming year will be discussed.

The Board will announce election of the directors and the Officers will give their reports.

This is a great opportunity to come together as a Community and meet other residents in the neighborhood. A healthy association is an active association! The Annual Meeting is a friendly setting to come support the Community's volunteers who's committed efforts help keep CRCA the beautiful Community that it is.



Annual Election for CRCA Board of Directors

All ballots were mailed out last month, so if you have not received yours, please contact the CRCA management office so the staff can issue you a new ballot. Residents may have noticed that there are four open seats on the Board, and there are only four candidates running this year. Many might wonder "why even bother"? The Association's bylaws state that the election must still take place, regardless of the number of candidates running for election. Your vote is still very important for the process! If you wish to save on the postage, please simply stop by and drop your ballot off in person. Everyone is encouraged to vote this year. Please take just a moment of your time to mark and deliver your ballot before the October 18th deadline. Each and every ballot received contributes to the completion of the election process. The Association thanks everyone for their support of this Community.



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

Association Living - Neighbor to Neighbor Issues

Article submitted by Clint G. Goodman, Esq. of Goodman Law Office

Have you ever wondered what can be done about that tree hanging over your property line dropping fruit or leaves on your property? Have you ever complained about water puddling in your backyard because the next door neighbor's pipes ruptured? You are not alone. These questions are asked more than you might think which is why I was asked to write this article.



So, is this a neighbor to neighbor dispute or something the association must handle? An association's authority is set by the community documents. Community documents include the Declaration of Covenants, Conditions and Restrictions (CC&Rs), Articles of Incorporation, Bylaws, Rules and Regulations, Enforcement Policies and other Resolutions. In most cases, an overhanging tree over a shared privacy wall is a neighbor to neighbor issue. The same is true of water damage to the adjoining property caused by the neighbor's broken pipe.

Community violations that the association does handle are those matters that impact the community as a whole. For example, a broken water line in the community park is addressed by the Association. Weeds in the front yard also fall into the association's enforcement rights. The association can also step in when a neighbor is operating a car shop out of his home or building and selling high-performance racing engines out of his garage that he routinely revs up.

In summary, generally the association handles matters that impact the entire community or violate express provisions in the CC&Rs. The neighbor to neighbor disputes (i.e. matters that are between the two owners only) are not within the realm of the association's enforcement powers and are thus left to be resolved without association intervention.

Activities Committee - Halloween event CANCELLED

Thank you to all CRCA residents who have served on the Activities Committee, and made memories for many families. Unfortunately, this year's Halloween event has been cancelled because there were not enough volunteers for the committee to run the event. With the lack of committee members, this could possibly eliminate future events that the Activities Committee provides to the Community throughout each year, including: The Easter Egg Hunt, The Halloween event, Adopt a family and the Christmas Holiday decoration contests. If you would like to donate your time to being on the Activities Committee, for future events, please contact our office for more information.



Fall Carnival

at Twin Peaks Elementary
7995 W. Twin Peaks Road

Friday, October 28, 2011
5:00 PM – 9:00 PM

An Affordable Night of Family Fun!

- Turbo Rush Obstacle Course
- Climbing Wall
- 27' Cliff Hanger Slide
- Laser Tag
- Game Booths
- Raffles

Fun, Food and Entertainment!



Sponsored by Twin Peaks PTF & Rattlesnake Ridge PTO

CRCA Projects Year in Review

As the 2010/2011 fiscal year for CRCA comes to a close, residents can be proud of the numerous projects identified, researched, approved, and seen through to completion this year. Most all of these projects have been spotlighted in individual articles published in The Windmill over the months during the last year. If you would like to go back and read more details on any of these projects, please visit www.crcatucson.com where back issues of the newsletter are stored. The following are the most notable for the year, all of which were within the approved annual operating and reserve budget.

Pool Areas:

Wrought iron fencing replaced at both pools
Advisory signs replaced at both pools
Windmill Pool deck resurfaced and repaired
Community Center pool heater #3
Community Center sand filter media replaced
Annual pool furniture replaced



New fencing &
pool deck



Facilities, Administration, etc:

Windmill Park parking lot repaved
Community Center HVAC system replaced
Association archived files digitally scanned
CRCA website re-hosted
Windmill Park security cameras upgraded
Windmill Park basins serviced
Windmill Office remodeled for lobby expansion
Community Center chairs replaced
Common area wall repaired near Sonesta Drive
Community Center Flagpole installed
Phobos Tot Lot asphalt resealed



Windmill Park's new cameras
and basin maintenance



Landscape Installs, etc.:

Twin Peaks CRCA monument plants & turf
Concrete edging of turf at CRCA main monument
Large tree annual service for common areas
Semi-annual fertilizations of flowering shrubs
Decorative granite replenishments throughout CRCA
Twin Peaks roadside plantings
Refurbishment of parcel entryways throughout CRCA
Restoration of annual flower planter beds
Windmill Park fields re-leveling & concrete edging
Miscellaneous dead plant & tree replacements
Common Area rodent extermination program



Parcel entryways
refurbished



Continental Ranch Community Wide Yard Sale!

