

CONTINENTAL RANCH

the windmill

March/April 2017 Edition

www.crcatucson.com

Mark Your Calendars

March 2017

- 1st Covenants Committee
6 p.m. at WP
WP Pool Opens
5 a.m. - 10 p.m.
- 2nd ARC
7 p.m. at WP
- 6th Landscape Committee
7 p.m. at WP
- 21st Board of Directors Meeting
6:45 p.m. at CC
- 25th CRCA Office Open
9 a.m. - 1 p.m.

April 2017

- 3rd Landscape Committee
7 p.m. at WP
- 5th Covenants Committee
6 p.m. at WP
- 6th ARC
7 p.m. at WP
- 15th Easter Egg Hunt
10 a.m. - 1 p.m. at WP
- 18th Board of Directors Meeting
6:45 p.m. at CC
- 29th CRCA Office Open
9 a.m. - 1 p.m.

President's Report - John Lambert

With spring around the corner- I hope- we can look forward to warmer temperatures and longer daylight hours to be enjoyed by all. Windmill pool reopens March 1st for community use after closing for the winter months. Hopefully residents will enjoy it along with the splash pad as temperatures get warmer.

We suffered a lot of plant loss last year due to our past landscape contractor not performing to the standard we require. Our new contractor seems to be doing a good job with the community common areas looking as good as I remember. They will be replacing a large number of plants that died due to inattention to irrigation issues with our past contractor. I look forward to seeing new plants that will be taken care of properly.

Just a reminder that the annual Easter Egg hunt will be Saturday April 15th at Windmill Park. Make sure to mark the date on your calendar and get your wrist bands at the office prior to event day. Hopefully it will be as successful as past hunts have been. We are always in need of volunteers to help with the event so if you enjoy seeing children having a good time contact Paula at the office. I am sure she could use all the help she can get.

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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.

January & February Recap:

Meetings At A Glance

The following are highlights from the regular meetings of the Board of Directors held January 17, 2017 and February 21, 2017 at the Community Center. Completed minutes will be posted to the website after they are approved at the next appropriate meeting. A copy of approved minutes may also be requested from the office. Recordings of all meetings will be retained for a period of 30 days following posting of approved minutes to the website.

Board Actions

The following are highlights from the regular meetings of the Board of Directors held January 17, 2017 and February 21, 2017 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.

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.

Thanking our Community Volunteers

As has been tradition, the annual "Volunteer Luncheon" was held at the Community Center in January to honor the residents of Continental Ranch who volunteer their time to benefit the community. Continental Ranch is such a large Association, and most residents go about their daily lives without realizing how much work goes into operating a community of this size. While there are an estimated 10,000 residents inhabiting CRCA, only a small few donate their time to help. Continental Ranch hopes that more residents will consider participating, since the more involved members are, the stronger the community can be. The sponsors who donated to

making the volunteer luncheon possible included: Alphagraphics Tanque Verde, Complete Landscaping, Goodman Law Offices, HOA Management Solutions, Pro-Care Janitorial, Sovereign Electric, Southwest Pest Solutions, and J. Todd Lundering CPA.



Continental Ranch Community Wide Yard Sale!

April 22, 2017 7:00am – 2:00pm

Registration deadline is Wednesday April 19, 2017



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 April 21st & 22nd 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 April 19, 2017			
Name: _____	Phone: _____		
Address: _____			
Items for Sale:			
For Office Use: _____ Date: _____ Staff Initials: _____ Parcel/Lot _____			

BULK ITEM TRASH PICKUP

Saturday, April 29, 2017



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. Residents must have an account with Waste Management to participate.

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

Now Hiring **Pool Monitor**

Continental Ranch is hiring for pool monitor staff for the 2017 summer swim season! If you or someone you know is looking for some part time work for the summer, please contact the CRCA office to apply.



Continental Ranch pool monitors spend their time in the pool areas in an effort to maintain a safe and enjoyable environment for the residents using the pools, spa and splash pad.

The job runs from May through August and is a great way to pick up some extra cash for the season.

