

# CONTINENTAL RANCH

*the windmill*

April 2014 Edition

[www.crcatucson.com](http://www.crcatucson.com)

## Mark Your Calendars

April 2014

- 1st Landscape Committee  
7 p.m. at WP
- 2nd Covenants Committee  
6 p.m. at WP
- 3rd ARC  
7 p.m. at CC
- 5th CRCA Yard Sale  
7 a.m. - 2 p.m.
- 7th Pool Committee  
7 p.m. at WP
- 14th Block Party  
5-8 p.m. at WP  
Finance Committee  
6:30 p.m. at WP
- 15th Board of Directors Meeting  
6:45 p.m. at CC
- 17th ARC  
2 p.m. at WP
- 19th CRCA Easter Egg Hunt  
10 a.m. - 1 p.m.
- 26th CRCA Office Open  
9 a.m. - 1 p.m.

## President's Report

— John Lambert

I have asked myself for the last six years being President of the association- why do I put up with the attacks on the BOD for our actions, dealing with collections of delinquent accounts, overseeing the financials and how homeowners monies are spent, making sure that the reserve study is followed, selecting and overseeing contractors for the myriad of projects- both planned and unplanned- that are undertaken and a host of other issues and challenges faced as a BOD member. Making sure that ALL homeowners are treated equally with no one group receiving preferential treatment over another and making sure that we meet all of the conditions of the CC&R's while not intruding on a homeowners right to live an enjoyable life here in CRCA. I take this task very seriously and have put a lot of time and effort into this association. WHY?

I guess the answer would be I really enjoy seeing the transformation that has taken place in CRCA. The Windmill office is welcoming to homeowners and it is nice to see visitors looking for their house on the wall map in the lobby. Seeing the interaction between homeowners and the staff of management is most always a good experience for both. Seeing the baseball diamond being used at night by the little league team is especially enjoyable to me- I think I enjoy it as much as the players are. Seeing the families using the picnic area under the armadas at Windmill Park and the kids playing ball and flying kites on the weekends makes all the work put into making the park what it is today all worthwhile. It is a definite asset to CRCA and

Continued Page 2

Presort  
Standard  
US Postage  
PAID  
Tucson, AZ  
Permit #80

Continental Ranch  
Community Association  
9150 N. Coachline Blvd.  
Tucson, AZ 85743

# Table of Contents

Page 1	President's Message
Page 2	President's Message Continued
Page 3	March Board Meeting Recap Block Party
Page 4	Easter Egg Hunt Maintaining our Assets
Page 5	Maintanance of our Pools
Page 6	Reminder from ARC Landscape Rock Replenishment
Page 7	A Word from Landscape
Page 8	Titan Pre-Emergent Sign Up
Page 9	Coyote Trail Carnival Marana Town Meeting Advertising
Page 10-11	Advertising
Pages 12-13	Calendars
Page 14-22	Advertising
Page 23	Useful Numbers Newsletter Policies
Page 24	Management's Message and Contact Info



## President's Message Continued...

is being used as it should be by homeowners. Seeing the large turnout for the food truck round up as well as the pool being used by families with the kids enjoying the facilities.

With that said I would like to remind you of the upcoming Easter Egg hunt at Windmill park on April 19th. This event has grown each year with the children having a great time and taking home their share of the eggs. If you have the time it would be great to have you volunteer to help with the Easter Egg hunt- it is a little bit of work but the rewards cannot be measured when you see the joy in the children.

One last thing- starting on April 3rd there will be a Farmers Market at the west end parking lot of Windmill Park from 9AM to 1PM. This will be every Thursday so we hope to see you there so it can continue and grow.

Have a safe and happy Easter and enjoy what CRCA has to offer each homeowner.

---

## Vandalism - It Costs Us All

Another unfortunate incident of damage occurred to one of our common area elements at the pocket park in parcel 16 (Yellow Moon & Veridian). These play structure components cost between \$1,000 - \$2,000 to replace. If you have information about who may be responsible, please notify the office. The \$500 reward still stands for information leading to the arrest and convictions of those responsible for vandalism of Continental Ranch Community Association property.



# March Recap: Meetings At A Glance

*The following are highlights from the regular meeting of the Board of Directors held March 18, 2014 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.*

## Board Actions

Approvals for resurfacing of the Community Center Pool Deck and replacing the plaster for the kiddie pool; several Covenants Committee recommendations were approved: \$25 fines and pool use suspensions and lot cleanups for various unresolved violations; approval for replacement of the Windmill Park play structure.

## Community Activities

Farmers Market begins in April at Windmill Park; every Thursday 9am – 1pm.

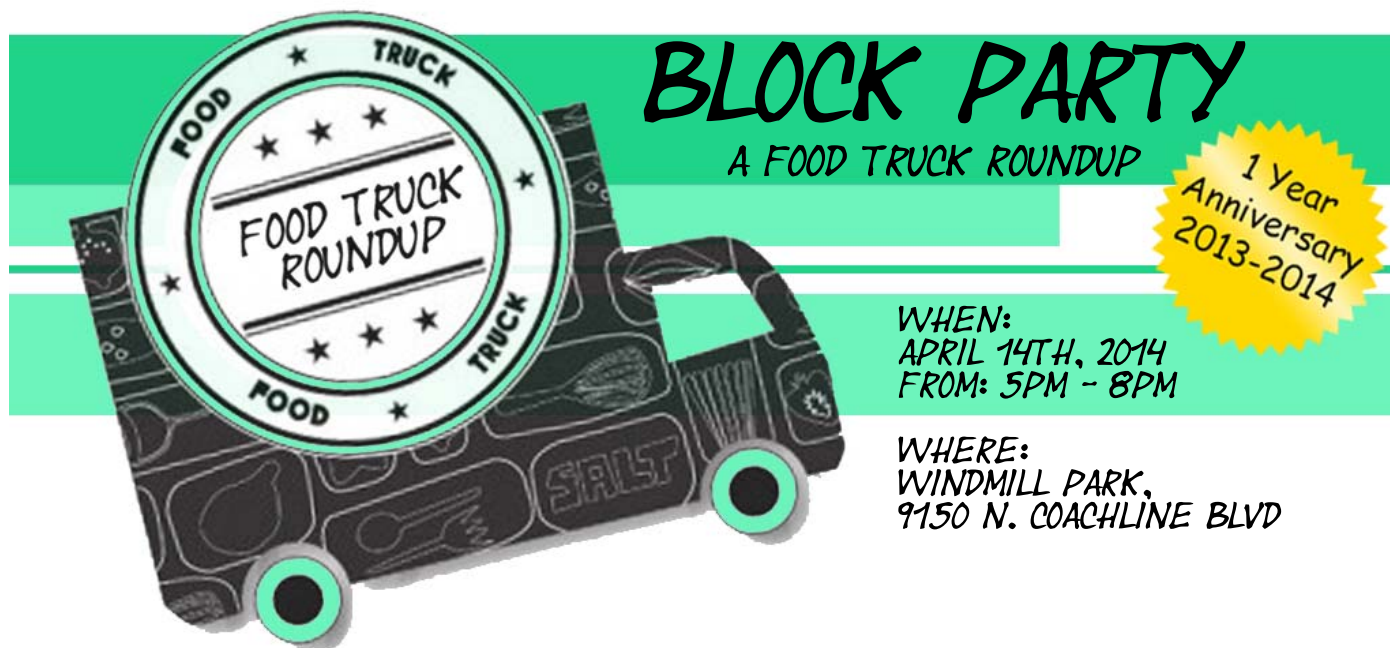
Community-wide Yard Sale – Saturday April 5th

