

# CONTINENTAL RANCH

*the windmill*

September 2015 Edition

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

## Mark Your Calendars September 2015

- 2nd Covenants Committee  
6 p.m. at WP
- 3rd ARC  
2 p.m. at WP
- 7th CRCA Office Closed  
Labor Day
- 10th Meet the Candidates  
7 p.m. at CC
- 14th Block Party  
5-8 p.m. at WP
- Pool Committee  
6 p.m. at WP
- Finance Committee  
6:30 p.m. at WP
- Landscape Committee  
7 p.m. at WP
- 15th Board of Directors Meeting  
6:45 p.m. at CC
- 17th ARC  
7 p.m. at WP
- 26th CRCA Office Open  
9 a.m. - 1 p.m.

## President's Report – John Lambert

With summer winding down we should start seeing cooler temperatures which will be a relief to our power bills as well as being outside. With summer coming to an end it also means that there will be an election for four BOD members. Ballots will be going out near the middle to end of September; so look for yours and make sure to return it. There are only four people running for four positions but we need to have a quorum vote to make it official. If not the BOD would appoint people to fill the vacancies. They are all qualified candidates with the intention of making CRCA better. Please return your ballots.

The BOD approved the budget for next year and has not had to raise dues again. We have some of the lowest dues of any HOA here in Tucson with more amenities than other HOA's. The BOD has been very diligent in how and where monies are spent and has been successful in not having to raise dues and still maintain our amenities to a high standard. While some homeowners have not agreed with some of the cost saving items the BOD has undertaken, it has allowed us to not have to raise dues. With Reserve contributions increasing \$10,000 to \$15,000 a year, utility costs increasing 6% to 10% a year and vendors requesting increases, there will come a point when dues will have to be raised to cover these increases. The BOD is investigating a few options to possibly increase our revenue stream without increasing dues. We will keep you posted.

Have a safe fall season and we hope to see you at the annual meeting.

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

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## Local Info

Are you looking for something fun to do or searching for a store or restaurant nearby? Don't forget to check CRCA's website for plenty of information about what's right here in your backyard. The "connections" tab of the website provides you with a quick resource page to find information on the Continental Ranch area.

Restaurants, shopping, and recreation are just a few of the things that can be found on the connections page. Useful contact info for the utility companies is also listed here. Prospective new residents that might be interested in purchasing a home in Continental Ranch might also consider visiting the website to learn how much is available just a stone's throw from home.

Visit [www.crcatucson.com](http://www.crcatucson.com) and find the "connections" tab near the top of the home page.



## Newsletter Changes

Based on reader feedback, Continental Ranch is adjusting the frequency of its newsletter distribution

to better suit the needs of the community. The Windmill Newsletter will now be mailed every other month.



This adjustment is expected to save the Association approximately \$10,000 annually. The months you should expect to receive the newsletter are as follows:

January / March / May / July / September / November

# July/August Recap: Meetings At A Glance

*The following are highlights from the regular meetings of the Board of Directors held July 21, 2015 and August 18, 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

In July, the Board approved several Covenants Committee recommendations for fines and pool use suspensions for various unresolved violations; approved the annual landscape granite replenishment installation following reserve study; approved extra pruning of two large trees in common areas; approved remodeling project of the Windmill Park restrooms following reserve study; postponed the project to replace irrigation to the turf at Windmill Park. In August, the Board approved several Covenants Committee recommendations for fines and pool use suspensions for various unresolved violations; denied a variance request for a non-conforming structure; appointed Election Committee; approved date of September 14th for seasonal closure of Community Center pool; approved removal of a tree in common area;

approved revisions to the CRCA Code of Conduct Resolution; approved repair of rip rap in common area.

## Community Activities

Monthly Block Party Food Truck Roundup at Windmill Park the second Monday of each month; next Block Party scheduled for September 14th from 5pm – 8pm.

