

CONTINENTAL RANCH

the windmill

September 2013 Edition

www.crcatucson.com

Mark Your Calendars September 2013

- 2nd Labor Day
CRCA Office Closed
- 3rd Landscape Committee
7 p.m. at WP
- 4th ARC
2 p.m. at WP
Covenants Committee
6 p.m. at WP
- 9th Block Party
5-8 p.m. at WP
Pool Committee
6 p.m. at CC
- 11th Finance Committee
6:30 p.m. at WP
- 12th Meet the Candidates
7 p.m. at CC
- 19th ARC
2 p.m. at WP
Board Meeting
6:45 p.m. at CC
- 28th CRCA Office Open
9 am - 1 pm

President's Report

—John Lambert

With September here now school is back in session, temperatures should start decreasing and the ballots for the Board of Directors positions will be distributed. I would urge all homeowners to attend the Meet the Candidates night on Thursday September 12th at 7:00PM at the Community Center. There are very diverse opinions from each of the candidates on covenants enforcement and common area landscaping, as well as a number of other issues that will greatly affect how CRCA moves forward in the future. This is a good opportunity to get first hand information before you receive your ballot and cast your vote. The choice is yours as to how the association will progress on issues affecting all of us.

The 2014 balanced budget was approved by Board this month, and I want to say that we are in great shape financially. Kudos to the Finance Committee and all Committees for their hard work on developing their budget recommendations and submitting them on time to the Board. The current Board has worked very hard over the last several years to clean things up and get them to where they are now. It's amazing to see how we've improved this Association; comparing past affairs, like when the audit found \$210,000 that had to be re-allocated from operating to reserves due to unsatisfactory savings practices in 2004 – to now, when we are making reserve account contributions exactly like they are spelled out in the reserve study. We are currently 103% funded in our savings accounts, which is better than an A+ report card (70% funded is considered "strong" in most

► Continued Page 2

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President's Report Continued..

HOAs; and we're 103%). By making sure we competitively bid all projects and ensuring our Association funds are spent wisely, we've been able to afford maintenance of our facilities to high standards (which is a requirement of the CC&R's), put money into our Association's savings account, address unforeseen emergencies when they arise; all this without raising assessment dues. It makes me proud to hear residents say that "for the first time I can see where my assessment money goes", in response to the well maintained facilities and landscaping throughout our community.

It is really too bad that some people do not have the integrity to stand behind their thoughts and instead choose to mail in "anonymous" letters; typically filled with inaccuracies to which the Board has no way to respond. The latest one is so utterly over the top and absurd I thought I would share portions.

"Far too many plants have been planted far too close together...We don't live in a custom home development, and we don't live in a secluded high end development, we LIVE in track homes with many of the homeowners making middle income earnings."

Is this anonymous resident saying that CRCA's landscape should not look good because we don't live in custom homes or a secluded high end development? I do not agree- the CC&R's require that the BOD maintain the common areas to a high standard. Every homeowner living here deserves to have well maintained and common areas they can be proud of and that enhance property values. Maybe the anonymous resident thinks this Board is "breaking the bank" on landscaping; to the contrary, we've actually reduced the annual landscape budget by half since 2007. Under a previous Board, the 2007 landscape project budget was \$130,000. Our current landscape project budget is only \$60,000 and has been such since 2009; meanwhile, look at how much the landscape committee has accomplished over the past few years. Also disconcerting to me, is how the former president of the seniors group is now insisting that we consider abandoning use of winter rye grass in CRCA, leaving us with dead brown grass half the year and only having lush green grass during the summer months (so much for the Easter Egg Hunt!). The bottom line is that we are getting more for our money than ever before, and we have done so while maintaining the same budget for 6 years running.

August Recap: Meetings At A Glance

The following are highlights from the regular meeting of the Board of Directors held 15 August 2013 at the Community Center. Completed minutes will be posted to the website after they are approved at the next appropriate meeting. A copy of approved minutes may also be requested from the office. Recordings of all meetings will be retained for a period of 30 days following posting of approved minutes to the web site.

President's Message

Seeking volunteers to participate in the community project for installation of brick walkway from the west parking lot to the field at Windmill Park; materials donated by Titan Landscape.

Recent Correspondence

A resident letter regarding noise caused by a recently activated well on a CMID wellsite; it was noted that the HOA does not have involvement with CMID.

Board Actions

Deep clean of pool decks at both pools approved. Landscape irrigation replacement and dead tree replacements approved. Several Covenants Committee recommendations approved: \$25 fines and 30-day suspensions of pool privileges for various unresolved violations. Website upgrade and repair approved. Replacement of old benches

on Twin Peaks approved. Windmill Monument sign approved. Repainting of Richmond Estates signs approved.

Actions in Lieu

Three actions in lieu were recorded: two approving meetings of the Nominating Committee and one acknowledging the slate of candidates provided by the Nominating Committee

Manager's Report

Mr. Seng reported on routine office projects, ongoing website issues, expansion of the newsletter size to accommodate a surplus of advertisers, announcement of the Meet the Candidates night, conclusion of the Pool Monitor season, landscape seasonal plant replacement nearing completion, excellent community attendance of monthly block parties, and gave status updates of lighting installation project, rip rap installation project, and dog waste sign install project.

Upcoming Dates

Block Party—9 September 2013,
5:00 p.m. to 8:00 p.m. at the Windmill Park
Meet the Candidates Night—12 September 2013,
7:00 p.m. in the Community Center
Board of Directors' Meeting—19 September 2013,
6:45 p.m. in the Community Center.

A Message from your Board President

The September of 2009 president's message included a warning about checking your water line pressure regulation valve that controls the pressure of the water delivered to your home. Paula- the covenants enforcement member of management- mentioned a number of homes have sustained broken pipes within their homes resulting in major water damage so I thought it might be a good idea to mention this again with the number of new homeowners in CRCA. All homes have a valve regulating the pressure of the water delivered to each home by Tucson water. Tucson water delivers the water between 76 and 83 psi from it's main lines. This pressure is too high for home plumbing (50 to 60 psi is recommended) and is reduced by the pressure regulating valve where the water comes into your home. Two things can happen to the valve- it can fail completely which will result in excessive pressure in the plumbing lines in your home which can cause them to burst. I had noticed my water pressure dropping slowly over the last year I had a plumber check my valve. It was a builders "cheapo" and was not working properly- allowing only 40psi to my home. I had them change the valve and the difference in pressure is astounding. Tucson Water told me that it is a good idea to check those valves as they seem to fail usually after 10 years- sometimes less.