Swim... Swim... **SWIM...** Lessons

Did you know that there are swim lessons available in Continental Ranch? For the past eight years, CRCA has partnered with Saguaro Swim Aquatics to provide swim lessons to Continental Ranch residents at an affordable price, all with the convenience of having the lessons right here in the community. Not only do CRCA residents get a great rate for the lessons, but Saguaro has committed to keeping class sizes small so that the students receive lots of personal attention from their instructors. Lessons are held at the



Community Center Pool throughout the week.

Continental Ranch hopes that parents appreciate the lessons offered close to home and take advantage of helping their young tykes learn one life's great skills for fun and safe summers ahead. If you would like more information, please contact Saguaro Aquatics directly at 638-8040.

Home Landscaping Tips

As springtime approaches, it is time to fertilize and cut everything back. I am always hesitant to cut frost sensitive plants back in February, whereas March is definitely a safe time to cut back and fertilize everything and get ready for the growing season.

The problem with fertilizing too early and cutting the frost damage out too early, is that it encourages new growth and opens the plant up to frost damage further down the plant if it frosts again. The “normal” last danger of frost for Tucson is around March 8 to March 15, but usually it is much sooner than that. So, March is a great time to fertilize and prune everything.

Fertilizing citrus trees is not necessary for the tree to grow, but fertilizer is necessary if you want it to thrive and produce sweet juicy fruit. Three applications of citrus tree fertilizer are recommended each year. To determine how much fertilizer to use, carefully follow the directions on the label. As a general rule, a mature citrus tree can take up to 2 pounds of fertilizer for each application (but be sure to follow the label and only apply fertilizer designed for use on citrus). A 5lb bag can do 2 to 3 mature trees per application. March is usually an ideal time for the first application because the danger of frost is past. Try to fertilize before the blossoms come out. If you fertilize while the tree is blooming, the fertilizer can knock the blooms off before they get a chance to set fruit. If you miss this timing, just wait until the next recommended application period, which is May/June.



Citrus trees prefer deep watering. Beth Hargrove, from Rillito Nursery and Garden Center, recommends watering to a depth of 3ft once a week during the warm growing season. To accomplish deep watering use drip irrigation or build a watering well to contain the water as it seeps down deep to the roots. You may need to fill up the well a couple of times to reach the 3' depth. A watering well should be as wide as the canopy of the tree if possible. Remember the roots of a tree mimic the branches, so the roots extend out just as far as the branches do. This is where the important feeder roots are, which take up water and nutrients. The older roots that are closer

to the trunk are more for anchoring the tree. It is recommended to put an inner circle of soil around (but not touching) the trunk so that standing water won't get the trunk wet. If you use drip irrigation make sure to put three or four, 4-gph drippers out about mid way around the tree to insure water gets to all the roots and not just one central area.

Hopefully you have trimmed your roses back hard in January and sprayed them for fungi and insects in February, as they have started to sprout. If you haven't trimmed them hard, do some medium pruning and spraying now. We don't want to have to do heavy pruning in the summer on roses.

My Texas Mountain Laurel (*Sophora secundiflora*) started to bloom in mid-February. Get ready for “leaf skeletonizer” pests on them and all of the Yellow Bell genus (*Tecoma* species), Yellow Bells, Orange Jubilee, and the multitude of other colors. Look for the little green caterpillars now, because by the time you notice the damage, it is usually severe. Check with your landscaper or favorite garden center for the proper control. Get to those weeds too. This was a great year for weeds. Lots of winter rains.

-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.

DESERT BROOM



The desert invader

An opportunistic weed is overtaking the Valley! Desert Broom, or *Baccharis sarothroides*, is a nuisance, shrub-like weed with broom-like stems that can reach 12-foot tall heights. Homeowners unfamiliar with native plants often mistake Desert Broom for an ornamental shrub. This invasive weed can crowd out other plants, steal valuable water and clog roadsides and retention areas. Desert Broom blooms later than most plants and generates countless cottony seed mounds, which affect allergy sufferers. Knowledge is the best ammunition against Desert Broom.



The Desert Broom utilizes the water source of its host.

Where to look

While Desert Broom tends to grow in open areas, it also grows in the middle of another plant, especially if there is irrigation to the plant.

