

CONTINENTAL RANCH

the windmill

April 2013 Edition

www.crcatucson.com

Mark Your Calendars April 2013

- 1st Pool Committee
7 p.m. at WP
- 2nd Landscape Committee
7 p.m. at WP
- 3rd Covenants Committee
6 p.m. at WP
- 4th ARC 7 p.m. at WP
- 10th Finance Committee
6:30 p.m. at WP
- 18th ARC 2 p.m. at WP
Board Meeting
6:45 p.m. at CC
- 20th Community Yard Sale
7 a.m. - 2 p.m.
Block Party
11 a.m. - 2 p.m.
- 27th Large Item Pick up
CRCA Office Open
9 a.m. - 1 p.m.

President's Report — John Lambert

Spring is finally here and things are starting to recover from our last frost. The landscape committee will be watching very closely to see if some of our plants did not survive the winter and will make sure that any replacements are more frost tolerant. The Texas Mountain Laurels and Tombstone (Lady Banks) roses are in bloom along Twin Peaks and are a pleasant distraction until the lantana and other plants recover from the winter.

The pool was very busy during spring break but along with being busy came a few issues. People without keys were being let into the pool by people inside and there were a few groups that felt they were above the rules for the pool. Please remind everyone in your family that there are rules to be followed while at the pool so everyone there can have a pleasant experience. Just a reminder that if the rules are not followed that your pool key can be turned off for 30 days and you could be fined \$100 for an infraction. The pools are a great benefit and enjoyment to a lot of people but abuse of the rules ruins that. If you observe inappropriate behavior please report it to the office with the specific time and day of the occurrence so we can review the security tapes to see if any action is required.

The Easter Egg hunt was another success with over 500 kids this year, and I'd like to extend a job well done to Jocelyn and all the volunteers who participated in this annual event, especially the boy scouts. Something is being added to another annual event in CRCA. The annual yard sale will include the first (of hopefully many) Block Party Food Truck Roundup at Windmill Park (from 11AM to 3PM). Try to stop by after the yard sales to sample some of the eats being offered by these unique vendors. There will be a jumping castle in place for the little ones as well as lots of great food.

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Come Out & Join the **Block Party!**

Windmill Park
Saturday April 20th
11AM – 2PM

CRCA will be hosting
Food Trucks and Jumping Castles

-in coordination with our
Community-Wide Yard Sale-

Come grab some good food and bring the kids for fun
in the jumping castles!



**CONTINENTAL RANCH
COMMUNITY ASSOCIATION**

live grow work play

4th Annual Easter Egg Hunt

A Hard Act to Follow

The compliments just keep rolling in on how happy everyone was with this year's 4th annual CRCA Easter Egg Hunt! Over 500 kids attended the Egg Hunt, along with their parents, grandparents, and older siblings! This year's focus was to put the egg hunt area front and center in the middle of the field – which



worked out great. This was also the first year featuring a petting zoo for the kids, which even included free pony rides. There were more face painters and balloon artists than ever, and also a professional photographer for pictures with the Easter Bunny. The Easter Bunny photos were provided on a complimentary CD for parents to take home and make prints for friends and relatives. Several local

food trucks helped fill hungry bellies, and the guys from Schwan's provided free ice cream for everyone. The jumping castles this year included an ever popular "velcro wall", where kids could suit up in a



velcro body suit and catapult to stick to the inflated velcro wall. All kids received a free cotton candy, and lucky raffle prize winners for each age group won Easter baskets packed with goodies. Once again the mini-train made trips around the field with its tiny passengers all aboard. The Point of Grace girls dance team made an appearance



on the stage after the band finished their entertaining musical set. CRCA wants to thank ALL the volunteers who donated their time to pitch in and make this event possible. A special thanks to the boy scouts troop who did an excellent job. This year's hunt was considered by many to be the best egg hunt yet, and it will be quite a challenge to make it better next year... "a hard act to follow", as exclaimed by one happy parent.