Check
the
Valve

A Message from Gilbert Davidson, Marana Town Manager



Anyone who has lived in Continental Ranch for an extended period has seen the Town grow and prosper. Continental Ranch was the Town's first master-planned community and it started when only a few thousand people called Marana home. These days, we have approximately 37,000 residents and a commercial sector that's growing every year. This kind of progress would have been hard to imagine more than 30 years ago when the Cortaro-Silverbell area was on the desolated northwest side of Tucson. Continental Ranch is now an important, thriving part of our community and the Town is maturing around you. All the planning performed by council and staff during the global recession is paying off. We're taking advantage of new and exciting opportunities and experiencing well-planned growth in many areas.

Housing: According to statistics compiled by Bright Future Real Estate Research, more new homes were constructed in Marana during the first six months of the year than anywhere else in the region. A remarkable 33.5 percent of the single-family residence permits issued from January to the end of June were for Marana homes. The Town granted 404 permits in those six months, almost topping the 526 we issued all last year. Things kept growing in July, when 74 permits were pulled.



Arizona Pavilions: Commercial activity is picking up in the area, with new restaurants and stores planning to enter the market. While no contracts have been signed, there's a good chance that all corners of Arizona Pavilions will soon be bustling with activity, giving residents more choices and further improving the local economy.

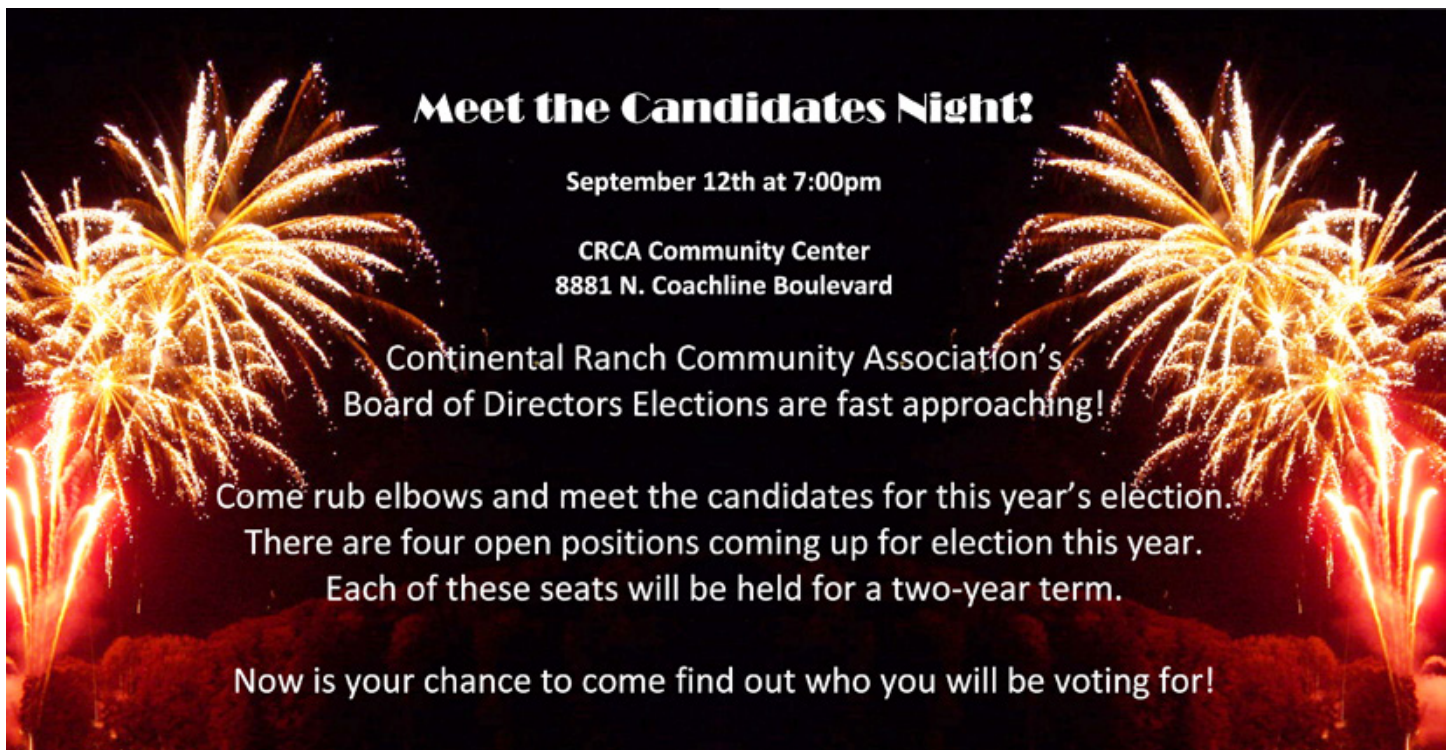
Budget: After a few lean years during the economic crisis, the Town budget is recovering. We have had the capacity to make investments in our community and workforce in the past two years. We have more than \$18 million in reserves, a portion of which could be put to work further improving our Town and making it an even better place to live and do business. The Fiscal Year 2014 budget can be found at <http://marana.com/documentcenter/view/22636>.

Infrastructure: With key projects both regional (wastewater system acquisition) and local (median improvements along Silverbell Road) completed, the Town is turning its attention to other priorities. Discussions and planning about the Downtown Marana road realignment have started and median improvements along Ina Road are being considered.

Strategic Plan: The plan will undergo its second update this fall and winter before going to Town Council early next year for adoption. The Town will solicit resident feedback later this year, so please check www.marana.com and your community newsletter for more information. The Strategic Plan reflects community priorities and plays an important role in all financial decisions the Town makes. The most recent version can be viewed at <http://marana.com/documentcenter/view/5420>.

Keep in touch with the Town: We have several ways for the community to stay in contact with us. About Town, our quarterly e-newsletter, is available by signing up at www.marana.com. We have Facebook, Twitter, Instagram and Pinterest accounts (search for Town of Marana) as well as our Marana 365 blog. Town Council can be reached at either council@marana.com or by calling 382-1984. Our job is to serve the community in the most efficient and effective ways possible and we want to hear from you.

The Town remains committed to fostering a high quality of life for our residents. More people are moving here and our Town Council and staff are working with commercial interests to diversify our job base so people can live and work in Marana. We are proud of our community and pleased that so many people are choosing to call it home.