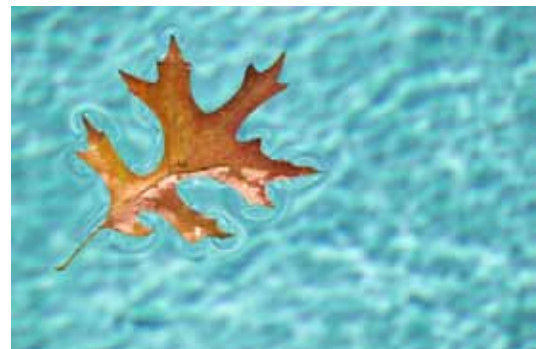
## Manager's Report

The community manager provided his report to the Board which included the status of all projects recently completed and/or currently underway since the previous Board meeting. In July, his report included: list of candidates presented by the Nominating Committee; near completion of the splash pad tank access covers; ongoing discussions with contractors to resolve construction issues with the splash pad; finalization of the 2016 Reserve Study; increased treatment of rodent extermination throughout CRCA common areas. In August his report included: reminder about election candidacy deadlines; ongoing discussions with contractors to resolve construction issues with the splash pad; update on project status for office phone replacement; update on status of rodent control measures.

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## Pool Seasonal Closure

Based on seasonal usage, the Community Center Pool will be closed for the season on September 14, 2015. The Windmill Park Pool will remain open until November 1, 2015.





## Meet the Candidates Night!

September 10th at 7:00pm

CRCA Community Center  
8881 N. Coachline Boulevard

Continental Ranch Community Association's  
Board of Directors Election is fast approaching!

Come rub elbows and meet the candidates for this year's election.  
There are three open positions coming up for election this year.  
Each of these seats will be held for a two-year term.

Now is your chance to come find out who you will be voting for!



The poster features a stylized illustration of a food truck with a circular logo on its side that reads "FOOD TRUCK ROUNDUP". The background is a warm, golden-brown gradient with radiating lines and white stars. The text "BLOCK PARTY" is written in large, bold, black letters, with "A FOOD TRUCK ROUNDUP" in smaller text below it. The event details are listed in a handwritten-style font: "WHEN: SEPTEMBER 14TH, 2015 & OCTOBER 12TH, 2015 FROM: 5PM - 8PM" and "WHERE: WINDMILL PARK 9150 N. COACHLINE BLVD". At the bottom, a silhouette of a mountain range is visible. The CRCA logo and tagline "live grow work play" are in the bottom right corner.

**FOOD TRUCK ROUNDUP**

# BLOCK PARTY

A FOOD TRUCK ROUNDUP

**WHEN:**  
SEPTEMBER 14TH, 2015  
& OCTOBER 12TH, 2015  
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 the second Monday of the month from 5:00pm to 8:00pm. A variety of food trucks will be there to satisfy your appetites, so grab the family and come on down!

 CONTINENTAL RANCH  
COMMUNITY ASSOCIATION  
live grow work play

# Coming Soon!

## Pool Area Restroom Renovation

Continental Ranch takes great pride in maintaining the quality of its parks, grounds, and facilities – including its pool areas. One area of concern for quite some time has been the condition of the Windmill Pool restrooms. This past July, the Board of Directors selected a contractor to begin the work this coming November.

For years the pool restrooms suffered from several issues that significantly brought down their overall appearance and condition. Many of the issues have simply been symptoms stemming from inadequate floor drainage. Unfortunately the original designers of the restrooms did not design the floors to slope towards the floor drains. Every time sopping wet swimmers enter the restrooms, the water they shed onto the floor accumulates and doesn't drain out. When combined with poor ventilation, the standing water makes the restrooms very humid and unpleasant. The exhaust fans in the restrooms have failed to keep up with the amount of water tracked into the facilities. Even the Association's office building adjacent to the restrooms has suffered the consequences of the overly humid conditions in the pool restrooms.



According to the Association's Reserve Study, the restrooms were due to be remodeled last year. Unfortunately, the process of selecting a contractor did not pan out as hoped. Last year the Board awarded the project to a contractor who failed to uphold the pricing on their estimate. As a result, the Board rescinded their decision to hire that contractor. Because the project needed to be completed during the four months when the pool was closed for winter, there wasn't enough time to select a new contractor and complete the work last year. And so, the project was postponed until this upcoming November.



This year, a new contractor was selected at the July 2015 Board meeting and the project is now scheduled to be complete before the pool opens on March 1, 2016. The remodeling project will address the floor drainage problem, resolve the ventilation issues, as well as update the fixtures

and finishes; such as countertops, sinks, faucets, toilets, flooring, paint, lighting, and stall partitions. When the Windmill Pool re-opens next spring, residents should be quite pleased to find completely renovated restroom facilities for their enjoyment of the Windmill Pool area.



