

CONTINENTAL RANCH

the windmill

October 2013 Edition

www.crcatucson.com

Mark Your Calendars October 2013

- 1st Landscape Committee
7 p.m. at WP
- 2nd Covenants Committee
6 p.m. at WP
- 3rd ARC
7 p.m. at WP
- 7th Pool Committee
7 p.m. at WP
- 9th Finance Committee
6:30 p.m. at WP
- 14th Block Party
5-8 p.m. at WP
- 17th ARC
2 p.m. at WP
Board Meeting
6:45 p.m. at CC
- 19th CRCA Yard Sale
7 a.m. - 2 p.m.
- 21st Ballots are Due
- 22nd Annual Meeting
7 p.m. at Twin Peaks Elem.
- 26th CRCA Office Open
9 a.m. - 1 p.m.
Waste Management
Large Item Pickup

President's Report

—John Lambert

By now, you should have all received your ballots for the Board of Directors election. If you have not voted please take a few minutes to fill it out and mail it in. How this association interacts and treats homeowners depends on homeowners casting their vote.

Fall is here and the dogs are enjoying the lower temperatures for their walks. Hopefully this will also bring out even more people to the monthly Block Party/Food Truck Roundup at Windmill Park each second Monday of every month. There were over 300 people in attendance at last month's despite the rain. See you there.

Please consider setting aside some time on Saturday October 5th to volunteer to help us build a brick pathway from the west parking lot at Windmill Park to the field so that some of our residents with mobility challenges can more easily make it from the parking lot to the field and share in the enjoyment of the park. Our community's landscape contractor, Titan Landscape, has donated the bricks and some labor but we could always use more volunteer help for this community project. Let Jocelyn know in the office if you would like to help.

As always, I look forward to the next several months as we have a number of community and charity opportunities. While it is too late this year to organize a Halloween event, we're hoping that next year we can have

► Continued Page 2

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President's Report Continued..

enough volunteers to hold some type of Halloween event like we did in the past; one that a large number of CRCA families can enjoy.

The annual Thanksgiving food drive to help those facing hard times is still planned for next month, and in December we'll have the holiday lighting contest and horse-drawn wagon caroling. Once again the 'Pictures with Santa' food drive is being organized with free pictures with Santa for a food item donation. These are all worthy events here in CRCA, and I hope everyone will come together as a community to participate – please help spread the word to your neighbors who might not read this newsletter.

One bright accomplishment that CRCA owners should note, is that after the careful conservative spending by the Board over the past several years, we're finishing up this fiscal year well under budget and using some of the remaining budget to pay forward the reserve savings contributions so that dues won't need to be raised. (Each year the reserve contributes go up to help keep our savings account in check for future repairs.) In the world of HOAs, associations who have reserve savings accounts which are 70% funded are given a rating of "excellent". CRCA is 103% funded, meaning that we are well above an "excellent" rating and are in good shape for our future.

Association Dues Reminder

It's that time again... the semi-annual CRCA assessments will be due November 1st. As usual, there is a 15-day grace period before late fees are applied. As advertised in previous newsletters, if you wish to begin monthly pre-payments (instead of semi-annual lump payments) now is an ideal time to begin. Monthly payments work out to less than \$25 per month and many residents find this to be much more manageable than paying the lump assessments twice per year. Please contact the CRCA Management office for further details. If you are interested in alternate methods of making payment, please visit www.crcatucson.com and select the "assessment dues" category on the management tab.



September Recap: Meetings At A Glance

The following are highlights from the regular meeting of the Board of Directors held September 19, 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 website.

President's Message

Announcement of the 2013 Election Committee, appointed pursuant to the CRCA Bylaws; Election Committee members—Annette Gilhuys, Dave Lawrence, Doug Childress, Jennifer Martinez, John Abraham.

Recent Correspondence

Several letters from residents included—noise caused by a recently activated well on a CMID wellsite; a request for addition of CR Logo to a monument sign; a request for a committee to oversee the Election Committee.

Board Actions

Draining of both pools at different times approved; winter closure of Community Center pool is set for December 1st. Several Covenants Committee recommendations approved: \$25 fines and 30-day suspensions of pool privileges for various unresolved violations. Use of CPA for balloting services for 2013 association election approved; Election Committee procedure approved. Volunteer community project for installation of brick pathway at Windmill Park approved for October 5th; use of donated materials. Refurbishment of two metal “CR Logo” emblem and installation on the Richmond Estates monument sign.

Actions in Lieu

Actions in lieu ratified: Resolution that all prospective directors and current directors on the Board of Directors sign an approved Agreement to Serve (ethics agreement), in order to act in that capacity; Approval of a closed meeting of the Nominating Committee on 28 August 2013 to develop a set of candidate interview questions for the “Meet the Candidates’ Night” function.

Manager's Report

Mr. Seng reported on status of all projects recently completed and/or currently underway, including: the production and mailing of election ballots, installation of parcel 26 rip rap, installation of dog waste signs, installation of seasonal plant & tree replacements, Windmill Park brick paver addition, refinishing of parcel monument signs, refurbishment of Windmill Park monument sign, installation of additional light pole at Community Center, emergency repair of office roof leak; monthly Block Party events well attended.

