

CONTINENTAL RANCH

the windmill

March 2013 Edition

www.crcatucson.com

Mark Your Calendars March 2013

- 4th Pool Committee
7 p.m. at WP
- 5th Landscape Committee
7 p.m. at WP
- 6th Covenants Committee
6 p.m. at WP
- 7th ARC 7 p.m. at WP
- 13th Finance Committee
6:30 p.m. at WP
- 21st ARC 2 p.m. at WP
Board Meeting
6:45 p.m. at CC
- 23rd CRCA Office Open
9 am - 1 pm
- 30th Easter Egg Hunt
10am - 1pm

An Open Letter From Your Board of Directors

This article was written and approved by your Board of Directors, and is published with great reluctance. We strive to promote a positive message in the Windmill Newsletter, however, due to some recent events, we the Board feel that some things need to be set straight for the record. Recent actions by the Board, undertaken with the best interest of the community and duty to fairness in mind have apparently displeased a group of people within our community. We would like to take this opportunity to address a few of the statements being promoted by this group, and present the truth to the residents.

Concerning the Community Center

For years, the Community Center has been available to residents at varying fee rates. The newly approved rental policy had very slight revisions to establish a more consistent fee breakdown for all residents in an equal, fair and defined manner. The draft policy was presented to all residents in the Newsletter and adopted by the BOARD on January 17th.

The rate for any CRCA owner to rent the Community Center is \$10 per hour, per room. It was decided by a past Board of Directors in 2006 that

► Continued Page 2

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Community Association
9150 N. Coachline Blvd.
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An Open Letter from Your Board of Directors Continued...

rental fees would be charged for using the Community Center. We can assume this was to help offset the costs associated with cleaning and maintaining the building. The current costs of doing the cleaning and maintenance are running around \$27,000 a year, while on average, the association only receives around \$15,000 a year in rental fee income.

****Within the CC&R's section 3.1.1. it states "Special Use Fees shall be collected from the actual users of such selected Common Area so that all of the costs of operating such selected Common Areas are not borne by all of the Owners through Annual Assessments, but rather are borne, at least in part, by the Owners, Occupants and other Persons who use such selected Common Areas." ****

Once the revised policy was adopted, the group qualified for a \$5 per hour discounted rate because they are a 501c7 organization. The group requested a waiver of that discounted rate. They had been using the center for free for a number of years for their weekly gatherings. During their existence, they have had a positive impact on the community through social and volunteering efforts. While their community service has been greatly appreciated, the waiver could not be granted; mainly because that would not be fair to all the other residents in CRCA who pay to rent the Center, or to the general membership, who bear the burden of the increased cost through their Annual Assessments.

The Board of Directors, in accordance with Arizona Law, has a "Duty to treat members fairly" in order to ensure that in "common-interest communities [...] sacrifices will be fairly shared". A number of court cases have been brought against associations that grant groups of homeowners special benefits not available to other members. The rulings in such cases have stated that the associations have "breached [their] duty of fairness because it would not be impractical or cause substantial hardship to apply the rule equally to all [owners]."

Now that the Board has acted in their best judgment to serve the Community as a whole, a group has formed a "committee" and is passing around a petition to recall the Board. This Board of Directors feels we have worked extremely hard over the past 4+ years to drastically improve the atmosphere in Continental Ranch, for this reason we take these allegations very seriously. We have reviewed the recall petition that is being circulated. It contains false and misleading statements which we would like to clarify for the membership.

Allegations in the recall petition and elsewhere:

"...the Board declared the Community Center not a community center. Instead they decided to use it for profit making"

As stated previously, the average costs of cleaning and maintenance are around \$27,000 a year, while the average income the Association receives from rentals is only \$15,000 a year. Furthermore, over the past years the group used the Community Center an average of 27% of the total usage; for free. The group's weekly meetings for 3.5 hours each required an extra cleaning per week- the cost being around \$80 per cleaning- which amounts to around \$4,100 a year just in cleaning for their usage of the building. The \$5 fee would have meant a total of \$1,820 a year in revenue- not even covering half of the cleaning cost alone associated with the group's usage, but at least softening the expenses.

"Community Center Changes Unfair"

Ironically, the changes are fair. Fairness was the entire purpose of the policy revision and the denial to waive the fees for this particular group. Unfortunately, it does not benefit their group and they are now calling it "unfair".

Continued Page 3

“Questionable attorney’s fees.”

The current attorney has very reasonable rates, far below most HOA attorneys and less than prior attorneys hired by this Association. There was a statement made about our attorney flying his plane down to attend our meetings. While Mr. Goodman has a pilot’s license, he does not own a plane. It is true; he did rent a plane one time to fly down for a meeting after just receiving his license. How he gets to our meetings is not a concern to the Board as we do not pay him travel time to get here. We only pay the current IRS mileage rate to cover wear and tear on his vehicle- currently 56.5 cents per mile. Furthermore, often, Mr. Goodman attends our meetings via telephone, in order to avoid even this cost to the Association. Mr. Goodman also does our collections. The Board chose to pay Goodman Law’s fixed fee rate rather than competitors’ percentage based fee after looking at the comparisons. Since taking over collections on past due accounts, as of November 2012 the association has paid out \$146,000 in fees, received \$176,000 in payments back and has \$260,000+ in monies owed us that we have already paid the legal fees for and are currently being paid back through garnishments, payment plans, etc. This is a far better return than we were getting prior to his coming on board.

