

CONTINENTAL RANCH

the windmill

September/October 2016 Edition

www.crcatucson.com

Mark Your Calendars

Every Thursday - Farmers Market
8am-12pm at WP

September 2016

- 1st ARC - 2 p.m. at WP
- 5th Labor Day - CRCA Office Closed
- 7th Covenants Committee - 6 p.m. at WP
- 12th Pool Committee - 6 p.m. at WP
Landscape Committee - 7 p.m. at WP
- 15th ARC - 7 p.m. at WP
- 20th Meet the Candidates Night
6:30 p.m. at CC
- 20th Board of Directors Meeting
6:45 p.m. at CC
- 24th CRCA Office Open - 9 a.m. - 1 p.m.

October 2016

- 3rd Pool Committee - 6 p.m. at WP
Landscape Committee - 7 p.m. at WP
- 5th Covenants Committee - 6 p.m. at WP
- 6th ARC - 2 p.m. at WP
- 11th Board of Directors Meeting
6:45 p.m. at CC
- 15th Community Yard Sale 7 a.m. - 2 p.m.
- 18th CRCA Annual Meeting 7 p.m.
- 20th ARC - 7 p.m. at WP
- 22nd Bulk Item Pickup 6 a.m. - 6 p.m.
- 29th CRCA Office Open - 9 a.m. - 1 p.m.

President's Report - John Lambert

We were really glad to have the Lego camp this year at the newly remodeled Community Center. Quite a few Continental Ranch kids got to enjoy a fun and unique learning experience this summer. I hope we will see the camp back again next year with even more families participating.

It's coming time again for the Annual Election and I hope we will see folks attending. Since there are four open seats and four candidates running for those positions, the results are pretty much already decided but it is still very important for everyone to cast their votes. We need to have a certain number of votes received for the election to be valid so please take just a few moments to drop your ballots off at the office or mail them in.

At the last meeting, the Board approved the annual budget which you will receive a copy of in your annual election packets this month. I was happy that we were still able to keep from raising dues. This Board has been able to keep dues the same for eleven straight years. This is not an easy accomplishment, since the required contribution to our reserves (saving account) increases by quite a bit each and every year. Back in 2010 the annual amount required to be put into reserves was only \$90k per year and has climbed each year to now being \$187k in 2016. Not only have we been able to keep from raising dues for over a decade, we are proud that Continental Ranch has some of, if not the lowest dues in the entire Tucson area, while still offering nice amenities to its residents and making numerous improvements to the community during this time.

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Association Dues Reminders

October will be that time again... the semi-annual CRCA assessments will be mailed. Assessments are due in November and as usual, there is a 15-day grace period before late fees are applied. If you wish to begin monthly pre-payments (instead of semi-annual lump payments) now is an ideal time to begin. Monthly payments break out to less than \$25 per month and many residents find this to be much more manageable than paying the lump assessments twice per year. Please contact the CRCA Management office for further details. If you are interested in alternate methods of making payment, please visit www.crcatucson.com and select the "assessment dues" category on the management tab.



Farmer's Market



For those who might not normally pass by Windmill Park during the day, the CRCA Farmers Market is camped out near the end of the football field every Thursday morning. Our farmer at the produce booth grows the vegetables himself and harvests them straight from the farm on the day before the market, ensuring freshness and good quality. So come on down to Windmill Park and help support your local Farmers Market Thursday's 8am-12pm.

July & August Recap: Meetings At A Glance

The following are highlights from the regular meetings of the Board of Directors held July 19, 2016 at the Community Center. August 16, 2016 Meeting was not held due to a lack of business items to discuss. 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

At the July 19, 2016 meeting, the Board approved several Covenants Committee recommendations for fines and pool use suspensions for various unresolved violations; approved irrigation system replacements for entryways along Silverbell Road; approved purchase of a pump to clear storm water from Windmill Park basin; approval of irrigation controller replacement.

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.



Meet the Candidates Night!

September 20th at 6:30pm

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 four 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!

Continental Ranch Pools



It was quite a summer at the Continental Ranch pools, and as the swimming season draws to a close there are a few noteworthy things to mention in this month's newsletter.

The first noticeable improvement this year was the Windmill Park pool restrooms. The Association is very pleased to find the remodel efforts were successful. After having closed the summer, it is evident that the changes made to the flooring drainage and addition of HVAC to the rooms seems to have solved the previous issues of moisture retention in the restrooms. Most residents can recall how unpleasant the

facilities had been prior to the remodel which took place last winter. With the new updates, the restrooms seem to finally be rid of their moisture problems.

