

CONTINENTAL RANCH

the windmill

June 2014 Edition

www.crcatucson.com

Mark Your Calendars

June 2014

- 2nd Pool Committee
7 p.m. at WP
- 3rd Landscape Committee
7 p.m. at WP
- 4th Covenants Committee
6 p.m. at WP
- 5th ARC
2 p.m. at WP
- 9th Block Party
5-8 p.m. at WP
Finance Committee
6:30 p.m. at WP
- 17th Board of Directors Meeting
6:45 p.m. at CC
- 19th ARC
7 p.m. at WP
- 28th CRCA Office Open
9 a.m. - 1 p.m.

President's Report

- John Lambert

With Memorial Day behind us school is out for summer break meaning the kids have more free time. I am sure we will see more use of our community pools by these children and their families. Just a reminder, that the pool committee has established a set of rules for behavior in the pool areas so that everyone can have a safe and enjoyable time while using the pools. Management is not responsible for making the rules but they are sometimes responsible for enforcing them. That being said, it seems that a few people feel it is their right to get confrontational with management when they are approached about breaking the pool rules. Management is following the rules that the pool committee established and the BOD ratified. The BOD put in place a policy that anyone acting in an intimidating, confrontational or demeaning manner toward management or the pool monitors will have their pool key suspended for 30-days and may face up to a \$100 fine. Please follow the rules and treat management and the pool monitors with respect- they are only doing what they are told.

The trees in the common areas within CRCA have a replacement value of 2.4 million dollars. They are a great asset providing shade and enhancing the environment for all. The landscape committee is tasked with overseeing the care of the trees as well as the plants and flowers. It was noticed that a number of Palo Verde trees were not appearing healthy. The arborist was consulted and he noted that a number of them are infested with witches' broom. Witches' broom causes a proliferation of dense twig growth and

Continued Page 2

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Table of Contents

Page 1	President's Message
Page 2	President's Message Continued Balancing the Budget
Page 3	Board of Directors Application
Page 4	Block Party Sustainability Efforts
Page 5	Marana 4th of July Celebration
Page 6-7	How the Law Effects Covenant Enforcement
Page 7	Vandalism Reward
Page 8	CRCA Pool Rules
Page 9	Business Spotlight
Page 10	Town of Marana Splash & Dash
Page 11	Farmer's Market
Pages 12-13	Calendars
Page 14-22	Advertising
Page 23	Useful Numbers Newsletter Policies
Page 24	Management's Message and Contact Info

Get ready for a **Special 4th of July Block Party** in Continental Ranch!



Keep an eye on next month's edition of the Windmill Newsletter for more details! CRCA is planning a special food truck roundup before the Town fireworks begin.

President's Message Continued...

is associated with the eriophyid mite, but the cause of the problem is unclear at this time. It eventually will kill the tree and there is no cure except removal of affected areas, but removal does not prevent reoccurrence. If you prune out witches' broom you need to sterilize your tools before using them elsewhere or you can spread it further. If you have Palo Verde trees please keep an eye on them for witches' broom so it does not spread throughout the community. CRCA has over 170 Palo Verde trees and the landscape committee will be addressing what actions need to be taken with the affected trees so we can protect our investment.

Balancing the Budget

June is the month when CRCA's budget development process really starts to get underway. The process begins with the individual committees who review their previous expenditures and see what they think will be needed for the upcoming year. The committees finalize their recommendations to the Finance Committee in May or June, and then the Finance Committee dives into the budget as a whole. Most of the budget planning is a result of the required yearly increase to the reserves account, which without a dues increase means there's a little less to go around for the rest of the budget departments. The Finance Committee tries to find areas in the budget that can be safely dialed back a little to make up for the extra reserve account contributions. The Finance Committee forwards their budget recommendation to the Board of Directors for input and final approval. CRCA's well-designed budget for the past several years has complimented the Board's careful spending practices which should hopefully situate the Association in a secure financial position for the long term. This upcoming year's budget should be no different, and CRCA residents should be pleased to belong to such a financially strong Association.