Monthly Block Parties continue to grow. Food trucks gather at Windmill Park the second Monday of each month – next event scheduled for April 14th from 5pm – 8pm.

Annual CRCA Egg Hunt on Saturday April 19th; volunteers needed.

## Manager's Report

The community manager gave a brief report on the status of all projects recently completed and/or currently underway since the previous Board meeting, including: completion of upper tree pruning, preparation for hiring of pool monitors, preparation for the Egg Hunt event, and completion of the project to clean out the drainage basin in parcel 69.



**BLOCK PARTY**  
A FOOD TRUCK ROUNDUP

1 Year Anniversary  
2013-2014

**WHEN:**  
APRIL 14TH, 2014  
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 April 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!





## Fifth Annual CRCA Easter Egg Hunt

This year's event is Saturday April 19th – see the full page newsletter insert for more details!

Don't forget to pick up your tickets at the office!

## Maintaining our Community Assets

The Windmill Park play structure is one of Continental Ranch's most popular attractions. Following a long life of healthy use, the Association's Reserve Study called for it to finally be retired. After months of thorough review, the special Play Equipment Replacement



Committee carefully made their selection for the Board to approve this past month. The Committee made strategic decisions about which components were imperative to include and which other components should be avoided. Throughout the life of the original structure, certain parts of the structure proved to be targets for vandalism or broke prematurely and required replacement. The Committee gathered multiple proposals from numerous companies and



diligently evaluated where CRCA would get the most for its money. The Committee hopes that kids and parents of Continental Ranch will appreciate the new structure. Now will come the waiting game, as it will take approximately two months for the new structure to arrive and be installed. If everything goes according to plan, the new structure should be in place in time for summer!



# Maintenance of our Pools

This will be a busy year for projects involving our community pools! The Pool Committee has had their hands full for the past several months, sorting through the various proposals for the numerous projects slated for this year.

## Kiddie Pool Replaster

A source of concern over the last several years has been the appearance of the plaster in the community center kiddie pool. The aging plaster was increasingly looking more and more “dirty”. Although the pool is cleaned 7-days per week, the dirty looking appearance led to ongoing doubts about whether the pool was being serviced at all. Following the reserve study, the plaster was due to be replaced this year, and the pool committee didn’t waste any time sending their recommendations to the Board for approval. Omni Pool Builders was selected for the job and they will be working as hard as they can to schedule the project for completion in time for the summer reopening of the Community Center pool.



## Community Center Deck Resurfacing

Another item identified by the reserve study for this year will be the resurfacing of the Community Center pool deck. This deck has held up considerably well for many years, however the time has finally come for it to be resurfaced. A similar process was completed at the Windmill Pool in October of 2011. The project will entail stripping off the old deck texture to the underlying deck slab, and then applying a fresh coat texture coat and seal.

## Windmill Park Pool Deck Seal

As mentioned above, the Windmill Pool’s deck was completely resurfaced in 2011. The top sealant coating the deck helps protect it against the elements, and as called for by the reserve study, it will be resealed this year. Essentially this deck sealant application is similar to a new paint job, so the deck will have to be cleared off, cleaned, and new sealant coating applied.

These projects are essential for maintaining Continental Ranch’s facilities to the high standards expected by the community and required by the CC&Rs. By the end of the year both pool facilities should boast a fresh new look!

# A Reminder from the Architectural Review Committee

The Continental Ranch Board of Directors and all Committees strive to make life easier for everyone living here, while still adhering to the requirements of the CC&Rs and protecting property values. The Architectural Review Committee (ARC) would like to remind all CRCA Homeowners that it is their responsibility to submit a written application for review for all modifications made to the exterior of their homes per the Continental Ranch Design Guidelines.

The form is titled "CONTINENTAL RANCH COMMUNITY ASSOCIATION ARCHITECTURAL REVIEW COMMITTEE (ARC) APPLICATION". It is divided into several sections: "HOMEOWNER INFORMATION" (DATE SUBMITTED, NAME, ADDRESS, PHONE, FAX, LOT), "PROJECT DESCRIPTION" (PROJECT EXISTENCE, ADDITION TO DWELLING, FENCE, GATE, RAMADA, PERGOLA, PORCH, PATIO, DRIVEWAY, LANDSCAPE PLANT (Planting, Hardscape, Grading), LIGHTING, SIGNAGE, DRIVEWAY, WALLS, OTHER), "NEIGHBOR COMMENT FOR COMMON WALL ALTERATION" (Neighbor NAME / SIGNATURE, Neighbor ADDRESS, Color, Object), "ARC COMMITTEE DISPOSITION" (DATE ACTION TAKEN, APPROVE, DIS APPROVE, ADDITIONAL DOCUMENTATION IS REQUIRED, ADDITIONAL DOCUMENTATION RECEIVED), and "DATE".

