

CONTINENTAL RANCH

the windmill

March 2012 Edition

www.crcatucson.com

Mark Your Calendars March 2012

- 1st Seniors 9 a.m. at CC
ARC 7 p.m. at WP
- 5th Pool Committee
7 p.m. at WP
- 6th Landscape Committee
7 p.m. at WP
- 7th Activities Committee
6 p.m. at CC
Covenants Committee
6 p.m. at WP
- 8th Seniors 9 a.m. at CC
- 13th Finance Committee
6:30 p.m. at WP
- 15th Seniors 9 a.m. at CC
ARC 2 p.m. at WP
Board & Executive Meeting
6:30 p.m. at CC
- 22nd Seniors 9 a.m. at CC
- 29th Seniors 9 a.m. at CC
- 31st CRCA Office Open
9 a.m. - 1 p.m.

President's Report

—John Lambert

I am continually surprised by the large number of children using the play structure at the Windmill Park playground area. I am also surprised at how many children and families enjoy the turf area that is really looking nice. It is too bad that there are a few individuals who believe there is a Poop Fairy who will wave their magic wand and the piles left by their dogs will magically disappear. There is no Poop Fairy and the piles left are being picked up on kid's shoes. Not only that, but there are very real health issues with dog feces as well as it being against the law to not scoop your poop. It is not limited to just Windmill Park but throughout CRCA. Please be considerate of your neighbors and don't wait for the Poop Fairy to appear- scoop your dogs poop.

On a happier note CRCA will be having its annual Easter Egg hunt the Saturday before Easter- April 7th. There were over 350 kids last year and we are anticipating a larger turn out this year. We are still in need of volunteers to assist the day of the egg hunt. If you could find a few hours to spend helping there you will be rewarded with a lot of smiles from the children participating. Call Jocelyn at the office if you are interested in helping out.

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Now Hiring Pool Monitors

CRCA will be considering applicants for this summer season's pool monitor staff. Do you or someone you know think that this would be a desirable part-time seasonal position?

Being a pool monitor is not as easy as you might think – it requires a keen eye for watching the pool area and interacting with swimmers in a positive way while still enforcing the rules.

If you or someone you know has interest in applying for this position, please stop by the CRCA Office to fill out an application. The applications are being accepted now for review in late March.



Book & Media Exchange

Continental Ranch Activities Committee is having a Book and Media Exchange! If you have some old books, magazines, cd's or movies, please feel free to come by the Community Center and exchange them!

When:

Saturday May 5, 2012
9am-12pm

Where:

CRCA Community Center
8881 N Coachline Blvd.



February Recap: Meeting At A Glance

The following are highlights from the regular meeting of the Board of Directors held 16 February 2012 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

Resident comments included street parking, change in procedures, management no longer checking areas unless a signed complaint is received, cost of granite replacement, “slummy” conditions existing in the 7500 section of Summer Sky Drive, property lien information, more courtesy to be afforded to and from both the Board and members in meeting attendance, a possible safety hazard with no lighting at the curbing in front of the management office.

Recent Correspondence

A request from Boy Scout Troop 219 was handled under the consent agenda, as was a member request to remove trees.

Board Actions

Some fines and pool-use suspensions were imposed; a trailer variance authorized, and election of Mrs. Sandy Padilla as Activities Chairperson and Mrs. JoAnn Ross as Activities Secretary approved. Oasis Pool authorized to replace two heaters at the Windmill pool; DLC to remove and replace dying trees in the pool area, replace flowers destroyed by javelinas, other plantings behind the Community Center pool area, plantings at the Phobos Drive tot lot, plantings at the Mountain Sky/Veridian Drive tot lot, and granite replenishment along a section of Coachline Boulevard. JANC Excavation and Construction’s bid for a new leach hole at Windmill Park was accepted. Thirty-five accounts are being turned over to the collection attorney for action. A meeting with insurance carriers is scheduled for 29 February 2012, 6:30 p.m. in the Windmill Park office. A complete package of information regarding the Parcel 17 fence painting is to be prepared for the March Board meeting. Another letter regarding a non-ARC-approved shed installation is to be sent

by Management. Fine recommended for a trailer parked on a property will be waived pending permanent removal of the trailer by 3 March as agreed to by the homeowner.