Upcoming Dates

Block Party—14 October 2013, 5:00 p.m. to 8:00 p.m. at the Windmill Park

Board of Directors' Meeting—17 October 2013, 6:45 p.m. in the Community Center.

CRCA Annual Meeting—22 October 2013, 7:00 p.m. at Twin Peaks Elementary School.



The Cost of Collecting Unpaid Assessments

From your Board of Directors

It is sad that between 5 to 7% of properties in CRCA are delinquent with their dues. While there has been no dues increase in the last six years there are still accounts that do not pay. This puts a burden on the budget and is not fair to those who are current. The BOD has reached out over the years letting people know that if they are having financial difficulties to please contact the office to arrange a payment plan so we are not forced to go to collections. Once CRCA turns over an account to collections, costs start escalating for that owner. The BOD looked at several different scenarios and compared each before deciding how to proceed to collect monies dues. There are several models, which include contingency, hourly, no out of pocket, and fixed fee. There are pros and cons to each model and the BOD looked quite extensively before entering into a collection agreement.



Contingency

In a contingency arrangement, the Association agrees to pay the law firm a certain percentage of whatever the firm collects from the debtor. While this type of arrangement gives incentive to the law firm to collect the most money in the shortest time possible, it often results in the Association having to waive assessments and other amounts in order to get a quicker result. The reason for this is that the firm only gets paid when payment is collected. It also leads to more time being spent on large accounts and little to no attention being paid on small accounts where collection may be more certain.

We steer clear of contingency arrangements because a collection firm will focus on large account balances and often times do little or nothing with smaller accounts. The other downside to a contingency agreement is that if you were to replace the collection firm they can charge you an hourly fee for work they have put into the accounts in their possession. A number of HOA's have been presented with large bills after replacing a collection firm- often times in the tens of thousands of dollars.

Hourly

In an hourly payment scheme, each file is billed according to the amount of time an attorney spends on it. If a matter is routine or simple, you would expect that less time is spent working on it. This can be good and bad. If a file becomes complicated, there is no cap on how much is billed to the Association regardless of the results.

No-Out-Of-Pocket

Because the CC&Rs of most community association's in Arizona contain provisions that make attorney fees the homeowner's responsibility, some firms have instituted a no-out-of-pocket system where the firm gets paid at the end of the case when it collects from the debtor. For this reason the fees in this system are often much higher. This type of scheme suffers from the same problems as the contingency arrangement, but also carries with it a sting on the back end. When an association is no longer seeing any results from a firm and decides to move on, in a no-out-of-pocket scheme, the association must pay all outstanding fees.

Fixed Fee

In a fixed fee system, the focus is on keeping a cap on the amount spent in each case. This keeps costs low by

Continued Page 5

Collecting Unpaid Assessments Continued...

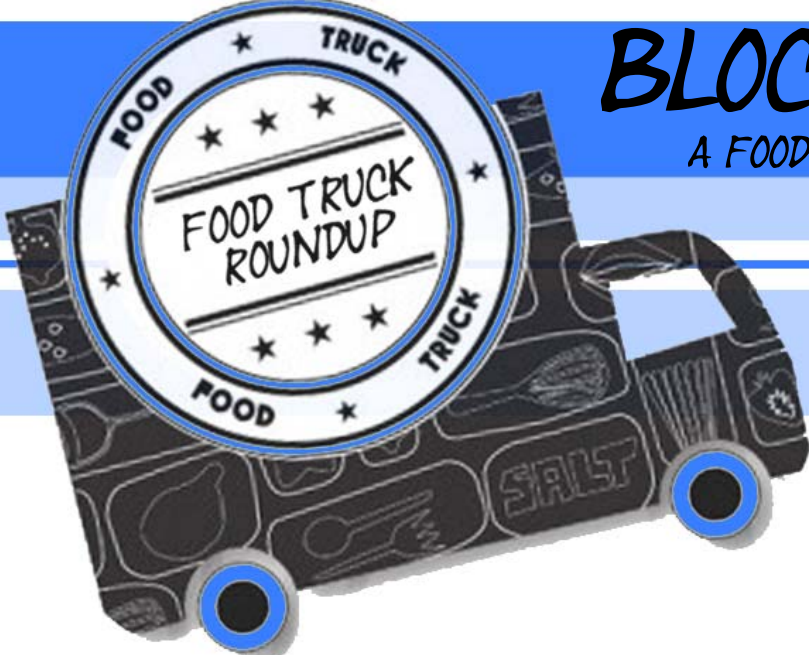
making sure the Association does not overpay for routine services. However, it also lends itself to spending less time on files that really need extra attention.

While we use fixed fee for the majority of our collection cases, we balance this system with an hourly system for those complex cases that deserve additional attention in order to get the maximum benefit from each case.

Goodman Law's Combined Approach

We negotiated with our collection attorney to use the benefits of fixed fee and combine them with the benefits of hourly in order to produce a collection program that maximizes the ratio of speed and collection. In this way we ensure that the Association gets as much money as possible, as quickly as possible, without jeopardizing the quality of service. In addition, the Association spends a minor amount of money up front to determine the solvency of the debtor in order to avoid spending good money to go after bad debt. If the asset investigation shows that the debtor is insolvent, then the debt is written off, and no more money is wasted.