This event generated 360 pounds of food donations and \$350 in cash donations to the Marana Food bank. Each dollar in cash that is donated to the food bank buys approximately \$9 in food for families in need.







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:** _____

Large Item Pickup - April 27th



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 | | |

Covenants Corner

Spring is here and so are the weeds. The management team has their hands full with increased covenants violation enforcement due to the season when the weeds really begin to pop up. Such is typical for this time of year. To stay caught up, the management team shuffles their workload so that not only one, but two staff members can help stay on top of the follow up process and ensure that residents don't



forget to take time and maintain their properties. Many residents who do keep their yards looking pristine may drive home and think nothing is being done. Rest assured, behind the scenes, the office is busy plugging away with the enforcement process. During the month of March management handled hundreds of violations, with the majority being for front yard weeds. Residents are

encouraged to take advantage of the pre-emergent weed prevention service that's offered twice per year through CRCA. Keep watch in the May and June newsletters for the sign up forms for the next pre-emergent spray service which will help fight the weeds as the monsoon rains arrive.

Crime Watch Alert

9-1-1

Continental Ranch is a very safe community and many residents enjoy the comfort of knowing they live in a peaceful neighborhood. Unfortunately, no neighborhood is immune to theft from time to time. Recently there was an incident reported that a resident's truck had the tailgate removed and stolen right off the back of their vehicle in their driveway. Awareness is the name of the game when it comes to deterring these types of issues. Anyone who sees suspicious activity is encouraged to call 9-1-1 for Marana Police emergency response.

Camping Under the Stars

Join Marana Parks and Recreation for a fun-filled night in Ora Mae Harn Park. This award winning event is a great opportunity to get the family outdoors with neighbors and friends. The overnight stay includes a tent space, storytelling, a camp fire, crafts, nature exhibits, and an outdoor movie. Pack your bags, grab your tent and prepare for a night under the stars! Only charcoal grills permitted. No on-site food vendors, so pack a picnic.

Streamers, twinkle lights, pin wheels....bring them all! Participate in the Annual Tent Decorating Contest for a chance at fun prizes (and bragging rights).

April 20 – 21

\$5 to \$15 based on group size.

Looking for more recreation? Browse a full list of activities online at www.marana.com.

Events, sports and so much more, right in your newsfeed. Like Marana Parks and Recreation is on Facebook today. www.facebook.com/maranaparksandrecreation



A Word from the Landscape Committee

“April showers bring May flowers”. As you well know, we are seasonally ahead of everybody else in the country, so April is the time for us to transition from winter - to one day of spring – and right on into summer.

I know the winter annuals still look great and you don’t want to disturb them, but now it’s time to switch them out; this goes for vegetables as well. If you haven’t already done so, you should get your summer annuals planted so they can get established before it gets too hot. If you are going to plant tomatoes and you haven’t yet, make sure you plant quick gestation varieties like Early Girl. If you plant the beefsteak kind it will get too hot before they are ripe and they will turn to stew on the vine.

Bermuda grass is starting to come out of dormancy. If you didn’t plant rye over the winter, just start watering and fertilizing. If you use a “weed and feed”, hurry and apply it quickly. Most of the “weed and feed” applications aren’t recommended for use over 90 degrees F. If you did over-seed with rye this past winter, cut it down short just like you did the Bermuda in the fall. This does two things; it stresses the rye to die out and it lets the sun down to the Bermuda roots to warm them to help break dormancy. Fertilize at this time as well, following all manufactures directions on the label.

You may have notice the trenching along Twin Peaks over the last month. The black poly tubing had gotten brittle over the years (this may be happening to you in your landscaping as well) and we kept continually repairing it over and over. It’s like putting a bandage on soggy toilet paper, it doesn’t last very long. We replaced the black poly tubing with PVC piping, so we shouldn’t need to do any major repairs in this area for decades to come. We are pretty much done with this project, but if you see any leaks along here (or anywhere else for that matter) please let management know so we can get right on it. Titan Landscape is pretty good about catching leaks right away, but another set of eyes is always appreciated.

