

# CONTINENTAL RANCH

*the windmill*

February 2015 Edition

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

## Mark Your Calendars February 2015

- 2nd Pool Committee  
6 p.m. at WP
- 2nd Landscape Committee  
7 p.m. at WP
- 4th Covenants Committee  
6 p.m. at WP
- 5th ARC  
2 p.m. at WP
- 9th Finance Committee  
6:30 p.m. at WP
- 17th Board of Directors Meeting  
6:45 p.m. at CC
- 18th TEP Home Workshop  
5 p.m. at CC
- 19th ARC  
7 p.m. at WP
- 23rd Block Party  
5-8 p.m. at WP
- 28th CRCA Office Open  
9 a.m. - 1 p.m.

## President's Report – John Lambert

At the January BOD meeting the directors adopted a Resolution prohibiting certain activities in an effort to prevent criminal activity in our community. Also known as a Crime Free Program, it deals with certain criminal behaviors in an attempt to make our community safer for everyone. A copy of this resolution is in this newsletter and I urge everyone to please read it.

A number of residents have been curious about all the digging and construction going on the south side of the office and pool. The BOD has approved putting in a splash pad for the kids to enjoy this summer. It will include a number of water features for the children to cool off with this summer- it should be a great addition to our Association and provide the children here in CRCA hours of fun. There is a mock up in the office if you are curious. We are hoping that the contractor meets our schedule of having it done by March 1st when Windmill Pool reopens.



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 Cont. Community Beautification
Page 3	January Board Meeting Recap Join a Committee
Page 4	Holiday Light Contest Winners
Page 5	TEP Workshop
Page 6	Crime Resolution and Rules
Page 7	Crime Resolution and Rules Continued Block Party/Food Truck Roundup
Page 8	Easter Egg Hunt
Page 9	The Community Center
Page 10	Business Spotlight Food Truck Spotlight
Page 11	Twin Peaks Elementary Rodeo Round Up Carnival
Pages 12-13	Calendars
Pages 14	Movie in the Park
Pages 15	Poop Fairy Advertising
Page 16-22	Advertising
Page 23	Useful Numbers Newsletter Policies
Page 24	Management's Message and Contact Info



## President's Msg. Continued

The BOD had approved a bid to completely refurbish the Windmill Park pool bath rooms. The Reserve study had allocated \$16,000 to perform the work with the bid coming in over \$62,000.00. We were able to get it down to roughly \$50,000.00 and were going to proceed by making up the difference with other monies. After approving it the contractor came back with his "real" bid which drove the cost up another 25%. We chose to postpone the work on this project and will be seeking other bids but will be moving forward with redoing the showers at Windmill and the Community Center pools. There have been mold issues brought to our attention as well as the unsightly calcium build up on the existing tiles.

## Community Beautification

Have you driven up Silverbell Road recently and noticed something looks different but can't put your finger on what it is? Over the past few months, the Town of Marana has continued its efforts to enhance the Silverbell Road corridor by installing decorative gravel along the side of the road. For decades this streetscape has consisted of vast stretches of barren dirt. This year's installation was a carryover from last year, when Marana began the project by cleaning up the Silverbell Road median with new plants and rock. If you appreciate the efforts that Marana has taken to improve the look along one of Continental Ranch's main thoroughfares, be sure to contact you Town representatives to let them know!



# January Recap: Meetings At A Glance

*The following are highlights from the regular meeting of the Board of Directors held January 20, 2015 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

The Board approved several items related to the pools: replacement of the spa light, additional weep holes for improved drainage along wall, pool pump replacement, and furniture replacement; Covenants Committee recommendations were approved: \$25 fines and pool use suspensions and lot cleanups for various unresolved violations; various committee memberships renewed; inspection & certification of playground structure at River's Edge; HVAC maintenance service contract for Windmill Office & Community Center; adoption of a Crime Free Program for CRCA; remodel of pool area showers.