Although later than expected, the entry gates were replaced at both pools in July. For years the gates had been problematic, either slamming closed so hard that they were a hazard or not fully completing a secure close. Contractors over the years had unsuccessfully attempted to overcome the problem by making adjustments and modifications to the hinges as well as the mechanical closing devices. This year the Board approved replacing the gate doors with a new design that uses a panic bar latch. This design seems to have fixed the problem and the gates are operating much better than they ever have in the past.

A major undertaking at the pools this year stemmed from the failure of the pool gate keycard access system. Restoring the system proved to be one problem after the next. Initially, the database and its backup file became corrupted and nearly all the keys on file disappeared from the system. The IT contractor worked aggressively to recover the database, but in order to restore it, a system software upgrade had to be performed. While the system update was successful and allowed for the recovered database to be reloaded, the new software was having numerous issues communicating with the outdated controller hardware. Ultimately, the system was completely replaced with new current hardware that worked properly with the updated software.



As many frustrated swimmers can attest to, there were a record number of pool closures over the season due to unforeseen incidents. The HOA wants to remind all residents to be mindful of their bodies when using the pools. It takes only one person's "accident" to cause the pool to be closed down for treatment, and then the entire community suffers. In an attempt to help improve communication, Continental Ranch has created a special email distribution list to notify residents about special emergency closures of the pool(s). If you would like to be added to this email list, please contact the management office or send your request to continental.ranch@yahoo.com

Common Area Irrigation

The Landscape Committee has been busy reviewing several projects involving irrigation in the HOA's common areas. Beginning last month, the Association's landscape contractor began work on these projects.

In mid-August, the project began to replace the sprinkler system at Windmill Park. Over the past year, the Landscape Committee had become concerned with the performance and potential maintenance liability associated with its aging system. The issues were twofold. First, the old system was designed in a way that lacked even coverage, which resulted in most areas either receiving too much or too little water and led to dead dry areas or wet soggy areas. Second, the system was experiencing an increasing number of major breaks in the mainlines, resulting in significant loss of water and requiring costly repairs which compromised the health of the grass each time the system had to be shut down in order to be fixed.



The Landscape Committee had put the project out to bid earlier in the year, and had actually selected a contractor who was scheduled to begin this past spring. Unfortunately that contractor backed out at the last minute, causing the project to be put on hold so that it could be put back out to bid and rescheduled to coincide with the fall grass transition from bermuda grass to rye grass. The project began on August 15th and is expected to be completed by mid-to-late September. Once the new system is installed, the HOA expects even coverage among the sprinkler heads and significant water savings based on the updated water efficient components of the system.

The other irrigation project that the Landscape Committee recently received Board approval for, is to replace the irrigation lines at all monument entryways along Silverbell Road, from Cortaro Road to Coachline Boulevard. The old systems consisted of the thin-walled black poly tubing, which over time had become brittle and riddled with leaks. It seemed as though with every leak repaired, a new leak would develop only inches away from the repair. The Committee decided it was time to replace the old lines with new schedule 40 PVC, which would alleviate the constant need for repairs and provide a lasting product that is expected to hold up much longer than poly tubing. This project was identified in the reserve study, so the funds were available in the HOA's savings account for this purpose. The monuments that will be included in this project are River's Edge, Desert Sage, Richmond Estates, Coyote Crossing, Sombrero View, and Sombrero Vista.



Although it's not a scheduled project per-se, the Association's landscape maintenance contractor is also working on straightening out the system

on Twin Peaks Road. Although the system is fairly new, issues have surfaced and the HOA is working to get them resolved. The Landscape Committee takes particular pride in keeping the high profile Twin Peaks thoroughfare in top condition, since it is a main entry point into the community. The Committee is anxious to replant many of the plants that died over the past year, but wanted to first ensure that the system was operating at 100% performance so that any new plantings would take hold and thrive. Rather than planting just before fall as temperatures are declining, the Committee plans to prepare for installations next spring so that the new plants will have the full summer season to get established.

The CRCA Landscape Committee and the CRCA Board of Directors hope that residents appreciate the care taken to maintain the common areas to the high standard that the community expects and deserves.

