

CONTINENTAL RANCH

the windmill

July/August 2017 Edition

www.crcatucson.com

Mark Your Calendars

July 2017

- 3rd Office Closed
- 4th Happy 4th of July
CRCA Office Closed
- 5th Covenants Committee
6 p.m. at WP
- 6th ARC - 7 p.m. at WP
- 18th Board of Directors Meeting
6:45 p.m. at CC
- 20th ARC - 7 p.m. at WP
- 29th CRCA Office Open
9 a.m. - 1 p.m.

August 2017

- 2nd Covenants Committee
6 p.m. at WP
- 3rd ARC - 7 p.m. at WP
- 7th Landscape Committee
7 p.m. at WP
- 15th Board of Directors Meeting
6:45 p.m. at CC
- 17th ARC - 7 p.m. at WP
- 26th CRCA Office Open
9 a.m. - 1 p.m.

President's Report - John Lambert

With the record heat we have been having it is no wonder that the swimming pools are seeing large crowds of families with kids. With the large turnouts we seem to be experiencing an increased number of pool rule violations. We do not enjoy penalizing violators but the rules are in place to ensure that everyone can enjoy our nice pools- especially with the hot weather, even if it is a "dry heat".

If you were wondering what was sprayed along Silverbell Road in the town right of way I can inform you that the town hydro seeded their property with an array of seeds- much like was planted in the right of way at the town park at Silverbell and Cortaro. While it was an attempt to vegetate the sparse area I have questions as to why they seeded with highly invasive and highly allergenic plants. Bursage (ragweed), Green Spangle top and Indian Wheat. The association has made every effort to not plant trees and plants that do not cause allergic reactions for our residents as well as not allowing invasive varieties to be planted in our community. It is regrettable that the town did not ask for our input before proceeding- especially with the ragweed.

I would like to thank all our "neighbors" who respect this community and show it by the little things they do. Keeping their yards neatly pruned and weed free, keeping their dogs on leash at Windmill Park so as to not infringe on others enjoyment of the park, picking up after their dogs and following the pool rules while using the pools and just being a good neighbor. Too often I mention the issues of vandalism and infractions of the rules and would like to thank those of you who are good neighbors.

Continued Page 2

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President's Message Continued

We are having vandals turning off irrigation valves throughout the community which has resulted in having to replace plants because of no water to them. If you see anyone messing around our irrigation that is not driving a Complete Landscaping truck please take down any info to identify them as this is a needless cost due to their actions.

Have a safe and enjoyable summer

Notice to Members of CRCA

There have been minor updates to the community's Design Guidelines.

Please visit crcatucson.com to view the revised version of this governing document.

Sections affected by the revisions include: Driveway Expansions, Exterior Building Materials, Above Ground Spas, and Roofs.



Just a Friendly Reminder to all residents in Continental Ranch

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.

May & June Recap: Meetings At A Glance

The following are highlights from the regular meetings of the Board of Directors held May 16, 2017 and June 20, 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

At the May 16, 2017 meeting, the Board approved several Covenants Committee recommendations for fines and pool use suspensions for various unresolved violations; approved adjusting the spa temperature; approved renewal of the reserve

study contract; approved estimate to repair stucco and repaint the storage shed at Windmill Park. At the June 20, 2017 meeting, the Board approved several Covenants Committee recommendations for fines and pool use suspensions for various unresolved violations; approved minor revisions to the ARC Design Guidelines; approved installation of a playground structure at the neighborhood park on Phobos Drive.

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 Continues

You may remember that back in January I put out a call for help to the community in keeping a watch out for suspicious landscape activity in our common areas. We'd been noticing a rash of instances where the irrigation valves had been tampered with. Unfortunately, the issues have only become worse and we still hope residents will keep a watchful eye for suspicious activity. The only real way to stop this is to catch the perpetrator in the act.

Lately the saboteur has been shutting off valves, causing plants to wilt or die in the summer heat. They've also been targeting the flower beds at a number of the entryways, which causes extra damage since those flowers will die very quickly without their daily water.