# SplashPad News

April of this year was the exciting grand opening of the new splash pad at Windmill Park, which proved to be a tremendously popular new amenity for the community! The Windmill Park pool saw record numbers of residents enjoying the facility, and the splash pad was extremely busy all summer long. Amidst all the fun, there were a few “glitches” that needed to be ironed out, and the Board wants to thank everyone for their patience this past summer as the splash pad was intermittently closed for some tweaks and fine-tuning.

Those who visited the splash pad in July and August probably wondered why they saw construction fencing barricades and the artificial turf pulled back. After the primary construction of the splash pad was completed, it became apparent that there would be more of a demand to access the underground mechanics than had initially been anticipated. In order for installation of “hatch lids” to provide more convenient



access to the underground components, additional work had to be completed.

Thus, in order to avoid complete closure of the splash pad, construction barriers were installed so that the splash pad could be enjoyed while the construction adjustments were made. The HOA thanks local contractor Tucson Turf for being accommodating and helpful with installing, removing, and reinstalling the turf so that work could be performed.

Another issue that has been under review throughout the summer was the “overspill” from the main bucket tower. The tower was a custom fabrication for Continental Ranch and unfortunately it splashed just a little too much. While no children would complain about too

much splash, the HOA was concerned about the water waste. The splash pad runs on a recirculating system, in which the water flows back into the drains for recycling. Some of the splash coming off the tower was missing the edge of the splash pad and running off into the surrounding landscape. While it was only a relatively small amount of water being lost each time, the HOA was concerned that the high volume of use all summer long would add up to a significant loss of water. Through trial and error, the splash pad contractor fabricated some fins for the roof of the splash pad to redirect the splash and make sure that it landed back on the splash pad for recirculation in the system.

A couple of final touches will be installed this winter while the pool area is closed, including finishing the dirt landscape area along the west side of the splash pad and installation of a texture seal coating to the surface of the splash pad. In an attempt to require less maintenance for the lifetime of the splash pad, the original design was to simply be an exposed rough finish concrete surface. Unfortunately during the construction of the concrete, numerous cracks appeared throughout the slab. Concerns arose that water would penetrate into these cracks and eventually lead to bigger problems. The HOA worked with the splash pad contractor to find a resolution to the issue and decided that the best option would be for installation of a surface coating to seal out the water from penetrating into the cracks.

With all the bugs worked out of the system, Continental Ranch hopes to see smooth sailing for the splash season next spring when the splash pad and pool area reopen for 2016!

## Continental Ranch Community Wide Yard Sale!

**October 17, 2015 7:00am – 2:00pm**

*Registration deadline is Wednesday October 14, 2015*



Join the fun and find those unwanted household items a new home! Please complete the form below and return it to the Windmill Park Office. **A list of addresses participating in the yard sale, as well as the items for sale will be available to pick up October 16 & 17, 2015 at the Community Center.** Advertising will appear in local newspapers and on Craigslist. The advertising fee which used to be required has been waived by the Board!

### Community Yard Sale Registration Form

Please return to the CRCA Office by October 14, 2015

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

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

Items for Sale:

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For Office Use:

Date: \_\_\_\_\_ Staff Initials: \_\_\_\_\_

## BULK ITEM TRASH PICKUP Saturday, October 24th



### Important Bulk Trash Removal Reminders

All bulk items must be **on the curb by 6am** and will be removed between 6am – 6pm.

The driver will remove bulk items in a 6ft by 8ft area. Items over 50 pounds will not be removed.

### Additional guidelines for acceptable items:

#### Landscape Materials:

Must be bundled with twine  
Must be under 4ft. in length

#### Glass tables (including end-tables):

Glass must be removed from table,  
Glass must be boxed and labeled

#### Cactus:

Must be boxed and labeled

#### Furniture:

Mattresses must be removed from "hide-a-beds"

### Items NOT acceptable for Bulk Removal:

Refrigerators/Freezers  
Ice Makers  
Televisions  
Washers/Dryers  
Stoves  
Dishwasher  
Water Heaters

Air Conditioners  
Appliances with Freon  
Fluorescent bulbs  
Fluorescent ballast  
Flammable Liquids  
(gas, turpentine, etc.)  
hazardous waste-liquid

55-gallon drums  
Propane/Gas Cylinders  
Medical Waste  
Asbestos Material  
Railroad Ties  
Contaminated soil  
Construction material