Home Landscaping Tips

Labor Day has come and gone. There is a noticeable difference in the morning air. The light is different and the breeze is just a little cooling. It is still HOT none the less, but we need to start getting ready for our fall plantings. Vegetables, annuals, over-seeding and the last fertilizing are just around the corner. It's always a good time to check irrigation if it has been awhile.

If your annual beds and vegetable gardens have old dead plants in them, now is the time to clean out the mess. If your soil hasn't been refreshed in the last two years, refresh it with a good planting soil specifically for in ground planting. Not to be confused with potting soil. If you have potting soil it's ok to use, but if you are buying new, buy planting soil. Potting soil is for container gardening while planting soil is for mixing in the ground. When planting in the ground you need to mix the planting mix with original earth so you don't end up with a dug out basin solely filled with pure planting mix. A good ratio of planting mix to original earth is a 1:1 mix. You'll want to amend the soil to a depth of about 6"; the deeper the better. Some people like to add fertilizer at this time, but I don't. Granular fertilizers are usually fast acting fertilizers and it is easy to put too much in the mix. You can use a slow release, like Osmocote, if you like. Organic fertilizers are usually a slow release safe fertilizer as well. For vegetables and flowers I prefer the water soluble kind, like Miracle Gro. Whichever fertilizer you use, be sure to follow the instructions on the label. Now is a good time to check the emitters too. If you don't have emitters to your beds, now is a good time to install them. Soil, fertilizer and water are the keys to a successful garden. Get all this done now so when October comes around all you have to do is install the plants into your nice soft soil.



If you are over-seeding your lawn, do not apply any more fertilizer to the Bermuda grass. You want the Bermuda to start to go dormant in early October and if you fertilize now, that will lengthen the growing period. Conversely, if you are not over-seeding, now is a good time to fertilize your Bermuda one last time for the season. September is perfect for the final application of fertilizer for many of your shrubs and trees as well. Citrus trees; we don't want to push too much new frost tender growth late in the season, so fertilize now if you are planning on fertilizing them.

When was the last time you checked on your irrigation system? When it sprung a leak? Most problems associated with plants can be traced back to improper watering. Drip systems are designed to run for hours at a time, every other day or twice a week. Trees and cactus can be once every week or two. Annuals still need it every day. There are too many variables in watering for me to cover it all in this article. I have seen where people water every day for 15 minutes. Even if the emitters are working at 100%, that is only a quart to maybe ½ gallon (if it has a 2gph) to it. For a small plant that may be ok, but for a mature shrub or tree, not even close. If your plants are stressed, make sure they have enough emitters working properly, and the right size (1gph, 2gph, 4gph), and let the water run. A typical summer water cycle may look like; 3 to 4 times per week, 1 ½ - 2 hours at a time. For winter you can cut it back to once or twice a week, but keep the duration the same.

When is the best time to water? For the summer, I like the water to be available to the plant first thing in the morning. That means having the water cycle done by 6:00 am. Depending on how many valves you have, you might need to start watering at midnight. Winter time I like to push it up to 9:00 or 10:00 am.

I know it's still hot, but if you get it done a little at a time, you will be ready for October. Make sure you are planting fall/winter plants (like petunias, snapdragons) and not the end of season close-out summer plants (like vinca).

-Rob Palfreyman

About the author: Rob Palfreyman is a resident of Continental Ranch, who, over the years has served on the Board of Directors and the CRCA Landscape Committee. Rob has owned companies in and worked in the landscape industry for over 30 years, gaining an extensive knowledge of landscaping practices. Rob currently owns and operates Desert Knight Landscaping, which services residents in and around the Continental Ranch area.

Continental Ranch Community Wide Yard Sale!

October 15, 2016 7:00am – 2:00pm

Registration deadline is Wednesday October 12, 2016



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 14th & 15th at the Community Center. Advertising will appear in local newspapers and on Craigslist. Entry is free to all Continental Ranch Residents!