While it is difficult to spot this weed growing amid other foliage, it will inevitably overtake other plants. You will then see broom-like branches protruding

above the top of the host. The earlier you recognize Desert Broom the better your chance of removing it since it grows an extraordinarily long tap root as it matures.

How to get rid of Desert Broom

The best way to kill a Desert Broom plant is to pull it out of the ground by its roots as a youngster. You should not trim Desert Broom as it will continue to grow back and become increasingly more established. Additionally, any root left in the ground can potentially regenerate a new plant. If you find an established Desert Broom, cut it all the way to the ground and apply RoundUp concentrate directly to the fresh cut. RoundUp works best during the warmer months of the year. If you identify a Desert Broom during the cooler months, cut it back to stop its growth, wait until spring arrives, make a fresh cut and apply RoundUp.

Did You Know?

The Trailing Desert Broom (*Baccharis hybrid*) is a shrub related to the Desert Broom. However, this ground cover plant rarely grows over 18" tall and produces no seeds.



Windmill Park Sports Fields

Many residents would consider the beautiful grass fields at Windmill Park to be the centerpiece of the community. Residents enjoy the park for numerous activities, including playing football, soccer, baseball, and kite flying, as well as general relaxation. For those families who are involved with organized sports teams, these fields are also quite appealing for their teams to hold practice on.



The Association welcomes teams such as Little League and AYSO Soccer to use the fields, with the reminder that organized teams must first be approved by the Association prior to holding games or practice at the park. The Association has made the approval process very simple so that it isn't deterrent for teams to use the fields; however, approval required prior to use is and this rule is enforced by the HOA.

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BLOOM
The Continental Ranch Market Festival
Thursday's 4pm-8pm
@ The Community Center
8881 N. Coachline Road. Marana, AZ 85743

SIGNS & GRAPHICS
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Summer Camp in Continental Ranch!

July 24-July 28

Intro to STEM with LEGO® Materials (Ages 5-7), 9am-12pm

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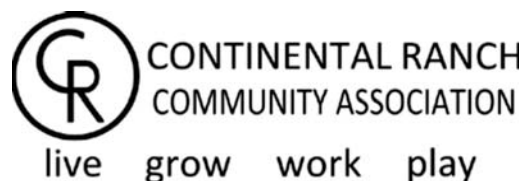
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Maximum Enrollment: 24

Register at www.play-well.org/ Camp Fee \$120

Camp Scholarships available. Please contact the CRCA office for more information at 520-297-7600

Questions? jennifer@play-well.org or 602-317-7448



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OUTDOOR LIGHTING

Recently we have been contacted several times regarding the Town of Marana Outdoor Lighting Code, so we wanted to take a moment to provide the highlights of the code to everyone. The purpose of this code is to preserve the relationship of the residents of the Town of Marana to their unique desert environment through protection of access to the dark night sky. Intended outcomes include continuing support of astronomical activity and minimizing wasted energy while not compromising the safety, security and wellbeing of persons engaged in outdoor nighttime activities. It is the intent of this code to control the obtrusive aspects of excessive and careless outdoor lighting usage while preserving, protecting and enhancing the lawful nighttime use and enjoyment of any and all property. To achieve this, our code provides the following:

- An 11 p.m. curfew on seasonal decorative lighting, recreational facility lighting, display lot lighting, and signs, unless the business is open. This curfew does not apply to properly installed and permitted residential and parking lot lighting.
- A requirement that all outdoor lighting within 150 feet of an adjacent residential property be properly shielded to prevent the source (bulb, lens, diffuser) from being seen at the property line and to reduce glare and light trespass.
- A limit on the amount of light that can trespass into a residential area. (Sec 402)
- Full cutoff requirements of light fixtures to prevent light rays from being emitted above the horizontal plane of the fixture. Non-cutoff shielded fixtures shall not exceed 3000 mean lumens.
- A limit on the total lumens allowed for properties for outdoor lighting. (Table 401.1)
- That all flood and spot lights be installed within a shielded housing and aimed such that the source shall not be visible from an adjacent residential property. A good rule of thumb for these fixtures is that if the bulb, lens, or diffuser is visible from an adjacent property, than it is probably not aimed properly or may not be permitted at all if not correctable.