Oil  
Paint  
Tires  
Batteries  
Computers  
Pesticides

# Updated Code of Conduct Resolution

Whereas, the Board of Directors of the Continental Ranch Community Association, Inc. is empowered to govern the affairs of the Homeowners Association pursuant to Article IV of the Bylaws, and,

Whereas, it is the intent that this rule shall be applicable to all Owners, tenants, guests, invitees, and this resolution shall remain in effect until otherwise rescinded, modified, or amended by a majority of the Board of Directors,

Whereas this resolution shall supersede all prior resolutions by the Board of Directors as pertaining to code of conduct and behavior regarding association matters,

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Directors approves the following Code of Conduct Policy to be followed and applied to all aspects of Association business.

This Code of Conduct applies to all persons in attendance at all meetings of Association including all meetings of the Board of Directors, all meetings of the Association Members, all meetings of the Association Committees and all person(s) on any part of the Association Common Areas or in the offices of the Association, including telephonically with Association management staff. Any Association Member or a tenant or guest of an Association Member alleged to be in violation of this Code of Conduct will be subject to penalties described below. This Code of Conduct will have the same force and effect as though it was set forth in the Association Declaration (per Article 6.3 of the Association Declaration).

Association Members, as well as tenants or guests of Association Members, are required to conduct themselves in a courteous manner regarding Association matters. Verbally or physically abusive actions as well as threatening or otherwise disruptive behavior including use of inappropriate language and/or tone/intensity of language, towards other members of the Association, management staff, pool monitor staff, and/or an contractors hired by the Association is strictly prohibited.

Any person acting in a manner that is abusive, threatening and otherwise disruptive will be asked to conduct themselves in an orderly manner. Continued disruptive, dangerous or threatening behavior will be followed by a request to leave the premises. If the person fails to leave or persists with uncontrollable behavior, a police officer will be summoned to escort the offender(s) from the premises and applicable criminal charges will be filed.

In the context of this policy, “abusive, threatening and disruptive” is defined as, but not limited to, verbal abuse, insults, foul language, harassment, hostile, menacing or lewd behavior, or other forms of action intended to belittle or demean other Association Members, management, or vendors.

If the Board of Directors deems an Association Member in violation of this Code of Conduct policy, the Board of Directors may, in its sole discretion, issue penalties including suspension of the Member’s common area rights up to thirty (30) days and/or monetary fines of up to one hundred (\$100) dollars per violation.

Pursuant to section 8.12 of the Declaration, the Board may levy a fine and/or penalty upon the Owner for violations against Association by his/her tenants or guests.

## 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



# A Word From The Town:

## A Quick Guide To On-Street Parking In Marana

Due to a recent increase in parking complaints, the Town hopes to address resident concerns with the information presented here.

Although the Association has stricter rules when it comes to parking, The Town permits parking on the roadway within the community as long as the vehicle is properly parked and poses no safety hazard.

There are several situations when the Town deems it illegal to park, such as:

- On a sidewalk
- Within 15 feet of a fire hydrant
- In a manner that blocks a private/public driveway
- In a manner that blocks traffic
- Any place where official signs prohibit parking



Please also remember that vehicles parked on the street must have their right-hand side wheels parallel and within 18 inches of the curb.

Vehicles parked on the sidewalk are of particular concern since they force pedestrians off the sidewalk and either into the roadway or onto potentially uneven ground. Additionally, these vehicles impede the ability of pedestrians with disabilities to navigate safely through the neighborhood.

Another common question we receive is about commercial and recreational vehicles on the roadway. Town code prohibits the parking of commercial vehicles on the street within a residential area unless that vehicle is actively engaged in official business. For example, the loading of a moving truck, delivery of furniture/parcels and similar activity. There is one exception: Town code allows the temporary parking of recreational vehicles on the street as long as traffic is not obstructed. This parking may not extend beyond 72 hours and is designed to allow our residents time to load/unload their recreational vehicles or provide temporary parking for visitors.



Anyone with questions or suggestions about future topics should contact the Town of Marana Code Enforcement Division at 520-382-2520 or [codeenforcement@maranaaz.gov](mailto:codeenforcement@maranaaz.gov).

Thank you for your interest in the Town's Code Enforcement Division. Our staff is here to serve the community and maintain the quality of life we all enjoy in Marana.