A few examples of the types of modifications requiring approval include new construction (like a room addition), painting your home a new color, adding new brick or concrete walkways, expanding your driveway, front and side-yard landscaping, security doors, walkway lights, and solar panels. Also included are the addition of gazebos, ramadas, pergolas and storage sheds, as well as raising height or relocating walls.

Homeowners can check the CRCA Design Guidelines for a list of the most common modifications at [www.crcatucson.com](http://www.crcatucson.com). It is also possible to download an ARC Application from the website, or pick one up at the CRCA Office.

Please submit an application to the ARC, even if the work has already been completed, so that your homeowner file can be updated. If your homeowner file is not up-to-date at the time you sell your home, it could complicate closing the sale of your home.

## Landscape Rock – Annual Replenishment

February and March were busy months for Titan Landscape, as they wrapped up the final components of the irrigation system on Coachline Blvd, and then began the decorative rock installations throughout the community. The Landscape Committee and Board of Directors hope that the community appreciates their attention to detail, including the landscape replenishment programs that they have established. Landscape gravel gradually depletes over time; because it disappears so slowly, most residents often times don't even notice. Once the new gravel is installed, it becomes apparent just how badly it was needed.

The Association hopes that it can lead by example and that residents will notice the visual impact of replenishing the depleted gravel in our common areas. The two most noticeable improvements that can be made to a property are a new paint job on the home, and new gravel in the front yard. Many residents don't realize how affordable rock is, especially with one rock materials yard located so close to Continental Ranch, at Twin Peaks and Interstate-10. As little as \$300 - \$400 on an average sized front yard can really create that "brand new" look that keeps our community values strong.





# 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. The varieties to use at this time of year make up a short list; look for varieties such as: Vinca, Dianthus, Marigolds, and Celosia. For summer, you'll want to avoid: Petunia, Pansies, and Snapdragons. If you are going to plant tomatoes and you haven't yet, make sure to select a quick gestation variety like Early Girl. If you plant the beefsteak variety, temperatures will get too hot before they have a chance to ripen 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.

Titan Landscape has been busy getting CRCA ready for the summer ahead. You may have noticed all the trimming they are doing on plants like Lantana. On the frost tender plants like Lantana, we've avoided cutting them back in the winter because it could open up the plant to more damage if it gets very cold. So, we bear with it through the winter, and as soon as the danger of frost is past it becomes time for aggressive trimming renovations. It's a good idea for us to do this in our yards as well.

I know I just mentioned pre-emergent weed spray control in February, but I urge the community to start thinking about again soon. It's best to have those spray treatment applied before the monsoon rains arrive. Monsoon season officially starts in June, but the rains usually kick in the first week of July or so. Ideally, pre-emergent spray should be applied twice each year in coordination with the rains; so June/December are good months to go by. We have already seen how bad the weeds can get once this year, so I recommend getting ahead of the next weed season which is just around the corner.

The lawn at Windmill Park is looking great, especially with the addition of the landscape rock along the south side of the sports field, as referenced in last month's newsletter article. Let's all come out and really enjoy our community! Between the pool, the football/soccer field (which looks like it is getting a lot of use lately), the BBQ ramadas, the playground, and the baseball diamond; Continental Ranch has it all!

Rob Palfreyman, CRCA Landscape Committee Chairman



# 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 2<sup>nd</sup> through June 6<sup>th</sup>, 2014. 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 23<sup>th</sup>, 2014.

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email: \_\_\_\_\_

*Spray has a tan colored tint which will gradually fade.*

Signature: \_\_\_\_\_





**COYOTE TRAIL  
Carnival**  
FRI, APRIL 11<sup>TH</sup>

*beaturing*

**GOOD OL' FASHION FAMILY FUN**  
With new games • good food •  
cotton candy • raffles • contests  
• entertainment • and more ...  
**STARRING YOU & YOUR FAMILY!**

*Come One, Come All!*

**DOORS OPEN  
5-9 PM**

8000 N. Silverbell Road • 579-5105  
Catch the Shuttle at Fry's!

**LEND US A  
HAND**  
.....  
Please ask your child's  
teacher how you can  
be part of this year's fun!  
Volunteers greatly  
appreciated no matter  
how little or how  
long!  
**OR CALL 579-5105!**

**GOOD  
TIMES**

Your  
face  
here!

SPONSORED BY THE COYOTE TRAIL PTF • PROCEEDS BENEFIT CLASSROOM & LEARNING TOOLS

## Town of Marana Neighborhood Meeting



Tuesday, April 8, 2014 at 6:00 p.m.

Continental Ranch Community  
Association Community Center

8881 North Coachline Boulevard

## Del Oro Landscape, L.L.C.

*Cream of the Crop in Maintenance Services*

**520-907-7651**

**FREE ESTIMATES**

Servicing Northwest Tucson

delorolandscape@gmail.com  
Licensed/Bonded/Insured  
ROC#216351

Design ■ Monthly or Bi-Monthly Maintenance ■ One Time Cleanups  
Tree Trimming & Removals ■ Decorative Rock & Boulder Installation  
Planting ■ Plant/Cactus Removal ■ Irrigation ■ Hauling



## EXPERIENCE AVIATION HISTORY

*Wings of Freedom Tour*

**MARANA REGIONAL AIRPORT / SE CORNER OF AIRPORT - APRIL 4<sup>th</sup> to 6<sup>th</sup>**

Tour through and fly in the legendary B-17 Flying Fortress, B-24 Liberator and full dual control P-51C Mustang. Tours are \$12 for adults and \$6 for children 12 yrs. and younger. Walk through tour hours: 4/4 2:00 PM to 5:00 PM, 4/5 - 4/6 9:00 AM to 5:00 PM. 30 - minute B-17 or B-24 Bomber flights are \$450 per person. P-51 Flight Training is \$2200 half-hour, \$3200 full hour - (world's only full dual control P-51C) no pilots license needed! Scan code for video of aircraft, directions and more information. For flight reservations or questions call or visit our web site.