A Book, CD, and DVD exchange/purchase program has been approved and scheduled by the Activities Committee for Saturday, 5 May 2012, 9:00 a.m. to noon in the Community Center. Volunteers will be needed to assist. A proposed date/time change for meetings of the Activities Committee was denied. Finance Committee’s request for a monthly status report on collection accounts was approved, and a possible committee minutes’ discrepancy will be discussed separately between management and committee. A meeting will be announced for members to provide input for future nominating and election committee consideration.

Manager’s Report

Equipment disposition, audit report on web site, and upgrading security cameras were topics addressed. Written report indicates staff working on the Easter Egg Hunt. The Sunset Vista monument has been rebuilt; however, the irrigation clock as specified in contract with Antech had not been replaced. Issues with the kiddie pool shade structure were reported to the Pool Committee. Community Center painting project is completed. The Town of Marana donated two trash receptacles for Windmill Park. Graffiti was noted on the Community Center marquee.

Upcoming Dates

Meeting with Insurance Carriers—Wednesday, 29 February 2012, 6:30 p.m. in the Windmill Park office.

Board of Directors’ Meeting—Thursday, 15 March 2012, 6:30 p.m. in the Community Center.

Annual Easter Egg Hunt—Saturday, 7 April 2012, 10:00 a.m. to 1:00 in the Windmill Park. Volunteers needed.

Book and Media Exchange—Saturday 5 May 2012, 9:00 a.m. to 12:00 noon in the Community Center.



We need Volunteers!

CRCA 3rd Annual Easter Egg Hunt!

April 7th 2012 10am-1pm



The Easter Bunny!

Activities include:

Jumping Castles

Arts & Crafts

Face painting

Games and prizes

Balloon Artist

& More!

Live music

FOOD VENDORS

Twin Peaks Vet

CRCA is hosting an Easter Egg Hunt for all Continental Ranch Residents and their 4 legged friends at the Windmill Park! Please keep all pets on a leash.

Del Oro Landscape

Kids, grab your baskets and get ready for some fun!

Kettle Korn

Parents, please pick up a ticket and wristband from the CRCA office. A non-perishable food item for the Marana Food Bank will be gladly accepted, before April 7th 2012.

Fowler Chiropractic

BELLA BLOSSOMS
& MORE..!

Egg Hunt Schedule:

| Baseball Field | Football Field |
|--|----------------------|
| 10:30am 0-2yr olds. Parents welcome to join | 11:30am 5-6yr olds. |
| 11:00am 3-4yr olds. Parents welcome to join | 12:00pm 7-8yr olds. |
| 11:15am All children with Special needs. Parents welcome to join | 12:30pm 9-10yr olds. |



Just like last year, this event needs volunteers. CRCA needs volunteers the day of the Event. If you would like to volunteer, please notify the management office (520-297-7600) or send an email (continental.ranch@yahoo.com) with your name and number so that you can be added to the roster of volunteers.



Association Living – Best Practices

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



Homeowners Associations change over time for many reasons. Every year dozens of association bills are presented to the Arizona House of Representatives and the Senate. Most of the bills do not pass but a few of them do. Sometimes those bills are “life altering” for a community. Most of the time the new law simply clarifies the existing law. Material changes in the law oftentimes require that archaic or outdated association rules, resolutions, bylaws, etc. be revised. Generally, the board of directors has implied authority to amend the rules and resolutions of the community. When the board amends rules or resolutions, the prior versions become null and void and the members are expected to live by the new rules or resolutions.

Unlike rules and resolutions that can be amended unilaterally by the board, CC&Rs require membership approval. Unfortunately, because of apathy, associations may not obtain the required percentage of membership approval to amend outdated CC&R provisions. Members need to understand, however, that CC&R provisions that conflict with the law are not enforceable regardless of whether an amendment passes or fails.

Like a republic, homeowners association members elect a board of directors to represent their mind and will. Certain policies (not rules and regulations) are oftentimes revisited with a change in the guard. The “good practice” policies adopted by one board may be viewed differently by the successor board and amended accordingly. So while a method of enforcement or operating procedure might have been followed by a past Board, it’s completely acceptable for certain practices to change and evolve from one Board to the next. It’s not necessarily a matter of right or wrong, it’s simply a matter of opinion on what is best for the Association.

Members need to understand that it is not simply enough to only live by the documents they received when they bought their house. It is recommended that members periodically go to the association’s website and confirm that they have the current documents. All of Continental Ranch’s current documents are available online. Please review them if you have not done so in a while as they impact the do’s and don’ts in this community.