# 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 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!

## The Springs Church 7555 W. Twin Peaks Rd., Suite 125

The Springs Church is a new church that started in the Continental Ranch area back in 2010. It was first located at Rattlesnake Ridge Elementary and has since moved to its new location on Twin Peaks road. This July marks our 1 year anniversary at this wonderful location in the Continental Ranch Community. We are so excited to serve this community and to be a part of what God is doing in this area of Marana. We would love to invite you to visit the church. We have 2 services on Sunday; one at 9 am and another at 10:45 am. We also have kids' programs for all ages. We have a tremendous worship team that does contemporary music and Biblical preaching that is both authentic and relevant to your life today. You can download our

Church's app by searching your phone's app store under the name *The Springs Church*. Since moving to this new location a year ago, the church has quickly doubled in size and continues to grow at a quick pace. At the Springs Church, our vision is to "LIVE the gospel, LOVE God and others, and LEAD people to Christ." Visit our website: [www.enterthesprings.com](http://www.enterthesprings.com) or call (520) 572-4080.

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## Business Spotlight

### Southwest Hair Designs

7850 N. Silverbell Rd., Suite 178

Welcome to Southwest Hair Designs! We are a family owned & operated business located at the Fry's Plaza on Silverbell, serving the Northwest Tucson area for over 15 years. Our Salon was recently remodeled and updated for your convenience and ready to answer all your hair care needs. Southwest Hair Designs has many talented and experienced stylists on staff Tuesday thru Saturday. Services include all hair services, artificial nails, manicure, pedicure, waxing and facials. We have a wide range of appointment times with competitive pricing, and look forward to seeing you soon. Walk-ins are always welcome. Stop in soon or call 579-9900 for your next appointment. The owner and stylists are waiting to make you look your best!



# Business Spotlight

## CR Pet Clinic 7850 N. Silverbell Rd., Suite 108

Continental Ranch Pet Clinic is located in the Fry's shopping center at Silverbell and Cortaro, between the UPS Store and the Cleaners. We have been your neighborhood veterinary clinic for the past 17 years in this location.

Owned and operated by Dr. Debi Stratton, we are a small animal veterinary hospital, serving dogs, cats, rabbits and ferrets. We offer wellness and ill pet exams, vaccinations, soft tissue surgeries, dental cleanings, micro chipping, and body radiography. We have an in-clinic pharmacy, lab testing capabilities, and low level light therapy laser.

A graduate of Colorado State University, Dr. Stratton has been dedicated to veterinary medicine and surgery for 33 years. She is joined by her office manager, Nancy, who has been working with Dr. Stratton for 20 years. Her assistants, Megan, Jennifer, and Shannon, and head receptionist Dana, have also been with the clinic for many years and are very knowledgeable.

We are open Monday through Friday, from 7:30 am to 6:00 pm, and see patients by appointment. Our office phone number is (520)744-3850. We would love to meet you and your furry family members! Come in and visit us!



## It takes a village to build a nest in your community.

Want to make a difference in the life of a child?  
Want to support them on their journey through grief?  
**Join Tu Nidito's dedicated team of volunteers!**



We are currently looking for volunteers to work with grieving children and parents in our Neighborhood Nest support groups in Northwest Tucson and Vail.

**Find out how you can help, call 520.322.9155  
or visit [www.tunidito.org](http://www.tunidito.org)**

**With your support we can ensure that  
No Child Grieves Alone**

No Child  
Grieves  
Alone.



2 0 1 6 s e a s o n

**JANUARY 2-MARCH 5  
SATURDAYS, 9 AM- 1 PM**

Crossroads at Silverbell District Park  
7548 N. Silverbell Road

**COED, RECREATIONAL, FAST PACED, 5-ON-5 FLAG  
FOOTBALL LEAGUE FOR AGES 5-12**

Y O U T H  
**FLAG**  
football

**GET IN THE GAME!**

**REGISTER**

<b>Regular:</b> July 1 - Oct. 15 *\$70 resident	<b>Late:</b> Oct. 16 - Oct. 30 *\$87.50	<b>Last Minute:</b> Oct. 31 - Nov. 6 *\$109.38
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\*Additional fee of \$17.50 will be charged for non-residents

**AGE GROUPS**

<b>Rookie:</b> 5-7 years old	<b>Semi Pro:</b> 8-10.5 years old	<b>Pro:</b> 10-12 years old
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**League Age Enforced: Players age as of August 31, 2015**

**OPEN TRYOUTS**

Week of November 9, 2015 Players must participate in open tryout by age group.