Handling Door to Door Solicitors

From time to time the Continental Ranch Community Association management office receives concerns from residents who feel that they are being bombarded with solicitors at their homes. In the past, the Board has reviewed requests for installing numerous 'no solicitation' signs throughout the Community, but has chosen to ask that residents simply put up a sign near their own front doors. There are laws that address this, which might be worth knowing.

The Marana Town codes are as follows:

9-2-2 License required; prohibited activities

A. Subject to the provisions of A.R.S. § 3-563, any person operating as a solicitor, peddler, or transient merchant within the town shall register with the license inspector and obtain a license showing that registration.

9-2-5 Peddling on posted premises; refusal to leave premises

It is unlawful for any peddler, solicitor, or transient merchant, their agents or representatives, to come upon any premises with a sign exposed to public view bearing the words "no peddlers" or "no canvassers" or "no solicitors" or any combination of those or similar terms or to remain on any premises after having been requested to leave by the owner or occupant of the premises whether they are posted as specified above or not.

If you feel overwhelmed with solicitors at your door, there are steps you can take. It may be necessary to gather information about the solicitor, such as name, company, company address and phone number (likely listed on the solicitor's business card).

To ensure that a solicitor is properly licensed, you can call the Code Enforcement staff for the Town at 382-2600. If you have a 'no soliciting' sign posted and a solicitor is in violation of the above code 9-2-5, you may also contact the Marana Police Department on their non-emergency line at 382-2000.





REMEMBER, STREET
PARKING CAN AFFECT
ALL YOUR NEIGHBORS.

PLEASE ABIDE BY NO
ON-STREET PARKING.

Thank You!

Block Party Good Times

Did you make it to the Block Party on August 12th? There was a great turnout!

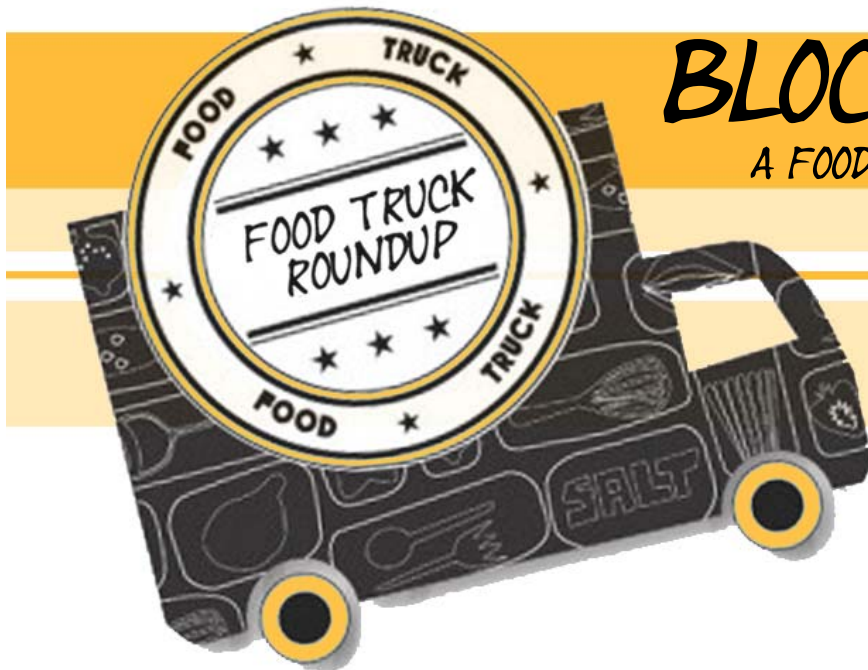
If you missed it, keep in mind the next block party is September 9th from 5pm-8pm!



Keeping Our Facilities Safe

By now, most residents in Continental Ranch have noticed the improved lighting conditions at the Community Center. The improvements were made last year by replacing the old lighting as recommended by the Reserve Study. The lighting replacement project addressed a majority of the lighting inadequacies, but the Board did not forget about the safety complaints expressed about the dark areas in the parking lot directly in front of the Community Center building. Last year's project did make strides to improve the lighting in the area of concern, but the Board felt it did not completely solve the problem. In an effort to continually fine tune the Association's assets, last month the Board approved installation of an additional light pole in the front corner of the parking lot. With the end of the fiscal year drawing near, it became clear that there would be enough funds to cover this project due to the careful and conservative spending by the Board throughout the year. The project will undergo the required permitting by the Town of Marana and then construction will begin.





BLOCK PARTY

A FOOD TRUCK ROUNDUP

WHEN:
SEPTEMBER 9TH, 2013,
FROM: 5PM - 8PM

WHERE:
WINDMILL PARK,
9150 N. COACHLINE BLVD

We're at it again! Another Block Party/ Food Truck Roundup will be held at Windmill park on Monday, September 9th between 5:00 pm and 8:00 pm. A variety of food trucks will be available to satisfy your appetite, so grab the family and come on down for food, fun and all around merriment!



Association Living - Neighbor to Neighbor Issues

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

Have you ever wondered what can be done about that tree hanging over your property line that keeps dropping leaves on your property? Have you ever been concerned about water puddling in your backyard because the next door neighbor's pipes ruptured? You are not alone. These complaints are raised more than you might think.



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

Community violations that the association does handle are those matters which impact the community as a whole. For example, a broken water line in the community park is addressed by the Association. Weeds in the front yard also fall into the association's enforcement rights. The association can also step in when a neighbor puts their junked car up on jacks to repair it in their driveway, or if they park a boat or trailer in their yard.