The provisions embodied in CC&Rs, Rules and Regulations are different from board procedure and board policies. For example, the CC&Rs are servitudes and tell what a member can and cannot do on his property. Board policy and procedures may be memorialized in a Code of Conduct or other document that details how directors and committee members must act and fulfill their duties to the association. Another example of the difference between policy and provisions is as follows: the provisions define restrictive behavior, the policy is the method of handling that restrictive behavior. Under Arizona law, a board has a duty to reasonably exercise its discretionary powers, including enforcement and rule making. What is reasonable is subjective and determined on a case by case basis. What was reasonable under one board in the past may not be reasonable now under a totality of the circumstances. Many factors go into determining what is reasonable.

The Grass is Greener on Our Side

More and more compliments have trickled into the CRCA office, praising the condition of the grass turf areas of the Association. This year's winter rye grass has been a tremendous success which the landscape contractor for CRCA has worked diligently to achieve. With a lack of colder days this season, the summer bermuda grass did not die back completely and competed with some areas of the winter rye grass. With constant attention, spot treating trouble areas with extra overseed, and a carefully planned fertilization schedule, DLC Resources was able to hit the mark for top-notch turf this season.



One resident called in directly to DLC Resource's corporate office to let them know how happy she is to see the grass in the best condition it's ever been in for the 16 years that she's lived in Continental Ranch.

The Landscape Committee and DLC Resources will be striving to have another successful of a transition to the summer bermuda grass in the upcoming months. The Landscape Committee hopes that all residents in CRCA will appreciate the efforts in making Continental Ranch a beautiful community to belong to.



Community Center - Fresh New Look

Early last month the Community Center was freshened up, as several projects came to head. Since 2010, the CRCA Pool Committee had been working towards making long overdue repairs to the stucco wall surrounding the Community Center Pool. Due to many years of improper drainage on the pool deck, water had dissolved the lower portion of the stucco around the base of the wall. The Pool Committee carefully budgeted for the 2012 year for repairing and repainting the wall, and made their recommendation to the Board to commence the work. Meanwhile, the Board reviewed a component in the reserve study due for service, which was the repainting of the Community Center exterior surfaces. In January the Board of Directors reviewed the projects and approved fixing the wall and painting the center at the same time, which saved the Association a considerable amount on cost. CRCA contracted Approved Painting Inc. to do the job. The flaking and deteriorated stucco around the base of the pool wall was removed and new matching stucco was applied. The drainage



weep holes were all widened, angled, and given PVC sleeves to optimize their effectiveness for allowing no water to be trapped around the pool deck. Finally, the entire wall and Community Center building was given three coats of paint, both sprayed and hand-rolled. It was a difficult process to paint, since the particular style of stucco has deep texture which makes it tougher to get the paint deep down in all the crevices. Visitors to the Community Center and Community Center Pool should be pleased to see their community assets being well cared for.

Annual Tree Pruning

Near the end of last month, CRCA residents may have noticed a tree pruning crew travelling around the community and servicing the trees in CRCA common areas and right-of-ways. The CRCA Landscape Committee carefully considered various proposals for this year's tree work and made their recommendation to the Board, who approved the recommendation to award DLC Resources the pruning contract this season. The landscape arborists identified which trees were in need of pruning and thinning, focusing on removing dead wood, eliminating crossed branches, and lifting canopies over walkways and streets. This year's pruning came in well under budget.



Continental Ranch Community Wide Yard Sale!

April 21, 2012

7am – 2pm



Registration deadline is Tuesday April 17, 2012. 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 April 28, 2012. Check this month's newsletter for a list of acceptable items.

Community Yard Sale Registration Form

Please return to the CRCA Office by April 17, 2012.

Name: _____ Phone: _____

Address: _____

Items for Sales:

For Office Use:

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

Bulk Trash Pickup



Reminders

- ➔ All items must be on the curb by 6am
- ➔ Driver will remove the items from the curb between the hours of 6am – 6pm
- ➔ Driver will not remove any items over 50 pounds
- ➔ Driver will remove bulk items in a 6ft by 8ft area
- ➔ Landscape materials must be bundled – nothing over 3 feet in length
- ➔ Furniture OK to set out

Items NOT Acceptable For Bulk Trash Removal

- | | | |
|----------------------------|---|---|
| » Refrigerators | » Computers | » 55-gallon drums |
| » Freezers | » Tires | » Medical Waste |
| » Ice Makers | » Batteries | » Asbestos Material |
| » Washer/Dryer | » Pesticides | » Railroad Ties |
| » Stoves | » Flammable Liquids (gas, turpentine, etc.) | » Fluorescent bulbs and/or ballast |
| » Dishwasher | » Propane/Gas Cylinders | » Contaminated soil or any hazardous waste-liquid |
| » Water Heaters | » Oil | » Construction material |
| » Air Conditioners | » Paint | |
| » No appliances with Freon | | |