Community Yard Sale Registration Form

Please return to the CRCA Office by October 12, 2016

Name: _____ Phone: _____

Address: _____

Items for Sale:

For Office Use: _____ Date: _____ Staff Initials: _____ Parcel/Lot _____

BULK ITEM TRASH PICKUP

Saturday, October 22, 2016



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

Cactus:

Must be boxed and labeled

Glass tables (including end-tables):

Glass must be removed from table,
Glass 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

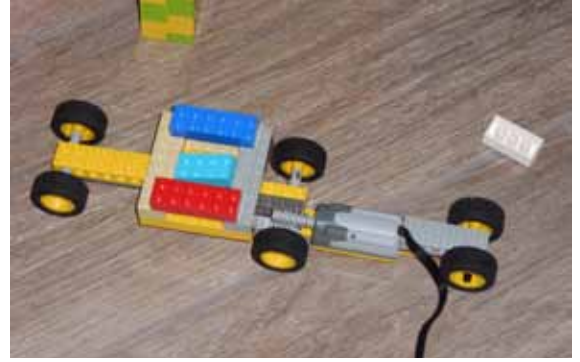
Computers

Pesticides

Lego Camp in CRCA



This past July CRCA hosted the 1st annual CRCA LEGO® Camp, provided by Play-Well TEKnologies. At the camp, the children dove into massive collections of LEGO® blocks! While they built elaborate objects, structures, and vehicles, they explored fundamental principles of engineering and



physics. They also collaborated and created without fear of mistakes and while using their own creativity and critical thinking skills to complete the projects. CRCA hopes to host this camp again next summer. If you're a parent and missed out on this year's camp, please keep an eye out next spring for the newsletter advertisement of the camp.



Several of the businesses located within the Twin Peaks Plaza would like to invite you to our annual Monster Mash, on Saturday, October 29th from 6pm-7:30pm!!

Address: 7555 W. Twin Peaks Rd, Tucson AZ 85743

Location: The parking lot in front of Twin Peaks Veterinary Center and The Springs Church.

Come for a night of fun, games, trunk-or-treating, food, a haunted house, and more! The event is free; however, there will be additional costs for some of the activities/food.

FOR YOUR PETS SAFETY, AND THE SAFETY OF OTHERS, THERE WILL BE NO PETS ALLOWED AT THIS EVENT. THANK YOU FOR YOUR UNDERSTANDING AND COOPERATION.



Political Sign Update

A Message from Town of Marana Code Enforcement:

With the political season now in full swing we would like to take a moment to discuss the campaign signs that seem to be flooding our streets right now.

Arizona Law specifically allows for the placement of political signs within the right of way of municipalities for the period beginning 60 days prior to an election and ending 15 days after the election has concluded. Law also states that campaigns that continue through the primary and into the general election can leave their signs out until 15 days following the general election. It is a criminal violation of the law for anyone, including the Town, to remove, alter, cover, or otherwise deface these signs during this time. Arizona Law does allow a municipality to immediately remove a sign in cases of emergency and also gives us authority to require a sign be moved if it creates a public safety hazard.

So what does that mean to all of us?

If you observe a sign placed in a location which creates a public safety hazard, please notify us at (520) 352-2520 or codeenforcement@maranaaz.gov. We will respond to the area to make a determination and take appropriate action from there. Please do not take it upon yourself to remove a sign as this could result in prosecution. Let's work together to keep our community as clean and safe as possible during this time. Before we know it November will be upon us and the signs will once again disappear.

Speaking of flooding our streets, we would also like to take a moment to remind everyone of their obligations when draining a swimming pool. The Town of Marana Pool and Spa Code specifies that backwash water should be disposed of and contained on site, in such a manner that the soil conditions will allow the water to percolate into the soil. However, there is sometimes a need to drain a larger amount of water from the pool. For this, it is acceptable to drain to the street, but to do so, the discharged water needs to be chlorine free, at a PH of 7 plus or minus .5, and free of known biological hazards. Additionally, it is your responsibility to remove any staining or residue from the street by rinsing with potable water or by other approved means. Water may also be discharged to a wash when the same criteria are met with additional measures to prevent erosion of the wash bank or channel.

Should you have any questions please do not hesitate to contact us. Thank you!



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Must Haves:

- 2 Story, Single
- 4 BR w/loft + den or 5-6 BR
- 2½ - 3½ baths
- Master Suite on first floor
- 3 car garage
- Private pool
- Back facing wash
- Prefer mountain views
- Good Condition, Clean

Please read carefully before responding

- Only houses meeting ALL requirements will be considered
- Include phone number

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Client Testimonial

I selected Judy based upon her reputation and because her signs go up and come down quicker than anyone else's. She clearly demonstrates a work ethic that is unbelievable. Always willing to go the extra mile. Her professional but friendly nature coupled with her knowledge of the local market proved time and time again to be a winning combination for me. I could not have imagined going through the selling process without her. I strongly recommend her to anyone seeking a Realtor who is dependable and will protect her clients interest.