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

Sign Repairs on the Way

We all know how the Arizona sun takes its toll on outdoor surfaces, and the neighborhood monument signs around CRCA are no exception. Following the Association's Reserve Study, the Board approved restoring numerous signs around Continental Ranch. There are over twenty signs in the Community that will be serviced, many of which show severe peeling of the top finish coat. Amongst the various bids sought out by management, there were several proposed methods to restore the signs. Ultimately, the Board selected

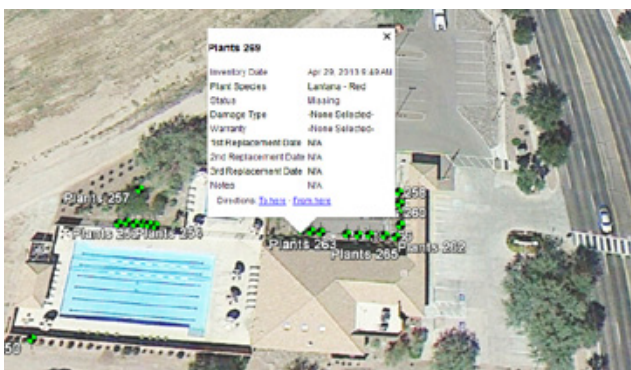


a proposal that called for stripping down the old deteriorating finish and applying a fresh epoxy-coated finish, bringing the signs to a "like new" condition. The process is expected to take approximately a month to complete. While most of the work will be done with the signs left in place, there are a few signs that will have to be temporarily hauled off site for the work to be done. The Board hopes residents will be patient as the project moves along towards completion.



High Tech Landscape Management

When it comes to caring for Continental Ranch's landscaping, Titan Landscape relies on more than just rakes and shovels to keep the community looking its best. In response to the Landscape Committee's high level of interest in ensuring that common area plants are well accounted for, Titan Landscape has evolved a process using the latest technology and software to inventory all vegetation throughout the community. With a landscape as large as ours, which includes thousands of plants, trees, succulents, and cacti, it is inevitable that some plants will die each year. The Landscape Committee was unhappy with some of the past landscape contractors who failed to report dead



plants, resulting in dwindling vegetation after only a few years. With Titan's tracking methods, it is much easier for both Titan and the Landscape Committee to account for missing or dead plants and also to know which plants are still covered by the contract's 1-year plant warranty. Titan's plant inventory program is no extra cost to the Association, as the owner of Titan Landscape believes it to be of mutual benefit since it improves Titan's efficiency as well as contributes to the satisfaction of CRCA.

A Word from the Landscape Committee

Wow, according to the calendar, summer is over. Obviously it is still HOT, but we need to start getting ready for our fall plantings. Vegetables, annuals, over-seeding and the last fertilizing are just around the corner. Titan Landscape has been busy keeping our community in tip top shape and they are volunteering time and supplies for an upcoming community project. We are also looking for volunteers to help.

If your annual beds and vegetable gardens have old dead plants in them, now is the time to clean out the mess. If your soil hasn't been refreshed in the last two years, refresh it with a good planting soil (soil specifically made for in-ground planting, not to be confused with potting soil). It's okay to use potting soil if that's what you have, but if you are buying new soil – it is best to buy planting soil. Potting soil is better for container gardening while planting soil is best for mixing in the ground. You can simply throw the old soil in the trash (just be careful not to over-load your trash can, because I have seen first-hand that if it is too heavy they won't take it). When planting in the ground you need to mix the planting soil with original earth. A good ratio of planting soil to original earth is a 1:1 mix; in other words, mix half planting soil and half original earth. Amend the soil to a depth of at least 6"; the deeper the better. Some people like to add fertilizer at this time, but personally I don't. Granular fertilizers are usually fast acting fertilizers and it is easy to put too much in the mix. It is safer to use a slow release fertilizer like Osmocote, if you like. For veggies and flowers I like the 'water soluble' kind, like Miracle Gro once I start watering the plants. Whichever you use, follow the instructions on the label. Why am I spending so much time on soil? Flowers and veggies need a good soft soil to grow in, more so than trees and shrubs. My motto for annual beds: spend \$1.00 on the plant and \$2.00 on the soil. Now is a good time to check the irrigation emitters too. If you don't have emitters to your beds, now is a good time to install them. Soil, fertilizer, and water are the keys to a successful garden. If you get all this done now, by the time October comes around all you have to do is plant the plants in your nice soft soil.



If you are over-seeding your lawn for winter, you should stop using fertilizer for the Bermuda grass. You want the Bermuda to start to go dormant in early October. If you fertilize now, that will lengthen the growing period. Conversely, if you are not over-seeding, now is a good time to fertilize your Bermuda one last time for the season. September is perfect for the last application of fertilizer for many of your shrubs and trees as well. Citrus trees; we don't want to push too much new frost tender growth late in the season so fertilize now if you are planning on fertilizing them.

Titan Landscape is finishing up planting the replacement plants from last year's freeze. One of the things that Titan does before they plant is to fill the hole up with water and let it soak in. This saturates the surrounding area, so that when the new plant is put in the ground and watered, the surrounding area doesn't suck all the water away from the plant. This is a good practice, but is almost never used in commercial applications since it takes so much extra time and effort.

One of our residents commented on the "Block Party", with the food trucks that come at the 2nd Monday of every month in the west parking lot of Windmill Park, pointing out that it would be nice if we had a better way for people in wheelchairs or who have mobility needs to get from the parking lot to the grass area to enjoy the park. We thought it would be nice to do a community project to build a brick walkway to facilitate that need. Titan Landscape offered to supply the bricks and some of the labor for free, if we can get some residents to help out. Most of the Landscape Committee will be there and we would love to see other smiling faces there to help. We don't have the exact date nailed down yet, but we are planning for the end of September. If you are interested in helping and learning how to lay brick pavers call the office for more info.

Rob Palfreyman, CRCA Landscape Committee Chairman

CONTINENTAL RANCH COMMUNITY ASSOCIATION RESOLUTION

WHEREAS, the Board of Directors has been duly elected to govern the affairs of the Association, and

WHEREAS, the Governing Documents of Continental Ranch Community Association empowers the Board of Directors to make reasonable regulations relating to the operation of the community, including operation of the Board of Directors, and

WHEREAS, the Directors owe a fiduciary duty to the Association to, among other things, act reasonably, fairly, ethically, and

WHEREAS, the Directors are held to a high standard by those members who elected said Directors, and

WHEREAS, the goal of this community is to promote the goals and interests as established in the Governing Documents and Arizona law;

NOW, THEREFORE, be it resolved that all prospective Directors and Directors on the Board of Directors must sign an Agreement to Serve in order to act in that capacity.

IN WITNESS WHEREOF, we the Board of Directors have executed this Resolution on August 21, 2013.

AGREEMENT TO SERVE

I agree to serve on the board of directors for Continental Ranch Community Association, an Arizona non-profit corporation ("Association"). As a director, I agree to the following items.