CRCA Annual Elections



There are three Directors on the CRCA Board of Directors who will be elected at the Annual Meeting on October 21, 2014. The positions coming open are currently held by Connie DeLarge, John Lambert, and Bob Vollbrecht. The CRCA Bylaws guide the steps and timeline for the election.

Anyone wishing to run for the Board in this year's election should fill out the Application for Candidacy form and turn it the office no later than June 20th. Continental Ranch is a strong and vibrant community. Its success depends on the volunteers willing to donate their time to serving on the Board of Directors. Apply for the Board and be a Leader in your association.

CRCA - Application For Candidacy To The Board Of Directors

(Please Use Additional Paper If Needed)

Name: _____

Address: _____ Phone number: _____

Number of Months/Years lived in CRCA: _____ Is your CRCA account balance current? _____

CRCA Committees Served on with dates: _____

Hobbies/Interests: _____

Motivation to run for Board: _____

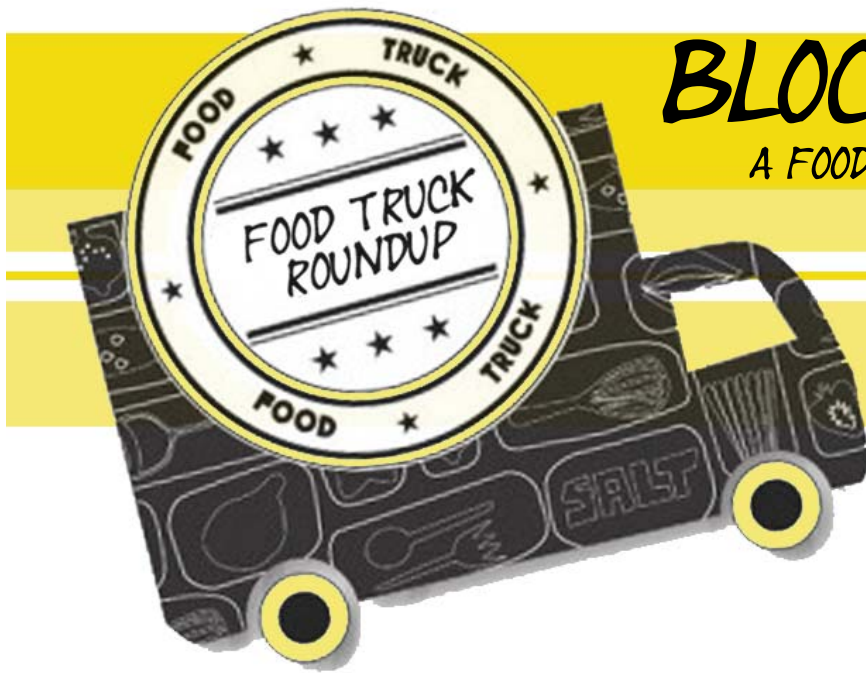
What are the items you wish to achieve while you are on the Board? _____

The Association is a community of neighborhoods governed by the CC&Rs. The Board of Directors is required by law to apply the rules in a uniform manner. How would you approach your fiduciary duty in applying rules and granting waiver? _____

I have read the CC&Rs, Bylaws, and the Design Guidelines and understand as a member of the Board, I have a duty to uphold them. YES _____ NO _____

I understand the time commitment of the position including attending monthly meetings of the Board and up to two committee meetings a month. I understand this commitment of time may range from 6 to 12 hours per month. YES _____ NO _____

Please return the application to the Association office located at the Windmill Park or
mail it to 9150 N. Coachline Blvd. Tucson, AZ 85743



BLOCK PARTY

A FOOD TRUCK ROUNDUP

WHEN:
JUNE 9TH, 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 June 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!



