

Mark Your Calendars November 2015

1st Assessments Due

2nd Pool Committee 6 p.m. at WP

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 4-7 p.m. at WP

> Finance Committee 6:30 p.m. at WP

14th CRCA Office Open 9 a.m. - 1 p.m.

Last day to pay Assessments

15th Late fee applied

17th Board of Directors Meeting

6:45 p.m. at CC

19th ARC

7 p.m. at WP

26th CRCA Office Closed

Happy Thanksgiving

27th CRCA Office Closed

2015 Annual Meeting Results

Thank you all who attended this year's CRCA Annual Meeting held at the Leman Academy of Excellence on Tuesday, October 20th. The past year's Board of Directors and the Committee Chairpersons gave their reports for the year and thanked everyone in the community who donates their time to contribute to the success of the community.

The results in order of vote count are as follows:

Nick Westphal 500 votes Marilyn Stimpson 497 votes Bill Cicala 495 votes Bill Dawes 483 votes

Congratulations to the 2015-2016 CRCA Board of Directors.

Bill Cicala | Bill Dawes | Al Diaz

John Lambert | Marilyn Stimpson | Bob Vollbrecht | Nick Westphal

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Table of Contents

Page 1 2015 Election Results

Page 2 President's Message

Page 3 September & October Board

Meeting Recap

Friendly Reminder

Page 4 CRCA Food Drive

Page 5 Block Party

Sunflower Arts & Crafts Festival

Page 6 Pictures with Santa

Page 7 Holiday Decorating Contest

Page 8 Community Landscape

Maintenance

Business Spotlight

Page 9 Pre-emergent Sign Up

Page 10 Trash, Refuse and Illegal

Dumping

Page 11 The Big Green

Dumpster Day

Pages 11-13 Advertising

Pages 14-15 Calendars

Pages 16-26 Advertising

Page 27 Useful Numbers

Newsletter Policies

Page 28 Management's Message and

Contact Info



President's Message

- John Lambert

November brings us cooler temperatures along with a number of changes here in CRCA. The election was held with Bill Dawes, Marilyn Stimpson and Nick Westphal returning for another two years and Bill Cicala serving his first term. It also means that Peggy Bracken chose not to run after serving for six years. We will all miss Peggy's presence and want to thank her for putting in as much time and effort as she did for those six years. CRCA is a better place because of your involvement Peggy- thank you.

November also means homeowner assessments are due, which supports the operation of the HOA. As I have noted numerous times it is really disturbing to see people ignore paying their HOA dues. While we understand that some people have financial difficulties we try to make every one aware we will accept a payment plan to help those people stay current. If a homeowner's assessments go unpaid for a full year, it is turned over for collections and is out of our hands. Once it is turned over to collections, it costs \$350.00 just for the attorney to start the collections process which the delinquent owner is responsible for. Please, if you are having financial difficulties, contact the office to make arrangements so we do not have to send it to collections.

Santa will be back once again this year, this time at the Windmill Park office on Dec. 5th. We hope you will bring a canned food donation or cash which will go to the food bank in Marana and have pictures taken with Santa. It is usually well attended and the kids seem to really enjoy it-Santa does too!

The splash pad was a great success this past year and was a good investment for the community. Windmill pool has seen a lot more families using the entire facility with the addition of the splash pad. With the pool closing on November 1st the contractor will start on the remodeling of the Windmill pool restrooms. You should see a lot of improvements when it reopens March 1st. The condition of those restrooms was deplorable and the Reserve Study only gave us enough money to cover about 1/3rd of the total costs. The BOD was able to plan financially to cover the extra costs with no increase in dues.

Have a great Thanksgiving and a merry Christmas.