## Community Activities

Monthly Block Party Food Truck Roundup at Windmill Park the fourth Monday of each month; next Block Party scheduled for February 23rd from 5pm – 8pm

## Manager's Report

The community manager reported on the status of all projects recently completed and/or currently underway since the previous Board meeting in November, including: re-plaster of the spa and sealing of the new spa tiles; annual financial audit; Photos with Santa food drive; annual tree pruning; emergency repair of leak under community center deck; cleaning and replenishment of the sand at all playgrounds; replacement & relocation of thermostats at the Community Center as well as implementation of the new HVAC controls for energy savings; volunteer luncheon; cleaning and sealing of the office floor tiles; repair of the website email blast; work started on the splash pad and the windmill pool equipment room. Also noted was the change in monthly meeting day/time for the Pool Committee & Landscape Committee.

---

Continental Ranch Community Association welcomes its members to:

## Join a Committee!



Want to get involved in your community? Want to know where your dues go? Do you enjoy helping shape our neighborhood life or just want to learn more? Consider joining a Committee and serving Continental Ranch! The community has a need for members to join its committees, including:

Architectural Review | Covenants | Finance  
Landscape | Pool

If you're curious about what goes on at the committee meetings, feel free to come visit a meeting before deciding to join! A full calendar of meetings is available on the [www.crcatucson.com](http://www.crcatucson.com) website, or by calling the office at 297-7600. We look forward to seeing you there!



# Holiday Light Contest Winners!

Congratulations to the winners of the annual holiday light decorating contest! There were many noteworthy contestants! Thank you to everyone who participated this year!

**1st**

**7195 W. Kiwi**

**2nd**

**7499 W. Phobos**

**3rd**

**8460 N. Redstone**

**4th**

**7180 W. Yarbough**

**5th**

**9225 N. Sugar Foot**





## Tucson Electric Power

Want to learn how to save energy (and money) at home?

Want to receive a kit filled with energy efficiency devices for **FREE**?

Attend a TEP Home Energizer Workshop! Learn free and low-cost energy efficiency measures you can implement at home to save energy and money. All workshop participants will receive a free Energy Efficiency Kit worth more than \$40 that includes CFL light bulbs, a low-flow shower head, weather stripping and much more. The workshop is offered for free, courtesy of TEP. Space is limited; make your reservation now.

Workshop Date: February 18<sup>th</sup>

Workshop Time: 5:00pm

Workshop Location: 8881 N Coachline Blvd (Community Center)

Please RSVP to 520-297-7600 / [Continental.Ranch@yahoo.com](mailto:Continental.Ranch@yahoo.com)



*Light snacks and refreshments will be served.*

# CONTINENTAL RANCH COMMUNITY ASSOCIATION

## CRIME RESOLUTION AND RULES

Adopting these Rules does not mean that the participating community is completely free of crime. However, CONTINENTAL RANCH COMMUNITY ASSOCIATION ("the Association") adopts the following Resolution in an effort to prevent criminal activity in the community.

CONTINENTAL RANCH COMMUNITY ASSOCIATION, an Arizona non-profit corporation, and owners of real property therein, are governed by the (1) Declaration of Covenants, Conditions, and Restrictions, recorded in the Pima County Recorder's Office at Document No. 2002-2221225 ("CC&Rs"), (2) Articles of Incorporation, (3) Bylaws and (4) Rules and Regulations (collectively referred to herein as "Governing Documents").

The CC&Rs grants a general power to the Association to adopt "reasonable rules and regulations as may be permitted by the Declaration, and which the Association may deem necessary and proper to administer the Association and the property. The CC&Rs permits the Association to restrict nuisances, or behavior that "may become an annoyance or nuisance to any other owner, his Tenants, visitors and guests. Arizona law also provides that the Association may (1) maintain its property in a reasonably safe condition (2) take reasonable measures to protect against foreseeable activities creating danger, including criminal attacks, on the land it controls; and (3) ensure members are free from unreasonable interference in the enjoyment of their individual lots or units and the common property.

Therefore, pursuant to the Governing Documents and Arizona Law, the Association adopts the following.