Thanks again Judy!

Charles Witt
 Tucson



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September 2016

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1 ARC 2pm at WP Farmer's Market 8am - 12pm at WP	2	3
5	5 Labor Day CRCA Office Closed	6	7 Covenants Committee 6pm at WP	8 Farmer's Market 8am - 12pm at WP	9	10
11	12 Pool Committee 6pm at WP Landscape Committee 7pm at WP	13	14	15 ARC 7pm at WP Farmer's Market 8am - 12pm at WP	16	17
18	19	20 Meet the Candidates Night 6:30 pm at CC Board & Exec. Meeting 6:45pm at CC	21	22 Farmer's Market 8am - 12pm at WP	23	24 CRCA office open 9am - 1pm
25	26	27	28	29 Farmer's Market 8am - 12pm at WP	30	

October 2016

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3 Pool Committee 6pm at WP Landscape Committee 7pm at WP	4	5 Covenants Committee 6pm at WP	6 ARC 2pm at WP Farmer's Market 8am - 12pm at WP	7	8
9	10	11 Board & Exec. Meeting 6:45pm at CC	12	13 Farmer's Market 8am - 12pm at WP	14	15 Community Yard Sale 7am - 2pm
16	17	18 CRCA Annual Meeting 7pm	19	20 ARC 7pm at WP Farmer's Market 8am - 12pm at WP	21	22 Bulk Item Pickup 6am - 6pm
23	24	25	26	27 Farmer's Market 8am - 12pm at WP	28	29 CRCA office open 9am - 1pm
30	31 Happy Halloween!					



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www.shoptucsonhomes.com

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 SOLD 4 BEDROOM 2 BATH	 SOLD 4 BEDROOM 2 BATH	 SOLD 3 BEDROOM 2 BATH	 SOLD 3 BEDROOM 2 BATH	 SOLD Your home is next!