“Deterioration of neighborhoods through lack of, or inconsistent enforcement of the CC&R’s.”

The CC&R’s are being enforced consistently according to the CC&R’s and state law. While some feel that the association should go back to the tactics used by the last management company: budgeting for \$65,000 a year in fines as income, \$100 a day fines for having a weed in your yard and actually putting some homeowners into foreclosure for leaving their garbage can out too many times, the current Board does not believe in doing business that way. We did not change the CC&R’s- we are simply enforcing them legally and do not use them as a club against homeowners.

“Discrimination through charging homeowners for the use of certain common areas and not others.”

The community center has fixed and variable costs. The assessment dues cover the fixed cost: maintenance, repair and up-keep. The rental fee covers the variable cost: heating, cooling, lighting, extra electrical use (coffee pot, radios, etc), water and cleaning. This relates directly with the CC&R 3.1.1. The swimming pools, parks and walkways do not have variable cost. They have fixed cost and therefore, the assessments pay for that and rental or per-use fees are not required. Multiple people can use each common area at any given time unlike private events that take place at the community center.

“The use of other than local service providers.”

The Board seeks competitive bids and chooses the best value for our dollar as evidenced by the current condition of our landscaped common areas compared to how they were maintained before. When the walls on Silverbell, Coachline and Twin Peaks were previously painted it cost the association a little over \$86,000- we are going to repaint them now and it is only costing a little over \$34,000. The Board seeks competitive bids and does not preface them with being “local.”

“A total disregard for any homeowner input or participation at Board of Director meetings. Lack of empathy toward homeowners.”

The Board has never refused to listen to any request or response from a homeowner. We try to work with homeowners having troubles at all times rather than fining them. The Board strives to look out for all 3400 homeowners and make decisions in the best interest for ALL homeowners here in CRCA.

“The Board did not listen to reason....decided with no input by any members”

The revised Community Center rental policy was placed in the newsletter and on the website for all members to see and reply should they so wish. Letters, from the community, had already been given time for receipt and review by the Board prior to the January meeting when the policy was adopted. The only

An Open Letter from Your Board of Directors Continued...

response to the proposed policy revision was by the group, requesting that they be given a fee waiver. The Board did listen to the group's input, but at the end of the day, they decided that a waiver would be unfair to the Community as a whole.

"...the board is awarding sole source contracts for major budget items instead of following their stated policy of obtaining competitive bids"

This is, again, a false accusation being advertised to discredit the CRCA Board of Directors. Residents should be assured that the Board strives to seek out competitive bids for all contracts, especially for major budget items. There are very rare circumstances, few and far between, when this might not be the case. The exhaustive bidding process requires nearly an entire full time job position for the management company to obtain the number of competitive bids that the Association handles on a monthly basis; to say the Board is acting to the contrary is false.

In closing, the purpose of an Association is to maintain the values of properties belonging to the Association. This Board of Directors feels that we have made great strides in improving all aspects of this community, from more effective covenants processes, to transforming the barren dirt landscape to a thing of beauty, to streamlining the accounting practices; and thereby maintaining or improving the values in CRCA. Those of us who have lived in CRCA for many years should all remember when there were hundreds of unhappy residents bombarding the Board meetings and the contentious environment of living in this Association. We are happy to say, those days are over, and hope to maintain this level of care and leadership into the future.

Table of Contents

Page 1	An Open Letter from Your Board of Directors
Page 5	February Board Recap
Page 6	Brightening Up 2013 - Windmill Lighting Project
Page 7	Parking Lot Maintenance
Page 8	A Word from the Landscape Committee
Page 9	Twin Peaks Landscape Irrigation Town of Marana Meeting
Page 10	The Marana Food Bank Thanks Continental Ranch
Page 11	Association Audit The Poop Fairy
Page 12	Friday Nights for Teens Yard Sale Sign-Up
Page 13	Seniors
Page 14-15	Calendars
Page 16	Town of Marana Youth Tennis Lessons
Page 17	Vandalism Reward Advertising
Page 18-26	Advertising
Page 27	Useful Numbers Newsletter Policies
Page 28	Management's Message and Contact Info



February Recap: Meetings At A Glance

The following are highlights from the regular meeting of the Board of Directors held 21 February 2013 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, along with full recordings of this or any committee meeting held during the month.

Homeowner Forum

Four residents spoke about the rental policy. One member had a question about the Audit report and received an explanatory response. One resident spoke to BOD members on committees, wanting a written response to a past “petition” and an attorney request. One resident complimented the BOD and Management for their work.

Recent Correspondence

A letter of thanks was received from the Marana Food Bank’s Executive Director in response to many donations received from clubs and programs within the community. A second letter dealt with the SCRCR rental fees issue, and was read by the writer.