Sustainability Efforts

As readers of the Windmill may recall from last year's July edition, CRCA has been running a test program to replenish the agaves throughout the community. Late last summer most of the Octopus Agaves on the property



sent up their bloom stalks which marked the end of their own life cycle and the beginning of the next generation of young agaves. The Landscape Committee worked with Titan Landscape to retrieve many of the bloom stalks which yielded countless numbers of new baby agave succulents. For the past 10 months those tiny agaves have been incubating in the protection

of a nursery yard until they are large enough to put in the ground. These young agaves are nearly ready for planting and the Landscape Committee will soon be working on plans to get these plants in the ground. The Committee is optimistic that there will be some substantial cost savings over purchasing replacements from a wholesale nursery.



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How the Law Impacts Covenants Enforcement

Continental Ranch is a beautiful community, where so many of its residents take great pride in their homes and properties. Most Continental Ranch residents take the time to make their homes look pristine even in the face of national economic hardships. As every homeowner is aware, from time to time certain yards can fall behind and become an eyesore and source of irritation for neighbors, who take such pride in maintaining their own.



These unsightly properties can be quite a challenge for the Association to bring back into acceptable condition, and the process is one of which many owners are not fully aware. With careful consideration of Arizona Law, ARS 33-1803, the Association's Board of Directors instructs the management staff to issue a series of violation notices approximately every two weeks, until the violation is corrected. Under the current laws, notices must be given to correct the violation, and proper time must be allowed for the owner to respond once they are given notice.

The current CC&Rs enforcement policy was adopted by the 2011 Board of Directors, and was partly based on case studies which found that the best chance for gaining the highest amount of compliance by residents was by taking a friendly approach towards resolving violations. Since that time, the Board has streamlined the process in hopes of reaching the goal of bringing properties into compliance in the shortest amount of time possible. For instance, rather than an ongoing multiple escalating fine penalty for unsightly properties, the Board and Covenants Committee move swiftly to authorize lot cleanups. Lot cleanups involve CRCA dispatching a landscape crew to clean up the property and charge the cost back to the owner. Ongoing fines build up on an owner's account, but the violation may continue to drag on. By moving towards lot cleanups rather than a series of excessive fines, the goal to get properties cleaned up is achieved, and the Association will recoup the lot cleanup costs from the owner of the distressed property.

As directed by the Board, the management company's Covenants Liaison divides the entire CRCA community into daily sections, canvassing the entire community twice per month. Each and every residence in CRCA is checked approximately once every two weeks. Additionally, a volunteer member of the Covenants Committee rides along one day per week with the Management Covenants Liaison. The Violation process is as follows:

Day 1 - First observation of the violation, first contact is made with residence preferably by phone. If a phone number cannot be located, a letter is sent.

Day 14 (*approximately*) - Second observation of the violation, second contact is made via a letter.

Day 30 (*approximately*) - Third observation is made, third contact is made via certified letter with a request for the resident to appear at the next Covenants Committee Meeting. We give seven days for the owner to receive the certified hearing notice letter. This means that if the third violation occurs less than 7 days before the next Committee Meeting, the request to appear will be at the following month's meeting which could be up to 35 days later.

Depending on how the calendar falls in relation to meetings, timing of the sequence will vary

Day 37 - 65 (*approximately*) - Upon review of the violation at the monthly Covenants Committee Meeting, a recommendation for action is sent to the Board of Directors.

Day 57 - 85 (*approximately*) - The Board reviews the Covenants Committee's recommendation and makes their decision, which could be a monetary fine and/or a lot cleanup which gets billed to the property in violation.

To keep the process moving as quickly as possible and ensure the violation is corrected, at the time the Board approves a fine for a violation they also give the owner notice that if the property is not cleaned up within two weeks that a lot cleanup will automatically be scheduled.

For the neighbors who reside near a distressed property, these weeks can seem like an eternity. Rest assured, the Association is working diligently and acting as quickly as it can, given the laws set forth. Even though the signs of the Association's efforts may not be outwardly visible immediately, there is a lot going on behind the scenes.

CRCA's specific system has been developed in a fashion to be reasonable and consistent to all homeowners, yet designed to encourage residents to keep their properties in a presentable condition. The system also complies with Arizona Law. The Board of Directors strives to abide by Arizona Law in order to not put the Association at risk. Since all homeowners' dues support the Association, it is vital for the Board to follow lawful practices and not jeopardize the well-being of every residence in its membership.