October 15, 2011

7am – 2pm



Registration deadline is Tuesday October 11, 2011. Please complete the form below and return it to the Windmill Park Office along with the \$5.00 registration fee, **check or money order only.** 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 22, 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 11, 2011.

Name: _____ **Phone:** _____

Address: _____

Items for Sales:

For Office Use:

Date: _____ **Fee Collected:** _____ **Check #** _____ **Staff Initials:** _____



Large-Item Trash Pickup Saturday October 22, 2011

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 6am and will be picked up by 6pm**
- **Items must be under 50 pounds and fit into a 6ft by 8ft area**
- **Landscape materials must be bundled – nothing over 3 feet in length**
- **Furniture OK to set out**

Pancake Breakfast Vendor Fair

September 17, 2011 Canyon Community Bank hosted a Pancake Breakfast to benefit the Marana Food bank. The following Vendors were present: Canyon Community Bank, TRH Landscaping, Camp K9- Critters Sitters, State Farm, Scenic Pools & Spas, Marana Chamber of Commerce, Arbonne, High Heels For Hope, Wells Fargo Advisors, TNT Promotions, Scentsy Candles, American Family Insurance, Silpada Designs, Light the Way Church, Coachline Hair Express, Cutters Point Coffee, Holmes Maintenance & Landscaping, Avon , Travel 2 Tours & Cruises, L-Spa Therapeutic Massage, Turning Bear Fine Art, Beadworks by Emily, 31 Products, Gold Canyon Candles, Linh Nam, Integrity Automotive/Integrity Diesel, BrioTuscan Grille and Sound Express.

From vendor registration fees and the sale of pancakes we collected \$750. Because the food bank can turn every dollar into \$10.50 that translates to \$7,875 in food.! Thank you Continental Ranch Residents for your support!



Keeping Marana Beautiful

The Town of Marana's Strategic Plan contains an initiative to "create a sense of community identity and community place." This has taken many shapes, but the most recent has been the beautification process along the side of east side of I-10 between the Cortaro and Twin Peaks exits. This project not only enhances the community for residents, it creates a welcoming and safe atmosphere when driving through. With the completion of the new Twin Peaks interchange, the Town worked with the Arizona Department of Transportation to supplement that successful project with improved landscaping. Similar projects have been done in northern Marana, all of which has contributed to the aesthetics of Marana's 18-mile stretch of I-10 and the Continental Ranch community.

This project has also saved taxpayer funds by using inmate labor. Inmates are paid a lower wage than a Town laborer, are trained on the equipment they use for each job and have supervision at all times to ensure everyone's safety. The Town has been using these inmates for many years, with great success. The inmates come from the minimum-security Marana Community Correctional Treatment Facility and are considered low-risk. Projects like this one are an opportunity for them to learn a valuable skill set before leaving incarceration and re-entering the community, while providing invaluable labor for the Town.



Overgrown and untrimmed areas before



Area after trimming and clean-up

Seniors And Retirees Of CRCA

Most of our mature adults grew up in a rather conservative time—with a “practical” mother who washed aluminum foil after she cooked in it, to be re-used another time. Old shoes were taken to the shoemaker who patched them over and over until they couldn’t take another stitch or nail!

It was a time for fixing things rather than discarding them to be replaced by new appliances that simply didn’t last like the old stuff did. It was a time to share what little we had with friends and neighbors who might have had even less. It was a way of life, sometimes making us, as children, crazy! We so wanted to be wasteful, which we mistakenly associated with affluence. Throwing things away meant you knew there’d always be more.

So, we grew us as “keepers,” holding on to “things.” Over the years, we eventually threw away the things that didn’t matter, but what we continue to hold on to are friends because friendships are always worth keeping! That’s what we find among our SCRCR members—friendships that are worth the effort to keep, always! Listening in to conversations during our meetings attests to this, as we sincerely inquire about health issues of our members, jot down contact information for our shut-ins and share addresses to mail cards/notes in an effort to bring a bit of joy into a friend’s life.

For those able to get out and about, we always have our Thursday “koffee klatch” gatherings at the Community Center with a brief meeting, followed by table games and lunch in the local area. On the second Thursday, October 13th, we have an added dimension in celebrating with those who have a birthday that month. On the 14th, Betty leads the group to the casino, carpooling from the Center at 9 a.m. On October 27th, we are planning a fashion show unlike none other! This is in-house creativity at it’s worst, as our members don unforgettable costumes and share lots of laughs. You won’t want to miss this bit of fun, being arranged by the crafts’ group. A Sabino Canyon brown-bag picnic is planned for Friday, the 28th, and there is a sign-up sheet available for this outing. The hikers’ group will be activated again now that the weather appears to be cooling down a bit.