Windmill Park is getting closer and closer to the flagship park that we have been dreaming about and striving for. We put 8 more Olive Trees between Coachline and the newly paved parking lot. I know we have used a lot of Olive Trees lately and there has been some concern that we aren’t allowed to plant Olive Trees in Pima County. There are a couple of cultivated varieties (cultivars) that have been approved by most communities that have banned the heavy pollen producing species. The cultivar we are using is “Swan Hill Olive” which is one of the approved cultivars that does not produce fruit or the pollen that traditional Olive Trees do. We have just a few more tweaks to do there and we will have a finished park that we can all gather at, play at, and be proud of. Every time I drive by it (daily), I see people playing on the grass and/or utilizing the ramadas. If you haven’t been by the park lately – go and enjoy!

CRCA Landscape Committee Chairman - Rob Palfreyman



Sprucing Up the Parks



As the year is progressing, the CRCA Landscape Committee has continued to review their projects list and checked off a few more of their targeted areas.

One of the many bonuses of living in Continental Ranch are the numerous parks scattered throughout the Community. Did



you know there are a total of 6 mini-parks in addition to the Windmill Park?

This spring the park located at Mountain Sky Drive and Veridian Drive received the addition of four new Swan Hill Olive trees. The Committee tried using larger size trees for this project, and the results are really quite nice. These larger trees should make for some excellent shade. The park located at Yellow Moon Drive and Veridian Drive also got some additional attention this spring, with the rejuvenation of the struggling turf area, along with a new concrete edging to match the other parks in CRCA. This new turf is complimented by the shrubs and palms that were installed last season along the walls. Hopefully visitors to these parks will enjoy the enhancements.

Another recent replenishment at two of the parks was for the woodchips surrounding the playgrounds



at the Finrock Drive park and the Phobos Drive Park. These playgrounds were in dire need of new material, as the old woodchips had compressed and disintegrated over the years and were looking quite unkept.

If you would like more information about finding all the different parks in Continental Ranch, please stop by the office and Management can help point them out on the map.

Pool Updates

A common question among parents who brought their tots to the kiddie pool last summer was, “what’s going on with the shade”? It took quite an extensive amount of work to finally get repair of the shade structure moving forward, but alas the time has finally arrived and the structure is now under repair and refurbishment. Nearly a dozen different contractors were brought in to bid on various options on how to address the problem. After careful consideration and review of all the various bids, the Pool Committee had



their recommendation approved by the Board and now the project is making progress. The plans were drafted, permits obtained and then the old structure was taken down near the end of last month and hauled to a shop for repair and refurbishment. For improved long term durability, the new footers will be installed with specially coated rebar reinforcements and the shade structure will have a “costal zinc primer” beneath the powder coating. The project is moving full steam ahead in order to be ready and in place for opening of the Community Center pool on May 1st.

A second project that the Pool Committee had in their budget this year was to build a secondary chemical room which would be completely separate from the existing equipment room. Up until now, the chemicals were stored in the same area, right alongside the pool heaters, pumps, electrical panel, and other miscellaneous equipment. The vapors of these chemicals are highly corrosive to metal components, and it was proving to reduce the life span of the equipment. Some of the heaters were completely shot after only a year or two, when their regular expected lifespan should be 4 or 5 years. While the cost of building the separate masonry enclosure for the chemicals was not cheap, it should pay dividends in the years to come as the equipment doesn’t become prematurely worn down from vapor corrosion. This project is also underway this month.