The full text of the Town of Marana Outdoor Lighting Code can be viewed at <http://www.maranaaz.gov/building-safety-codes>

Should you have any questions, please do not hesitate to contact us at either codeenforcement@maranaaz.gov or (520) 382-2520. Thank you for helping make Marana a great place to live, work, and play!



We would like to give you a few tips to help reduce the possibility of you becoming a victim of crimes of opportunity.

These steps will also help reduce crime in your neighborhood.



- **ALWAYS** be aware of your surroundings
- **ALWAYS** secure your garage door
- **ALWAYS** lock your vehicle
- **DO NOT** leave valuables or firearms in vehicles
- Verify **ALL** outside lighting is functional
- Report **ANY** and **ALL** suspicious activity
- Non-emergency (520)682-4032

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



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

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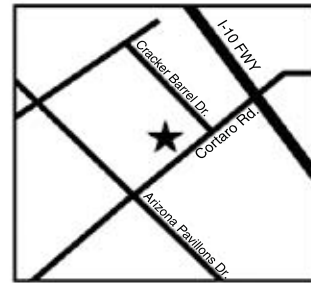
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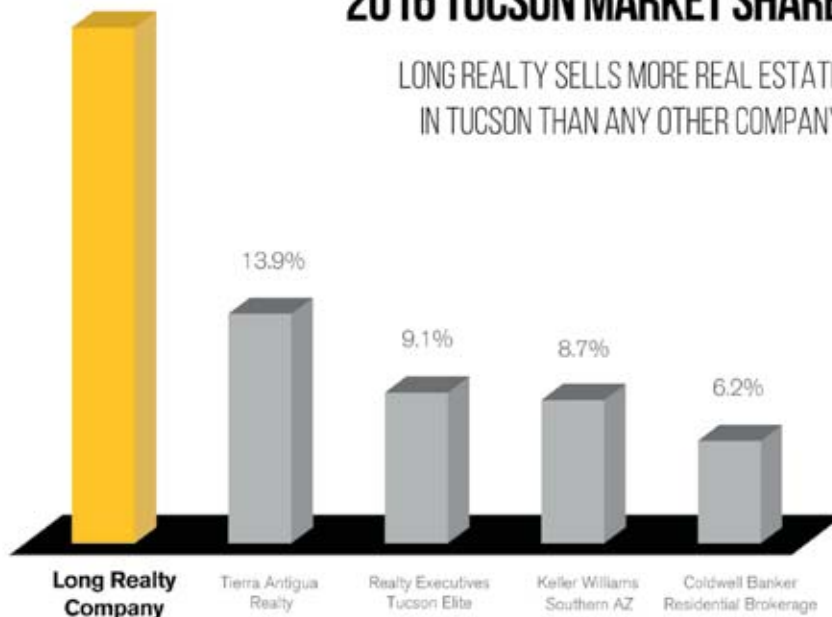
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Data obtained 7/28/16 from MLSSAZ using Bowdoin's software for all closed residential sales volume between 1/1/15-6/30/16 and is deemed to be correct

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JANUARY 2017

Tucson and Southern Arizona experienced a strong residential housing market in 2016. Increased sales along with less listing inventory resulted in a seller's market at many price points and a moderate increase in home prices. It's a function of supply and demand. Low interest rates and improved economic development in the area fueled housing growth and should continue to do so. Buyers may need to act quickly when purchasing and there is a new opportunity for homeowners who may be considering selling.

11%
2016 vs 2015
Closed Residential Sales (Tucson)



4%
2016 vs 2015
Median Sales Price (Tucson)



21%
Dec '16 vs. Dec '15
Active Listings (Tucson)



TUCSON RESIDENTIAL



Area	Closed Residential Sales (2016 vs. 2015)	Active Listings (Dec '16 vs. Dec '15)
Green Valley	5% increase	19% decrease
Sierra Vista	9% increase	18% decrease

Statistics based on information obtained from MLSSAZ, GVSAMLS and SAMLS on 01/05/2017. Information is believed to be reliable, but not guaranteed.