Board Actions

Titan Landscape was authorized to replace three backflow insulators; given approval to add trees and rock to enhance the Windmill Park west parking lot area; approval to reverse a previous authorization to replace winter flowers due to the short time left until summer flowers would be installed; approval to complete the unfinished portion of the median on Twin Peaks with decorative rock. Mr. Nick Westphal appointed as a member to Covenants Committee; Covenants fines were authorized for weeds, landscape parking, parking of an inoperable vehicle, and container removal. Mr. Duane Snider and Mrs. Cindy Snider appointed as committee members to ARC and Mr. Larry Lemieux and Mr. Nick Westphal appointed as committee members to the Finance Committee. A transfer of funds for upcoming reserve expenses was approved and reinvestment authorized for a CD maturing in March 2013. Action on use of the ball field by a sports team postponed until next meeting; renewal of insurance coverage approved; wall painting along Twin Peaks, Silverbell, Coachline, pursuant to the Reserve Study was authorized.

Purchase of two shade canopies and purchase of three heavy-duty sign easels for events approved. Action on

the Windmill Park camera system postponed until next meeting. Installation of four new parking lot light fixtures in the Windmill Park parking lot was approved. Titan Landscape authorized to replenish wood chips under playground equipment in Parcels 15c and 39. Restoration of the kiddie pool shade canopy at the Community Center pool approved. The Richmond Estates survey regarding a new monument sign results were noted. Information is being sought regarding an alternative plan to paint and light the existing signage with action postponed until the March meeting.

Actions in Lieu

Two actions in lieu were recorded: One was authorization for Titan Landscape to install new turf and concrete edging at the Parcel 26 Pocket Park. The second approved reducing the number of handicap-accessible parking spaces at the Windmill Park office and pool parking lot.

Manager’s Report

Mr. Seng report included: routine office projects, plans for the upcoming Easter Egg Hunt, scheduling of the Reserve Study full-site update, completion of many previously approved actions and projects, blinds requested for the office complex. Consideration of a change order is needed regarding expansion of the pool chemical room, a favorable working relationship with Titan Landscape. Concerns with the mounted height of the new light fixtures at Windmill; repair options presented for the broken crawl tube and warranty being researched for the damaged shade tarp at Windmill playground; Mrs. Aime Salinas, the office Accounts Manager, will be on maternity leave beginning next week, with other staff temporarily covering her duties.

In response to Mr. Seng’s report, the Board took the following additional actions: Authorized purchase of blinds for the Windmill office; authorized change order for the pool chemical room expansion project to allow for a wall to separate equipment and chemicals; authorized relocation of eight light fixtures to a higher level at the Windmill office facility.

Upcoming Dates

Board of Directors’ Meeting—21 March 2013, 6:45 p.m. in the Community Center.

Annual Easter Egg Hunt—30 March 2013, 10:00 a.m. to 1:00 p.m. at Windmill Park; volunteers needed.

Brightening up 2013

Windmill Lighting Project



The Windmill Park Pool area lighting replacement project was completed last month, once again making use of the latest LED lighting technology. The old lighting had been identified a couple years ago as approaching the end of its useful life. The project was approved by the Board in January, following the reserve study which called for the replacement of the system this year.

The project took a similar approach to last year's lighting replacement at the Community Center,

using low energy, low maintenance, high quality LED fixtures. The Board wanted to maintain some of the ornamental style that the old lighting at Windmill Park pool had, so this project incorporated some LED decorative sconces on the pillars. The goal was to reduce much of the light pollution caused by the original sconces, and convert as much as possible to downward lighting.

There are many areas around the premise which are now lit that used to be cloaked in darkness from the old defunct lighting system. The new lighting also awarded an additional perk; the security cameras show to record exceptionally well at night with the



LED illumination. The past problems of after-hours trespassers unscrewing the light bulbs so they could enjoy the hot tub in the dark without being caught on camera is no longer an issue, since the new lights are sealed units with no bulbs that can be tampered with. You can read more details about the project in the January edition of the Windmill Newsletter. Please stop by some evening and see for yourself the new look around the Windmill Park pool and facility area!



Parking Lot Maintenance

Two recent Association projects included the two parking lots at Windmill Park. Those who visit the office and Windmill Pool regularly may recall the repaving of the main parking lot in early 2011.

It was now time to apply the first seal coat to help maintain and preserve the asphalt. The seal coat not only gives the lot the new “fresh blacktop” look, but it helps keep the asphalt conditioned so that cracking is minimized and water penetration is sealed out. Once the fresh seal coat was applied, new paint striping was done to mark parking spaces. In



conjunction with the seal coat project, there was a section of asphalt that had sunk from excessive moisture and being located in the central drainage point, receiving all the runoff from the rest of the parking lot. This section was removed and replaced with a concrete valley gutter, which should make for a lasting fix.

