

CONTINENTAL RANCH

the windmill

January/February 2017 Edition

www.crcatucson.com

Mark Your Calendars

January 2017

- 1st Happy New Year!
- 2nd CRCA Office Closed
- 4th Covenants Committee
6 p.m. at WP
- 5th ARC
7 p.m. at WP
- 9th Landscape Committee
7 p.m. at WP
- 17th Board of Directors Meeting
6:45 p.m. at CC
- 28th CRCA Office Open
9 a.m. - 1 p.m.

February 2017

- 1st Covenants Committee
6 p.m. at WP
- 2nd ARC
7 p.m. at WP
- 6th Landscape Committee
7 p.m. at WP 7th
- 21st Board of Directors Meeting
6:45 p.m. at CC
- 25th CRCA Office Open
9 a.m. - 1 p.m.

President's Report - John Lambert

Happy New Year to everyone. While 2017 is the start of a New Year let's not forget 2016 here in CRCA.

The annual Easter Egg hunt was another sounding success with lots of kids enjoying themselves with the egg hunts and all the other activities put together by Paula Bellina from our management team. We added a new event- dog day at the pool after it was closed for the winter. We had over 20 dogs and their families show up for a fun time for all. Great event for our furry companions as well as their owners and we hope to make it an annual event also. The last annual event was pictures with Santa at the community center. We had 52 kids and 1 dog show up to get their picture taken. While some of the younger crowd didn't know if Santa was someone they wanted anything to do while others enjoyed it as much as Santa did.

The BOD was able to complete a remodel of the Community Center which turned out very well with new tile floors replacing the vinyl flooring, new granite and cabinets in the kitchen as well as new tables and chairs. It is definitely an upgrade for the community.

We were also able to replace the irrigation system at Windmill Park that was over 25 years old, replacement of all the controllers though out the community as well as replacing the poly irrigation lines at all the monument on Silverbell and along Twin Peaks with PVC which has a longer service life.. It has been approved to replace all the irrigation lines on Coachline from Twin Peaks north this upcoming year.

Let us hope 2017 is as successful with improvements as 2016 was.

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REWARD

\$500

For information leading to the
ARREST and
CONVICTION
of persons responsible for
vandalism of
Continental Ranch
Community Association property.

PLEASE CALL 297-7600
to make a report

There is No Poop Fairy

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



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

November & December Recap:

Meetings At A Glance

The following are highlights from the regular meetings of the Board of Directors held November 15, 2016 and December 20, 2016 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

At the November 15, 2016 meeting, the Board approved several Covenants Committee recommendations for fines and pool use suspensions for various unresolved violations; approved replacement of irrigation system lines on Coachline Blvd north of Twin Peaks;

renewed office copy machine lease; approved refurbishment of monument lettering at numerous neighborhood entries. At the December 20, 2016 meeting, the Board approved several Covenants Committee recommendations for fines and pool use suspensions for various unresolved violations; approved annual upper tree pruning; approval of electrical line replacement and lighting replacement at the Community Center and approval of monument lighting updates.

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.

Call to the Community – Josh Seng, Community Manager

I'd like to put out a call for help to the community in keeping a watch out for suspicious landscape activity in our common areas. We've had a rash of instances where the irrigation valves have been cranked open by hand, causing areas to severely over-water, while causing other areas to not receive the water they were supposed to. Please be aware that Complete Landscaping is the only landscaping contractor that should be seen working for CRCA along Twin Peaks Road, Coachline Blvd, and Silverbell Road. When Complete Landscaping is working, you will always see their clearly marked company truck nearby displaying their company logo. The "valve boxes" are the in-ground boxes throughout the landscape, which have a rectangular lid flush with the ground. If you see anyone crouched down and doing something in one of these in-ground boxes, please try to snap some photos with your smart phone and report it to the office (even if it looks like they might be a landscaper). Just because someone is dressed like a landscape worker, does not mean that they are "supposed" to be working here; there should always be a Complete Landscape company truck near them to signify they are authorized to be working on CRCA property. We hope that the community will help us catch whoever is doing this so we can put a stop to it. We'd rather be safe than sorry, so please don't be afraid to report anything fitting the description above. Thank you all.



Holiday Light Contest Winners!

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



Continental Ranch Landscape

It's been a busy several months in the world of CRCA landscaping. While this may not be news for those who follow the newsletter, hopefully residents will appreciate an update on various projects the Association has been working on for the latter half of 2016, and continuing into early 2017.