JANUARY 2017

High buyer demand and a shortage of listing inventory at price points below \$400,000 resulted in a seller's market, which means buyers may have a more difficult time finding a home and face multiple offer situations. Higher price points remain in a buyer's market. Market conditions can vary greatly by price point and geographic area, so always check with your Long Realty agent for what is happening in your area.

TUCSON MARKET CONDITIONS (MONTHS OF INVENTORY)



MARKET CONDITIONS

Price	GREEN VALLEY		SIERRA VISTA	
	Months of Inventory	Market Conditions	Months of Inventory	Market Conditions
\$1 - 59,999	3.2	Seller	3.8	Seller
\$60,000 - 79,999	2.8	Seller	4.5	Slightly Seller
\$80,000 - 99,999	3.7	Seller	6.5	Balanced
\$100,000 - 119,999	3.5	Seller	4.9	Slightly Seller
\$120,000 - 139,999	4.1	Slightly Seller	6.2	Balanced
\$140,000 - 159,999	2.6	Seller	6.4	Balanced
\$160,000 - 179,999	3.6	Seller	6.0	Balanced
\$180,000 - 199,999	6.4	Balanced	5.1	Balanced
\$200,000 - 249,999	7.3	Slightly Buyer	6.1	Balanced
\$250,000 - 299,999	7.2	Slightly Buyer	9.8	Buyer
\$300,000 - 399,999	9.6	Buyer	12.1	Buyer
\$400,000 - 499,999	9.1	Buyer	17.5	Buyer
\$500,000 - 749,999	23.0	Buyer	n/a	n/a
\$750,000 - 999,999	24.0	Buyer	n/a	n/a
\$1,000,000 - and over	10.0	Buyer	n/a	n/a

Statistics based on information obtained from MLSSAZ, GVSAMLS and SAMLS on 01/05/2017. Months of Inventory based on 3 month trend from Oct-Dec 2016. Information is believed to be reliable, but not guaranteed.

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APY

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Client Testimonial

I would like take this opportunity to offer my strongest recommendation for Judy Ibrado of Long Realty. She is an amazing realtor who helped us sell our home in a short time and for a price well above what we were expecting. Every part of the experience was top notch. She communicates well and explains everything thoroughly and answered our calls in a timely manner. All in all a very positive experience.

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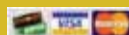
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520-243-5900

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(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 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

Is it summer? Is it winter? Is it spring? The weather has been all over the place, but I guess we should be thankful we're not under several feet of snow like some parts of the country!

Easter comes a bit later than usual this year, falling in the middle of April. I'm sure you already saw the flyer advertisement for the Egg Hunt in this month's newsletter and I just wanted to welcome everyone to come enjoy the fun this year. Each year we see a lot of familiar faces, but you'd be surprised how many long-time residents still don't know about this annual event. I hope everyone can help spread the word to their neighbors and key-in those who might have never realize such a fun event takes place right here in Continental Ranch. There are 10,000 candy & toy filled eggs to be hunted and we don't want anyone to miss out!

We'll be mailing out the semi-annual billing statements in early April, so keep an eye on your mailboxes. The assessments aren't due until May 1st, so the early-April mailing gives plenty of time to get those payments turned in. If you're looking for a way to pay online, you can visit the Association's website at www.crcatucson.com and click on "Pay HOA Dues" at the very top of the home page. Our office is here to help if you have any questions about your billing statement.

As the pool reopens for the season on March 1st, we want to wish everyone a fun and safe swim season. We also want to remind everyone that there are rules to be followed at the pool. Unfortunately based on past experiences, we are now charged with upholding the enforcement of these rules. This means if you break the pool rules, there are consequences. Each summer our task of policing behavior at the pool becomes one of our least favorite jobs – however it is our responsibility to make sure it gets done. Contrary to what those who get in trouble think, we take no pleasure in having to enforce the rules. We urge everyone to learn and follow the rules so that we can avoid the confrontations we suffer every summer.

Josh Seng, Community Manager

On behalf of Aime, Paula, Ryan and Stephen

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