### CRIME FREE PROGRAM

For purposes of these Rules, the following definitions apply: "Tenant" or "Tenant" is defined as any person who occupies a unit in which the owner lives separately from the property and who pays rent in consideration for the use of such property. "Occupant" or "Resident" is defined as any person who occupies a unit in which the owner lives separately from the property regardless of whether he or she pays for the use of such property.

All Owners, Tenants and Occupants shall participate in the Association's Crime Free Program as outlined below:

1. Criminal Activities performed by any Tenant, Occupant, or Guest on Association property involving disturbing the peace, fighting, harassment, intimidation, property damage, public drunkenness, or vandalism, or any activities performed on or off Association property involving assault, burglary, child abuse, domestic violence, DUI, minors in possession of alcohol, possession of illegal drugs, possession of stolen property, theft, arson, brandishing a weapon, crime related to gang activity, discharge of a firearm, distributing or manufacturing illegal drugs, weapons, kidnapping, or other similar crimes shall be cause for immediate termination of any lease. Proof of violation does not require criminal conviction, but shall be adjudicated by the Association by a preponderance of the evidence.
2. Owners shall notify any prospective Tenant(s) and other Occupant(s), 18 years of age or older, that the Association will not tolerate crime and provide this Resolution to said Tenants. It is understood and agreed that by providing the Tenant a copy of this Resolution does not create any privity of contract between the Association and any Tenant.

Continued Page 7



# CRIME RESOLUTION AND RULES Continued

3. Owners and their agents are required to submit the following information to the Association prior to the tenant(s) move-in date:
  - a. Name(s) and contact information for any Tenant(s) and other permanent Residents over 18 years of age;
  - b. Beginning and ending dates of the tenancy; and
  - c. Vehicle(s) description and license plate numbers.
4. Owners shall abate all criminal activity from occurring on his, her or its real property. Moreover, Owners are prohibited from renting to Level II or III sex offenders or any other individual defined in A.R.S. §33-1260.01(H).
5. Should Owner violate these Rules, Owner shall pay \$500 every 10 days in monetary penalties. The Association may also, in its sole discretion, resort to any other legal remedies, including but not limited to injunctive relief, to enforce these rules.

## CERTIFICATION

I HEREBY CERTIFY that the foregoing is true and correct and was regularly presented to and adopted by the Association and that such Resolution is duly recorded in the minute book of this corporation.

Continental Ranch Community Association, an Arizona Non-Profit Corporation





**E  
a  
s  
t  
e  
r  
E**

# EGG HUNT

## SATURDAY

### APRIL 4, 2015

**10:00 am - 1:00 pm**  
**CRCA Windmill Park**  
 (For Continental Ranch Residents only)



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 3rd, 2015.

## GAMES & ACTIVITIES

### fun for all ages

- \* Easter bunny
- \* food trucks
- \* train
- \* live music
- \* face painters
- \* petting zoo
- \* jumping castles
- \* balloon artists
- \* craft
- \* vendors
- \* prizes
- \* mobile videogame studio



## 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) with your name and number so that you can be added to the roster of volunteers.

### EGG HUNT SCHEDULE: located at the Football Field

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





# The Community Center

Did you know that Continental Ranch offers a clubhouse for its members to rent for special occasions? Many readers may find this question elementary; however, a striking number of residents remain unaware of the existence and availability of the Community Center amenity. If you live in Continental Ranch have not yet learned what the Community Center is, hopefully this article will be of value to you.



The Community Center is rented for all sorts of different events, the most frequent being birthday parties and baby showers. Other events held at Community Center have included graduation celebrations, retirement parties, wedding receptions, informational seminars, political rallies, and church gatherings.

There are two rooms in the Community Center which can be rented individually or combined, each with space and seating for up to 50 people. Tables and cushioned chairs are included with rental of the facility at no extra charge. The building also offers a kitchenette area equipped with a refrigerator, microwave, and food warming drawers. Most residents comment that they are quite happy to have access to the center at a nominal rate when they have events which are just too large to host in their own homes.