The bulk of the work has involved replacement of numerous irrigation systems throughout the community. The old systems were comprised of black plastic "poly tubing", which as it ages, becomes brittle and prone to leaks. When the poly tubing starts to wear out and cracks occur, it becomes increasingly difficult to successfully stop the leaks. Often when one crack is repaired, within days another crack forms just a short distance down the line. These redundant leaks not only grow to be time consuming and costly to repair, they also give the perception to residents that leaks are being ignored. Residents typically aren't aware when they are actually witnessing a series of independent leaks, and assume they're seeing the same unrepaired leak being ignored by the Association.

The CRCA Landscape Committee has consistently made the decision to replace entire systems with new lines when an abundance of leaks become concentrated in a particular area. While the old poly tubing systems have proved to last only 5 – 10 years, the new replacement systems are built using schedule-40 PVC piping so that they will provide a much longer lifespan and serve the community for years (hopefully decades) into the future.

Once the sprinkler system replacement project at Windmill Park was completed in September, the installation crew began work on replacing the systems at the monument entries along Silverbell Road. River's Edge, Desert Sage, Richmond Estates, Desert Vista, Coyote Crossing, Sombrero View, and Sombrero Vista were all replaced in October, November, and December. Next, the crew moved up to Desert Traditions to replace the line which waters the row of Oak Trees along on Coachline Blvd just south of Twin Peaks Road. The last section of irrigation that was approved by the Board for replacement is the section currently being worked on along Coachline Blvd north of Twin Peaks.



With all the updates made to the irrigation systems, the Landscape Committee is able to comfortably move forward this coming spring with installing new plants where others have died. Last summer, the Committee had postponed these plant replacements until the irrigation work was completed so that the new plants would have the best chance of getting established.

The annual gravel replenishment was another project that was approved late last year, but had been held off from installation until after the irrigation projects were completed so that the rock could be applied without being disturbed. The 2016 gravel replenishment touched up the entries along Silverbell where the irrigation was replaced, as well as surrounding the Community Center and Windmill Park. This replenishment program that Continental Ranch follows helps keep the community looking its best, further supporting home values in CRCA.



Greetings from the North Pole

Santa made his annual appearance in Continental Ranch last month, posting up at the Community Center for photo opportunities with the neighborhood! As has been tradition, the Board President dusted off his Santa outfit and donated his day to spend it with children and their families for holiday photos. This year was made extra special by another resident who volunteered her professional photography knowhow and equipment to the event – and as such, this year's photos turned out better than ever before! Families who participated also donated food items for the Marana Food Bank, once again raising hundred of pounds of food. These donations were appreciated more this year than ever before, as the Food Bank has been struggling to meet the demands of 2016.



Covenants Corner

Continental Ranch is a community of homeowners who embrace the pride of ownership when it comes to their homes. Often times when folks think “HOA”, the first thing that comes to mind is covenants enforcement to address issues like weeds in front yards or homes falling into disrepair. Believe it or not, covenants enforcement is just a small part of the overall function of the Association. Nevertheless, it is still an important task that the Association takes very seriously.

Over the past several years the Board has adjusted its policies to create a more homeowner friendly environment, meanwhile effectively reducing the length of time in which violations are resolved. Frequently when residents receive a notice from the Association’s management office, they respond by saying that they did not realize there were certain rules to be followed regarding their property. There are several violations that come up most frequently which might be of interest to readers, including: front yard maintenance, trash cans, trailers, and landscape parking.

Front yard landscape maintenance - Residents are expected to take care of their yards to a reasonable extent. Weeds are the number one problem that occur. The most effective action for residents to take is to apply a pre-emergent spray or granule to their yards, which helps stop most weeds before they begin. Other yard maintenance items include removing trees and shrubs when they die, as well as trimming back bushes and trees when they grow too close to the sidewalks.

Trash cans - CRCA issues hundreds of notices to residents to remind them that trash cans are not supposed to be visible from the street. This means that trash cans should always be stored in the backyard or in the garage. Trash cans should not be stored on the side of the house or pulled up into the front patio area. Some residents have sought approval to build a small screening wall on the side of their house so that they have a place to effectively hide their cans without having to pull the cans all the way into their backyard.



Trailers - CRCA understands that some home projects do require the need to deliver supplies on a trailer, and therefore the Association tries to be sensitive when enforcing this violation. CRCA wants its residents to feel free to do work on their homes without having too many cumbersome restrictions being imposed but unfortunately the CC&Rs do not allow trailers to be stored on any lot. Residents who need to have a trailer for a very short temporary time period in order to accomplish a home project should let the Association know about their plans so the information can be on file with the office. Aside from these very brief and temporary uses, trailers should not be parked in Continental Ranch.