We have had a lot of success using our collection system. You may have read in the March 2013 CRCA Newsletter, since CRCA began working with Goodman Law, a total of \$146,000 had been paid out in fees (as of March) which resulted in \$176,000 received back from debtors plus over \$260,000 in outstanding debts in process of being collected for which the collection services had already been paid. After thousands of cases and millions of dollars collected, we are confident that the collection services provided to CRCA are the best value in the State of Arizona.




BLOCK PARTY

A FOOD TRUCK ROUNDUP

WHEN:
OCTOBER 14TH, 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 October 14th 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!

 CONTINENTAL RANCH
COMMUNITY ASSOCIATION
live grow work play

Road Work Ahead

A common question brought to the attention of CRCA's Board of Directors and to the management staff is "when will our streets get fixed". While the matter of street repair lies with the Town of Marana, CRCA's management staff keeps an open line of communication with the Town and relays concerns heard from residents. The latest updates from the Town of Marana were recently issued.

According to the schedule issued by the Town, coming up in October there will be several parcels undergoing service to their streets. Parcels 9, 10, 50, 51, and 52 are on the schedule for seal coating in October.

The most intensive work will be done in parcel 26, which is located on the south side of Twin Peaks Road, east of Coachline Blvd, and includes Palm Canyon Drive, Trent Place, Ingrid Place, and Tyler Place. The work in parcel 26 will include full removal and repaving.

Parcel 28 is slated for repaving in early 2014. Parcel 28 is located on the north side of Twin Peaks Road and includes the streets that connect to Palm Canyon Drive, Clover Way, and Mesquite River Drive.

The town has issued notices to the residents living in these parcels, but if you have additional questions please contact the CRCA management office and the office staff can help locate answers for you.



Continental Ranch Community Wide Yard Sale!

October 19, 2013 7:00am – 2:00pm

Registration deadline is Wednesday October 16, 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 October 19, 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 October 16, 2013

Name: _____ **Phone:** _____

Address: _____

Items for Sale:

For Office Use:

Date: _____ **Staff Initials:** _____

Election Process

It's election time again! Ballots have been mailed out and the Continental Ranch election is underway. Similar to last year, an election committee comprised of volunteer Continental Ranch Residents has been appointed pursuant to the HOA's Bylaws. Additionally, the Board has approved a CPA firm to work with the election committee in the ballot certification and tally process.



As with any HOA, some owners in Continental Ranch take the annual HOA election a little more passionately than others. Some residents might wonder if the use of a CPA firm in the election is necessary. Rest assured the CRCA Board of Directors has made this decision after careful consideration and for sound reason.

It is not uncommon for HOA elections to be contested, which can happen for a number of reasons. Most homeowners probably are not fully aware of the outcomes in court when HOA elections are contested. This subject was an important factor that the Board considered prior to contracting a CPA firm for election balloting services. During their research the Board came to understand that in the event of a contested election, judges tend to simply order a redo of the entire election because after reviewing the evidence left over after the election process is complete, they can't confidently determine whether the election was handled properly.

For example, many times HOA ballots do not require a signature on the actual ballot; rather the signature is on an envelope containing the ballot inside. After the ballot is certified at the election meeting it is separated from the signed envelope and placed into a storage box. In the event that a judge were to review the ballots months later, the judge would be unable to determine the legitimacy of the ballots and would most likely order the entire election be redone.

Since the cost of performing an election over again is very costly (in CRCA's case, this could run over \$10,000 in printing and postage alone) the Board felt it was worth every effort to ensure the election would be irrefutable if ever contested. One of the measures taken by the Board to ensure an air tight election included hiring a reputable professional CPA firm to be involved with the election committee. This third party verification of the ballot certification and tallying adds an extra layer of validation to the integrity of the election; especially in the eyes of a judge. While it cost a little more to use a CPA firm, the Board weighed this option against the increased financial risk that could be incurred for an entire redo of the election (if contested) and decided it was well spent safeguard to protect the Community's assets.

Calling All Volunteers!

The finance committee is looking for volunteers. If you want to be involved in the association and know what's going on with our association's money, this is the place to be. The finance committee's charter in part includes, budgeting, reviewing monthly reports, yearend audit review, reserve study review, banking services, internal audit reviews, assessment recommendations and any other task assigned by the Board. The committee meets monthly and would ask that you stop by and sit in on our meeting which is held on the second Wednesday of every month at 6:30 pm at the Windmill Park office.



Call the Association office at 520-297-7600 and talk to Aime if you are interested and/or would like to ask additional questions. We look forward to seeing you.

The Pools... Maintenance

As the season shifts to cooler temperatures and with school back in session, things tend to calm down around the Continental Ranch pools. With decreased use, this time of year affords more flexibility to get some of the more major pool repairs and maintenance completed.

The first item on the agenda for servicing the pools is to drain them completely and refill them with fresh water. As water in the pools evaporate year-round, the left over salts and minerals get left behind. Over the course of time, these “dissolved solids” build up to higher and higher levels until they reach a level where it is necessary to drain the pool and start fresh. When swimmers begin noticing a “salty” taste to the pool water, this is an indicator that it is probably time to drain them. Windmill Park pool is the first to be done and the Community Center pool will follow in spring before it opens for summer.