*If you have never flown in a WWII Bomber or Fighter - Now is the time. Absolutely Amazing.*

**COLLINGS FOUNDATION 800.568.8924 www.cfdn.org**





**The safe, effective, affordable solution  
for your pest control needs.**

**\*\*\*\* April Specials \*\*\*\***

**\$95 Bee Service\*  
\$25 Off Initial Pest Control**

**Call 520-339-2437  
For a Free Consultation  
[www.swpestsolutions.com](http://www.swpestsolutions.com)**

**\*Restrictions Apply**

**License #9251**

### **Garage Door Repair of Tucson**



• Best Prices • Best Products • Best Customer Service

**(520) 548-9868**

[GarageDoorRepairTucson.com](http://GarageDoorRepairTucson.com)



### **Hardeman Home Service**

John L. Hardeman  
520.808.1739

- Carpentry/Trim • Home Maintenance
- Cabinet Install • Appliance Install
- Drywall • Install Doors/Locks
- Painting • Ceiling Fans/Lights
- Welding • Plus More

*Not a Licensed Contractor*



### **FARM BUREAU FINANCIAL SERVICES**

*Insurance • Investments*

**JOSHUA HYDE**

1846 Innovation Park Drive  
Oro Valley, AZ 85755

[www.agentjoshhyde.com](http://www.agentjoshhyde.com)  
Office: 520.219-3600

Email: [Joshua.Hyde@fbfs.com](mailto:Joshua.Hyde@fbfs.com)

#### **FARM BUREAU FINANCIAL SERVICES- WE MAKE INSURANCE SIMPLE**

Our agents build relationships to help people protect what matters most and prepare them for the future.

- **One Deductible:**

You pay only one deductible per occurrence or accident, no matter how many covered possessions are involved.

- **Residential Equipment Breakdown Coverage**

For an additional **\$24 annual premium**, you can add coverage on Owner Occupied dwellings. Provides coverage up to \$50,000 with a \$500 deductible per occurrence for accidental direct physical damage to your dwelling and household personal property caused by mechanical, electrical, or electrical breakdown (including power surges), or rupture, bursting, bulging, implosion, or steam explosion.

Contact us today for all of your insurance needs.



## L & M CUSTOM PAINTING INC

Quality, Value and Service at its Best!

Price Packages & Warranty's to Meet All Budget Needs

**\*Residential Repaint Specialist\***

*\*Interior Painting*

*\*Exterior Painting*

*\*Drywall & Stucco Repairs / Popcorn Removal*

*\*Continental Ranch Work References*



*\*Fascia Repairs*

*\*Roof Coats*

*\*Tile Work*

**FAMILY OWNED & OPERATED**

**CALL 520-991-9933 or 520-869-9229**

**Leo & Victor Martinez, Owners**

**\*BBB & Angie's List\* Licensed\*Bonded\*Insured ROC258012**



A BERKSHIRE HATHAWAY AFFILIATE

DIRECT  
FAX  
EMAIL  
WEB

(520) 349-8748  
(520) 825-8950  
fran@longrealty.com  
fran.longrealty.com

8540 N. ORACLE RD BLDG 2, ORO VALLEY, AZ 85704

**Francesca Twyman**  
Realtor®, M-REP



**Family Critter Sitter**  
I treat your pets like family

*Andrea Lynn Bacon*  
Owner/Operator

(760) 622-3938  
andreabacon85743@gmail.com

9487 N. Mission Valley Place  
Tucson, AZ 85743

# Find Out What Your Home Is Really Worth!

**FREE, Quick Online Home Evaluation**

**Get Your Home Value Emailed To You Today! Simply Go To...**

**[www.YourContinentalRanchHomeValue.com](http://www.YourContinentalRanchHomeValue.com)**





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



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

## TROPHY LANDSCAPING

We Do It All.....

- Tree Trimming
- Tree Removal
- Monthly Maintenance
- Landscaping Design & Installation
- Cleanups
- Irrigation
- Hauling & Excavation

**FREE  
ESTIMATES**

**JIM SEAY**

**520-250-1094**

## New View Windows

*Your Window cleaning resource since 1998*

- \* Sparkling windows inside and out
- \* Rejuvenated screens
- \* Smaller homes \$75
- \* Larger homes \$95



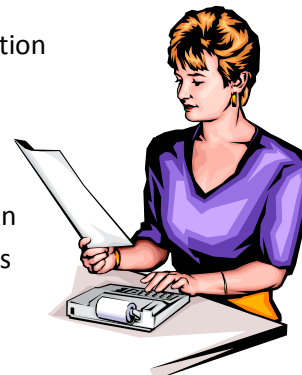
Insured

**(520) 579-8285 Mark**

## ***EZ Tax Forms, Not so Easy?***

**Betty Lariar, EA - Full Service Accountant**

- Income Tax Preparation
- Personal & Business
- Financial Planning
- Enrolled Agent
- Audit Representation
- Qualified in all states



**520-682-3752**

[\*\*Bettylariar@gmail.com\*\*](mailto:Bettylariar@gmail.com)

**10% Discount with this ad!**

Member of AZ Society of practicing Accountant  
Member of National & Southern Arizona Chamber of enrolled Agents  
Expires 04/30/2014



**Judy Ibrado**  
**Realtor® ABR, SFR**  
**(520) 301-8455**  
**jibrado@longrealty.com**

## Client Testimonial

Judy has been the ultimate professional and a fantastic help to us throughout our home purchase experience! From the day we met her for home showings all the way through closing, she was always available to answer questions, offer insight, provide contractor recommendations, and even pass on messages from our new neighbors to us! She stayed on top of things that were happening as we moved toward closing and kept us informed. We highly recommend Judy Ibrado!

Debra & Kurt Johnson  
Tucson



Scan code for listings  
and other information.





2561 W. Ruthrauff Rd. Tucson, AZ 85705



Now Enrolling  
6 wks—6 yrs (Kindergarten Age)

Call our office for Tuition Rates  
and to schedule a tour today!