Quality Accounting

One topic that seldom gets spotlighted in The Windmill is the Association's financial world. During the February Finance Committee Meeting, the Association's financial audit of 2010-2011 was presented by J. Todd Lundering CPA. Mr. Lundering has been contracted by CRCA for the past three years to perform the annual audit of the bookkeeping records of CRCA. This year's audit came back with exceptionally high remarks and is a feather in CRCA's cap. In an Association as large as CRCA, and with an onsite office where payments get hand delivered, bookkeeping becomes an even bigger challenge. Mr. Lundering gave many positive words towards CRCA's Accounts Manager, Aime Salinas, as well as to the Finance Committee for their work in reviewing the financials each month. This feedback from the auditor was quite complimentary to the ongoing efforts of the CRCA Board of Directors to keep CRCA strong. It was noted by Mr. Lundering that CRCA has excellent Reserve Accounts and commended CRCA for their on-going policies to maintain the strong Reserve position. Again this spring the Reserve Study will be reviewed and updated so CRCA keeps its facilities in excellent condition by timely planning ahead. Costs tend to increase more and more for maintenance and replacement items as the years roll by. The Reserve funding in the 2012-2013 budget increased from last year's amount of \$90,000 annually to \$146,000 annually (62% increase). Residents should feel pleased that the Association's assets are being well watched and cared for.



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

Seniors And Retirees Of CRCA

March is a month of renewal with Spring just around the corner and with most of the “colder” weather behind us we look forward to the awakening of the Desert and the diverse plant life we have all come to enjoy in Tucson. For the gardeners among us, things become busy this month as we prune, transplant, plant, and get all the labor intensive work done around the yard. Before you know it, Summer will be here and it will be too late (and too hot) for new plantings.

We have had a loss of one of our members of the seniors group. Lynn Lauro who had been ailing for some time passed away on 23 January 2012. We will miss her and her contributions to SCRCR, the Activities Committee and as one of the original members of the bridge club.

A couple of events in Tucson for March 2012

- Tucson Festival of Books
 - 10-11 March 2012@ Univ. of Arizona Mall
 - General attendance is free!
- YWCA Volunteer Tax Assistance
 - FREE Tax Preparation and Electronic Filing.
 - YWCA Tucson, 525 N. Bonita Ave.
 - Call (520) 884-7810 Ext.113 for details

Customarily we like to make you aware of our Senior's & Retiree's Group in Continental Ranch Community Association (CRCA), if you are a couple, a single, a winter resident, a senior or retiree, you are welcome to visit our group on Thursday mornings and “try us out”. SCRCR is essentially an extended family and social gathering that includes activities of all descriptions. The Refreshment Committee always has some goodies to enjoy which are ready to go at 9 a.m., and after our short meeting which begins at 9:30 a.m. there are card games and domino's to enjoy. Stop by!

This 'N That

Did you know that March has some Unique Holidays and special days:

- o Irish American Month
- o Music in Our Schools Month
- o National Craft Month
- o National Frozen Food Month
- o National Irish American Heritage Month
- o National Nutrition Month
- o National Peanut Month
- o National Women's History Month
- o Poetry Month
- o Red Cross Month
- o Social Workers Month
- o Mar 15th – “The Ides of March” is the first day of the Roman New Year.
- o Employee Appreciation Day
When : First Friday in March

Did you Know? March was named for the Roman God “Mars”

Thought For The Day

“There are two ways of spreading light:
to be the candle or the mirror that reflects it.”
~ Edith Wharton



Free Christian Based Parenting Classes

Family Information, Fun and Fellowship

For 6 weeks on Saturdays from 9-10:30 am:

March 31, April 7,14,21,28, last class on May 5, 2012

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www.lordofgrace.org

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Join Dottie Poczulp, MSC, NCC, a nationally certified counselor, for a series of parenting classes at Lord of Grace, free of charge, open to the church and the community. Dottie is a Christian Counselor with an emphasis on families, couples, and marriage. Currently, Dottie is a counselor at The Center for Life Skills Development in Tucson, AZ.



Week 1. Games and Play development/leadership.

Week 2. Development and Role Modeling.

Week 3. Discipline vs. Punishment.