Many parents who bring their tykes to the kiddie pool have noted that the pool looks “dirty”. Unfortunately this is a discoloration of the plaster which has been apparent since the time the plaster was installed many years ago. Even though the pool is clean, it still gives an unsanitary appearance. Fortunately there is a light at the end of the tunnel, as the Association Reserve Study recommends this be replaced as early as November. The Pool Committee will work to review competitive bids for this project, and strategically schedule it with the other pool repair projects during the off-season while the Community Center pool area is closed.

Last but not least, the deck areas at both pools are also recommended by the Association Reserve Study for repairs and maintenance this year. This is another major project that the Pool Committee will be gathering bids and researching their options over the next several months. The goal will be to coordinate the projects so that there will be minimal impact to residents using the pools. The Reserve Study’s comprehensive analysis of CRCA’s assets allows the Board to approve these types of necessary maintenance items with confidence that the funds are being used appropriately.



Large Item Pickup October 26, 2013

REMINDERS

- ▶ All items must be on the curb by 6am
- ▶ The driver will remove the items from the curb between the hours of 6am – 6pm
- ▶ The 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/Freezers • Ice Makers • Washer/Dryer • Stoves • Dishwasher • Water Heaters • Air Conditioners • No appliances with Freon • Computers • Tires • Batteries • Pesticides • Flammable Liquids (gas, turpentine, etc.) • Propane/Gas Cylinders • Oil • Paint • 55-gallon drums • Medical Waste • Asbestos Material • Railroad Ties • Fluorescent bulbs and/or ballast • Contaminated soil or any hazardous waste - liquid • Construction material

A Word from the Landscape Committee

It was 64 degrees this morning. Fall is finally upon us! Of course we are going to still see days reaching near 100 degrees, but the night time temperatures are going to be getting cooler and cooler quickly. And our plants are going to adjust accordingly.



As was the case in early spring, it is time to switch out our annuals and vegetables just when they are looking their best. The winter season annual flowers and vegetables need to get well established before it gets too cold. Once we start getting really cold nights the root development slows down to just about nothing. So even though they are cold tolerant plants (or not heat loving), they still need to develop a strong root system while it's warm out in order to thrive over the winter. All of October is a good time to transplant just about everything.

In my opinion, the pallet of cooler season annuals and vegetables are much more fun than the warm season plant options. There is so much more to choose from and the weather isn't life threatening to go outside and work in the garden. The selection in the stores this week (last week of September) is pretty limited, so keep your eyes open for the availability to widen shortly. For instance, I noticed a bunch of vinca on the shelves recently; this is a warm season plant so let somebody else buy them. There will be plenty of winter season plants hitting the shelves soon, so be patient.

Rye grass... to plant or not to plant? The truth of the matter is that we spend more time outside in the winter than in the summer, since it's just so stinkin' hot for the bulk of the summer (the snowbirds have it figured out!). So, if you over-seed your lawn with winter rye here are a few tips. You want your actively growing summer Bermuda lawn to go dormant as soon as possible so it is not competing with the new winter seeds as they sprout and try to get established. To do this cut the water off to the Bermuda for a couple weeks and cut it down as low as you can without stressing out your lawnmower (and you should have stopped fertilizing for about a month now; refer to last month's article). Once your Bermuda has gone dormant from cutting off the water, it is then time to add the winter rye grass seed. I recommend at least 2 pounds of seed per 100 square feet, some people say 1 pound per 100 square feet. Some will say that you don't need to add a top dressing to the seed to protect it from the birds and from drying out, but I say that it can't hurt to add a little organic matter to your lawn every so often, and it will help a little bit in protection from birds and drying out. After you've applied the new seed and top dressing, start watering away. You want the seed to stay moist so that it can sprout, so short but frequent watering each day will make for ideal seed growth.

Let's talk about seed types. There are two kinds of rye grass seed we use here in Southern Arizona; annual and perennial. The main difference between the two is their appearance and maintenance factor. Perennial rye is the preferred variety. Perennial is a thinner bladed grass, giving it a much softer lush appearance. It grows much slower and has less moisture content. So what does that mean? It means that you won't be mowing it as much, and your lawnmower won't get clogged up with wet grass. The difference between the two is like the difference between common Bermuda grass and a hybrid Bermuda grass. Spending a little extra on perennial rye is a wise move.

October 5th at 7:00 a.m. is our scheduled date for the community project of installing the paver walkway at Windmill Park. So far we have volunteers from the boy scouts to help out and earn points for their merit badges, the landscape committee, and a small volunteer crew from Titan Landscape. Titan is donating the supplies and materials, so we should be able to get it all done at no cost to CRCA. We hope to see many residents come by and lend a hand or just stop by and visit and get to know us. I know I keep saying this, but Windmill Park is really becoming a place for our whole community to be proud of.

I hope everyone has a chance this month to get out and enjoy our neighborhood's wonderful pools and parks.

Rob Palfreyman, CRCA Landscape Committee Chairman



CRCA Community Business Spotlight

Residents aren't the only members of the Continental Ranch Community Association. There are quite a few businesses belonging to the Association as well, many of which are privately owned small businesses. Please tune into this section each month to learn more about businesses within the Association. Supporting these small businesses can lead to supporting the strength of the Association as a whole. There might just be a business in the neighborhood that you didn't know was there!