**COACHES NEEDED**

League is powered with help of volunteer coaches.  
If interested, please contact our office.  
More info at [www.maranaAZ.gov/recreation](http://www.maranaAZ.gov/recreation) or (520) 382-1950.

**[maranaaz.gov/recreation](http://maranaaz.gov/recreation)**



MARANA, ARIZONA  
**YOUR  
TOWN**





# HAVE YOU HEARD?

## The Uniform Trust Code is now law in the State of Arizona...has this helped or hurt you?

- A large percentage of people with Revocable Living Trusts will end up in Probate! Find out why!!
- Guardianship, Conservatorship... what it is...and what you should know
- Three ways to avoid the costs and delays of probate
- Find out what is the number one retirement disaster
- Avoid spending down your assets and still qualify for medicaid
- Participate in growth of the stock market with protection from market risk (eliminate losses)
- Have the recent changes in the H.I.P.A.A. law made your Power of Attorney obsolete? Find out!
- Living Wills...what are they, how do they work, what's the catch?
- Do you have accounts earmarked for future income? Grow income accounts 7% annually, safely for many years
- Even if you have poor health, we will show you how to help pay long-term care/nursing home expenses... IT'S EASY!



**YOU ARE CORDIALLY INVITED TO A  
FREE ELDER LAW ISSUES SEMINAR!**  
*No products will be sold at this seminar.*

10:00 am - 12:00 pm  
Tuesday, September 22, 2015  
Continental Ranch Community Center  
8881 N. Coachline Blvd., Tucson, AZ

**CALL TO MAKE RESERVATIONS**  
**800.260.7542**  
*Seating is limited, so call today!*

Sponsored by the Law Office of Russell Olds. Reservations are required.  
Seating is limited. Seniors only! Spouses urged to attend. Paralegals on hand to answer questions.

**No cost, no obligation...We promise.**



# September 2015

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



# October 2015

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1 ARC 2pm at WP	2	3
4	5 Pool Committee 6pm at WP  Landscape Committee 7pm at WP	6	7 Covenants Committee 6pm at WP	8	9	10
11	12 Block Party 5 - 8 pm at Windmill Park Finance Committee 6:30pm at WP	13 Board of Directors Meeting 6:45pm at CC	14	15 ARC 7pm at WP	16	17 CRCA Community Yard Sale 7am - 2pm
18	19	20 Annual Meeting 7pm at Leman Academy of Excellence	21	22	23	24 CRCA Office Open 9am - 1pm WM Large Item Pickup
25	26	27	28	29	30	31 Happy Halloween!

**(520) 577-0035**

**MOST INSURANCES ACCEPTED!**

**KAYDENTALPLLC.COM**

**9180 N. COACHLINE BLVD #102**



**GENERAL & COSMETIC  
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CRANIOFACIAL PAIN  
CHILDREN'S DENTAL CARE**

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**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



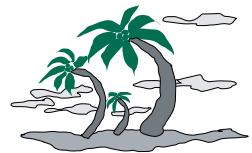
Licensed Bonded Insured ROC 208882

***Desert Breeze Realty, LLC***

*Terry Schiraldi, Broker*

8905 N. Veridian Drive  
Tucson, Arizona 85743

Phone: 520-308-5707  
Cell: 480-244-5391  
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**GarageDoorRepairTucson.com**



We are offering specials on our Waterslides.  
Give us a call or visit our website to find out  
what they are.

**Call Tucson's Child-Party Pros and  
learn about *The AAP Difference*  
(520) 624-8111  
[www.allaboutpartiesaz.com](http://www.allaboutpartiesaz.com)**



7850 N. Silverbell Rd. Ste 114  
Tucson, AZ 85743

(At Cortaro & Silverbell in the Fry's Shopping Center)

**Shipping & Packing  
Mailbox Rentals  
Shredding  
Notary  
Copies  
USPS Services**

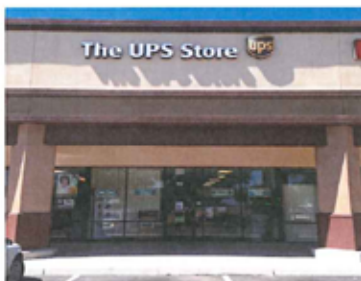
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Or google ups store 3350