September & October Recap: Meetings At A Glance

The following are highlights from the regular meetings of the Board of Directors held September 15, 2015 and October 13, 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 September, the Board approved several Covenants Committee recommendations for fines and pool use suspensions for various unresolved violations; approved the 2015 Election Procedure; approved minor repairs of roof tiles at the Windmill Office. In October, the Board approved several Covenants Committee recommendations for fines and pool use suspensions for various unresolved violations; approval of plant replacements in parcel 15-c; approval of irrigation to the planter bed at Desert Traditions; approval of the contract for the annual financial audit, renewal of the Association's management contract; approval of tax parcel consolidation; approval of annual cleaning of the cushion chairs at the Community Center; approval of proposal to install exhaust ventilation in the Windmill Park storage shed; approval of updates to contract for Windmill Pool restroom remodel project.

Community Activities

Monthly Block Party Food Truck Roundup at Windmill Park the second Monday of each month; next Block Party scheduled for November 9th and December 14th from 4pm – 7pm.

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 September, his report included: reporting of upcoming street maintenance projects by the Town of Marana; a community service trash dumpster provided by the Town of Marana in upcoming months; completion of erosion repair in a common area; closure of Community Center pool for season; landscape maintenance contractor switch; office phone replacement project ongoing. In October his report included: reminder about upcoming annual election on October 20th to be held at the Leman Academy of Excellence; upcoming scheduled closure of Windmill Pool on November 1st for the season; completion of repairs to roof tiles at Windmill Office; explanation given for delays in office phone system replacement; common area grass overseeding underway with annual flowers scheduled to be replaced end of October.

Just a friendly reminder...

Please remember that trash cans are not supposed to be visible from the street. Management sends out hundreds of notices to residents reminding them that trash cans should not be stored in the front yard, on the driveway, next to the front door, or on the side of the house in the front yard.

Many residents have found tactful methods to conceal their trash cans in order to comply with the CC&Rs and keep the neighborhoods looking clean. If you have questions or would like suggestions on ways to store your trash can out of sight without having to keep it in the garage, please call the management office and speak with our Homeowner Covenants Liaison, Ryan Egea at 297-7600.



Help Feed Marana!

Continental Ranch

is hosting a

Food Drive

November 1st – 20th

Thanksgiving is best known for giving thanks for what you have and then enjoying a feast afterwards. Unfortunately, some families do not have the pleasure of having this feast. To help the less fortunate families in our community, CRCA is holding a food drive until November 20th. Help give a thanksgiving to those who otherwise wouldn't have one.

Please bring nonperishable food donations to the Windmill Park office, 9150 N Coachline Blvd

All donations benefit the Marana Food Bank.

Let's Give Thanks and Give Food!



Sunflower Fine Arts & Crafts Festival 2015

By Jeanne M. Collins, Chairperson



Mark your calendars! The dates for the 15th annual Fine Arts and Crafts Festival are November 13th and 14th from 9:00 a.m. until 3:00 p.m.

Invite your friends and family to attend this amazing event. There will be over 30 resident artisans presenting beautiful high quality handcrafted items. This is the perfect opportunity to buy holiday gifts or treat yourself to something special. You'll find jewelry, ceramics, quilted items, photography, knitted and crochet purses and totes, greeting cards, dichroic glass jewelry, acrylic paintings, mosaic art, and so much more.

Plan on having lunch on the back patio, The Station Pub & Grill is planning a great menu for us. The Fitness Club is sponsoring a bake sale.

The Fine Arts and Crafts Festival is located in our club house at 9401 N. Sunflower Park Drive.



BRING IN A NON-PERISHABLE FOOD ITEM FOR THE MARANA FOOD BANK AND RECEIVE YOUR PHOTO WITH SANTA



DECEMBER 5TH 10:00AM TO 2:00 PM

Windmill Park Office
9150 N. Coachline Boulevard

No reservations required. For questions, please call (520)-297-7600



Winter Wonderland CRCA Decorating Contest

As always, competition this season is expected to be intense! Each year more and more residents take their decorating to the extreme and compete for the best in show. Holiday lights and decorations are becoming more and more creative and beautiful. The CRCA Board of Directors hopes everyone will have fun this year and give passerbys a wonderful show of eyecandy throughout evenings this December.