As I mentioned back in January's newsletter, 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 at the Silverbell Road neighborhood entryways. When Complete Landscaping is working, you will always see their clearly marked company trucks nearby displaying their company logo. Something else to be aware of, the HOA's maintenance crew normally works from 6am-2pm Monday through Friday; any activity outside of those hours should warrant suspicion.

The irrigation valve boxes being tampered with are the in-ground boxes buried throughout the landscape, which have a rectangular lid, flush with the ground. If you observe 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 they appear to 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 and they should have a Complete Landscape company logo on their shirt 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.



Painting Your Home's Exterior

An Important Part of Homeownership

Continental Ranch is and strong a vibrant community filled with many fine owners who take great pride in the upkeep of their homes. However, a fact which can't be ignored is that the community is now getting to the age when some homes begin to show a need for some general maintenance. An important maintenance component that is a growing concern is the exterior paint condition on many homes, especially the wood fascia boards.

While the stucco component of your home's exterior can last quite a number of years before requiring repainting, the painted wood components weather much more quickly. Many residents don't realize that it's recommended to repaint the wood fascia every 4 or 5 years in order to keep it in good condition, whereas stucco is recommended to be repainted every 8 to 10 years.



Paint is the protective barrier to the elements, so as the paint breaks down in the intense Arizona sun, the underlying materials become susceptible to decomposition.



While this information might seem elementary to many residents, the signs of neglect are growing throughout the community. The HOA Board of Directors has tried to create a much more peaceful and homeowner-friendly atmosphere over the past decade, in an attempt to make Continental Ranch a more desirable place for homeowners to live.

The Board is reluctant to start issuing violations

for homes which are in need of painting, mainly because of the well-known issues that arise when HOA's require their members to make repairs that have a higher dollar price tag associated with them. Just last year the community of Rancho Sahuarita made the news when its HOA notified its members that it was time to repaint their homes.

The job of the Continental Ranch Board of Directors is a delicate balancing act of reinforcing standards to maintain property values while at the same time keeping residents happy by not overstepping its bounds. CRCA hopes that readers will take advantage of these friendly home maintenance reminders. The Board anticipates there soon may be a need for the HOA to begin taking a more direct approach with owners, in order to get many homes brought back up to the quality standards held in Continental Ranch.



Home Landscaping Tips

July means monsoons. Obviously that also means higher humidity and higher rainfall, with high temperatures. These are perfect conditions for many of our plants and trees to grow fast, which in turn leads us to need to do plenty of trimming and tree pruning. One important question is, when is the best time to prune our trees?

That is not a simple and straight forward answer, just like, “how much should I water?” There are many things to consider when answering that question. The easy answer might be when the tree is dormant, usually during the winter. While Mesquite, Palo Verde, and other desert adapted trees are more forgiving as to when to they can be pruned; Elms, Ashes, and Citrus not so much.

Elms and Ashes- These should predominantly be pruned in the dormant season; November thru January. However if there is a special need; broken branch, branch hitting structure, or any safety concerns, then the proper pruning needs to be done.



Citrus- These shouldn't be pruned heavily in the first place. When pruning citrus, try to leave the branching as low as possible. Citrus have a very thin bark, and they sunburn easily. I have seen whole sides of trunks blistered from sunburn. Eventually the tree dies a slow, but steady death. If you must have that lollipop, high manicured look on your citrus, you need to paint the trunk with tree paint. The best time to prune citrus is after the danger of frost has past and before it gets too hot, in about March.

Mesquites and Palo Verde- While the best time to prune them may be in the dormant stage as well, with the monsoons' high winds and other conditions mentioned at the beginning of this article, damage in the form of blown over trees and broken branches are of great concern. If your trees are overgrown and in need of trimming, get them trimmed

regardless of the season. Ask questions of your landscaper as to their methodology of pruning trees to ensure they have the technical know-how to prune the proper way. The first aspect; trim out dead wood, secondly; building and people safety, third; canopy thinning and balance of tree. Never “top” your trees. “Topping” trees means cutting the ends of a branch and not cutting it back a main junction. The first two aspects are self-explanatory, the third lightens and thins the canopy, allowing wind to blow through the tree and reducing the top heaviness of the tree. And “topping” a tree promotes multiple growth points for branches, creating a “lions-tail” effect.