The second parking lot at Windmill Park, located at the far west end of the football/soccer field was pretty bad shape. This year the repaving of the lot was deemed necessary as a reserve study item. Several bids were sought, and ultimately the Board selected Bates Paving for this project as well as the seal coat on the main parking lot. For the repaving project, the old asphalt was demolished, pulverized, and reused as the base material to provide a much more solid foundation for the new asphalt to be laid down over. One Mesquite Tree had to be removed, since the expanding root system had caused damage to the original

parking lot asphalt. The new parking lot gives a nice clean look for anyone visiting Windmill Park.

Come out and enjoy the park!



A Word from the Landscape Committee

Citrus trees took a real beating this year. You may think your tree is dead (it may be) but chances are good that it is still ok. If you scratch the very thin bark and can see green tissue inside, then the tree is still alive. Now is the time to revive your citrus and get them back on track. To do this, you'll want to cut them back, fertilize, and water them.

First, cut them back. Prune the sucker growth coming from the bottom of the tree, these branches have absolutely no value and they sap energy from the rest of the tree. Next, concentrate on the dead and broken branches. When cutting a dead branch, start near the tip and cut it back until you see live tissue. Thin out branches in the middle of the tree to open it up and get light down in there. You'll know you are done when all dead wood and suckers are gone and the tree looks balanced. Next, rake up all the debris and get ready for fertilizing.



Fertilizing citrus trees is not necessary for the tree to grow, but fertilizer is necessary if you want it to thrive and produce sweet juicy fruit. Three applications of citrus tree fertilizer are recommended each year. To determine exactly how much fertilizer to use, carefully follow the directions on the label. As a general rule, a mature citrus tree can take up to 2 pounds of fertilizer for each application (but be sure to follow the label and only apply fertilizer designed for use on citrus). The University of Arizona has a detailed table on how much to use, but it gets confusing to figure out "Actual Pounds of Nitrogen" to use. Just follow the instructions on the fertilizer label, so a 5lb bag can do 2 to 3 mature trees per application. March is an ideal time for the first application because the danger of frost is past. Try to fertilize before the blossoms come out. If you fertilize while the tree is blooming, the fertilizer can knock the blooms off before they get a chance to set fruit. If you miss this timing, just wait until the next recommended application period, May/June.

Citrus trees prefer deep watering. Beth Hargrove, from Rillito Nursery and Garden Center, recommends watering to a depth of 3ft once a week during the warm growing season. To accomplish deep watering use drip irrigation or build a watering well to contain the water as it seeps down to the roots. You may need to fill up the well a couple of times to reach the 3' depth. A watering well should be as wide as the canopy of tree if possible. Remember the roots of a tree mimic the branches, so the roots go out as far as the branches. This is where the feeder roots are, the ones that take up water and nutrients. The older roots that are next to the trunk are more for anchoring the tree. It is recommended to put an inner circle of soil around (but not touching) the trunk so that standing water won't get the trunk wet. If you use drip irrigation make sure to put 3 to 4, 4 gph drippers out about mid way around the tree to insure water gets to all the roots and not just one central area.

Enough about citrus; are you tired of looking at your dead plants from the freeze? Chances are pretty good that they are not dead, some might be though. Bringing shrubs back to life after the freeze is fun. Cut them back until you see live tissue. It's that easy. Clean up debris, fertilize, and water. Shrubs are usually very forgiving. Enjoy the sights and smells of spring in the desert.

CRCA Landscape Committee Chairman - Rob Palfreyman

Twin Peaks Landscape Irrigation

The month of February was filled with activity and moving dirt along Twin Peaks Road, as the landscape crews worked tirelessly on installing the new irrigation system. Back in January, the Board of Directors, as advised by the Landscape Committee, approved the project to replace the irrigation lines along Twin Peaks. Unfortunately the old lines were becoming more and more



problematic, as the underground black colored poly tubing became brittle with age. The leaks were piling up, with 5 – 10 per week popping up all over the place. The Landscape Committee had seen the same problems last year at three parcels, including The Villas, Sombrero View, and Sonoran Winds. Once the number of leaks becomes too abundant, the money spent on repairs begins to outweigh the cost of a new system. Such was the case for the Twin Peaks roadway system. Luckily, through the careful financial planning by your Board of Directors, the funding was available in the reserves to

pay for this project. The Board consulted the Associations Reserve specialist to verify that the funding was at a level which would be acceptable to use on this project, since the system wore out sooner than had been expected in the reserve study report. The new system consists of PVC mainlines, which is a more durable material and should hopefully last much longer than the poly lines which had been used previously.



Town of Marana Meeting for Parcels 3, 4 & 7

The Town of Marana will be surface sealing the roads in Continental Ranch Parcels 3, 4 and 7 beginning in March. Sealing of these roads will begin in all three parcels March 28th and be finished March 29th.

A flyer will be posted to residents in these areas. The flyer will cover the dates of construction and temporary roadway closures that will occur during the scheduled work. The Town of Marana contact for this project is: Mac W. Murray, Construction Manager, 520-940-0773.



The Marana Food Bank THANKS Continental Ranch

-A letter from Linda Hampton, Director of the Marana Food Bank

On behalf of the employees, volunteers, and particularly clients of the Marana Community Food Bank I ask your HOA to pass along our thanks to the many clubs, groups and programs that make gifts to us. I ask because many of these gifts come without contact information for the individual donors. The groups turn over proceeds from fund raising projects, they organize food donation drives in their neighborhoods, they donate surpluses of various kinds to us and it's unfortunate that I cannot properly thank them in person.