Dental Village 7475 W. Twin Peaks Road, Suite 111

Dental Village is a local, family owned, full service dental practice serving Southern Arizona for over 20 years. With over eight full service dental offices in Southern Arizona, Dental Village employs the best dentists and employees available. The number one goal of Dental Village is to offer the finest dental care at the most affordable prices for the entire family. Dental Village will make you smile.

Dental Village offers a wide variety of dental services including, teeth cleaning, gum disease treatment, teeth whitening, oral surgery, dentures, oral cancer screenings and 24 hours a day/7 days a week emergency patient care, for serious problems that require immediate attention.

Dental Village prides itself on utilizing the latest technology available and hiring dentists that have graduated from some of the nation's leading dental schools. Their on-staff specialists and hygienists have elite training and experience as well as a knack for anticipating and offering you exactly what you need. Each and every Dental Village employee diligently cares for and cares about their patients.

For more information contact us at <http://dentalvillage.net>. Dental Villages has 8 convenient locations to care for you throughout Tucson and Southern Arizona. All of our offices are open Monday – Friday 8:00 am to 5:00 pm.

East (520) 722-1212 – Broadway & Kolb

Central (520) 327-6541 – Grant & Alvernon

Northwest (520) 293-9277 – Oracle, north of River

Southwest (520) 547-2328 – Spectrum Mall, Irvington & I-19

Marana (520) 579-1500 – Twin Peaks, east of Coachline

Oro Valley (520) 229-1444 – at the Home Depot Center

Sahuarita/Green Valley (520) 393-0006 – 140 W Duval Mine Rd.

Sierra Vista (520) 459-2200 – 400 N. Hwy 90 Bypass





FREE

HOMESOWNERS' TREE WORKSHOP

Learn how to properly select, plant and maintain your trees for years of benefit and enjoyment. This workshop will help homeowners plant and maintain trees that live long and healthy lives.

RAFFLE PRIZES FOR ATTENDEES

JOIN US
Saturday, Oct. 19, 2013
8 a.m. – noon
Wheeler Taft Abbeft Library
7800 North Schisler Drive
Marana, 85743
(Southeast corner of Silverbell & Cortaro Roads
in Crossroad at Silverbell Park)

REGISTER NOW
www.marana.com/recreation or call (520) 382-1950.
WALK-INS WELCOME



Northwest Tucson residents who want to know more about caring for or planting trees will have a chance to learn from experts at a free workshop Oct. 19 from 8 a.m. to noon.

Sponsored by the Arizona Community Tree Council, Tucson Electric Power, Tucson Clean & Beautiful/Trees for Tucson and the Town of Marana, the half-day workshop is being held at the Wheeler Taft Abbeft Library (7800 N. Schisler Drive).

The goal is to assist homeowners in caring for and maintaining healthy trees. Attendees will learn about tree biology, choosing the appropriate location for planting, picking a healthy tree at a nursery, planting and caring for young trees, and pruning and irrigating established trees. Speakers are experts in tree care and urban forestry. Plus there will be door prizes for attendees.

The workshop is free, but advance registration is requested. Visit www.marana.com/recreation or call (520) 382-1950 for more information and to RSVP.

Seniors And Retirees Of CRCA

With the “dawning” of October, we find we can open up doors and windows once again to let in the fresh air, and feel better about walking outdoors without stifling hot air hitting us from every angle! It’s this fact, if nothing more, that keeps many of us living here in the southwest and looking forward to the fall/winter/spring weather. Predictions are for a colder winter this year; however, just now, that doesn’t seem to be a deterrent!

SCRCR is exploding with residents actually joining, or just popping in to “check us out.” We are updating our bylaws, getting fresh ideas for our monthly programs and activities, learning new table games, exchanging books, and above all, sharing in the joys and needs of the mature adult population within the community.

October will find us at a Sunday afternoon concert, a tour of Olive Mill at Queen Creek, luncheon at the Gallery at Dove Mountain, and of course—sharing birthday wishes with our October honorees. We’re making plans to visit the recently-opened Great American Playhouse in Oro Valley, and luncheons/dinners at several of Tucson’s popular restaurants. Sign-up sheets and carpooling needs are handled at our Thursday morning gatherings at Rock ‘n Java on Twin Peaks. Come on in and join us for coffee!

This ‘N That

Spooks alive—it’s almost Halloween time again!! Be sure to stock up on wrapped/sealed goodies for the area’s children who will be out and about very soon! Keep your home well lighted to help the little ones and enjoy the event right along with them. It’s a great opportunity for us to sit outdoors and watch the activity along with our neighbors while, perhaps, enjoying a cup of hot coffee or cocoa!

Did you know that the original jack o’ lanterns were carved from turnips, potatoes or even beets? The practice originated from an Irish myth about a man nicknamed “Stingy Jack.” Jack invited the Devil to share a drink with him, then wouldn’t pay, and a series of unusual tricks and other events ended up with a pact that the Devil would not claim Jack’s

soul. As the legend goes, God would not allow such an unsavory figure into heaven, and the Devil, upset by the tricks, would not allow Jack into hell. Jack has been roaming the earth ever since with a burning piece of coal placed into a carved-out turnip to light his way. The Irish began to refer to this ghostly figure as “Jack of the Lantern,” and then, simply “Jack O’Lantern.” In Ireland and Scotland, people made their own versions of the lanterns by carving scary faces into turnips or potatoes and placing them in windows to frighten away Stingy Jack and any other wandering evil spirits. The tradition followed when immigrants came to the United States, and found that pumpkins, native to America, made perfect jack o’lanterns.