The CRCA Community Center is located at 8881 N. Coachline Blvd and is situated on Coachline Blvd between Silverbell Road and Twin Peaks Road, directly across from the Town's skate park. This facility is owned and maintained by the Association and members who belong to the HOA are welcome to rent the Community Center.

If you're interested in more information, such as rental costs and reservation availability, please stop by the HOA management office at 9150 N. Coachline (near the intersection of Coachline Blvd and Twin Peaks Road) or call 297-7600.



# CRCA Community Business Spotlight

Residents aren't the only members of the Continental Ranch Community Association. There are several dozen 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!



## Long Realty Company 7575 W. Twin Peaks, Suite 141

Long realty is proud to be a part of the Continental Ranch/Twin Peaks neighborhood. Our office is staffed by a team of dedicated, professional, full time REALTORS, all with a wealth of experience in all aspects of today's multi-faced real estate market.

David Winter, branch manager notes, "The Continental Ranch/Twin Peaks team is a savvy, skilled and experienced group of professionals who are always on-hand to help with any and all of our consumers' real estate needs." Long Realty agents in this office not only work in the Continental Ranch/Twin Peaks area, but they live and play in the vicinity as well. We also support our communities through the Long Realty Cares Foundation and have been helping generations of Arizonans achieve their dreams of home ownership since 1926.



You can stop by the office Monday through Saturday, from 9 am to 5pm, and on Sunday from 12 pm to 4pm and talk to the team regarding local market conditions or whatever is on your mind. You can also reach us by phone at 520-407-8500 or visit [www.longrealty.com](http://www.longrealty.com) to learn more about the Continental Ranch/Twin Peaks real estate market.



Your Long Realty team at work in the community.

## CRCA Food Truck Spotlight

Tune into this spotlight feature article in the upcoming months to learn a little about each of the food trucks who attend the Block Parties, every second Monday at the Windmill Park.

### Wednesday Nights

Wednesday Nights is owned by Iesha Whitfield-Walker, a proud member of the Marana community for nearly three decades. Her goal in starting her food truck was to not only gain the freedom of being self-employed, but to work within her community to help it thrive. The name, "Wednesday Nights", is based on family dinner night where family and friends gather to enjoy good food and good company. Iesha invites you

to visit her food truck to try all of the delicious meatball creations

and peach cobbler. She is located at Afni on Sunday afternoons and Raytheon on Wednesdays located on Hemisphere Loop. February marks her fourth month in business and she is excited to find more locations in Marana to serve in addition to the second Mondays she spends with Continental Ranch's Block Parties. Iesha is grateful for God, family, friends, and patrons alike for their generous support of her business. Visit her Facebook page to Like and add your testimonials. You can reach Iesha through Facebook or at [Wednesdaynights@outlook.com](mailto:Wednesdaynights@outlook.com).





Horse Rides      Bungee Trampoline      Food Trucks      Inflatables  
Entertainment      Carnival Games  
Rock Climbing Wall      Raffle Baskets

# **Twin Peaks Elementary's Rodeo Round-Up Carnival**

**February 20th  
5:00 + 9:00pm**

Wristbands for inflatables  
At door - \$10

Tickets - \$.50 each  
(number of tickets required differ for each activity)

Food Trucks:  
Pin Up Pastries, DC Jumbie, Zany Beaver,  
BBQ Rush, Burgerrito, Hellfire Pizza, You Sly Dog



# February 2015



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2 Pool Committee 6pm at WP  Landscape Committee 7pm at WP	3	4 Covenants Committee 6pm at WP	5 ARC 2pm at WP	6	7
8	9 Finance Committee 6:30pm at WP	10	11	12	13	14 Happy Valentines Day!
15	16	17 Board of Directors Meeting 6:45pm at CC	18 TEP Home Workshop 5pm at CC	19 ARC 7pm at WP	20	21
22	23 Block Party 5 - 8pm at Windmill Park	24	25	26	27	28 CRCA office open 9am - 1pm

# March 2015



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



# MOVIE in the PARK

a free, fun, family night out • • • • •

Coming  
to a park  
near you!

Join us for the Movie in the Park series as we present G or PG features on our inflatable outdoor screen. Grab your blankets or lawn chairs and enjoy the show!