This ‘N That...

During October, we note Yom Kippur beginning at sundown on the 7th; Columbus Day observance and Canadian Thanksgiving Day on the 10th; Sweetest Day on the 15th; National Bosses Day on the 16th; United Nations Day on the 24th; and Halloween on Monday, the 31st.

Let’s remember to keep our children safe on Halloween—light up the way as the youngsters Trick or Treat during the early evening hours.

As early as the 1500s, Spanish explorers were roaming across what was to become Arizona, bringing missionaries along with them to “civilize” those still plundering the land. Some of the monks and friars left lasting marks in the state. The most notable is San Xavier del Bac, a glistening church also known as “the white dove of the desert.” Father Eusebio Kino founded the original mission in 1692, the church was built between 1783 and 1797, and still serves the surrounding community. If you have never visited this spectacular marvel in the desert, plan on a visit soon, as it is worth the short driving trip just south of Tucson.

Did you know that Tucson served as Arizona’s capital for a 10-year period in the mid 1800’s? Big fights erupted over where to locate the capital. The first legislators met in Prescott in 1863, and later, members of the notorious 13th Legislature got into fistfights over awarding statehood functions. During this debate, Tucson “settled” for a university, which upset one local saloon-keeper who moaned that “students don’t buy booze.” After 1867, the capital moved to Tucson, then back to Prescott, where it remained until 1889, when it was permanently located in Phoenix.

Thought For The Day

If conversation is the lyrics and laughter is the music, making time spent together becomes a melody that can be replayed over and over without getting stale.

---Nicholas Sparks, author of *The Choice*.

In Memory of Mr. Frank Triumph

It is with great sadness that we share with all Continental Ranch residents the recent death of long time SCRCR member, Mr. Frank Triumph. Frank had been in declining health these past months; however, he never lost his sparkle and genuine willingness to lend a hand to any one of us who needed a bit of extra help. He devoted many hours to SCRCR and the community, as a Board member and the untiring chairman of the organization's annual holiday party. He scoured the area for door prizes for party attendees, and always reminded us to bring gifts of toys to be delivered to community's needy families. Frank will be greatly missed by his many SCRCR friends as well as his family, to whom we send our deepest sympathy on the loss of husband, father, grandfather. His name will be added to our honor roll plaque, and we will support his wife and best friend, Joan with our love and sympathy in the months to come.

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

FREE EVENT Senior Health & Safety Fair Saturday, November 5, 2011 9:00 a.m. to 12:00 p.m. Twin Peaks Elementary School 7995 W. Twin Peaks Rd.

Participating organizations:

- Marana Health Care Clinic
- Northwest Fire Department
- Marana Police Department
- United Way
- Wheeler Taft Abbett Library
- Pima Council on Aging
- Handi-Dogs
- AARP
- Disabled American Veterans

Services and Information:

- Drop off old medications with Marana Police Department
- Free Blood Pressure Checks
- Free Envelopes of Life
- Flu Shots (fee)
- Fire Safety
- Internal Medicine Physician and Pharmacist on Site
- Oral Care Information
- Internet Safety
- Identity Theft
- Service/Therapy Dog Information
- Refreshments
- And more.....

Canned food donations welcomed for the Marana Food Bank.

Please do not contact Twin Peaks Elementary School. Any questions, email Nov5SSHFair@comcast.net.



October 2011

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



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1 Landscape Committee 7pm at WP Assessments Due	2 TOPS 10am at CC Activities Committee 6pm at WP	3 Seniors 9am at CC ARC 7pm at WP	4	5
6	7 Pool Committee 7pm at WP	8 Covenants Committee 6pm at WP	9 TOPS 10am at CC Finance Committee 6:30pm at WP	10 Seniors 9am at CC Board Study Session 6:30 at CC	11	12 CRCA office open 9am-1pm
13	14	15	16 TOPS 10am at CC Assessments Late Fee Applied	17 Seniors 9am at CC ARC 2pm at WP Board & Exec. Meeting 7pm at CC	18	19
20	21	22	23 TOPS 10am at CC	24 CRCA office closed - Happy Thanksgiving!	25 CRCA office closed	26
27	28	29	30 TOPS 10am at CC			

Gontinental
Ranch

Winter

Festival

November 12, 2011

Get to meet your Neighbors

At a day of fun and food

In the Spirit of Thanksgiving

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More details to come in the November Newsletter



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and complimentary breakfast

October 14, 2011, 9:30 AM – 11:00 AM

at: Continental Ranch Community Center

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Tucson, AZ 85743

Presented by DRAEGETH LAW, PLLC

TREVOR S. DRAEGETH, Esq.