**520.495.7860**

- State Standards
- Small Classroom Settings
- Christian Based Atmosphere
- Scholarship Opportunity For Kinder-Bridge Kindergarten Program
- Operation Hours: 7am—6pm

9180 N. COACHLINE BLVD. #102

ACCEPT MOST INSURANCE



Sophan R. Kay, DDS  
General Dentistry

kaydentaltucson.com  
520.577.0035

\* NEW PATIENT EXAM, CLEANING, AND X-RAYS FOR **\$45.00** \*



General & Cosmetic  
Root Canal  
Sleep Apnea  
TMJ Disorder  
Implant  
Children Dental Care  
Braces  
Dentures

**WE PROVIDE COMPREHENSIVE CARE FOR THE ENTIRE FAMILY**

ESTABLISHED IN 2005 | SINGLE DOCTOR | NO-PRESSURE SETTING | FRIENDLY ENVIRONMENT

### **Lord of Grace Preschool**

Now Enrolling for the 2014-2015 school year  
Open Monday-Friday / 8:00am-5:30pm



Flexible schedules available. Affordable prices.  
Small class sizes. All in a nurturing environment.

Please contact Andrea, Preschool Director, at:  
744-7400, ext 12 or [lordofgracepreschool@yahoo.com](mailto:lordofgracepreschool@yahoo.com).



### *Soila's Housekeeping*

**Best Quality-Low Prices**  
*Please call for a Free Estimate!*  
And ask about our discounts.

520-409-4099



*...it's what people call us.*



\* Best Workmanship \* Best Service  
\* Best Products \* Best Warranty

**Residential / Commercial**

• Proudly serving Continental Ranch for over **14** years.  
• Referred by 100% of our clients.

**(520) 891-MIKE**  
**(6453)**

Dual Licensed, Bonded  
Insured  
Roc # 268906

\* Interior  
\* Exterior



A+ Rated  
Angie's list & BBB

**Mike Loughlin**  
Owner / Operator - Master Craftsman  
[Mike@TucsonBestPainters.com](mailto:Mike@TucsonBestPainters.com)

## **LOOK WHO'S SELLING CONTINENTAL RANCH & RESERVE!**

### **BRIGITTE JEWELL**

**\$\$ Multi-Million Dollar Producer \$\$**

**Brigitte has SOLD over 85 Million \$\$\$ of real estate  
In Continental Ranch/Reserve Areas!**

**More than ANY AGENT from  
ANY COMPANY in all of Tucson!**

**I can sell your home too...Ask me how!!**

- >The top producing and selling agent in Continental Ranch/Reserve
- >The top listing agent in Continental Ranch/Reserve
- >Full time agent with a team of full time professional associates
- >CSSN-Certified Short Sale Negotiator
- >My proven, effective marketing plan will get your home SOLD
- >Ask about my FREE Home Staging Service
- >Resident of Continental Ranch
- >Buying & Selling? I can save you top dollar!

### **Do you want to know the value of your home?**

**Call or email me for a complimentary  
market analysis of your home!!**

Email me at: [brigitte@homejewell.com](mailto:brigitte@homejewell.com)

**REALTY EXECUTIVES TUCSON ELITE**

Over 16 yrs experience in Cont. Ranch Area

# 471-JEWL (5395)

Call for "24 K" Service!!

Visit my website: [www.homejewell.com](http://www.homejewell.com)

Multi-Million Dollar Producer

**Realty Executives, Tucson Elite**

**"where the experts are"**



**BRIGITTE JEWELL**

Associate Broker

**YOUR NEIGHBORHOOD  
SPECIALIST**





# Selling the Ranch Since 1995

**GREGG MAUL**

**SOLD**

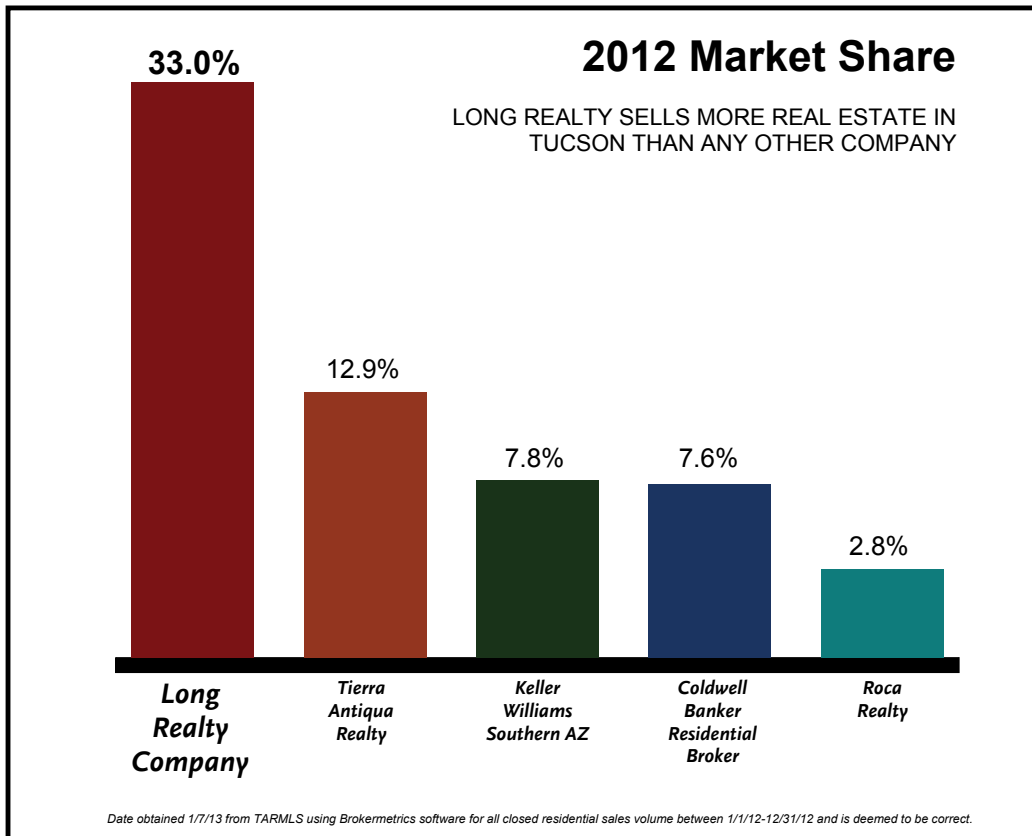


ABR, GRI, CRS, CMAS

Associate Broker

## Delivering Results - Sold Equity Sale or Short Sales

### 520-471-8088



[www.gregmaul.longrealty.com](http://www.gregmaul.longrealty.com)  
[www.tucsonrealestate-golf.com](http://www.tucsonrealestate-golf.com)  
[www.mytucsonshortsale.com](http://www.mytucsonshortsale.com)

## I Have Sold Over 800 Homes

19 Years in Real Estate • 23 Years Tucson Resident

## Financial Planning Educational Classes

# Do you want to be more confident in planning retirement?

Financial Planning could be the answer.<sup>1</sup> Learn more in a friendly, welcoming and educational based environment. Informational only, no sales pitches.