Tree pruning is one of the most important aspects of landscape maintenance. Improper cuts take years before they take their toll on the tree's life and a poorly pruned tree can take years to recover, if ever. Every cut needs to be intentional and carefully considered. Many self-taught landscapers will tackle the job of pruning trees, but just because they've “pruned lots of trees” doesn't guarantee they are pruning them correctly.

-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.

Blood Drive - Continental Ranch Partners with Red Cross!



Continental Ranch is pleased to announce a Red Cross blood drive scheduled to be held at the Community Center on July 29th, from 8:00am – 12:15pm. Blood donation is something that everyone is familiar with, but many people may not realize its true importance.

According to the Red Cross website, here are some interesting facts and figures:

- Every 2 seconds someone in the U.S. needs blood.
- Approximately 36,000 units of red blood cells are needed every day in the U.S.
- Nearly 21 million blood components are transfused each year in the U.S.
- Blood cannot be manufactured – it can only come from generous donors.
- The average adult has about 10 pints of blood in his body. Roughly 1 pint is given during a donation, which is used for its red blood cells as well as plasma and platelets.
- The average red blood cell transfusion is approximately 3 pints.
- A single car accident victim can require as many as 100 pints of blood.

The Red Cross states that each pint of blood they collect can actually help save as many as three lives and will touch the lives of so many more. They promote that blood donation is great way to make a positive impact on people in our community and across the country.

The Red Cross has been supplying blood to those in need for over 70 years and hope that the community members will support their ongoing efforts by making blood donations this July in Continental Ranch. They find that the months of June, July, and August are their critical times when they are in greatest need of both new donors as well as regular donors.

There will be a fixed number of appointments that they will be equipped to process during the blood drive, so they do kindly require anyone wishing to donate to pre-register with the Red Cross in advance. If you are interested in helping to save lives through blood donation, please contact the Red Cross at 1-800-733-2767 or visit redcrossblood.org and enter sponsor code: continentalranch.

7TH ANNUAL / 2017

SPLASH N' DASH

BRAVE THE WATERS

CHALLENGE YOURSELF AT MARANA'S SPLASH N' DASH AQUATHONS

Splash into summer with our Splash N' Dash swim/run series this July! These events are fun for the whole family! This is a 2 event series to keep you cool and fit this summer.

LOCATION	MARANA MUNICIPAL POOL Ora Mae Harn Park (13250 N. Lon Adams Road)						
TWO DATE SERIES	THURSDAY EVENINGS Thursday, July 13 Race Time 6 p.m. Thursday, July 27 Race Time 6 p.m.						
REGISTRATION	\$5 PER PERSON/PER DATE NOTE: Event Day registration opens 30 minutes before race time. All participants please arrive 30 minutes early to check in.						
AGE BRACKETS	<table><thead><tr><th>U-8</th><th>U-14</th><th>ADULTS</th></tr></thead><tbody><tr><td>(6-8 YEARS OLD) 200 YARD SWIM 1/2 MILE RUN</td><td>(9-14 YEARS OLD) 400 YARD SWIM 1 1/2 MILE RUN</td><td>(15+ YEARS OLD) 800 YARD SWIM 3 MILE RUN</td></tr></tbody></table>	U-8	U-14	ADULTS	(6-8 YEARS OLD) 200 YARD SWIM 1/2 MILE RUN	(9-14 YEARS OLD) 400 YARD SWIM 1 1/2 MILE RUN	(15+ YEARS OLD) 800 YARD SWIM 3 MILE RUN
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MORE INFORMATION & PRE-REGISTRATION
maranaAZ.gov/recreation
(520) 382-1950



The Town of Marana is pleased to announce that our new Animal Services Division has been up and running since July 1, 2017! As part of our commitment to providing outstanding customer service to our residents, the Town of Marana made the decision earlier this year not to renew its agreement with Pima County Animal Care, but rather provide these services directly for our community. It is our desire to provide a more timely and efficient response to all calls for service regarding animal related matters; provide additional outreach and education; provide additional and more flexible options for licensing; and ensure proper fiscal management of all aspects of animal care and control. To accomplish this, we have hired two full-time Animal Control Officers, contracted with the Humane Society of Southern Arizona for sheltering services, contracted for emergency veterinary services, and contracted with PetData for licensing services. Additionally, we will be partnering with various other organizations to provide some low cost spay/neuter, vaccination, and microchipping events within our community.