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Guardianship	Conservatorship
Powers of Attorney	Living Wills
Asset Protection	Disability Planning
Community Property	Probate



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Mike Starling Photos



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- Devin Murphy
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Sincerely,

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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

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

"Come said the wind to the leaves one day,
Come o're the meadows and we will play.
Put on your dresses scarlet and gold,
For summer is gone and the days grow cold."

- *A Children's Song of the 1880's*

Dear Owners,

Welcome October, the twelfth month of our annual year. The 2010-2011 projects are winding down. The Annual Meeting will be held October 19, 2011. The Haunted Halloween event has been cancelled due to lack of participation by owners in the Activities Committee. (Boo!) But the spirit of Halloween remains strong.

Q. What is the problem with two twin witches?

A. You never know which witch is which!

The office remodel is well underway. The boardroom is becoming our lobby where Jocelyn and Paula will office. You will enter the office near the pool entry. Their former area is becoming the boardroom. We will go to short staff for several days in October once they start on the new boardroom.

Q. Where do you go when a ghost is chasing you?

A. To the living room!

Keep an eye on the Community Center. Soon a new flagpole will be erected – 25 feet tall – and the flag will be lighted at night.

Q. Why don't mummies take vacations?

A. They're afraid they'll relax and unwind.

Best wishes to Paula Peck who is marrying Jimi Bellina on October 2nd. Our staff is very happy for her. Please stop by the office to congratulate Paula. Enjoy October. Support your community. VOTE! Please consider to serve on one of the committees for 2011-2012. CRCA needs you.

Q. What goes "Ha-ha-ha . . . THUD!"

A. A monster laughing his head off

Thank you very, very much to those of you who so diligently give of your time to make CRCA an outstanding success. See you at the Annual Meeting, 7 p.m. October 19, 2011 at Twin Peaks Elementary School.

Best regards,

Dale De Men, Community Manager
on behalf of 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

E-mail continental.ranch@yahoo.com

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Paula Peck, Homeowner Covenants Liaison
paula@hoamanagementsolutions.com

Jocelyn Canovali, Office Assistant
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.

WINTER ANNUALS

Get Ready for Winter Color

One of the advantages of our climate is that we can have bright, colorful flowers in our gardens all winter long. Late September or early October is a good time to start getting ready to plant winter flowers as temperatures will soon begin to sink following the hot summer weather. The time to plant is when daily temperatures are consistently lower than 100 degrees. Plan to begin preparing beds up to two weeks ahead of planting time.

“Plant your winter color late September or early October for best results

Soil preparation is essential to growing winter annuals successfully. Make sure your planting bed is well drained. Then, add organic amendments such as peat moss or compost. A variety of mulches for this purpose are generally available at a local home improvement store. Spread about a 4" layer of the mulch over the bed and mix it into a depth of 12 inches. Fertilizer and sulfur can be worked into the soil at the same time. Use Sulfur-coated urea or ammonium phosphate (16-2-0) at 1-3 pounds per 100 square feet of bed area and 3 pounds of sulfur per 100 square feet.

When your soil is ready, you can contemplate which varieties of flowers you want to plant. Calendulas, Geraniums, Pansies and Petunias are some good choices that grow well in winter in the low desert, but there are many others as well. Sweet Alyssum and Lobelia are best for borders around the edge of your flower beds. At the nursery, select the healthiest plants you can find. Younger plants are generally a better choice than tall, leggy plants that have already spent



Yellow & Purple Pansies, Calendulas and SnapDragons

a long time in the container. Naturally, you should choose flowers that are suited to the sunlight available at the location of your flower bed (full sun, partial sun, constant shade).



Opening the root ball helps the plant establish itself after transplanting

Prior to planting, water the bed well. Plant when the soil is still moist, but not saturated with water. Do not plant too deep! The stem of the flowers should be at the same depth in the bed as it was in the container. You may want to carefully open the sides of the root ball with your fingers to promote quicker root growth into the soil of the bed. Water the bed well immediately after planting and continue to water daily. In some sunny spots, you may want to water at least twice a day as long as temperatures remain high. As the winter progresses,

you should reduce water accordingly. Lastly, apply a pre-emergent to the bed for weed control. We suggest Preen, a brand that can be found at most gardening stores.

To maintain a good looking flower bed throughout the winter, it is best to fertilize monthly with ammonium phosphate. You will also need to “deadhead” the flowers as their blossoms fade. To do this, pinch the faded blossom off the stem right at the base of the flower. This will keep the bed looking fresh and also promotes the growth of new blossoms.





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