1. To participate and attend all meetings and timely respond to any communications to the best of my ability.
2. To participate in a business-like manner at all meetings, and to refrain from speaking out of turn.
3. To keep all "executive session" meetings, discussions, and communications strictly confidential.
4. To accept the board's decisions, even if I disagree, since there may not be unanimous support for every action taken.
5. To champion the goals and interests of the Association in a constructive manner.
6. To disclose to the board any financial or other conflicts of interests.
7. To enforce the community documents in a fair and uniform manner.
8. To place the interests of the Association above my own interests, the interests of a particular property owner, or the interests of a faction of property owners.
9. To be current on all financial obligations to the Association.
10. To cure or resolve within 30 days any outstanding violations on my lot.
11. To resign from the Board if I find I can no longer maintain this agreement to serve. I also understand that if I do not follow this agreement, the board of directors may remove me as a director by majority vote of the directors during a board meeting.

Teen Dances are Back!

The first Friday of each month, Marana Parks and Recreation hosts a Teen Dance. These dances at Crossroads at Silverbell District Park provide a safe and exciting way for teens to meet with friends, dance, and enjoy music by a DJ. The dances will be open for ages 12 to 17. Cover charge is \$5 per person. Snacks are available for sale. (No outside food or drink allowed)



FREE DANCE TICKETS ON FACEBOOK!

The department also holds a monthly Facebook contest. For entry just have your teen “Join” the Teen Dance Facebook event on Marana Parks and Recreation’s Facebook page. Winners are announced at 3:30 p.m. on event day each month.

Participants can arrive at 6 p.m. to sign-in, and the dance goes until 9:30 p.m. The Marana Police Department will be present at all dances to help ensure safety. MUSD dress code will be enforced.

Fall Teen Dance Dates: Sept. 6, Oct. 4, and Nov. 1

More information is available online at www.marana.com.

Want more recreation?

Check out more dance pictures or learn about new activities in Marana. Visit Marana Parks & Recreation’s Facebook page today. www.facebook.com/maranaparksandrecreation



Going Green... MUSD Solar Panel Installation



Marana Unified School District students will now be able to learn first-hand about solar energy due to solar producing energy structures constructed at eight schools, at no cost to the District. Solar panels harness clean renewable energy from the sun and offer an easy and affordable way to meet electrical needs while also providing educational opportunities for students.

First made possible through renewable energy credits from Tucson Electric Power, the District entered into a Solar Services Agreement with Kennedy Partners, Core Construction and Constellation to install solar energy systems

at eight district sites. One hundred percent of costs including, but not limited to, design, engineering, permitting, construction, installation, and maintenance are at no cost to the District.

Financed and owned by Constellation, the school district will purchase the electricity generated by the systems at a discounted rate per kilowatt, saving nearly \$4 million over 20 years. It is projected the solar producing structures will generate approximately 85% of a school’s electrical needs. Reducing operating costs allows for more money to go in the classrooms towards learning.

In addition to reducing electric energy costs, students and teachers will have access to a web-based monitoring station providing a real-time look at the solar production. Students will benefit from learning how solar energy is helping to power their schools.

These solar producing panels provide 139,922 combined square feet of shade over playground and parking lots at the following school locations: Estes, Ironwood, Quail Run, Coyote Trail, Twin Peaks, and Butterfield Elementary Schools; Marana Middle School; and MCAT High School. Solar panel placement is based on multiple factors such as: distance from existing power meters; orientation of arrays; and existing building codes.



The District is currently exploring opportunities to construct solar structures at other schools. The Marana Unified School District remains committed to their students and community. The incorporation of solar energy is another way to conserve energy and natural resources while providing a better environment and lowering operating costs.

Seniors And Retirees Of CRCA

September—at last! Days, weeks, months do seem to go by much too swiftly, and we're really not trying to hurry them along! However, in our minds, we seem to associate the month of September with cooler temperatures and dwindling of the long hot summer days. We still have heat-wave days ahead, but high temperatures will soon to be a memory for this year, and most of us wholeheartedly look forward to an end of the heat-wave and resuming more outdoor activities with family, friends, and of course, SCRCR.

Our September calendar of activities includes routine Thursday meetings at Rock 'n Java, which have been well attended despite summer family vacations, house guests and other personal scheduling which often must take precedence over our organized program. A busy Activities Committee has scheduled luncheons, dinners and other indoor functions with sign-up sheets available at our meetings for reservations and carpooling needs. Our after-meeting games' tables produce laughter and conversation and a time to relax in an informal setting. As the weather changes, we will look forward to resuming the weekly hiking schedule, planning for year-end holiday activities, and welcoming back our winter members and guests, many of whom have kept in touch via e-mail to let us know what's happening on their part time "home fronts."

What routinely continues, here on our Continental Ranch "home front," however, is the caring and sharing among mature peers throughout the area. Among our various philanthropic endeavors, we continue to support the Marana Food Drive and the collection of food coupons and toiletry items for boxes to be shipped to our deployed military personnel. We encourage each of our members and guests to bring one non-perishable item for the food bank each week, books to share, and continue with our campaigns to save even outdated coupons and small toiletry items to be packaged and sent overseas to military families. (Military commissaries abroad will honor many outdated coupons.)

We are exceptionally joyful to announce the recent

wedding of two of our long-time members—Ed and Elaine, and wish them years of happiness as they share a new love and blend their families together. Many of our members have gone through difficult family situations, and we all celebrate when new joy comes into the SCRCR family! Our most sincere wedding blessings to the newlyweds!

This 'N That

During September, V-J Day and Labor Day both happen on the 2nd. Rosh Hashanah is noted on the 5th. Grandparents Day is also celebrated in September. Snooping back in history, we find that our national anthem was penned on the 14th in 1814, the Constitution of the U.S. was approved on the 17th in 1787, the U.S. Air Force was established on the 18th in 1987; POW/MIA Recognition Day is on the 20th, and the VFW was established on the 29th in 1899.

September 11th is etched in history as a day we will always remember. Four flights left the East Coast heading west, destined for mass destruction here in the Continental United States. Hijackers flew two planes into the New York World Trade Center towers, a third exploded into the Pentagon in Washington, D.C., and the mission of the fourth plane was aborted by the passengers on board, causing that plane to crash into a Pennsylvania field. Not only were hundreds of unsuspecting people killed or injured and now memorialized as heroes, but the future of their families was altered forever.

Thought For The Day

Hate cannot win against the unbridled bravery of the men and women who voluntarily went into the midst of chaos on September 11, 2001 to save lives. For these people, a term like "hero" cannot begin to measure.