The Continental Ranch Community has donated thousands of pounds of food over the years, with the various food drives around the holidays. The Thanksgiving office drive, the Photos with Santa, the Easter Egg Hunt, and all the other community events that have sponsored the Food Bank always receive an amazing generous outpouring of donations from the Continental Ranch Community.



Produce Donations



We need help filling these shelves!

The Marana Food Bank currently provides assistance for over 92,000 clients, 34% of whom are children. This client count includes over 27,000 households, over 10,000 seniors,

and over 3,900 single mothers. Clients who receive assistance from the Food Bank receive a very modest amount of basic food supplies only once per month. There were 682,560 pounds of food received and distributed to clients in 2011-2012.

If you would like to make a donation or are in need of assistance, you can visit the Marana Food Bank at 11734 W. Grier Road, Marana, AZ, 85653.

If you would like to subscribe to the Marana Food Bank's newsletter, email maranafb@communityfoodbank.org or call 520) 682-3001.



Marana Food Bank Truck



Marana Food Bank Warehouse



Processing Warehouse

Association Audit

Last September's Windmill Newsletter, the Association's annual audit was explained to help readers understand the value, purpose, and results of CRCA's audits of the last few years. This article is somewhat of a repeat of the previous article; however, CRCA's most recent audit for 2012 was completed last month with a new report given by the CPA to the Board of Directors. Some readers might be interested in more about what this audit involves and what the outcomes represent.



For the past several years, the results of Continental Ranch's audit have been excellent; handled for the past 4 years by J. Todd Lundering, CPA. The findings have steadily improved from year to year. The audit findings for 2012 were presented to the Board of Directors and the Finance Committee in February. Members should be pleased to know that it was once again a very clean audit; no discrepancies were found, and by all measures everything is order. Many compliments were paid to the accuracy and organization of the financial records, which reflects well on the Board of Directors, Finance Committee, and the Association's Management Company.

An association's audit is extremely important for the purposes of ensuring that the finances are being well handled, properly used, and that fiduciary procedures are being followed. Since each and every homeowner's dues contribute to the health of the Continental Ranch Community Association, it should be very important to know how your member contributions are being accounted for.

Most homeowners associations have an independent certified public accountant prepare their audit every three to five years. It is highly recommend for an association the size of CRCA to have an audit prepared each year. Continental Ranch Community Association has its audit performed on a yearly basis, which should give its members added comfort to know that the Association is being diligent in its management of finances.

The audit entails a careful analysis of the financial records, including the Association's assessments records, expenditures, financial reporting, and its reserve study. The audit also completes an extensive investigation of the internal control procedures and confirms that they are being followed appropriately. Strong internal control measures are critical to ensure that all accounting policies and procedures are being adhered to, which will reduce the likelihood of any chance that there could be a misappropriation of funds.

CRCA's auditor, J. Todd Lundering, was consulted in the preparation of this article to ensure accuracy of content and wording.



☺ Dog Poop Doesn't Biodegrade Like Wild Animal Poop

We feed our dogs food that's very different from the food wild animals eat, therefore, dog waste does not biodegrade quickly like wild animal waste. Because of the sheer number of pets in suburban neighborhoods and in local parks, this hardy dog waste accumulates.

☺ Dog Poop Contains Harmful Bacteria, Parasites.

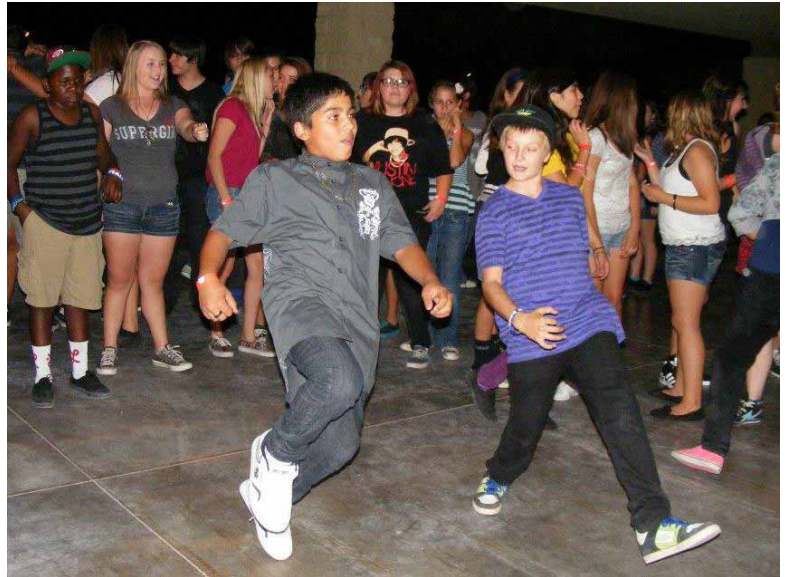
Dog waste can contain harmful organisms like E. coli, giardia, salmonella, roundworms, hookworms, and cryptosporidium. These can be passed on to you or your pet, and may cause health problems.