Do you think you have the best decorated house during the holidays? If so, this contest is for you! It's that time of year again to give our residents a treat this holiday season by turning CRCA into a Winter Wonderland.

Houses will be judged on Wednesday December 16th between 6:30-8:30pm. Any and all decorations are always appreciated during the holiday season, but if you think your house shows the most holiday spirit, please fill out the form below for your chance to win a gift! You can't win if you don't play – so sign up now!

Would you like to be a judge? We're always looking for more volunteers to help judge the decorated houses (sorry, participants in the contest cannot be judges).

Please contact the office if you'd like information about joining the contest judges. 520-297-7600

Holiday Decorating Contest Registration Form

If you would like to participate, please fill out this registration form and return it to the CRCA office by Monday, December 14th. You may also send an email to continental.ranch@yahoo.com to register your house. Houses that do not fill out a registration form will not be included in the judging.

Name:			Phone:	
Email	address:			
Addre	ss:			
	Office Use Only: Date:	Initials:	Entered on Master List:	

Community Landscape Maintenance

The past few months marked a "changing of the guards" for the common area landscape maintenance in Continental Ranch. As of early September, Landscaping assumed the responsibility of caring for CRCA's landscape. The Board of Directors and Landscape Committee felt that their expectations were

not being met over the past year or more, and after attempting to obtain more favorable results from the previous landscape contractor they faced the difficult decision of selecting a new contractor for the job.

A substantial learning curve comes with the territory anytime a new landscape contractor is introduced to the property. The process of getting a new contractor up to speed is no simple task with a property as large as Continental Ranch. CRCA's management staff has worked diligently to help Landtamers become accustomed with the grounds.



The first few months involve the crew members becoming acquainted

with exactly which areas belong to CRCA and which do not, as well as the arduous task of familiarizing themselves with the irrigation systems. If you happen to notice any common areas in need of attention, please notify the management office so that the information can be relayed to the crews while they grow more familiar with the property.

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!

Edward Jones Investments

7850 N. Silverbell Rd., Ste. 184





Dan Karlsberg is a Financial Advisor with Edward Jones Investments located at 7850 N. Silverbell Rd Suite 184 in Marana. He is professionally designated as a CRPC and has been with the company since 2012. He recently moved to Tucson from Orlando, Florida so that he, his wife Annette, and their three children Aubrey(12), Dalanna (3), and Brody (1) could be closer to the family.

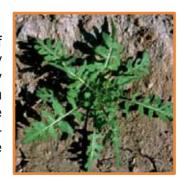
After deciding on moving to Tucson, Edward Jones Investments identified this office location here in Marana as the right spot for Dan to help our community's residents with such issues facing them like preparing for retirement or enjoying retirement to its fullest, paying for education for our kids and/or grandkids, estate considerations

for your family, saving money on taxes, and preparing for the unexpected. In fact, many of Dan's Florida clients insisted on staying with him because of the incredible trust that they had in him, always feeling that their best interests were being held to the highest standard, as well as having the belief in the philosophies and practices that he and Edward Jones Investments instilled in them.

Dan currently has openings in his practice to discuss the various issues that you may be facing, please call 520.572.6691 or feel free to stop by the office if you'd like to schedule an appointment to discuss your specific situation.

WEED MANAGEMENT

Weeds can be a homeowner's worst nightmare, conjuring thoughts of back-breaking hours digging and pulling, or compliance notices if they aren't removed. You can avoid both of these headaches very easily this season. Continental Ranch Community Association once again offers the semi-annual program for your common area landscape maintenance contractor, Landtamers Landscaping, to spray pre-emergent herbicide in your front yard to prevent most weeds before they have a chance to become a problem.