Week 4. History, where do we get our parenting styles from?

Week 5. Types of families relationships/ support . When do you ask for help?

Week 6. Love lessons.





March 2012

| Sunday | Monday | Tuesday | Wednesday | Thursday | Friday | Saturday |
|--------|-------------------------------------|---|--|--|--------|--------------------------------------|
| | | | | 1 Seniors 9am at CC ARC 7pm at WP | 2 | 3 |
| 4 | 5 Pool Committee 7pm at WP | 6 Landscape Committee 7pm at WP | 7 TOPS 10am at CC Activities Committee 6pm at CC Covenants Committee 6pm at WP | 8 Seniors 9am at CC | 9 | 10 |
| 11 | 12 | 13 Finance Committee 6:30pm at WP | 14 TOPS 10am at CC | 15 Seniors 9am at CC ARC 2pm at WP Board & Exec. Meeting 6:30pm at CC | 16 | 17 |
| 18 | 19 | 20 | 21 TOPS 10am at CC | 22 Seniors 9am at CC | 23 | 24 |
| 25 | 26 | 27 | 28 TOPS 10am at CC | 29 Seniors 9am at CC | 30 | 31 CRCA office open 9am-1pm |

April 2012

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

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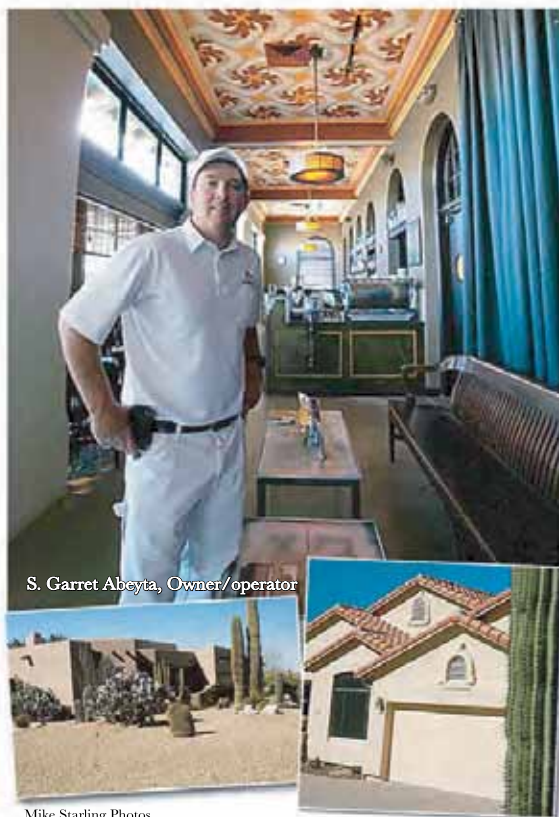


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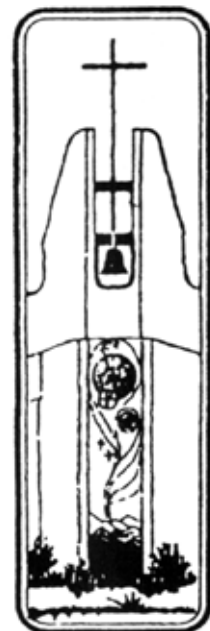
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Poison Control

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 CRCA Board of Directors. The Windmill strives to maintain a positive message while informing the community of the various projects undertaken by the Board, advertise notices to the community, and promote the accomplishments within CRCA.

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. Publication of letters will be at the discretion of the CRCA Board of Directors.

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 |
| 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

"If it's the right chair, it doesn't take too long to get comfortable in it."

-Robert de Niro

Dear Owners,

Spring arrives officially with the vernal equinox on Tuesday, March 20th. All of us in the Ranch who are spending more and more time outside already know spring is here by the twittering of birds and the new leafing of the trees. It is the perfect time of year.

Spring is when many decide to paint their homes or add to their landscaping. Please remember to submit your plans to the Architectural Committee for approval. Stop by the office or download the forms from the website for your plans. "ARC", as we call it, meets twice a month to speed the approval of your plans along.

Congratulations to the Finance Committee and Aimee Salinas for receiving kudos from our Auditor, Todd Lundering, CPA. He is very pleased with the CRCA finance reporting.

Remember to stay involved with your community. It is never too late to volunteer!

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

People who say it cannot be done should not interrupt those who are doing it.

-- Anonymous



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 Bellina, Homeowner Covenants Liaison
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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.