Friday Nights for Teens

If you're ages 12 to 17, and enjoy the latest hip-hop, top 40, and dance music, then you don't want to miss the next Teen Dance! The first Friday of each month, teens are invited to Crossroads at Silverbell District Park to hang out with friends or meet new ones. The DJ team will spin music and giveaway prizes under the group Ramada. \$5 cover charge. No outside food or drinks are permitted. The Marana Police Department will present at all dances.

FREE Tickets: Each month five dance passes are raffled off on the Marana Parks and Recreation Facebook page. Make sure you "Join" the events online for your chance to win!

March 1, April 5, May 3
6:30-9:30 p.m.



Looking for a particular activity, or just curious about what's in your neighborhood? Browse a full list of activities online at www.marana.com.

Always know what's going on in the Parks! Like Marana Parks and Recreation on Facebook today. www.facebook.com/maranaparksandrecreation

Continental Ranch Community Wide Yard Sale!

April 20, 2013 7:00am – 2:00pm

Registration deadline is Wednesday April 17, 2013



Join the fun and find those unwanted household items a new home! Please complete the form below and return it to the Windmill Park Office. A list of addresses participating in the yard sale, as well as the items for sale will be available to pick up April 20, 2013 at the Community Center. Advertising will appear in local newspapers and on Craigslist. The advertising fee which used to be required has been waived by the Board!

Community Yard Sale Registration Form

Please return to the CRCA Office by April 17, 2013

Name: _____ **Phone:** _____

Address: _____

Items for Sale:

For Office Use:

Date: _____ **Staff Initials:** _____

Seniors And Retirees Of CRCA

Back in March of 2008, the SCRCR “column” in our local Windmill read: “Seniors on the move...Who says mature adults sit back and don’t contribute to society? We may not be ‘movers” or ‘shakers,” but many of our SCRCR group remain active!” That seems to be most appropriate just now as SCRCR has moved forward and found a new home within the Continental Ranch community with a most generous invitation from Rock ‘n Java on Twin Peaks to utilize their facilities for our weekly activities, at no cost. This offer comes with sincere thanks from all our SCRCR members, and a renewal of our individual commitments to support local business owners. We have unofficially been trying to do just that throughout the years and now we have been justified and will shout our thanks and praise to Rock ‘n Java management, and encourage the entire residential community to help with similar support to local businesses.

At our very first gathering at Rock ‘n Java, we had over 50 members in attendance, in a spotlessly clean room with tables and chairs already in place, the coffee hot and waiting, and a manager volunteering to help in any way to make our Thursday mornings a pleasant experience! What more can we say?—except a very humble “thank you.”

Our new president, who had been on our sick list for several weeks, was duly welcomed back and conducted this first meeting in the new facilities. Complete with his list of jokes to share, Lou Marchetti will be a tremendous asset to SCRCR as the year evolves. We are also very proud to announce that Jeanne Lemieux was awarded an MVP certificate for “volunteerism over and above” her duties while serving SCRCR as our past secretary. Her selection was unanimously applauded by all our membership! Congratulations Jeanne!

We would encourage all Continental Ranch mature adults to visit and share some of that “retirement energy” with us as we gather on most Thursday mornings at 9 a.m. for coffee and socializing, followed by a 9:30 a.m. brief meeting, and select other activities in which to participate, each according to individual interest and time. Our games schedule following meetings will continue and the “out-to-lunch bunch” will continue with impromptu Thursday light lunch sharing times!

Activities planned for March: Our block of Gaslight Theater tickets is sold out for 5 March, with dinner planned at the Olive Garden on Broadway prior to the production. On 7 March, there will NOT be a gathering at Rock ‘n Java, as we will carpool to Reid Park for their annual Seniors’ Day activities followed by a brown-

bag lunch in the park or purchase of snacks at the park. We’re back at R ‘n J on 14 March to celebrate birthdays, and Thunder Canyon Brewery will be our St. Patrick’s Day destination on the 17th for a traditional corned beef and cabbage feast, carpooling from the Center at 11:30 a.m. We’re all Irish that day, so wear green!

On a sad note, we recently lost a long-time member in Mary Jensen, who died recently in assisted living residency. Mary made her home for many years in Continental Ranch until it became physically unsafe for her to be alone, even with her own local family and her extended SCRCR family helping as needed. As is our custom, SCRCR member residents of Continental Ranch who eventually must move into assisted living facilities are extended permanent honorary membership within our group. Mary will be missed by a host of friends and former neighbors, and our sympathy is passed along to her family.

This ‘N That

There are lots of things going on during the month, so if you are hosting guests and want to show off our Marana-Tucson community, there’s much to consider! The annual Marana Founders’ Day Celebration kicks off on Saturday, 9 March, 9 a.m. to 9 p.m. with a parade, food vendors, a Kids’ Zone, car and tractor show, arts and crafts, etc.—even a balloon glow in the evening, weather permitting! Marana’s Movies in the Park series continues at the town park off Coachline and Rivulet, 16 March at 7 p.m. with “Madagascar 3”. That same weekend, the Civil War Southwest reenactment is planned at Picacho Peak, with a daily schedule of activities available at AZStateParks.com. Patagonia Lake offers Saturday and Sunday Pontoon Boat Tours with information and reservations available at 520 287-2791 and the 25th annual Arizona Renaissance Festival is on-going throughout the month, with information available at 520 463-2600 or on line at: RenFestInfo.com.