### "10 Steps to Financial Success" (Basic-Inter.)

Tuesday April 22nd 6-7 p.m.

Learn more about how we are redefining retirement and learn the 10 steps to creating financial success. Including:

\*Creating an investment plan

\*Creating an income plan

Anyone retiring within a year or recently retired should attend.

To RSVP: <http://26615.rsvpmenow.com/>  
call 520-751-9798 ext 107 or scan QR code.



### Adam W. Pearce

CERTIFIED FINANCIAL PLANNER™ Professional

*Plan Today. Retire Tomorrow.*

Branch Office:  
2315 East Speedway Boulevard  
Tucson, AZ 85719-4730  
520-344-2812  
[adampearce@legendequities.com](mailto:adampearce@legendequities.com)  
[www.AdamWPearce.com](http://www.AdamWPearce.com)



All seminars at the CRCA community center on 8881 N. Coachline Blvd and are expected to last 45 minutes. (Community Center is located next to the CRCA Community Pool and shares the same parking lot. Located across the street from Town of Marana's Park)

<sup>1</sup>According to the 2012 Household Financial Planning Survey, a national survey released by the Consumer Federation of America and Certified Financial Planner Board of Standards, Inc.

Securities offered through and Registered Representative of Legend Equities Corporation, member FINRA/SIPC

## Quality Painting From Start to Finish



### KACHINA PAINTING



**\$200 OFF**  
complete exterior paint job

**\$100 OFF**  
complete interior paint job of \$950 or more

Custom Home Painting • Stucco Repair  
Roof Coating • Pressure Washing

## 520-744-0067

Residential & Commercial  
Licensed • Bonded • Insured • Roc # 132931



### Mike Millhaupt

**Our Dependable Landscape Services Include:**

Plant installation & removal, tree pruning, weed control & general maintenance

## Call Mike at 520-465-1102

## CLEANING SERVICES

starting at **\$95**

### NEAT & TIDY



By Diane

Residential & Commercial  
Detail Cleaning  
Organization  
Special Projects  
Routine Home Cleaning

*Let's make you smile today!*

Call for a Customized Estimate **850-5382**  
Weekly, Bi-Weekly and Monthly Services



SECURE . CLEAN . ACCESSIBLE

## Continental Ranch SELF STORAGE

Easy I-10 location  
Gated  
Security cameras  
Wide variety of unit sizes  
RV storage up to 36 ft.  
Climate-control units  
Access 6 a.m. to 9 p.m.

Visa, MasterCard,  
American Express  
and Discover accepted  
  
Call our Manager  
for Specials!

5650 W. Coca Cola Pl., Tucson, AZ 85743  
P 520.744.1400 F 520.744.7579  
[www.storage-tucson.com](http://www.storage-tucson.com)

SERVING THE  
MORTGAGE NEEDS  
*of my community*

NOVA  
HOME LOANS

Call TODAY and mention this ad for

**\*\$500 OFF CLOSING COSTS**

**HANNAH JOPLIN**

Loan Officer - NOVA® Home Loans

**520.850.7387**

[hannah.joplin@novahomeloans.com](mailto:hannah.joplin@novahomeloans.com)

\*This offer is valid only for loan applicants of Hannah Joplin with NOVA® Home Loans. Coupon must be presented at time of application. Loan amount must be greater than \$100,000. This \$500 discount will be applied as a CREDIT at closing and is valid for banked loans only.

BK0902429 / NOVA NMLS# 3087 (Expires 05-31-14)

NMLS# 193609  
BK 0902429 / NOVA NMLS# 3087

[WWW.HANNAHHOMELOANS.COM](http://WWW.HANNAHHOMELOANS.COM)

**SCRAPERS**  
**LANDSCAPING LLC.**  
LICENSED • BONDED • INSURED • ROC# 240873

**J. Web** [scraperslandscaping.com](http://scraperslandscaping.com)  
(520) 982-5500 P.O. Box 40491  
[scrapersllc@gmail.com](mailto:scrapersllc@gmail.com) Tucson, AZ 85717  
Lawn Care, Maintenance, Irrigation, Tree Services, New Construction  
Commercial/Residential

## High Plains Painting

*High Standards, High Quality,  
Low Rates*

- \* Interior \* Exterior
- \* Power Washing \* Home Repairs
- \* General Construction

(520) 444-3865 Daniel Earnest  
[dearnestpainting@gmail.com](mailto:dearnestpainting@gmail.com)



# You're Paying How Much to Sell Your Home?



The commission that most real estate companies charge to sell your house is probably a hefty percentage of what your home is worth, and an even heftier percentage of your equity.

At Help-U-Sell we do all the same things as those other companies, and in many cases more, but instead of those **high commissions** we charge a low set fee that can **Save you Thousands** of dollars of equity when you sell your home. At Help-U-Sell we **never charge upfront fees**, if we don't sell your home you pay \$0.