- If no rain occurs within two weeks after the spray is applied, please water in the pre-emergent using a garden hose.
- Application of pre-emergent can greatly reduce the number of weeds that germinate.
- Pre-emergent herbicides are designed to prevent seeds from germinating in the soil **existing weeds should be removed** prior to pre-emergent application
- Pre-emergent herbicide does not affect living plant material such as trees and shrubs so the rest of your landscape will not be harmed in the process.





WANT TO KEEP THE WEEDS OUT OF YOUR YARD?

Landstamers Landscaping will be offering pre-emergent preventative weed spraying for Continental Ranch homeowners at a rate of **\$40.00** per <u>front yard</u>. Spraying will take place November 30th - December 4th. If you would like to take advantage of this service, please visit the Windmill Park management office and return this form with a check made payable to CRCA by <u>November 24, 2015</u>.

If you're interested in this service, please don't miss the deadline!

Name:	
Phone Nu	
Email:	
	Signature:



Trash, Refuse, and Illegal Dumping

Greetings once again from the Town of Marana Code Enforcement Division. Hopefully everyone had an enjoyable summer. As we are now well into fall and preparing for winter, we wanted to take a moment to discuss proper disposal of yard trimmings and tree clippings since this is usually the time of year that many of us work on these projects.

As you may know, Town Code prohibits the accumulation of refuse on your property. This includes garbage, trash, piles of brush/grass/weeds/trimmings, and any other unsightly or unsanitary matter of any kind. All items such as these should be properly disposed of at a designated disposal facility or kept within an approved container on your property pending disposal or pick-up by your sanitation provider. A violation of this constitutes a civil infraction of the Code and may cause formal enforcement action to be taken.

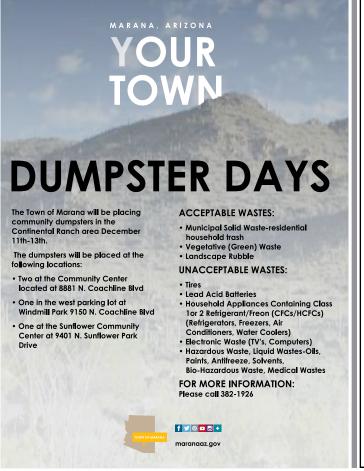
Unfortunately, every year there are multiple occurrences of homeowners trimming their trees and throwing these clippings either over their wall onto common areas or dumping this debris into a nearby wash. Please do not do this! By its very definition this is considered illegal dumping and is a criminal violation of both Arizona State Law and Marana Town Code, which means that you could be arrested for this!

Besides the possible legal consequences, also consider that by dumping this debris near the homes of you and your neighbor, you are creating an environment that attracts rodents and other pests that are not sanitary. Additionally, this can also create issues for storm water passageways as the debris left behind by illegal dumping can restrict the flow of storm water within the washes, thus posing a health and safety hazard to all in the area.

Should you have any questions or comments regarding this topic or suggestions for future articles please feel free to contact us. Also, should you observe any illegal dumping in your area please either notify Code Enforcement or the Marana Police Department immediately. The Code Enforcement Division can be reached at (520) 382-2520 or codeenforcement@maranaaz.gov.

Thank you again for your time and support in keeping Marana a great place to live, work, and play.



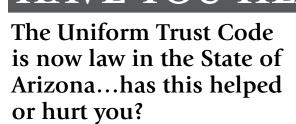


Massage Therapy- A massage therapist lives in the neighborhood. \$40 for 50 minute sessions. Afternoons and weekends available.