## SPRING 2015 SCHEDULE

**FEB. 21**



**6:30 p.m.**  
**Gladden Farms  
Community Park**  
12205 North Tangerine  
Farms Road

**MAR. 21**



**7 p.m.**  
**Continental Ranch  
Neighborhood Park**  
8900 North Coachline  
Boulevard

**APR. 18**



**7 p.m.**  
**Ora Mae Harn Park**  
13250 North  
Lon Adams Road

**MAY 16**



**7:30 p.m.**  
**Dove Mountain Park**  
12405 North Dove  
Mountain Boulevard

MARANA, ARIZONA  
**YOUR  
TOWN**



More information, call (520) 382-1950  
or visit [marana.com/recreation](http://marana.com/recreation)



# There is No **Poop Fairy**

## ⊗ Dog Poop Doesn't Biodegrade Like Wild Animal Poop

We feed our dogs food that's very different from the food wild animals eat, therefore, dog waste does not biodegrade quickly like wild animal waste. Because of the sheer number of pets in suburban neighborhoods and in local parks, this hardy dog waste accumulates.



## ⊗ Dog Poop Contains Harmful Bacteria, Parasites.

Dog waste can contain harmful organisms like E. coli, giardia, salmonella, roundworms, hookworms, and cryptosporidium. These can be passed on to you or your pet, and may cause health problems.

**Advertise Your Business  
To Your Neighbors  
Contact The  
CRCA Office Today!  
297-7600**



A BERKSHIRE HATHAWAY AFFILIATE

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



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

## *The Art of Style Fine Sewing*

Virginia Simontacchi – Instructor

425-232-7600

Sewing Classes

Private Instruction

Fitting Services [theartofstylefinesewing@gmail.com](mailto:theartofstylefinesewing@gmail.com)

Custom Sewing [www.artoffinesewing.com](http://www.artoffinesewing.com)



**www.LandscapingInMarana.com**

**(520) 272-1094**

Serving Sunflower & Continental Ranch since 2005

- **Maintenance**
- **Professional Tree Service (Certified Arborist)**
- **Complete Irrigation Service**
- **Landscape Installation**



Mention Ad when calling:

**10% DISCOUNT**

**Landscape Maintenance**

**Tree Care**



Landscaping With Integrity  
Licensed Bonded Insured ROC 208882

## **Desert Breeze Realty, LLC**

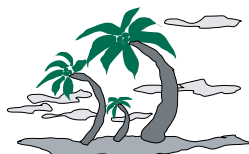
**Terry Schiraldi, Broker**

8905 N. Veridian Drive  
Tucson, Arizona 85743

Phone: 520-308-5707

Cell: 480-244-5391

Fax: 520-789-7930



**Stop energy waste - Stay cooler in the summer, warmer in the winter!**

**Call for a FREE  
30 pt. Energy  
Assessment.**

**No Pressure  
No Obligation  
No Kidding**

- **Stop energy waste**
- **Lower your bills**
- **Increase comfort**

**EXCLUSIVE SAVINGS** Attic Blown-In  
Insulation

**15% OFF**

Min. 1000 Sq. Ft. Expires 4/1/15

**USI** INSULATION  
AIR SEALING  
RADIANT BARRIER  
ENERGY AUDITS  
**Preston Insulation**

602 E 24th St.  
Tucson, AZ 85713  
prestoninsulation.com  
ROC# 140086

**520-623-5423**



### Craft Classes by Club Vino Crafts

Spend time with friends and family while learning a new craft project! Attend a class at my house, or host a craft party where I bring the crafts to you!