We are sure that there are many questions that you may have, so we have created a list of frequently asked questions which can be viewed on our website at www.MaranaAz.gov/Animal-Services and if you have any additional questions you can always contact Animal Services directly at (520) 382-8020.

Due to the volume of questions we have already received, we wanted to quickly touch on two areas, Licensing and Enforcement. Regarding licensing, if your dog is currently licensed with Pima County, there is no further action required by you until your normal renewal date. Prior to that date you will receive a renewal notice from the Town / PetData, as we have already worked with Pima County to obtain all licensing data for the Town. Upon receipt of the renewal, or if you have not yet licensed your dog before, you will have three options: Renew online at www.MaranaAz.gov/Animal-Services or www.PetData.com, by mailing your renewal to PetData, or you can complete your renewal in person at the Marana Municipal Complex, located at 11555 W Civic Center Drive. You will now also have the option to receive either a 1, 2, or 3 year license depending on the expiration date of your dog's rabies vaccination.

Regarding enforcement, our new Animal Control Officers will work closely with the Marana Police Department and the Town's Code Enforcement Division to ensure that we are providing full service animal care and control to our community at all times. To ensure a timely response, please call the Marana Police Department's non-emergency dispatch line at 520-682-4032 and an Animal Control Officer, or other appropriate personnel, will be dispatched. In case of emergency, dial 911. For general questions or to leave a message for Marana Animal Services, please call 520-382-8020. Concerns can also be reported through the Town's online reporting system or the My Marana app.

We are excited to begin offering these enhanced services to our community and welcome your feedback as we move forward. Have a wonderful summer and please remember to spay/neuter, microchip and license your pets!



NEW Thursday Night Farm and Art Market Blooms at the Continental Ranch Community Center

“We’ve really started to grow into a great community market. There is something here for everyone”, says Gil Mejias, owner of Hand Picked Produce. He sells fruits and veggies every Thursday night at Bloom Farm and Art Market located in front of the Continental Ranch Community Center.

The market started out with just a few vendors but has grown to include organic produce, smoked cheeses, wood, metal and leather crafts, food trucks, vegan baked goods, jams and jellies, BBQ sauces, kettle corn, eggs, honey, goats milk skin and hair care products, custom dog and cat collars (complete with adorable bow ties) aprons and purses sewn from vintage fabrics, and the latest fidget spinners. All locally made by artists in our own community!

The market also has vendors with wares more often seen at fine art shows such as real Peruvian silver jewelry, hand embroidered botanicals, photography, hand crafted clocks, and refinished furniture.

Shiloh Walkosak, the events organizer said “What really sets this market apart is the kid-friendly atmosphere. With equine assisted therapy, Step Up Into TLC, giving pony rides, the climbing tower from Stonehedge Towers and the goats from Alpine Goat Girl joining us every week, Thursday nights feel more like a scaled down version of the State fair.”

What: Bloom Farm & Art Market
When: Every Thursday 5 PM ‘til 8 PM
Where: 8881 N Coachline Blvd
Continental Ranch Community Center

Check out the vendors at <https://www.facebook.com/bloommarketfestival/>





Summer Camp in Continental Ranch!

July 24-July 28

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

Ratchet up your imagination with tens of thousands of LEGO® parts! Build engineer-designed projects such as Motorcycles, Castles, Airplanes, and Monorails. Then use special pieces to create your own unique design! New and returning students can explore the endless creative possibilities of the LEGO® building system with the guidance of an experienced Play-Well instructor.