—Author Unknown



Have you Lost Something?

If so, we may have found it!

The CRCA office has a Lost & Found that is overflowing with items just waiting for their owners to come and claim them. The items found include keys, watches, jewelry, goggles, clothes, hats, and pool toys. Most found items are turned in from the pools, but also a few come in from the Windmill park playground and grassy fields. Please call or stop by with a description of your item if you have lost something.

In addition to the lost and found in the CRCA office, the pool monitors occasionally find items which they store in a secure area. If something was lost at one of the CRCA swimming pools, residents should also check with a pool monitor to see if they have what you are looking for. If you happen to find an item that appears to have been lost at Windmill Park, please be a good neighbor and turn it in to the CRCA office so we can see that it finds its rightful owner.

Please keep in mind, we cannot keep lost and found items forever, so if you've lost something, please hurry in and claim it.



REWARD
\$500

For information leading to the
ARREST and CONVICTION

of persons responsible
for vandalism of
Continental Ranch
Community
Association property.

PLEASE CALL 297-7600 to make a report



Hardeman Home Service

John L. Hardeman
520.808.1739

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September 2013

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2 CRCA Office Closed Happy Labor Day!	3 Landscape Committee 7pm at WP	4 ARC 2pm at WP Covenants Committee 6pm at WP	5	6	7
8	9 Block Party 5-8pm at Windmill Park Pool Committee 6pm at CC	10	11 Finance Committee 6:30pm at WP	12 Meet the Candidates 7pm at CC	13	14
15	16	17	18	19 ARC 2pm at WP Board & Exec. Meeting 6:45pm at CC	20	21
22	23	24	25	26	27	28 CRCA office open 9am-1pm
29	30					



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1 Landscape Committee 7pm at WP	2 Covenants Committee 6pm at WP	3 ARC 7pm at WP	4	5
6	7 Pool Committee 7pm at WP	8	9 Finance Committee 6:30pm at WP	10	11	12
13	14 Block Party 5-8pm at Windmill Park	15	16	17 ARC 2pm at WP Board & Exec. Meeting 6:45pm at CC	18	19 CRCA Yard Sale 7am-2pm
20	21 Ballots Due	22 Annual Meeting 7pm at Twin Peaks Elementary	23	24	25	26 CRCA office open 9am-1pm WM Large Item Pickup
27	28	29	30	31 Happy Halloween!		

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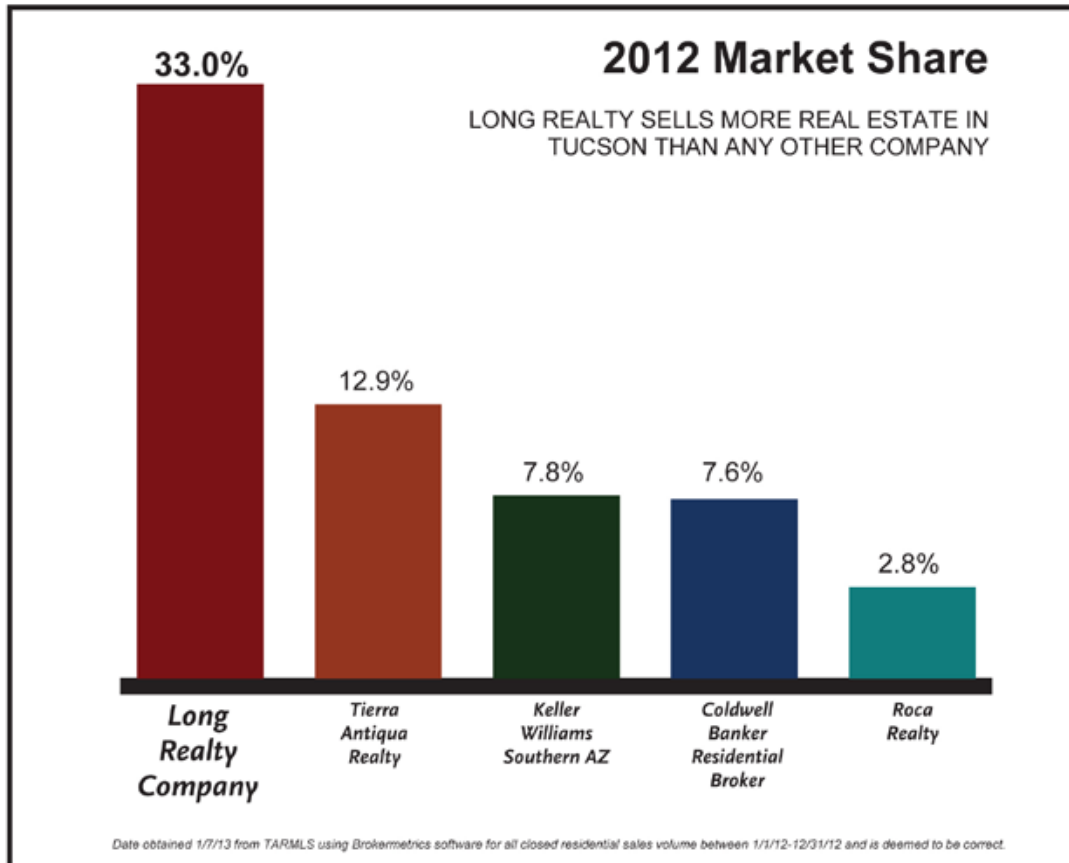
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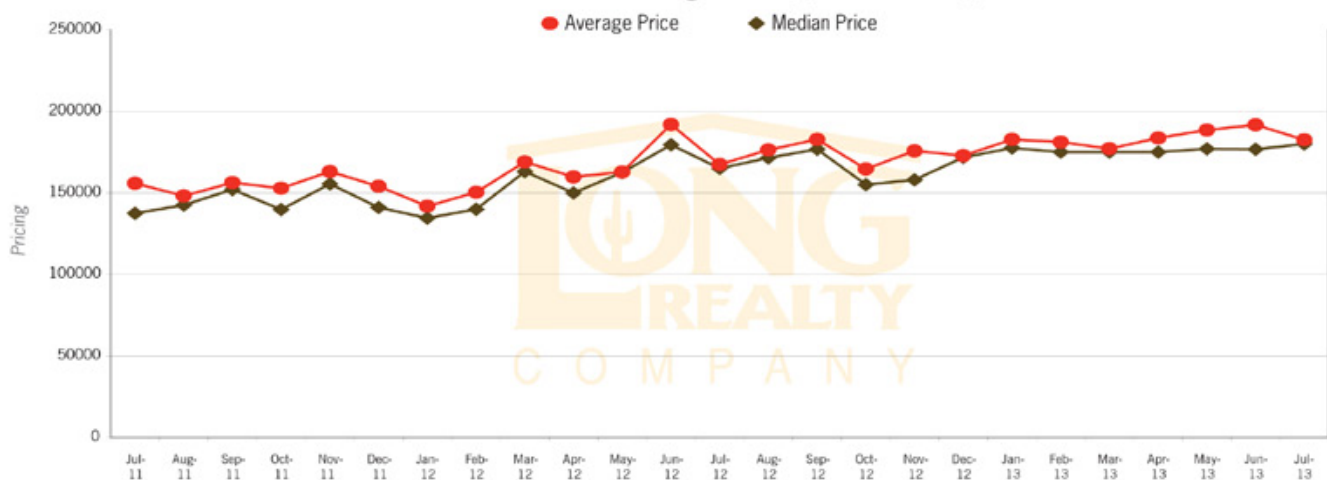
As of July 2013 active inventory was 37, a 76% increase from July 2012. There were 25 closings in July 2013, 19% above July 2012. Months of Inventory was 1.5 up from 1.0 in July 2012. Median price of sold homes was \$180,000 for the month of July 2013, up 9% from July 2012. The Continental Ranch area had 28 new properties under contract in July 2013, up 8% from July 2012.