Additionally, CRCA maintains an open line of communication with the Town of Marana's Code & Compliance department. They have their own procedures for properties which fall too far behind.

If you ever have questions about covenants related items, the Covenants Committee welcomes you to attend their monthly meetings! The Committee is always looking for new members to join, and welcomes the support of residents who are interested in donating a small portion of their time to attend the meetings and become involved in the community.

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

Continental Ranch Swimming Pool Rules

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

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



CRCA Vendor Spotlight

Continental Ranch is one of the largest communities in southern Arizona, and along with its size comes a lot of upkeep to ensure things stay in good condition for all members to enjoy. Most residents may not be familiar with some of the vendors who the Association hires to keep things nice.

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We're pleased to announce the addition of Dr. Sam Peterson to our team. Dr. Peterson is a graduate from Temple University Kornberg School of Dentistry where he was awarded his Doctorate of Dental Medicine (DMD). He is an active member of the American Dental Association and has recently completed his Advanced Education in General Dentistry residency.

Dr. Peterson provides a variety of ways for his patients to maintain optimal oral health, including crown and bridges, extractions, implants, same-day root canals, and cosmetic treatments. In addition, he actively pursues continuing education opportunities to ensure the highest level of care for all of his patients.

He joined our team part time on Saturdays starting May 31st and transitions full-time on June 23rd. We're excited to introduce you to him. We welcome walk-ins and would love to give you a tour of our practice. Bring this newsletter in to our practice and we'll give you a free electric toothbrush!

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

July 2014



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1 Landscape Committee 7pm at WP	2 Covenants Committee 6pm at WP	3 ARC 2pm at WP Farmers Market 9am-1pm at WP	4 Happy 4th of July CRCA Office Closed Block Party at Windmill Park	5
6	7 Pool Committee 7pm at WP	8	9	10 Farmers Market 9am-1pm at WP	11	12
13	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 7pm at WP Farmers Market 9am-1pm at WP	18	19
20	21	22	23	24 Farmers Market 9am-1pm at WP	25	26 CRCA office open 9am-1pm
27	28	29	30	31 Farmers Market 9am-1pm at WP		

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Client Testimonial

Judy Ibrado of Long Realty represented us during the recent sale of our home. Actually, she did much more than "represent" us. Judy was truly on our side. We were so pleased with her hard working style. She did multiple open houses, put our home on the Realtor's tour, created a Virtual Tour of our home that was the ultimate selling tool.

We are very pleased with Judy and would certainly ask her to work on our behalf again, and, we highly recommend her for all of your real estate needs.