**Want to know more?** Stop in or call our office.

Help-U-Sell Galleria Realty  
8245 North Silverbell Rd. Ste 167, Tucson, AZ 85743  
Email: [jpowell@galleriahomes.com](mailto:jpowell@galleriahomes.com)  
[www.shoptucsonhomes.com](http://www.shoptucsonhomes.com)

**(520) 579-6930**



Follow Us on Facebook & Twitter  
(<https://www.facebook.com/mpowellgr>)

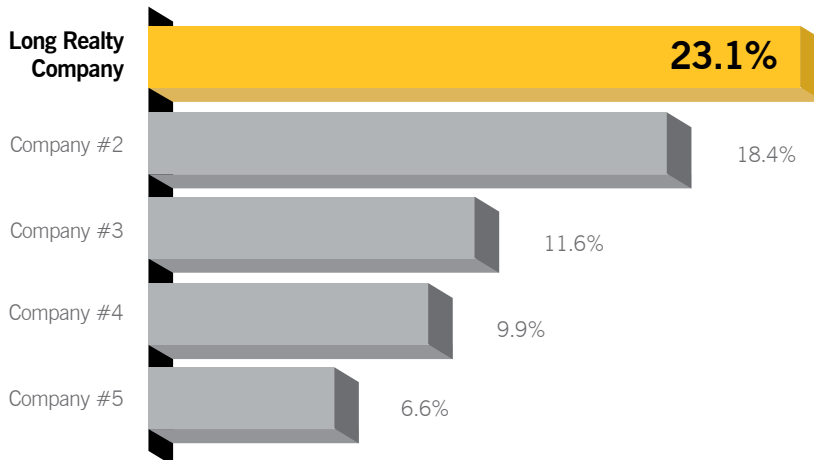
© Infinium Realty Group, Inc.  
\*Each office independently owned and operated.

**Help-U-Sell**  
REALTY GROUP

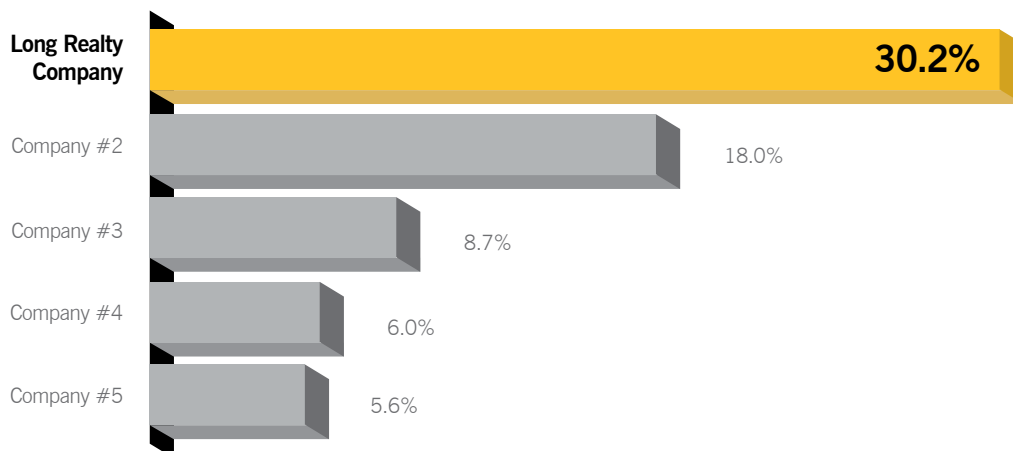
Our brand means business.

# Long Realty sells more Real Estate in Tucson than any other company.

## Continental Ranch Market Share



## Dove Mountain Market Share



Data obtained 3/5/14 from TARMLS using Brokermetrics software for all closed residential sales volume between 3/1/13 – 2/28/14 and is deemed to be correct.

Please call **520-360-4498** or visit **longrealty.com** if you are considering selling your home. We will be happy to help you!  
Continental Ranch Office • 7575 W Twin Peaks Rd. #141 | Dove Mountain Office • 12080 N. Dove Mountain Blvd. #100



**Download the NEW Long Realty Mobile App**

Visit [longrealtyapp.com](http://longrealtyapp.com) from your mobile device or scan code



**It's Arizona Real Estate at your fingertips!**



**Available for: iPad iPhone Android**



# Useful Numbers

## **Non-Emergency Marana Police Department**

520-382-2000

## **Poison Control**

520-626-6016

## **Pima County Animal**

(including for barking dogs)

520-243-5900

## **Arizona Game & Fish Department**

(to report Coyotes, Bobcats, etc.)

520-628-5376

## **Pima County Hazardous Waste**

(including green pools on vacant property)

520-243-7999

## **CRCA Office**

520-297-7600

## **CRCA Emergency**

520-780-9163

## **Marana Permits**

520-382-2600

## **AZ Blue Stake**

800-782-5348

## **Marana Parks & Recreation**

520-382-1950

## **Waste Management**

520-744-2600

## **Tucson Water**

520-791-3242

## **Tucson Electric Power**

520-623-7711

## **Southwest Gas**

877-860-6020

## **Mountain View Post Office**

Thornydale & Magee

520-744-6720

# 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](mailto: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

Everyone has a different idea of what covenants enforcement means to them when it comes to life in an HOA. Some people move to an HOA because they believe the Association will rule like an iron fist to keep their neighborhoods crisp and clean. Other people don't fully understand what moving into an HOA will mean for their property upkeep practices, eventually finding themselves in a daily battle with the HOA. I'd like to take the chance to thank everyone in Continental Ranch for working with our staff in our careful balancing act between keeping everyone happy and keeping the neighborhoods well maintained. Some of you reading this message might wish that we could obtain faster results, and others might wish that we'd quit bugging you to clean up your yard. Regardless of which group you fall into, we are truly appreciative of the positive, patient, respectfulness we receive back from members of the community. I hope everyone knows we take our job and duty to Continental Ranch very seriously. We try our hardest to resolve matters and get results as quickly as possible, without being too abrasive. We understand that maintaining property values is most important, and we also know how the attitude of an HOA management company towards owners can be the make-or-break when it comes to whether daily life is a pleasure or a burden. Whether you receive contact from our office or you're calling into us to report a violation complaint, please know that we're here to work with you.

Following the instructions from your Board of Directors, we're also here to work with those owners who might have temporary conditions that create a struggle to stay current with their assessment dues. If you suspect choppy waters are on the horizon for your household or you've already found yourself in a bind and don't know what to do – please come visit us. We cannot waive your dues, but we are able to work out payment plans to get you back on track.