Months of Inventory, Active Listings and Closings



These statistics are based on information obtained from the TARMLS using Brokermetrics software on 8/5/2013. Information is believed to be reliable, but not guaranteed. Months of Inventory (MOI) reflect the time period required to sell all the properties on the market given the number of closed transactions in the preceding month, provided no new product becomes available. This is an excellent benchmark to show the velocity of transactions in relation to the market inventories. This measurement is a broad one and will vary (in some cases dramatically) by price range, location and type of property.

Median and Average Price (Closed Sales)



These statistics are based on information obtained from the TARMLS using Brokermetrics software on 8/5/2013. Information is believed to be reliable, but not guaranteed.



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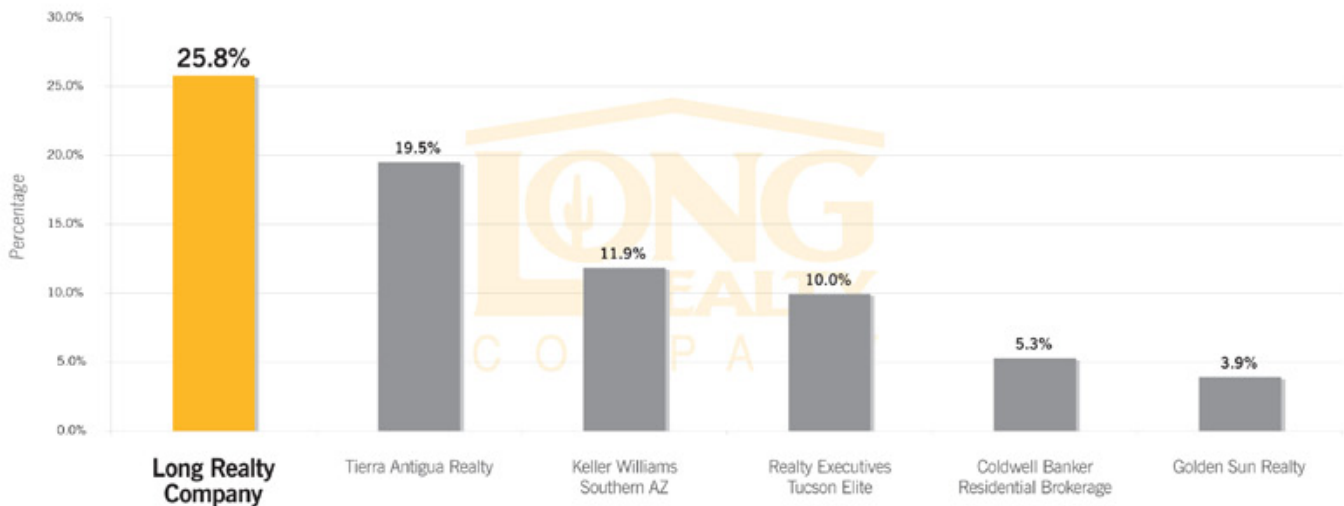
New Properties Under Contract

This graph depicts the new properties that have gone under contract in the given month.



These statistics are based on information obtained from the TARMLS using BrokerMetrics software on 8/5/2013. Information is believed to be reliable, but not guaranteed.

Market Share



Data Obtained 8/5/2013 from TARMLS using BrokerMetrics software for all closed residential sales volume between 8/1/2012-7/31/2013 rounded to the nearest tenth on one percent and deemed to be correct.



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Price Banded Market Report Residential Homes

Price Band	Active Listings	Homes Sold/Closed						Months of Inventory
	Jul-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Jul-13	
\$1 - 49,999	0	0	0	0	0	0	0	n/a
\$50,000 - 74,999	0	0	0	0	0	0	0	n/a
\$75,000 - 99,999	0	0	0	0	0	0	0	n/a
\$100,000 - 124,999	0	1	4	0	0	1	0	n/a
\$125,000 - 149,999	3	5	2	5	5	1	3	1.0
\$150,000 - 174,999	8	2	8	4	8	14	8	1.0
\$175,000 - 199,999	3	5	10	7	6	7	10	.3
\$200,000 - 224,999	9	4	5	0	2	4	2	4.5
\$225,000 - 249,999	7	2	3	2	3	2	1	7.0
\$250,000 - 274,999	4	0	0	1	2	3	0	n/a
\$275,000 - 299,999	0	0	0	0	1	1	0	n/a
\$300,000 - 349,999	3	1	0	1	0	1	1	3.0
\$350,000 - 399,999	0	0	0	0	0	0	0	n/a
\$400,000 - 499,999	0	0	0	0	0	0	0	n/a
\$500,000 - 599,999	0	0	0	0	0	0	0	n/a
\$600,000 - 699,999	0	0	0	0	0	0	0	n/a
\$700,000 - 799,999	0	0	0	0	0	0	0	n/a
\$800,000 - 899,999	0	0	0	0	0	0	0	n/a
\$900,000 - 999,999	0	0	0	0	0	0	0	n/a
\$1,000,000 - and over	0	0	0	0	0	0	0	n/a
TOTAL	37	20	32	20	27	34	25	1.5

These statistics are based on information obtained from the TARMLS using Brokermetrics software on 8/5/2013. Information is believed to be reliable, but not guaranteed. Months of Inventory (MOI) reflect the time period required to sell all the properties on the market given the number of closed transactions in the preceding month, provided no new product becomes available. This is an excellent benchmark to show the velocity of transactions in relation to the market inventories. This measurement is a broad one and will vary (in some cases dramatically) by price range, location and type of property.