**HOURS**  
M-F 8 am-6pm  
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Sunday-closed

520-744-1999 TEL

520-744-4687 FAX

Email: [store3350@theupsstore.com](mailto:store3350@theupsstore.com)



PROPERTY TAXES  
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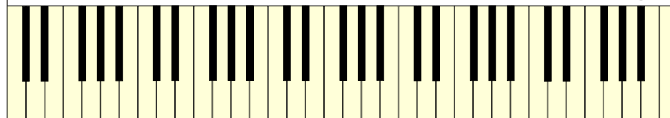
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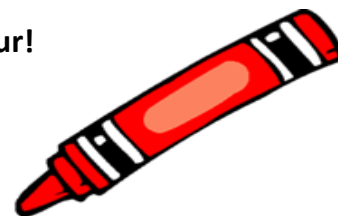
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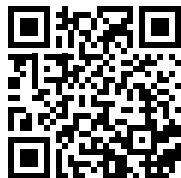
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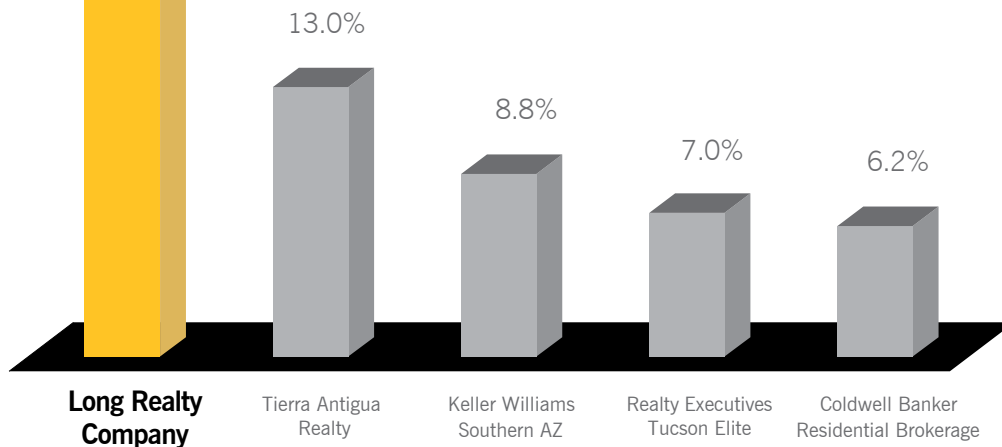
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## **Poison Control**

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## **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**

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## **Tucson Water**

520-791-3242

## **Tucson Electric Power**

520-623-7711

## **Southwest Gas**

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## **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

It's time once again for the Continental Ranch Annual Meeting, coming up this October 20th. This year we will be holding the meeting at the brand new Leman Academy of Excellence school near the Silverbell & Cortaro crossroads. This brand new learning facility was recently completed and they are looking forward to hosting the Continental Ranch's Annual Meeting this year! We hope residents will come participate in the Annual Meeting and have a chance to see the newest addition to Continental Ranch.

I'll be honest, it's been a tough year trying to manage the landscape maintenance in our common areas. A number residents have complained to our office that things haven't been up to the usual standards that they've come to expect, and I wanted to let the community know that we are by no means turning a blind eye to the property. Unfortunately, sometimes contractors simply don't live up to expectations or follow the instructions that they are given. The Landscape Committee and our management staff have been aggressive in holding the landscape contractor's feet to the fire in an effort to get things shaped up to the high standard of care that CRCA expects. We are working to get things turned around and hope to find resolve very soon.

Our office still receives calls from time to time from residents who are concerned that the HOA is not taking care of their streets. I thought it might be worth a mention in the newsletter to remind folks that the HOA does not own or maintain the streets in Continental Ranch; rather, the streets belong to the Town of Marana. The Town has been working diligently on resurfacing many of the streets in Continental Ranch, and there are many yet to be serviced. For more information about the schedule for upcoming street repairs, it's best to contact the Town directly, since they will have the most current updates about their road maintenance plans.

Josh Seng,

On behalf of Aime, Jocelyn, Ryan and Stephen

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Aime Salinas, Accounts Manager  
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Ryan Egea, Homeowner Covenants Liaison  
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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.

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