STEM Challenge with LEGO® Materials (Ages 8-12), 1pm-4pm

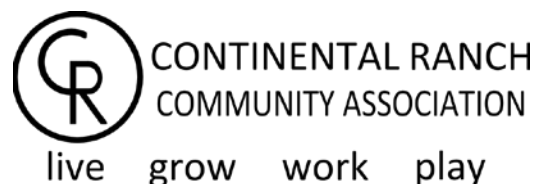
Level up your engineering skills with Play-Well TEKnologies and tens of thousands of LEGO® parts! Apply real-world concepts in physics, engineering, and architecture through engineer-designed projects such as Belt-Drive Cars, Truss Bridges, Rail Racers, and Pneumatic Forklifts! Design and build as never before, and explore your craziest ideas in a supportive environment.

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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Absolute Beginners' Oil painting Workshop

Continental Ranch Community Center

September 2, 3, 4 2017 9am-4pm
ALL MATERIALS INCLUDED

We will be using NON - TOXIC thinner and medium, safe for the whole family! Motivated young people welcome.

Limited space available. *Sign up today* and discover how the world of painting can change your life for the better!

\$330 for the entire 3 days. **Early bird special**, book before the **4th of July** and pay only \$280.

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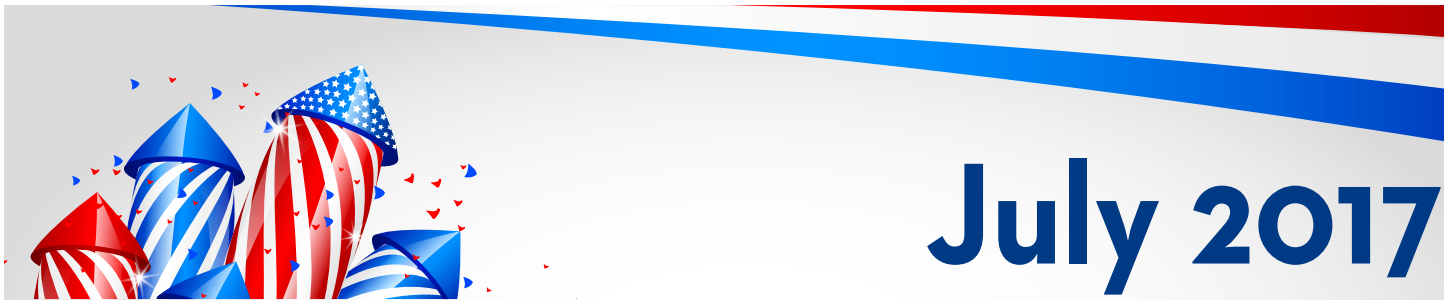
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Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3 CRCA Office Closed	4 Happy 4th of July CRCA Office Closed	5 Covenants Committee 6 p.m. at WP	6 ARC 7 p.m. at WP Bloom Market Festival 5pm-8pm at CC	7	8
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30	31					

August 2017



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27	28	29	30	31 Bloom Market Festival 5pm-8pm at CC		



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(520) 638-5443

We would like to introduce our family oriented hair salon to all of our neighbors here in the Continental Ranch area. Come by and have a cup of coffee and cookies with us.

We offer women, men, & children haircuts, highlights, styling, perms, conditioning, facials, shellac and acrylic nails, and lashes.

For the month of July, we will be offering
Partial Highlights with a Haircut for \$55.00!!
& Doterra Facials for \$65!!

We also offer 10% discount for senior citizens and all veterans!

At this time, we would like to introduce Katie Key and Misty Cole to our staff!

Thank you,
Laura, Michelle & Pam

For more information on our shop, please visit our webpage:
Derushasaloon.vpweb.com

We are also hiring a stylist at this time.