Refreshing the Walls

While driving through Continental Ranch, residents might notice that something seems...different. Indeed, the walls facing the main thoroughfares of Continental Ranch are now being repainted. The majority of the work is now complete, with the paint crews buttoning up the final sections as we head into April. This was quite an extensive project, including the walls along Silverbell Road, Coachline Boulevard, and Twin Peaks Road. This project was yet another reserve study item, which was approved recently by the Board of Directors. Due to careful contractor selection, this project was secured for a fraction of the amount it cost the last time when these walls were painted several years ago. The previous light tan paint is being replaced with a medium earth tone brown. The hope is that not only will this darker tone bring a more modern look to Continental Ranch, but staining should be less prevalent following the heavy monsoon down pours that splash dirt up onto the base of the walls.



Pool Rules

A friendly reminder as the summer pool season heats up!



Continental Ranch Swimming Pool Rules

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

1. Association rules, regulations, and all posted signs must be followed. Lifeguards are not on duty. Swim at your own risk.
2. You must conduct yourselves safely and in a manner that does not interfere with the enjoyment of the pool and spa by all participants.
3. Pool Staff and others designated by the Board of the Directors have the authority to enforce these rules, and not allow entry to those not willing to abide by them.
4. The Windmill Park and Community Center swimming pools are only for the use of residents and their guests. Residents must accompany their guests at all times. Limit of 5 guests per card holder. For larger groups, permission must be received from the Continental Ranch Administrative Office. Authorized staff has the right to limit the number of guests using the facility on any day. Maximum occupancy in swimming pool area is 120 people. No more than 90 people can be in the water at any time.
5. Children under 12 years old must be attended by an adult over the age of 18 at all times.
6. Children under the age of 15 are not allowed in the spa under any circumstances.
7. Proper swim suit attire is required in the pool. No cutoffs or street clothing allowed.
8. Do not prop open the gates to the pool or restrooms.
9. You must shower prior to entering the pool or spa. Use of soaps and/or shampoos is prohibited.
10. Please remember to only walk on the deck. No running or horseplay permitted on the deck or in the pool. Only use appropriate "pool toys" and flotation devices in pool area.
11. Do not enter the pool if you have an infectious or contagious disease, open cuts, sores or bandages.
12. Children in diapers must wear secure fitting waterproof pants over the diapers.
13. No defecating, urinating, spitting, or placing other foreign substances in the pool. Do not swim if you are incontinent or suffering from diarrhea.
14. No glass containers permitted in the pool area.
15. No food, drinks, drugs, or tobacco are allowed inside the pool area, except for water.
16. No pets of any kind permitted in the pool area, except for working "Service Dogs".
17. Please deposit all trash in the containers provided.
18. Abusive behavior and vandalism is prohibited: No climbing on walls and gates. No fighting. No use of the pool outside of posted pool hours or during inclement weather.
19. Bicycles, skateboards, roller skates, roller blades and riding toys must be parked outside the pool area.
20. Only use battery operated audio equipment with earphones.
21. If using suntan lotion, place a towel over the chair to protect it from oil damage.
22. Scuba equipment is not allowed except during class instruction approved by the Board of Directors.
23. Keep clear of swimming lanes when used by lap swimmers. Do not hang on or play with lane lines.
24. Do not interfere with emergency procedures, accidents or drill exercises, including handling of pool equipment.
25. Continental Ranch Community Association and staff is not responsible for valuables left in the pool area.
26. Only one card issued per household. Replacement fee charged for lost cards: 1st time \$10, 2nd time \$15, 3rd time, and thereafter \$20.
27. Violators of these rules may have their pool privileges suspended and/or be fined by the Continental Ranch Board of Directors.

WEED MANAGEMENT

Weeds can be a homeowner's worst nightmare, conjuring thoughts of back-breaking hours digging and pulling, or compliance notices if they aren't removed. **You can avoid both of these headaches** very easily this season. Continental Ranch Community Association once again offers the semi-annual program for your common area landscape maintenance contractor, Titan Landscape, to spray pre-emergent herbicide in your front yard to **prevent most weeds** before they have a chance to become a problem.