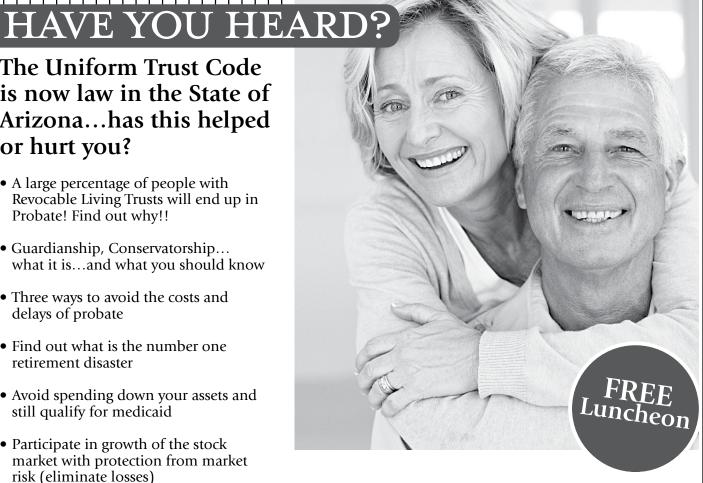
Colonics- \$50 sessions. A moving experience!!! Feel flatter and lighter in the first session

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Medicare Plans. Enroll or change coverage. Annual enrollment period open til Dec 7th.

Ann Schnell 520.575.5812 www.ancientwaters.info



- 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
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10:00 am - 12:00 pm Thursday, December 3, 2015 Continental Ranch - Community Center 8881 N. Coachline Blvd., Marana, AZ

CALL TO MAKE RESERVATIONS 1.800.260.7542 Seating is limited, so call today!

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Client Testimonials

We recently moved our family from the Seattle area to Tucson and Judy Ibrado was our agent. It took us a few months to find the perfect home and most of that time we were out of state. Judy kept us informed and in the loop the entire time. She was patient with us, but I'm convinced she never slept until she found us the perfect house. After dealing with other agents were so blessed to have the hardest working woman in real estate working for us! She went above and beyond to find us a home and make the process as smooth as possible.

Matt & Megan Rhebeck Tucson





Scan code for listings and other information.

November 2015

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Assessments due Windmill Pool Closes for Season	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 at Windmill Park 4 - 7pm Finance Committee 6:30pm at WP	10	17	12	13	14 CRCA office open 9am - 1pm Last day of grace period to pay Assessments
Assessments late fee applies	16	17 Board & Exec. Meeting 6:45pm at CC	18	19 ARC 7pm at WP	20	21
22	23	24	25	26 CRCA Office Closed Happy Thanksgiving!	27 CRCA Office Closed	28
29	30			Drive No		

December 2015

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	Covenants Committee 6pm at WP	3 ARC 2pm at WP	4	5 Pictures with Santa 10am - 2pm at WP
6	7 Pool Committee 6pm at WP Landscape Committee 7pm at WP	8	9	10	11	12
13	14 Block Party 4 - 7pm at Windmill Park Finance Committee 6:30pm at WP	15 Board & Exec. Meeting 6:45pm at CC	16 Holiday Decorating Contest Judging	17 ARC 7pm at WP	18	19 CRCA office open 9am - 1pm
20	21	22	23	24 CRCA Office Closed	25 CRCA Office Closed Merry Christmas!	26
27	28	29	30	31		crca • page 15



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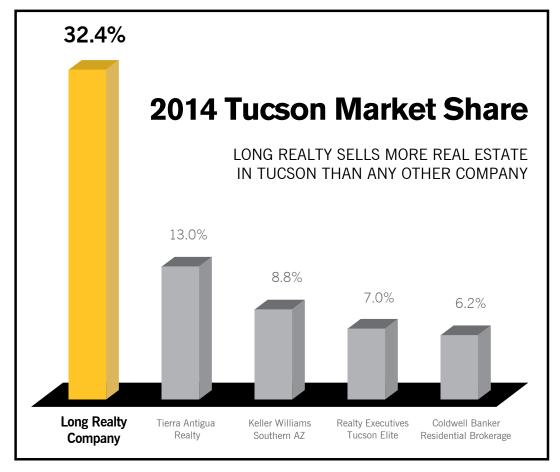
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Holiday Shopping

Continental Ranch Community Center 8881 N. Coachline Blvd. 85743



Saturday, November 21st, 9am - 1pm

Andrea Newell Wilson **Gold Canyon Candles**

Ann Mills Ann K Originals Shelly Akins Thirty-One

Jo Young

Fashion Fix

Cherie Hartline Marv Kav

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This house is no square cookie cutter home. Designed around an octagon, as you walk in to the entry rooms shoot off in various non-perpendicular directions.