Landscape Parking – Residents should only park vehicles in their driveway, not in the landscape of their front yard. This is a violation that the Association office staff tends to hear about through complaints since it typically occurs overnight and weekends, when the CRCA staff is not performing inspections. Typically, by the time residents contact the CRCA office to complain, the violation has been occurring for a significant length of time and they are frustrated with the belief that the Association “isn’t doing anything”. Residents should know that the CRCA staff works during regular business hours, and so if a violation is only occurring afterhours, then the office staff is likely unaware of it happening. For these types of situations, management staff can only help resolve the problem if the issues are brought to their attention through a written complaint. The Association encourages residents to contact the office if there are afterhours violations that they would like addressed by the Association.



CRCA thanks everyone for working hard to keep their properties in excellent condition and supporting the property values of the neighborhood as a whole!

Adopt-a-Family

This year's adopt-a-family program was a great success and helped bring joy to a Continental Ranch family facing hard times. The office received an outpouring of donated gift items for this year's family. The holidays can be especially stressful for those who are already struggling. This year's



family was overwhelmed with emotion by the kindness shown to them and said it gave them new hope for this coming year. Thank you to all who donated and please know that you genuinely touched the lives of a special family in the neighborhood. The local companies listed below also graciously contributed to the program.



Neighborhood Monument Enhancements

The Continental Ranch Board of Directors hopes its residents take note of how vigilant the Board has been in the upkeep of common area components belonging to the Association. One component which has been a priority for the Association includes the monument signs located throughout the community which mark the entries into the individual neighborhoods.

In 2009 the Board inherited a monument sign lighting project which had been started by a previous group and unfortunately did not yield very desirable results. The 2009 project called for ground based up-lighting, which turned out to not adequately illuminate most of the signs in CRCA. Over the past several years, the Board has slowly but surely been working to replace many of these lights with overhead LED strip lights that shine more evenly onto the signs and make them much more visible.

The Board was able to allocate some extra funds in the budget to address a number of the signs this year. After reworking the lighting system at this year's batch of monuments, there will just be a handful of signs left for the Board to work on restoring in the years to come. Work is expected to start this month or next, and will include numerous monuments along Silverbell Road and Twin Peaks Road.

Home Landscaping Tips

It's January and the weather is cold, so there isn't too much to do for our landscapes, but here are some things to consider. It's a good time to pick up fallen leaves from our trees before they blow over into your neighbors' yards. Now is also a good time to prune deciduous trees, like Ash trees, Elm trees, Mesquite, and Palo Verde to name a few. These trees are dormant and cold hardy and like to be pruned at this time. Now is NOT the time to prune the frost sensitive plants such as: Citrus, Hibiscus, Lantana, and Bougainvillea.

The other plants to prune in January are rose bushes. Pruning roses is very important because it gets rid of the dead and decaying stems and the suckers that sap energy, while also rejuvenating the shrub. Part of the pruning process is stripping all the leaves from the plant and picking up any debris that has fallen to the ground, helping to get rid of any insect eggs that could still be present.

To prune roses:

1. Make sure your pruners are sharp and clean and be sure to wear leather gloves for safety.
2. Remove dead and diseased canes back to fresh tissue.
3. Clear out the center canes that are crisscrossing the plant, this opens up the plant to light and air.
4. Remove sucker growth, growth that is below the bud union.
5. Cut remaining canes down by about 50%. Cut about 1/8" to 1/4" above to an outside bud on a 45 degree angle.
6. Remove all leaves from plant.
7. Pick up any leftover leaves and debris from the ground. (these are good hiding places for pests)

Wait until February or until you see signs of new growth to fertilize and treat for pests.

Fertilizing roses ensure helps insure your roses thrive. Roses grow very fast and their blooms require a good source of energy to reach their full potential, not to mention getting through the hot summer months. I prefer water soluble fertilizer that is mixed with water. I feel you get better fertilizer distribution throughout the root zone.

Roses are very susceptible to insects and diseases. Spraying an all purpose rose spray will help to control fungi, diseases, and insects. It is recommended to wait until the first sign of a leaf bud to spray, which is usually around mid-February.



As with any chemicals, take caution to closely follow the instructions on the label.

Rest up for March and April – much to do then!

-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.



WELCOME 2017!!!

First, we hope that everyone had a terrific holiday season and a very happy New Year! We all know that during this time many of us accumulate extra trash and recycling with all of the boxes, wrapping paper, trees, etc. Please help us keep our community clean by properly disposing of these items. It is always unfortunate when these items are discovered illegally dumped within washes and open space. So remember, the cost and time associated with proper disposal is far less than the associated costs and time of court proceedings if caught doing things the wrong way.