- If no rain occurs within two weeks after the spray is applied, please water in the pre-emergent using a garden hose.
- Application of pre-emergent can greatly reduce the number of weeds that germinate.
- Pre-emergent herbicides are designed to prevent seeds from germinating in the soil - **existing weeds should be removed** prior to pre-emergent application
- Pre-emergent herbicide does not affect living plant material such as trees and shrubs so the rest of your landscape will not be harmed in the process.



WANT TO KEEP THE WEEDS OUT OF YOUR YARD?

Titan Landscape will be offering pre-emergent preventative weed spraying for Continental Ranch homeowners at a rate of \$47.00 per front yard. Spraying will take place June 3rd through June 7th, 2013. If you would like to take advantage of this service, please visit the Windmill Park management office and return this form with a check made payable to CRCA by May 27th, 2013.

Name: _____

Address: _____

Phone Number: _____

Email: _____

Spray has a tan colored tint which will gradually fade.

Signature: _____

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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 CRCA Block Party at Windmill Park 11am-2pm
21	22	23	24	25	26	27 Large Item Pickup CRCA Office Open 9am-1pm
28	29	30				



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1 Covenants Committee 6pm at WP Assessments Due	2 ARC 7pm at WP	3	4
5	6 Pool Committee 7pm at WP	7 Landscape Committee 7pm at WP	8 Finance Committee 6:30pm at WP	9	10	11 CRCA Office Open 9am-1pm
12 Happy Mother's Day	13	14	15 Last Day of Assessments Grace Period	16 ARC 2pm at WP Board & Exec. Meeting 6:45pm at CC Late Fee Applied	17	18
19	20	21	22	23	24	25
26	27 Happy Memorial Day	28	29	30	31	

REWARD \$500

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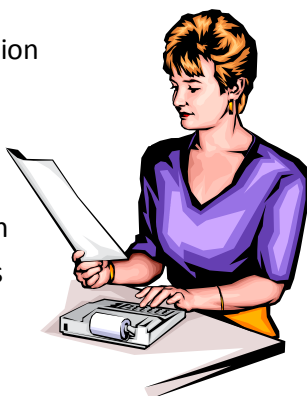


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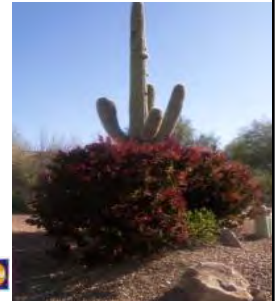