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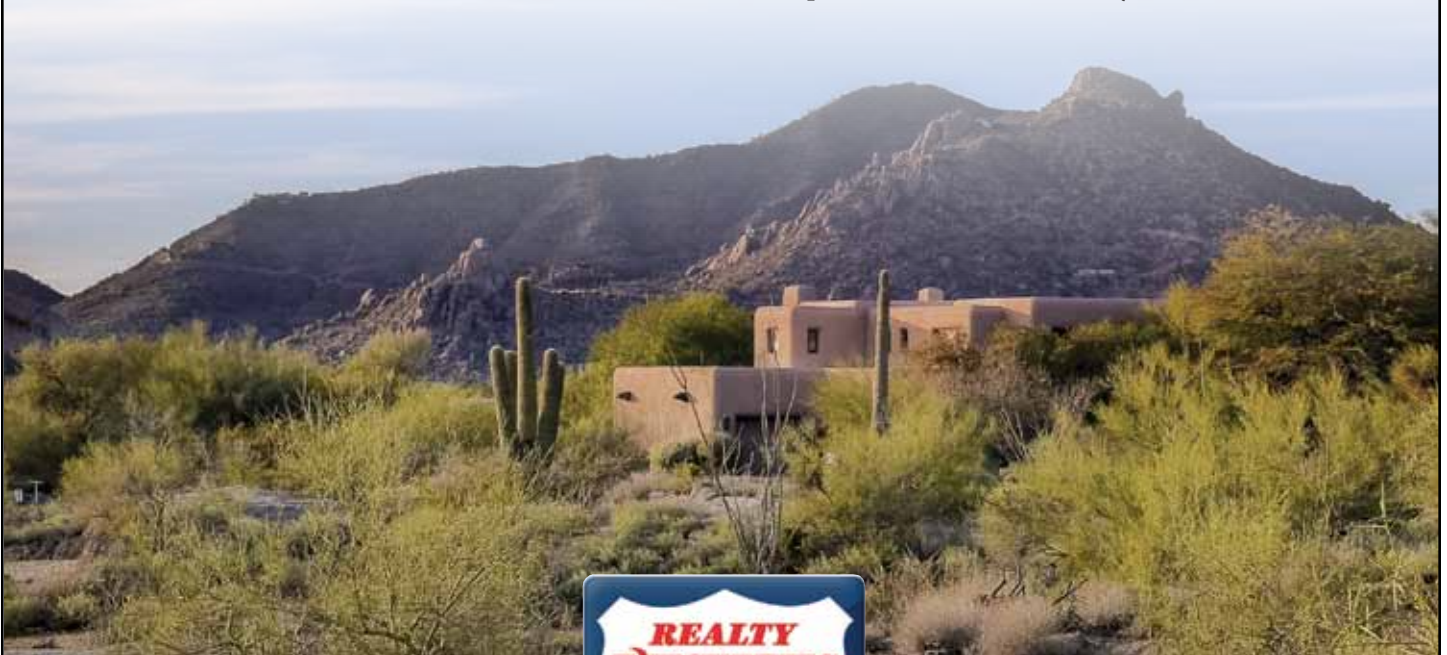
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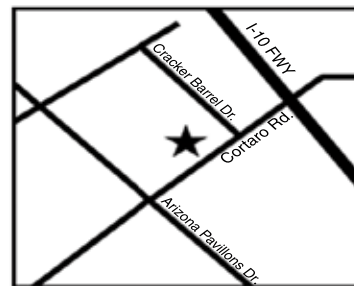
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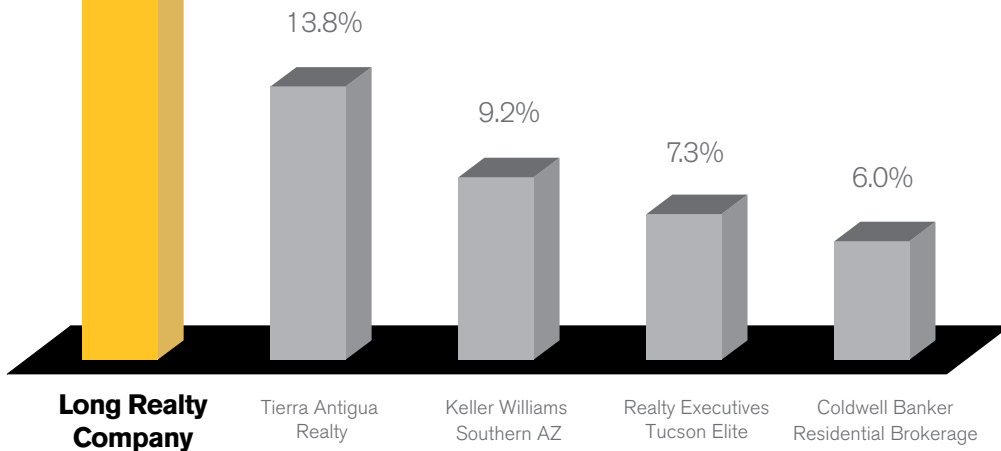
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520-243-5900

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520-628-5376

Pima County Hazardous Waste

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Tucson Electric Power

520-623-7711

Southwest Gas

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Mountain View Post Office

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Newsletter Policies

The Continental Ranch Windmill is published bi-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

* 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

As you'll see once you receive the annual meeting packets, this year's annual meeting is scheduled for Tuesday October 18, at 7:00 P.M. This year we will be holding the meeting at Twin Peaks Elementary School (on Twin Peaks Road next to Safeway). I wanted to make sure to mention this, since we've bounced around at different venues the past few years. We hope to see new and familiar faces alike!

I try to keep fresh with what we mention in the newsletters, but it is always worth including some "reruns" on certain topics since there are always new residents moving to Continental Ranch. Here in the office, a challenge we constantly face is handling unapproved changes to homes which come up when homes are sold. Each time a home is sold in CRCA, our staff performs an inspection around the outside of the home (front & backyard) to verify that any changes made to the property were approved by the Architectural Review Committee (ARC). Many times we find that changes were made without prior approval. 95% of these unapproved changes are simply a matter of the homeowner submitting the paperwork so that it can be approved. When we discover unproved items during our inspection, it is typically a high-stress time for the resident selling their home; obtaining ARC approval while in the midst of selling their home just adds to their stress. I highly encourage everyone to please be proactive and get any ARC approvals done at the appropriate time to avoid having them come up unexpectedly if you ever sell your home.

Hopefully you noticed the advertisement on page 8 for the "trunk or treat" Halloween event that the Twin Peaks Plaza puts on for the community. We always hear really great remarks from parents whose families have a wonderful time at the event.

Josh Seng, Community Manager

On behalf of Aime, Paula, Ryan and Stephen

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E-mail continental.ranch@yahoo.com

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