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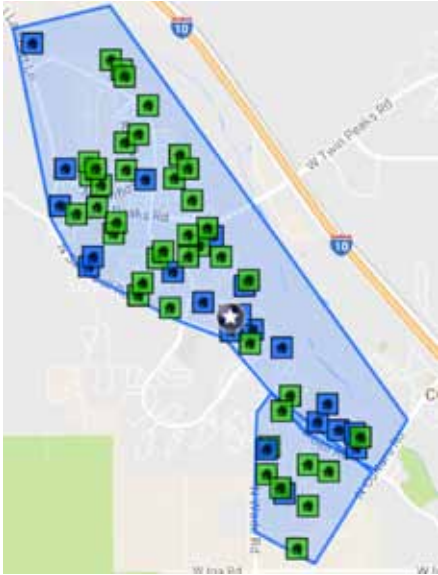
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Continental Ranch

Market Report - as of June 14, 2017



Current Active Listings

40

Average List Price

\$267,956

SOLD in Last 30 Days

22

Average Sold Price

\$231,477

Average Days On Market

32

Sold/Original List Price

99.3%

Thinking of Selling?

Your Timing couldn't be better in this SELLER'S MARKET.

There is less than a 2 Month Supply of Available Homes for Today's Buyers.

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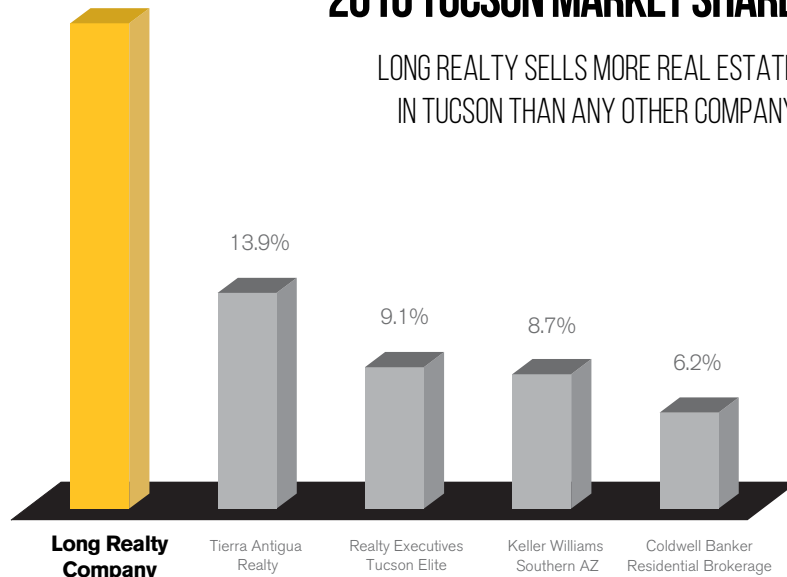
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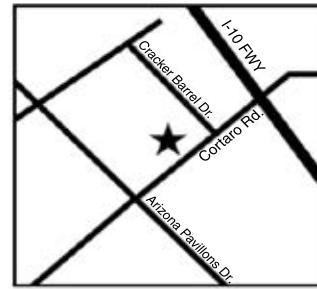
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Newsletter Policies

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

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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

Your management staff is here to help! I'm sure it seems like something that goes without saying, but I just wanted to encourage residents who have questions about anything related to the community, to call our office and chat with our staff. We won't bite, I promise! I find all too often that residents will have a question or concern that goes unanswered because they don't take time or don't feel comfortable contacting our office; once they do call and speak with us, we're able to explain things that they may not have realized and it often gives them a new understanding.

Many folks tend to assume a worst case scenario, but once they understand how things operate or what the policies are, it relieves them of the stress of their concerns which may have been based in inaccurate expectations. For example, I might receive a call from a resident who is upset (and may have been upset for months or years) that every weekend a neighbor parks their car in their yard instead of on the driveway. Once the resident takes the time to call and open up a dialogue, I can bring light to the fact that the HOA inspects the community during business hours; we are likely not aware violations occurring on nights or weekends. I then let them know that if they send us a photo of the violation, we can address the issue right away. With one simple phone call, their outlook changes from being chronically upset by wrongly assuming that the HOA isn't doing its job, to finding out what the process is and how to begin getting the issue resolved right away.

With that said, of course our answer might not always be the one you want to hear, but we're always glad to discuss things. Our goal is the same as your community's Board of Directors, which is to maintain good resident relations so that folks enjoy living in an HOA. We hope that you'll always feel welcome to call our office anytime.

Josh Seng, Community Manager

On behalf of Aime, Paula, Ryan and Stephen

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