Second, we would like to take an opportunity to make everyone aware of a new program that we have initiated. The Town of Marana's Department of Community Development, Code Enforcement Division, maintains a community clean-up trailer in order to provide an opportunity for residents who do not have the means and/or equipment to maintain their properties to perform major clean-up. In addition, it provides an opportunity for neighbors to come together to complete community beautification projects. This, in turn, keeps Marana neighborhoods attractive and in good repair. Studies show that clean neighborhoods have lower crime and greater residential satisfaction. Additional information and the online application can be found at:

<http://www.maranaaz.gov/community-clean-up-trailer>

Should you have any questions about this program or anything else, please feel free to contact us directly at 520-382-2520. Also, if you have topics that you would like for us to cover in future articles, please let us know that as well.

Thank you for your time and we hope that you all have a wonderful year!



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Looking for something fun to do with your dog? Check into AKC Rally and Obedience.

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MARCH 11	M.O.V.E Hike Challenge(info at Move2Ranges.com)

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January 2017

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1 Happy New Year !	2 CRCA office Closed	3	4 Covenants Committee 6pm at WP	5 ARC 7pm at WP	6	7
8	9 Landscape Committee 7pm at WP	10	11	12	13	14
15	16	17 Board & Exec. Meeting 6:45pm at CC	18	19	20	21
22	23	24	25	26	27	28 CRCA office open 9am - 1pm
29	30	31				



February 2017

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



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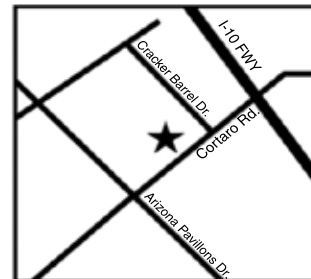
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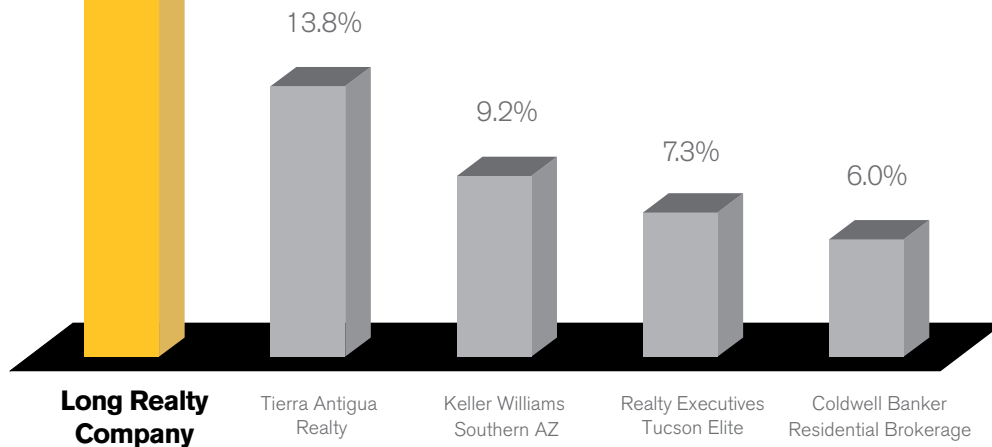
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Client Testimonial

Judy was always available to answer any all questions we had during the transaction. She shared contact information for various vendors, because we are new to the area and they all proved to be exceptional. We highly recommend her to anyone looking to buy a home or sell an existing one. Judy was outstanding and the process with so smoothly without a hitch.

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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

Thornycroft & Magee

520-744-6720

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

We hope everyone had a great holiday season!

The CRCA volunteer luncheon is taking place in mid-January and we want to once again call attention to the generous time donated by your community's volunteers! The annual volunteer luncheon is a small event held each year to honor those residents who give their time to make Continental Ranch a better place for all to live. Residents volunteer in several ways, including participating on committees, helping at CRCA events like the Easter Egg Hunt, and of course, the Board members who put in the greatest amount of time month after month (and year after year). The luncheon is funded through donations and is a humble means to show appreciation to those who work for the greater good of the community.

This past November our management contract was renewed for another year and our staff would like to thank the Continental Ranch community for choosing our management team. We're now going on our eighth year in serving your community and we're very grateful. In the industry of managing HOAs, many times the only feedback that is voiced are residents' gripes and complaints. Our staff feels very blessed to be managing Continental Ranch because we get to hear so many nice compliments and generous positive feedback from your kind and caring members. You've made us feel like we're part of your family and we do not take it for granted. We'll continue working as hard as we can for Continental Ranch and hope you'll continue to choose us for your management company!

Josh Seng, Community Manager

On behalf of Aime, Paula, Ryan and Stephen

**HAPPY
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YEAR**

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