Need to find a new venture? The city of Yuma invites us to trick or treat through the cellblock of the historic Territorial Prison, located in the State historic park. We have absolutely NO idea what this is all about, but if you’re curious, get details by phone, 928 783-4771, or on line at yumaprisn.org.

October also observes Columbus Day and Canada’s Thanksgiving both on the 14th; National Bosses Day on the 16th, Sweetest Day on the 19th, United Nations Day on the 24th, and of course, Halloween on the 31st.

Thought For The Day

Only in America do we use answering machines to screen calls and then have call waiting so we won’t miss a call from someone we didn’t want to talk to in the first place!





Town of Marana Neighborhood Meeting

Tuesday, October 8, at 6 p.m.

Continental Ranch Community
Association Community Center

8881 North Coachline Boulevard



WE WANT TO HEAR FROM YOU
How well do our programs, parks &
facilities meet your recreational needs?
www.marana.com/parksurvey

Parks & Recreation
SURVEY

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Planting ■ Plant/Cactus Removal ■ Irrigation ■ Hauling



SECURE . CLEAN . ACCESSIBLE

Continental Ranch SELF STORAGE

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		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!		



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
* All meeting dates in November are subject to approval by the Board of Directors					1 Assessments Due	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 CRCA office open 9am-1pm
10	11 Block Party 5-8pm at Windmill Park	12	13 Finance Committee 6:30pm at WP	14	15	16 Late Fee assessed
17	18	19	20	21 ARC 2pm at WP Board & Exec. Meeting 6:45pm at CC	22	23
24	25	26	27	28 Happy Thanksgiving! CRCA Office Closed	29 CRCA Office Closed	30



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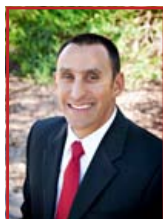
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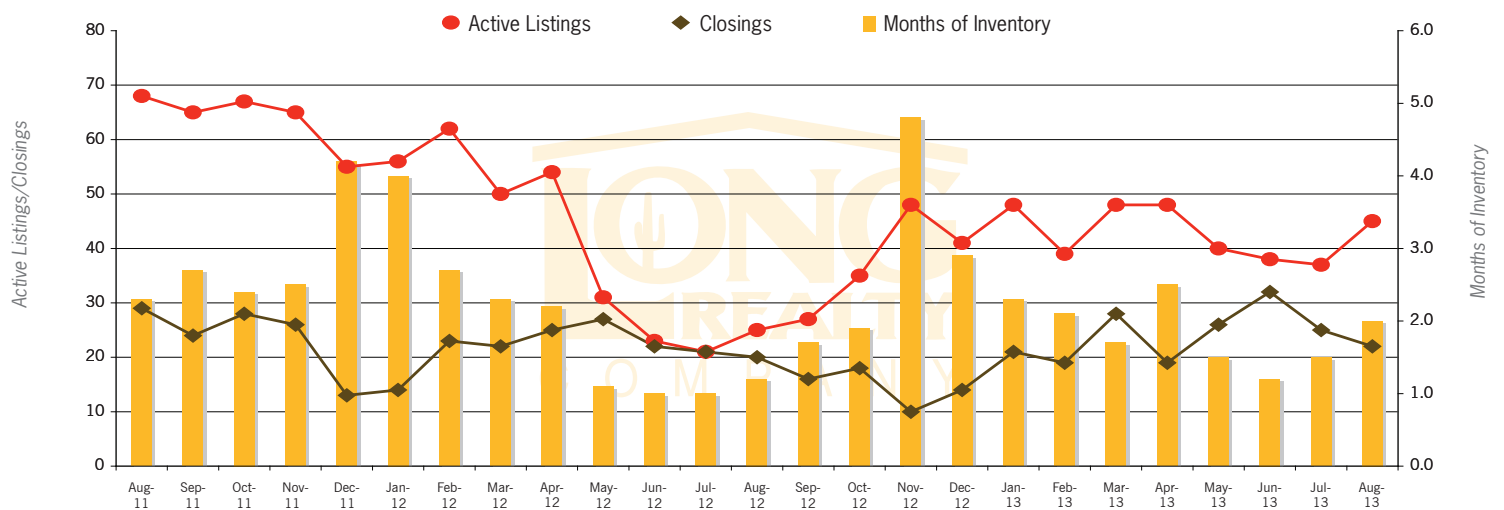
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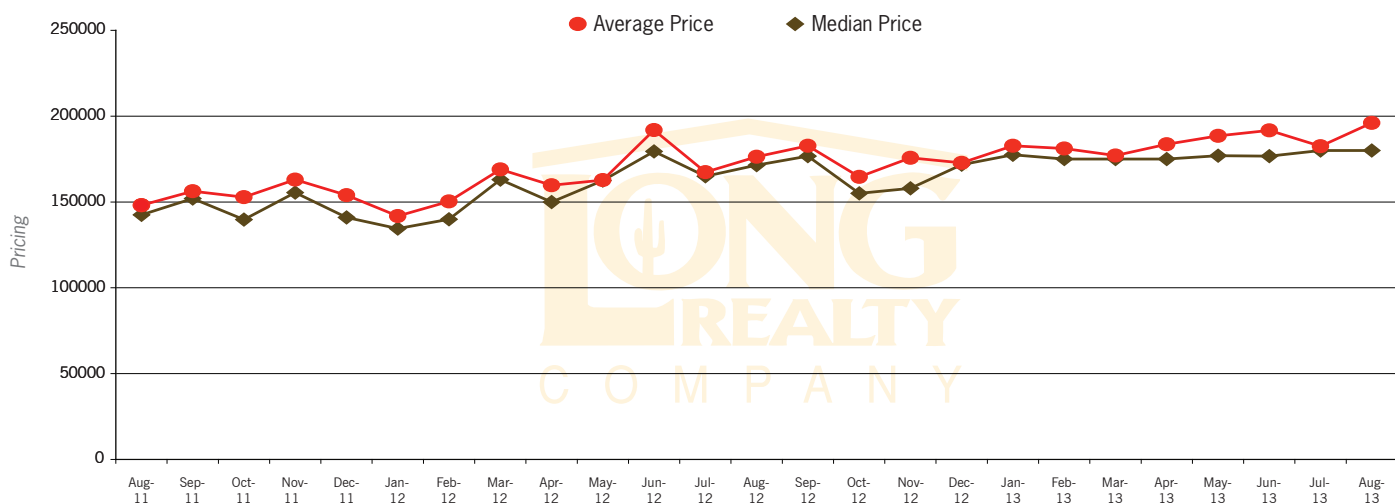
As of August 2013 active inventory was 45, an 80% increase from August 2012. There were 22 closings in August 2013, 10% above August 2012. Months of Inventory was 2.0 up from 1.2 in August 2012. Median price of sold homes was \$180,000 for the month of August 2013, up 5% from August 2012. The Continental Ranch area had 21 new properties under contract in August 2013, up 11% from August 2012.