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Early birds (from 8-9am) and/orLunch bunch (from 12-1pm) is optional and \$3 each. We also have full days available for \$500.00 a month/5 days a week 8am-5:30pm

Please call 520-744-7400 ext. 12 for a tour or more information.

We follow the Marana Unified School District schedule

preschool@lordofgrace.org









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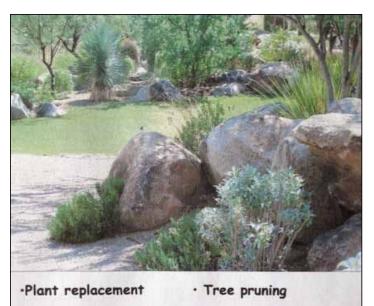
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Susan Busby (520) 342-6884

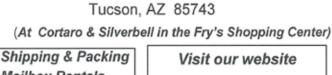
Nov. 14, 2015 - Spanish Market & Heard Museum

Dec. 5, 2015 - Barleens AZ Opry Christmas Show

YES. We are ON THE ROAD AGAIN FOR YOU, LLC. - Come join us!

Sept 2, 2015 - Du Jour (AZ Culinary Institute) & Arizona Spice Company Oct. 9, 2015 - Ostrich Ranch & Bent Prop Saloon in Eloy Airport.

Fran 520-490-3709 - information or online: ontheroadagainforyou.com



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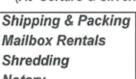
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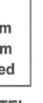
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crca • page 26

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 please email continental.ranch@yahoo.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

Political Ads must have "Paid advertisement. Not endorsed by the CRCA" in at least 8 point type at the bottom of the ad.

^{* 3} and 6 month discounts available

Management's Message

As most readers are probably already aware, this year's annual meeting was held at the brand new school which was built near the corner of Silverbell Road and Cortaro Road. Thank you to those at the Leman Academy for offering the use of their gymnasium for the HOA's meeting. School Principal Dennis O'Reilly and Vice Principal Bethany Papajohn were kind enough to stay late in order to host a tour of the school for residents who were interested in learning about the school. Mr. O'Reilly wanted me to let the community know that they are eager to provide additional daytime tours for any interested residents so that they can come see the school "in action" during the day when the school comes to life with its students and teachers present .

Last month, we received some glum news that our front desk office assistant Jocelyn Canovali had accepted a job offer out-of-state. Jocelyn worked very hard during the 6 years she was here in this office. We wish her well in her endeavors and I know she will be missed by many residents in Continental Ranch. In some lighter news, many of you remember Paula Bellina who worked in our office a couple years ago as the covenants liaison; Paula will be returning to Tucson in November to fill the open position at the CRCA front desk. We welcome her back and believe residents will appreciate her familiar face in the office.

The Board of Directors recently renewed our management contract for another year, and our entire staff would like to once again thank the Continental Ranch Community for being so endearing towards our staff here. In the HOA Management industry, much of the daily grind has to do with reminding people to clean their yards and handling complaints, which can be a drag. So many residents in Continental Ranch visit the office and treat our staff practically like family, that it makes our jobs rewarding and fulfilling. We will keep working our hardest in an effort to continue deserving the community's trust and respect in handling the affairs of the

Josh Seng, Community Manager
On behalf of Aime, Ryan and Stephen

Association. Thank you.

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Paula Bellina, Office Assistant paula@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 open one Saturday per month. We accept payments by check or money order.

In case of emergency, please call (520) 780-9163 and follow the prompts. This number is not for reporting violations or dealing with delinquencies.