The calendar tells us Daylight Savings Time begins on 10 March, St. Patrick’s Day is the 17th, Spring arrives on the 20th, the Christian community celebrates Good Friday on the 29th, Palm Sunday on the 24th and Easter on the 31st; The Jewish community celebrates Passover on the 26th. And, be prepared for those persistent April Fool’s jokes on Monday the 1st of April!

Thought For The Day

Never look down on someone unless you are helping them up.



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
3	4 Pool Committee 7pm at WP	5 Landscape Committee 7pm at WP	6 Covenants Committee 6pm at WP	7 ARC 7pm at WP	8	9
10	11	12	13 Finance Committee 6:30pm at WP	14	15	16
17 Happy St. Patrick's Day	18	19	20	21 ARC 2pm at WP Board & Exec. Meeting 6:45pm at CC	22	23 CRCA office open 9am-1pm
24	25	26	27	28	29	30 Easter Egg Hunt 10am- 1pm
31 Happy Easter						



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1 Pool Committee 7pm at WP	2 Landscape Committee 7pm at WP	3 Covenants Committee 6pm at WP	4 ARC 7pm at WP	5	6
7	8	9	10 Finance Committee 6:30pm at WP	11	12	13
14	15	16	17	18 ARC 2pm at WP Board & Exec. Meeting 6:45pm at CC	19	20 CRCA Yard Sale 7am-2pm
21	22	23	24	25	26	27 Large Item Pickup CRCA office open 9am-1pm
28	29	30				

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Registration Jan. 1 – March 15

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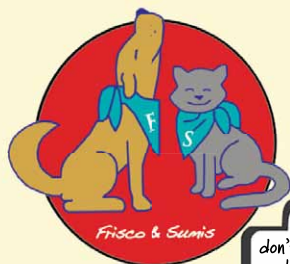


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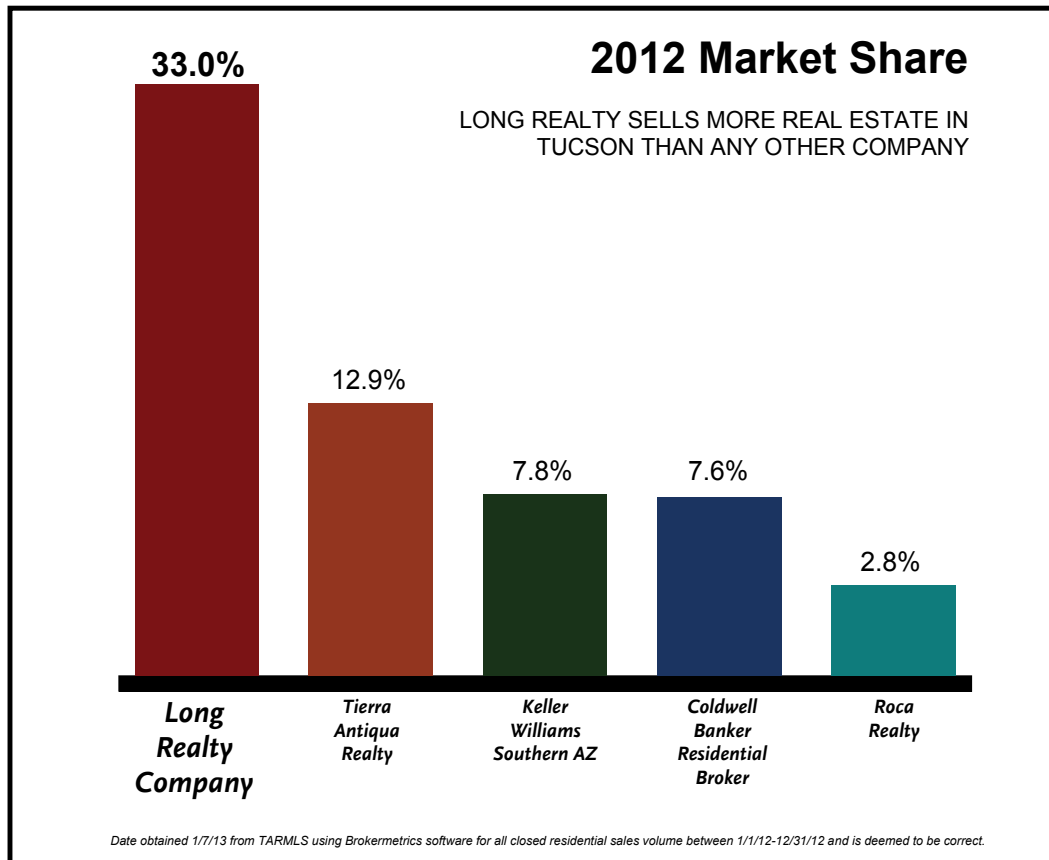