*Painted Wine Glasses - Greeting Cards  
Wreaths - Wall Decor - Homemade Gifts*

ClubVinoCrafts.com  
ClubVinoCrafts@gmail.com  
Camille 520-437-5543



**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**



# Selling the Ranch Since 1995

**GREGG MAUL**

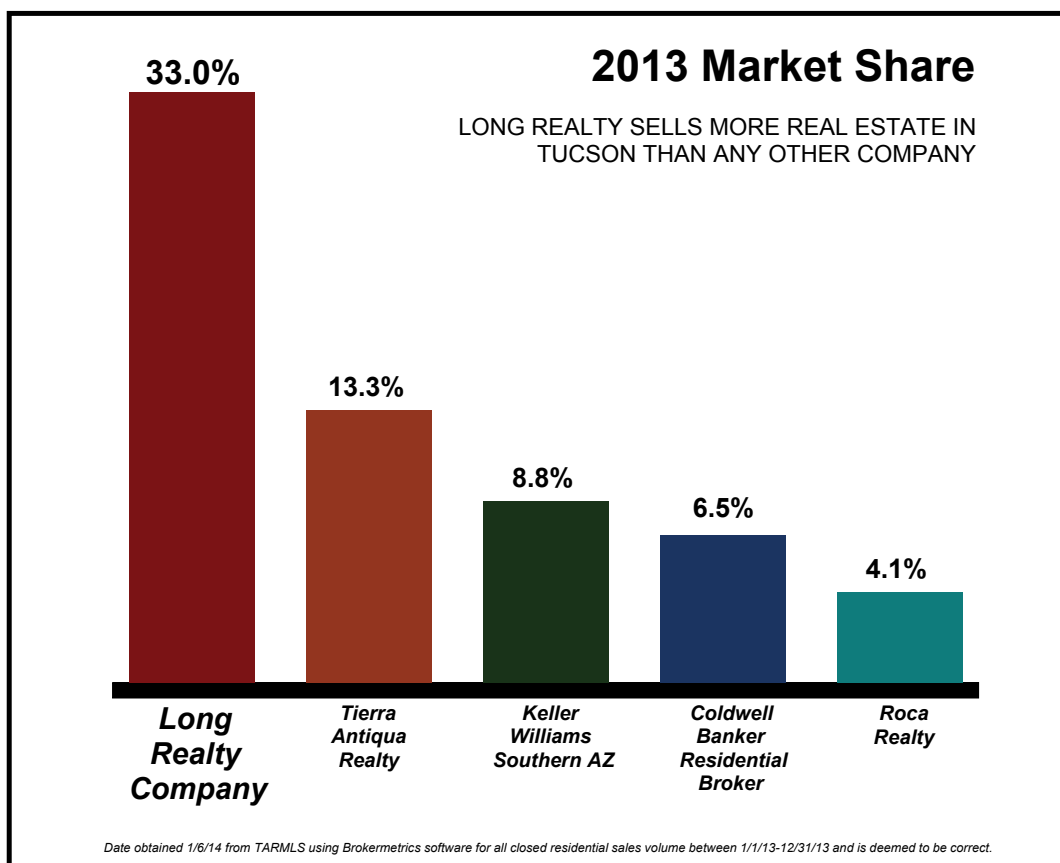
**SOLD**



ABR, GRI, CRS, CMAS

Associate Broker

***Delivering Results - Sold***  
**Sell Today.**  
**Lowest Inventory in 25 years.**  
**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***





**FARMERS**  
INSURANCE

**Metz-Herdrich Agency**



## Photos & Fudge

Join us on February 13 from 3 to 7 pm.  
Bring your sweetie, have your photo taken,  
then indulge in chocolate covered strawberries.

Our professional photographer will be there for prints.

Our **Valentine's Open House**  
at 7455 W. Twin Peaks Road, Suite 103



For more info, call  
Farmers Insurance at **(520) 441-2594**

## 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

### ON THE ROAD AGAIN FOR YOU, LLC

Reservations 520-490-3709; 520-399-8345

- Running of the Gourds – February 6, 2015
- Arabian Horse Show – February 20, 2015
- Menopause The Musical – March 14, 2015
- Barleen's Arizona Opry – March 28, 2015
- Desert Bell Cruise – April 1, 2015
- Jour Restaurants – April 21, 2015