Josh Seng, Community Manager

On behalf of Aime, Jocelyn, Ryan and Stephen

Address 9150 N. Coachline Blvd.  
Tucson, AZ 85743

Phone (520) 297-7600

Fax (520) 297-7917

Web [www.CRCATucson.com](http://www.CRCATucson.com)

E-mail [continental.ranch@yahoo.com](mailto:continental.ranch@yahoo.com)

Josh Seng, Community Manager  
[josh@hoamanagementsolutions.com](mailto:josh@hoamanagementsolutions.com)

Aime Salinas, Accounts Manager  
[aime@hoamanagementsolutions.com](mailto:aime@hoamanagementsolutions.com)

Ryan Egea, Homeowner Covenants Liaison  
[ryan@hoamanagementsolutions.com](mailto:ryan@hoamanagementsolutions.com)

Stephen Hinchliffe, Project Coordinator  
[stephen@hoamanagementsolutions.com](mailto:stephen@hoamanagementsolutions.com)

Jocelyn Canovali, Office Assistant  
[jocelyn@hoamanagementsolutions.com](mailto: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.

# EGG HUNT

## SATURDAY

### APRIL 19, 2014

**10:00 am - 1:00 pm**  
**CRCA Windmill Park**

CRCA is hosting an Easter Egg Hunt for all Continental Ranch Residents and their 4 legged friends at the Windmill Park! Please keep all pets on a leash. Kids, grab your baskets and get ready for some fun!

Parents, please pick up a raffle ticket and wristband from the CRCA office. A non-perishable food item for the Marana Food Bank will be gladly accepted, before April 18th, 2014.

## ACTIVITIES

### fun for all ages

- \* Train \* Cotton Candy \* Crafts
- \* Petting Zoo \* Candy & Prizes
- \* Jumping Castles \* Balloon Artists
- \* Food Trucks \* Face Painting
- \* Eggs, Eggs, and More Eggs!!!

## VOLUNTEERS NEEDED

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

### EGG HUNT SCHEDULE:

10:15 am	0-2yr olds. Parents welcome to join
10:45 am	3-4yr olds. Parents welcome to join
11:15 am	All children with Special needs. ***Parents welcome to join***
11:45 am	5-6yr olds.
12:15 pm	7-8yr olds.
12:45 pm	9-10yr olds





## *Music & Art Lessons for All Ages!*



**Piano**  
**Voice**  
**Drums**  
**Flute**  
**Violin**  
**Guitar**  
**Bass**  
**Ukulele**

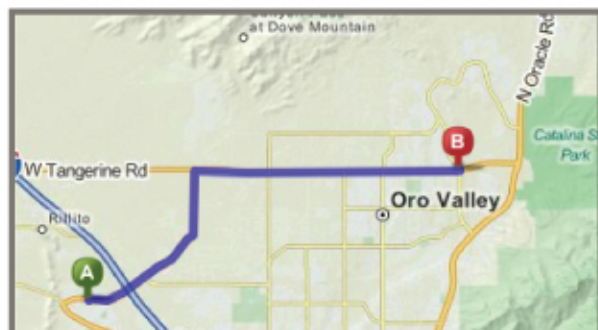
**Drawing**  
**Oils & Acrylics Painting**  
**Arts & Crafts**

**Music & Movement Family Class  
for 0-5 Years Old**



*Sign Up Now!*

**520-308-4511**



**Only a 20 Minute Drive!**

**[www.artistryacademy.net](http://www.artistryacademy.net)**

12112 N. Rancho Vistoso Blvd.  
Suite 120  
Oro Valley, AZ 85755



# **The Continental Ranch Farmers Market is here!!!**

[www.continentalranchfarmersmarket.com](http://www.continentalranchfarmersmarket.com)



Come over and see  
what local farmers and  
artisans have to offer...



organic vegetables and grass  
fed beef, fresh eggs, real bacon,  
chorizo, jewelry, pottery, soaps,  
doggie treats, fresh breads,  
baklava, honey, kettle corn,  
knife/tool/scissor  
sharpener onsite...  
+ more!



Buy local!!! Buy fresh!!!



**Where: Coachline & Twin Peaks  
(next to Walgreens and Angelas)**

**When: Every Thursday 9 am to 1pm  
starting with the first Thursday in April**

## Financial Planning Educational Classes

### Do you want to be more confident in planning retirement?

Financial Planning could be the answer.<sup>1</sup> Learn more in a friendly, welcoming and educational based environment. Informational only, no sales pitches.

## “10 Steps to Financial Success”

Tuesday April 22nd 6-7 p.m.

Learn more about how we are redefining retirement and learn the 10 steps to creating financial success. Including:

\*Creating an investment plan

\*Creating an income plan

Anyone retiring within a year or recently retired should attend. Basic-Intermediate level. Refreshments provided.



All seminars at the CRCA community center on 8881 N. Coachline Blvd and are expected to last 45 minutes. (Community Center is located next to the CRCA Community Pool and shares the same parking lot)

To RSVP: <http://26615.rsvpmenow.com>, call 520-751-9798 ext 107 or scan QR code.

### Adam W. Pearce

CERTIFIED FINANCIAL PLANNER™ Professional

*Plan Today. Retire Tomorrow.*

<sup>1</sup>According to the 2012 Household Financial Planning Survey, a national survey released by the Consumer Federation of America and Certified Financial Planner Board of Standards, Inc.

Branch Office:  
2315 East Speedway Boulevard  
Tucson, AZ 85719-4730  
520-344-2812  
[adampearce@legendequities.com](mailto:adampearce@legendequities.com)  
[www.AdamWPearce.com](http://www.AdamWPearce.com)



# **WOOD'S**

## **PLUMBING**

ENTERPRISES, LLC

### **24/7 Personal Care Tucson's Full Service Plumber**

#### **\$25.00 Discount Coupon**

May be applied to any of the following Services:

- Garbage Disposals Replaced
- Faucets Repaired or Replaced
- House Re-Pipes
- Water, Gas and Sewer Line Inspections and/or Repairs
- Water Heaters
- Water Conditioners or Water Softeners
- Whole House Inspections
- Toilets Repaired or Replaced
- Leak Detection

For more information about our plumbing services, please visit our website at  
[www.woodsplumbing.com](http://www.woodsplumbing.com)

## **WOOD'S**

Plumbing Enterprises, LLC

13880 N. Adonis Road

Marana, AZ 85658

Phone: 520-682-2233

## **Special Offer**

\$25.00 Discount Coupon

Coupon good for a \$25.00 discount on any call of \$125.00 and above

Offer expires 6/1/14

Wood's Plumbing is licensed, bonded and insured  
Family owned and operated - serving the greater Tucson area since 1979.