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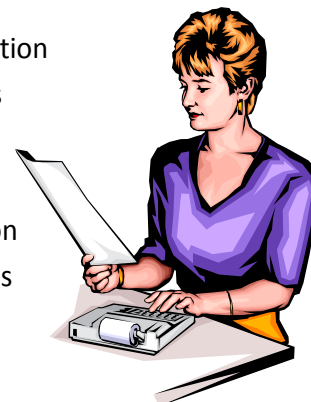
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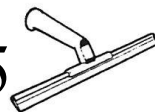
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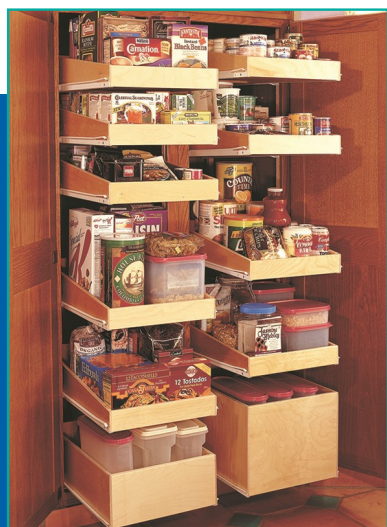
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CRCA Seniors Group

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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

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

March is arguably the best month of the year here in the desert. Hopefully everyone can get out and enjoy the great weather, saying goodbye to the cold and hoping the heat holds off as long as possible! Needless to say, March is a great time to go hiking and exploring some of the nice outdoor attractions of the Marana & Tucson areas.

Local garden centers are bustling with folks preparing for their springtime projects yard projects. It's been nice of the Landscape Chairman, Rob Palfreyman, to start writing helpful landscape articles for the newsletter. He has a wealth of landscape knowledge. If anyone ever has any landscaping questions or needs help troubleshooting a problem, please call or email our office and we can get advice from either Mr. Palfreyman or Titan Landscape.

Hopefully you saw the note from the Town of Marana about their Community meetings that will help explain some of their plans for repairing the streets in Continental Ranch. In case you missed it, the message was on page 9 of this month's newsletter.

This month will be another very busy one for the office staff, as we prepare to meet the challenge given to us to make this year's Egg Hunt better than ever. Jocelyn has rounded up some new attractions that will hopefully be a hit. Each year we do our best to work with the volunteers in fine tuning this showcase event. Feedback & suggestions from those who visit the Egg Hunt really helps us improve from year to year, so don't be afraid to speak up.

Best Regards,

Josh Seng
Community Manager
On behalf of Aime, Jocelyn, Paula & Stephen

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

Josh Seng, Community Manager
josh@hoamanagementsolutions.com

Aime Salinas, Accounts Manager
aime@hoamanagementsolutions.com

Paula Bellina, Homeowner Covenants Liaison
paula@hoamanagementsolutions.com

Stephen Hinchliffe, Project Coordinator
stephen@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.

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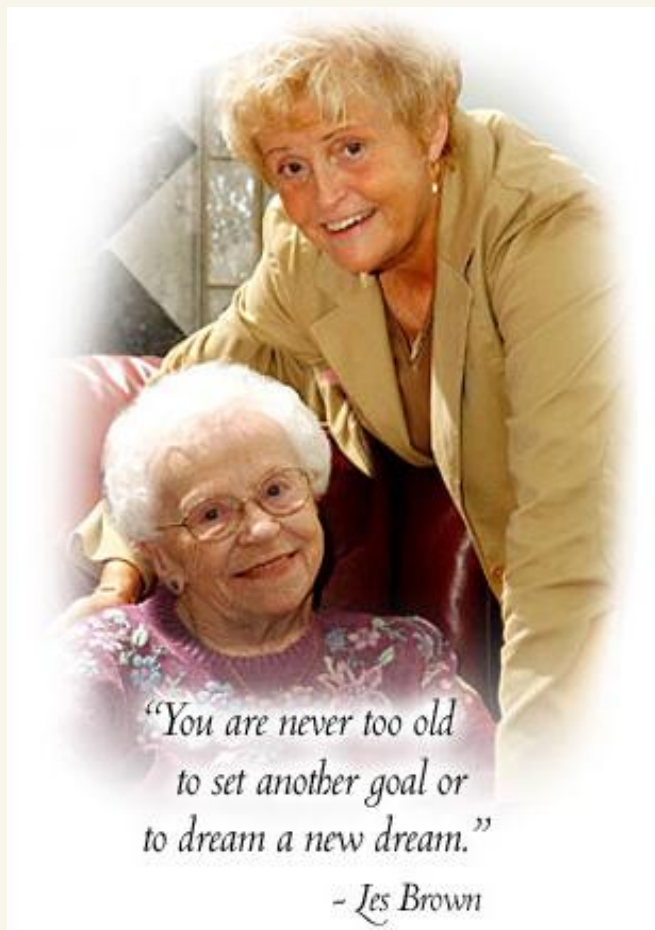
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