Real estate is in fact very localized. Market conditions can vary greatly by not only geographic area but also by price range, as demonstrated in the above Long Realty Research Center chart. Find the price range of interest to you to track relevant market conditions, and contact me for a more in-depth analysis.



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A stylized, handwritten signature in black ink, appearing to read "Gregg".

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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.

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Management's Message

September is a busy month at the Windmill Office, as our management staff works diligently to prepare for your annual meeting as well as the November billing. Since there are some tight deadlines for the annual election, we have to be careful that everything gets done at the proper times. As for the November assessments, I frequently talk to owners who don't realize that monthly payments are an option and they are quite happy to learn of this. It can be one less "thing to remember" by switching from writing a big check once every six-months, to routinely paying a smaller amount each month; many owners set up their monthly payments on their Bank's "bill-pay" service so that payments are taken care of automatically. If you're reading this and are interested in setting up monthly payments, please give our office a call for more details. We strive to make HOA life as easy possible for everyone, so please let us know what we can do to help.

Hopefully you read page 11 about the solar panels that were installed at the local schools over the summer. It's pretty neat to see the new panels in place (and I bet the school staff appreciates the shade to park under). We researched solar options for the HOA facilities too and we were bummed out to learn that there just wasn't a cost effective way to make them work for CRCA.

We do our best to keep the Continental Ranch website updated on a daily basis so the community can rely on it as an accurate resource. As I mentioned last month, if you've visited the CRCA website recently, you may have noticed a disclaimer that the calendar isn't working properly. There are also a few other components that are malfunctioning in addition to the calendar. At their August meeting, the Board approved some repairs to be done, so we hope to have the site restored to 100% as soon as possible. Thanks for your patience!

One final word –

I've said it before and I'll say it again, I want thank those of you who call our office to report irrigation leaks and other association emergencies; it really helps us get moving quickly on repairs. Thank you!

Best Regards,

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

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Stephen Hinchliffe, Project Coordinator
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Pest Control Service includes front yard weed control!

Pest Control NO Initial!

- Starting at \$34.00 per month for general service

Weed Control Only:

- \$45.00 front yard only with a six month guarantee
(Post Emergent Extra)



Bees starting at \$95.00
Pack Rat Service
Tick and Flea Service
Bed Bug Service

Free Termite Estimates
WDIIR Inspections
\$50.00 off Subterranean
Termite Treatment

Expires 12-31-2013

Have Bugs in you life, call R.P. Streiff!
rpstreiff.com

A+ Rating with the BBB

BRAKEmax

CAR CARE CENTERS

572-9696

6055 W. Jenna Nicole Ln
on Cortaro Rd, three blocks west of I-10



Bruce Hunker Manager/Partner



**Proud to be honored as a AAA Top Shop
for the second straight year!**



For adhering to more than 20 standards established by AAA, including exceptionally high customer approval rating, annual inspection by AAA representatives, having ASE-certified technicians and many more! We proudly continue to remain a leader in our field.

ALIGNMENT SPECIAL

\$59⁹⁹

MOST CARS

ASE-Certified technicians perform a front wheel, thrust angle or all-wheel alignment using state-of-the-art computer equipment.



Most vehicles. Prices exclude any shop supplies. Some trucks may cost extra.

BRAKEmax

See associate for details
Expires 10/31/2013 CR

COMPREHENSIVE VEHICLE INSPECTION

\$24⁹⁹

MOST CARS

INCLUDES
FREE OIL CHANGE
WITH PURCHASE

- ▶ 22-point Comprehensive Vehicle Inspection
- ▶ 4-wheel rotation (upon request)
- ▶ Complete brake inspection
- ▶ Correct tire pressure
- ▶ Inspect and fill fluid levels
- ▶ Inspect cooling system
- ▶ Test drive & consultation
- ▶ Test battery & charging system



Up to 5 quarts of All-Climate Pennzoil Oil. Includes oil filter replacement. Shop supplies & disposal extra. Reg. \$34.99

BRAKEmax

See associate for details
Expires 10/31/2013 CR

A/C SERVICE SPECIAL

\$9⁹⁹

MOST CARS

Includes compressor check, clean condenser, performance test, check for leaks, tighten drive belts & hose connections.

Complete evacuation/recharge available. R12 & R134A systems only. Plus Freon. Shop supplies and disposal additional.

BRAKEmax

See associate for details
Expires 10/31/2013 CR

LIFETIME BRAKE SPECIALS

STANDARD FRONT DISC BRAKES

\$84⁹⁹

MOST CARS

ASE-Certified Technicians perform basic front disc service. Machine rotors, check & repack wheel bearings*

DELUXE FRONT DISC BRAKES

\$109⁹⁹

MOST CARS

ASE-Certified Technicians perform all the items on the basic service PLUS premium-grade front disc pads*

CERAMIC FRONT DISC BRAKES

\$139⁹⁹

MOST CARS

ASE-Certified Technicians install ceramic front brake pads for original replacement on many newer cars*

*All above prices include machining rotors, check and repack wheel bearings on most vehicles, where applicable. Additional parts and labor may be required on some vehicles. Shop supplies extra. **Ask about our FREE, no-obligation brake inspection!**

BRAKEmax

See associate for details
Expires 10/31/2013 CR

COOLING SYSTEM FLUSH

\$64⁹⁹

MOST CARS

Cooling system inspection, pressure check for leaks. Add system flush, remove old coolant & re-fill with proper amount of new anti-freeze.



Most vehicles. Prices exclude any shop supplies or disposal. Some fluids may cost extra.

BRAKEmax

See associate for details
Expires 10/31/2013 CR

A SPECIAL OFFER FROM MAX AUTO GLASS

GET UP TO A \$100 VISA CARD!
with your zero-deductible insurance windshield replacement

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Offer expires 10/31/2013