Months of Inventory, Active Listings and Closings



These statistics are based on information obtained from the TARMLS using Brokermetrics software on 9/5/2013. 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)



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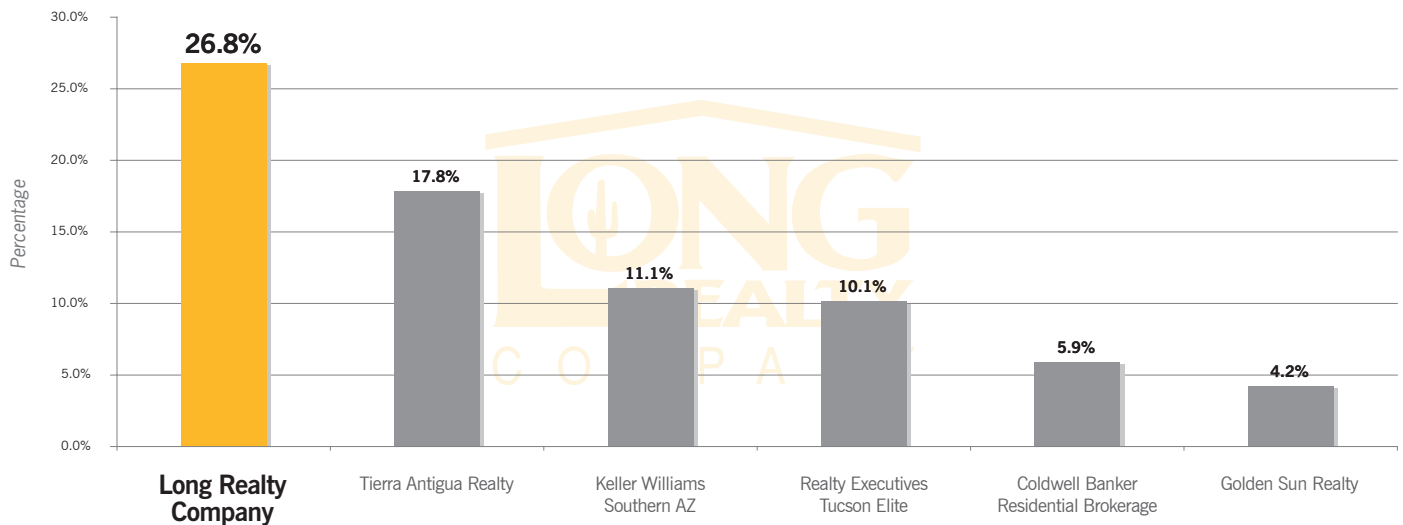
New Properties Under Contract

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 9/5/2013. Information is believed to be reliable, but not guaranteed.

Market Share



Data Obtained 9/5/2013 from TARMLS using BrokerMetrics software for all closed residential sales volume between 9/1/2012-8/31/2013 rounded to the nearest tenth on one percent and deemed to be correct.