Maurice and Gloria Bradford
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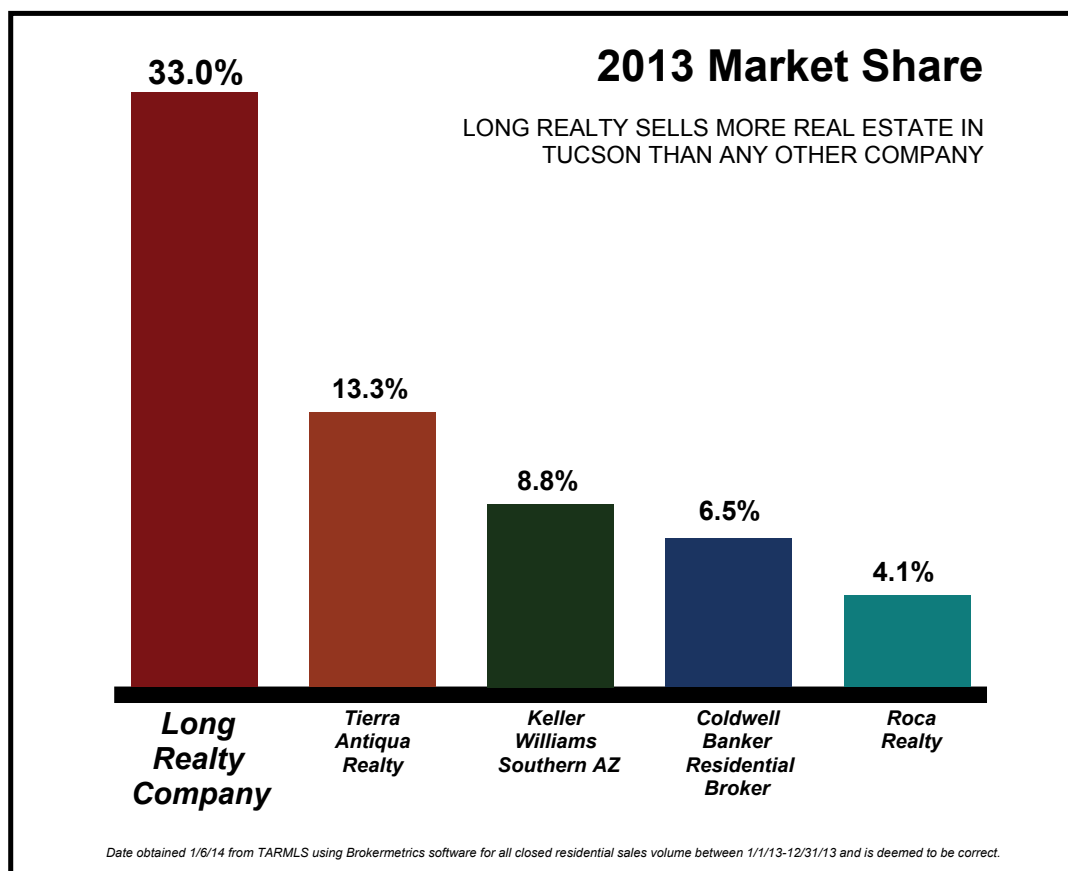
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520-626-6016

Pima County Animal

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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. 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

I hope everyone who has visited the recently renovated Community Center pools has noticed the fresh look! We thank everyone for their patience as we opened the pool a little later than last year, so that the new deck surface was allowed a healthy amount of time to cure. If you're visiting the pools and notice any areas need attention please notify our office so that we can act quickly to address any issues.

So far, we have received a fair response to the pool survey that was mailed out a few weeks ago. Thank you everyone who took the time to fill out and return the survey! It's very helpful for the Board to get community feedback. For anyone who has not yet turned in their survey - you still have time. The deadline is June 13th.

Some residents have expressed concerns about neighbors who leave pets outdoors during the daytime through the hot summer months. It can get brutally hot even in the shade, and it would be a tragedy to lose a four legged family member to careless practices. Just a friendly reminder that animals can overheat when left outside for long hours during the scorching desert summers.

There have been some recent wildlife alerts received by our office from residents and the state Game & Fish Department. One report was of a mountain lion in the area, and other reports have been of bobcats. It's worth being aware that the desert creatures do live nearby and could be a potential hazard. There are resources online to become educated on ways for residents to protect themselves and their pets from the dangers of wild predators.

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

E-mail continental.ranch@yahoo.com

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Stephen Hinchliffe, Project Coordinator
stephen@hoamanagementsolutions.com

Jocelyn Canovali, Office Assistant
jocelyn@hoamanagementsolutions.com

Office Hours:

Monday-Friday, 8 a.m. to 6 p.m.
Saturday, 9 a.m. to 1 p.m. (once
per month)
Sunday, Closed

The office is now open one Saturday per month.
We accept payments by check or money order;
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- ✓ Voted for and defended SB1070 and passed E-Verify.

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Questions: Gini Crawford 520-907-3538

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Andy Tobin and his wife of 28 years are the proud parents of five children — three daughters and two sons. He has fought for your family's freedoms, your prosperity and your community for the past six years while serving in the Arizona Legislature. He continues the fight to stop the disastrous ObamaCare law in Arizona. Andy is a battle-tested conservative who will continue advocating for rural Arizona from day one.

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