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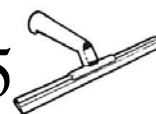
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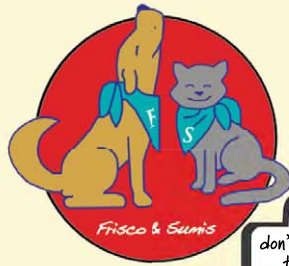
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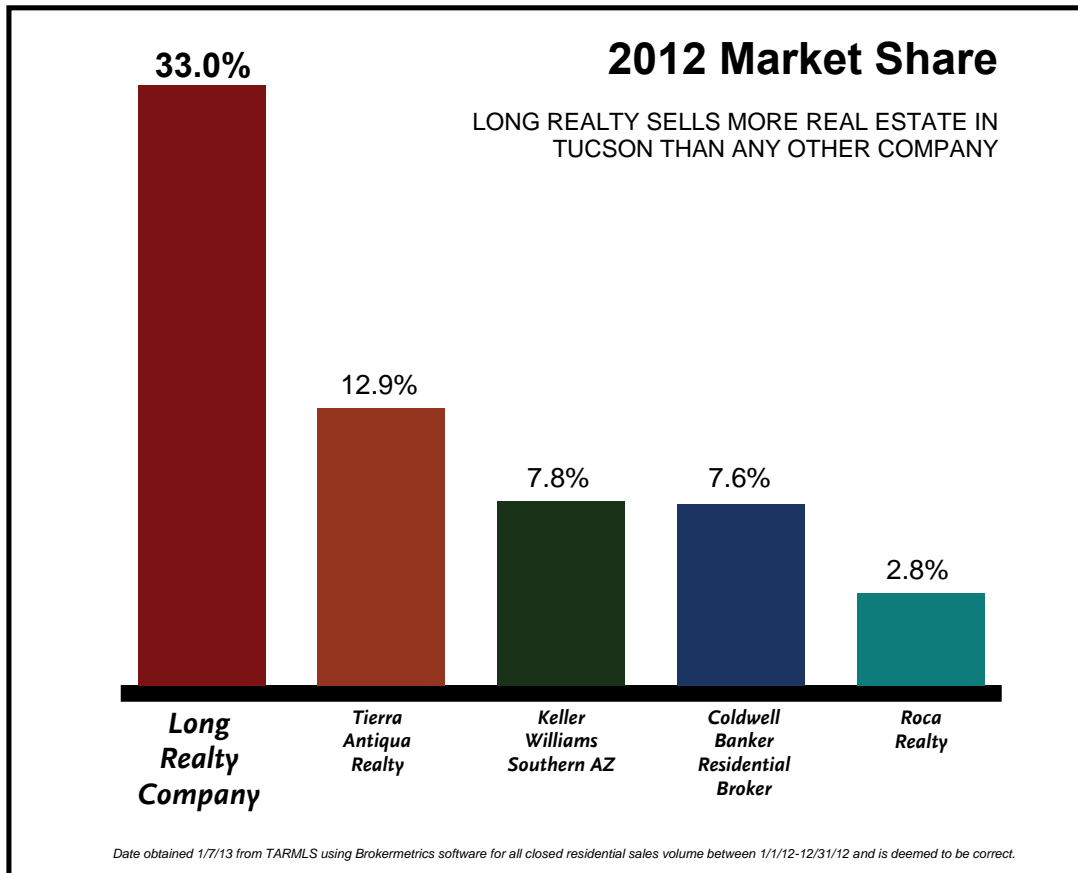


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Arizona Game & Fish Department

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520-628-5376

Pima County Hazardous Waste

(including green pools on vacant property)

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CRCA Office

520-297-7600

CRCA Emergency

520-780-9163

Marana Permits

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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

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

As everyone can probably tell from reading this edition of the Windmill newsletter, the Egg Hunt was the premier highlight of the past month. It took a lot of hard work and much appreciated effort from all the volunteers to pull off this event – seeing all the joy among the huge crowd of kids and parents was clearly a reward for all the hard work! I have to wonder how many other HOAs around Tucson get to have as much fun for Easter as the kids and families here in Continental Ranch. This community's annual Egg Hunt is truly a special event. Once again I heard so many compliments about the beautiful lush grass of the fields, but this year I also got to hear so many nice words about the newly upgraded ramada areas and the raised tree planter beds.

After listening to all the wonderful comments about the beautiful rye grass, now comes the time to watch it transition into the summer bermuda grass. Typically this may mean a few weeks of “bad looking grass” during the transition period, but before we know it the summer grass should fill in strong. You may notice the fencing from the egg hunt will remain up for a few more weeks, while the turf transition project gets completed. The park will remain open for the majority of the time, but the gates of the fence will be periodically closed as needed during portions of the project.

If you use Twin Peaks to travel home from the freeway, you might have noticed the monument sign at the entrance to Continental Ranch looked a little weird recently. The original finish on the sign began peeling prematurely so the contractor came to service it under warranty at no cost to CRCA. This process involved striping the sign back down to the bare metal and refinishing it. The new finish should last for years to come.

Thanks again to all who pitched help with Egg Hunt this past month!

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

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josh@hoamanagementsolutions.com

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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.

In case of emergency, please call (520) 780-9163 and follow the prompts. This number is not for reporting violations or dealing with delinquencies.

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