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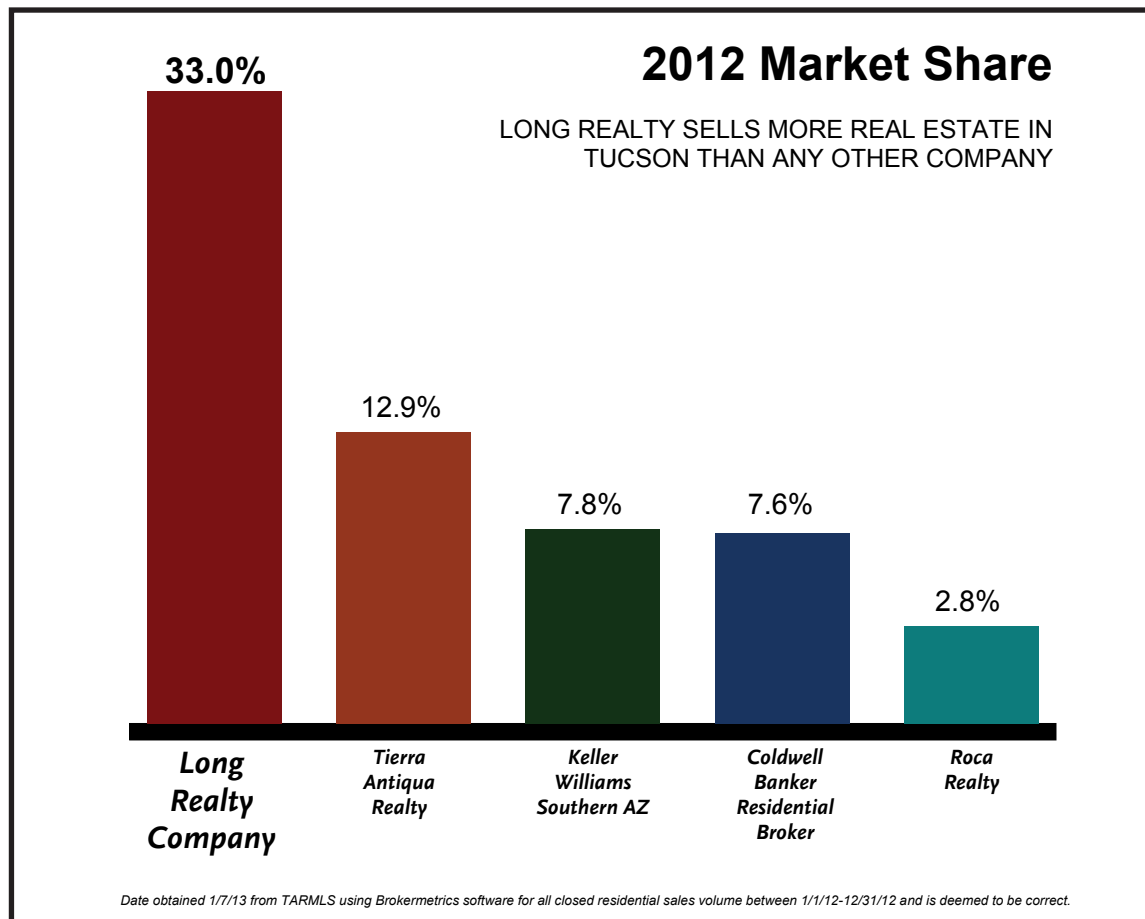


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Newsletter Policies

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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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

I know it's cliché to talk about the weather, but October weather in Tucson is "what it's all about". There's plenty of fun stuff happening around the area over the next few months, and what better time to explore the area while the weather is nice?

If you haven't visited the Library and Town Park at Silverbell and Cortaro, it's quite a "happening" place most evenings. The times I've stopped by there, I see numerous youth sports teams practicing, kids and adults playing basketball on the courts, dog owners out for a walk with their pups or using the dog park, and all kinds of things going on. On October 11th the Library is even hosting a teen Monster Mash Bash. More info on the various Library and Park activities can be found at the Wheeler Taft Abbett, Sr. Library or with Marana's Parks & Recreation Department.

Also, just down the street past Ina Road near the freeway there's the Mike Jacobs Sports Park. I've consistently noticed a good turnout there to watch adult and youth teams play baseball, softball, volleyball, and flag football; the parking lot is often quite full. There's a link to this sports park on the www.crcatucson.com website for more info.

Did you know there is a lake nearby? Of course it's not very big, but the Silverbell Lake (at Christopher Columbus Park) is located just a few miles down Silverbell Road and there's wide open space to walk dogs or have a picnic. Some days you might catch the radio controlled model airplanes flying around or remote control model boats zipping around on the water. Again, more details can be found on the CRCA website.

Coming up next month, the farmer's market will be firing back up in the parking lot near Rock N' Java and the Twin Peaks Vet. The market took a break from the summer heat, but coming later in November it will be back underway and is a great place to get local fruits & veggies for a bargain.

Here at Windmill Park, the season brings about the regular over-seeding transition from summer grass to winter grass, which will be underway this month. We hope that parents can help encourage their kids to be respectful of the field for a couple weeks while the new grass gets established. By November we should have a nice lush turf and a newly revamped Windmill Park monument sign – come on out and enjoy (don't forget the BBQ grilles at the park ramadas)!

Our staff hopes to see you all at the CRCA Annual Meeting on October 22nd!

Best Regards,

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

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Aime Salinas, Accounts Manager
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Paula Bellina, Homeowner Covenants Liaison
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