**(520) 577-0035**

**MOST INSURANCES ACCEPTED!**



**KAYDENTALPLLC.COM**

**9180 N. COACHLINE BLVD #102**



**GENERAL & COSMETIC**

**ORTHODONTIC**

**SLEEP APNEA**

**TMJ DISORDERS**

**CRANIOFACIAL PAIN**

**CHILDREN'S DENTAL CARE**

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



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

## Client Testimonial

Again, we received such wonderful service from Judy. We have used her both with the selling of our home and later with the purchase of another home. Judy went the extra mile to help us during the entire process of purchasing our new home. The entire transaction went smoothly. Judy put us in touch with a wonderful lender and we were able to actually save money. We will surely continue to recommend Judy to our friends and acquaintances who are looking for a professional real estate agent.

Gloria & Maurice Bradford  
 Continental Ranch

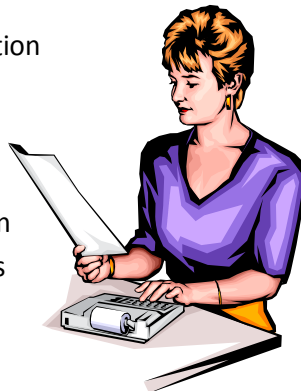


Scan code for listings  
 and other information.

## ***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 04/30/2015



## Hardeman Home Service

John L. Hardeman  
 520.808.1739

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

Not a Licensed Contractor

## **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**



*...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

## New View Windows

*Your Window cleaning resource since 1998*

- \* Sparkling windows inside and out
- \* Rejuvenated screens
- \* Smaller homes \$95  
Larger homes \$115



**(520) 579-8285 Mark**

Insured



*Soila's Housekeeping*

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

520-409-4099  
520-612-3648

## Need Childcare?

***Bright Stars Learning & Enrichment In-Home Child Care***  
**Located in Continental Ranch - (Off of Twin Peaks and Coachline – Near I-10)**

*Child care is available Monday through Friday Between 7am- 5pm Ages 2-6*  
*Low ratio – Accepting 5 children - Payment obligation is based on our fixed rates*

**\$35 for Private and \$30 for DES per day - 5 days per week – Meals included**  
**Half day under 6hrs - \$25– Meals included**

*Special arrangements and Children in school ages 5-12 and after school or summer options can be discussed*

### Background and Credentials

- Certified and Licensed “Highly Qualified” Early Childhood and Elementary Education Teacher with 10+ yrs. Experience in the Classroom
- Licensed with State of Arizona DES and affiliated with Child Care Resources M.O.R.E Project
- Certified Infant/Child CPR and First Aid
- BA in Performing Arts and Education
- Currently working towards Masters from ASU in Curriculum and Instruction with emphasis on Applied Behavior Analyst. Will be Board Certified Behavior Analyst in 2016
- Excellent References (upon request)

**Contact Danielle @ [felicity0716@aol.com](mailto:felicity0716@aol.com)**

*Check us out on Facebook - Bright Stars Learning & Enrichment Child Care*



# 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>)

**Help-U-Sell**  
REAL ESTATE

Our brand means business.

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



**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**

# 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

January 17th was this year's day for honoring all the volunteers of Continental Ranch. Over 3,000 homes belong to Continental Ranch and many residents here may not realize the efforts put in by their fellow neighbors. Each year we gather in January to hold a vendor sponsored lunch for those special members of the community who give their time in order to make Continental Ranch a wonderful place to live. This year's luncheon hosted approximately 50 community volunteers from CRCA committees, event help, and the Board of Directors.

This year's luncheon was made possible  
by donations from:

Alphagraphics  
Arizona Plumbing Contractors  
Association Reserves  
HOA Management Solutions  
HOA Playground Services  
J. Todd Lundering, CPA  
Pro-Care Janitorial & Maintenance  
Vial Fotheringham, LLP



Cheers to another productive year in Continental Ranch!

Josh Seng,  
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.



**WOOD'S**  
**PLUMBING**  
ENTERPRISES, LLC

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

**\$35.00 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**

**\$35.00 Discount Coupon**

Coupon good for a \$35.00 discount on any call of \$150.00 and above

Offer expires 3/31/15

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