

# CONTINENTAL RANCH

*the windmill*

January/February 2018 Edition

[www.crcatucson.com](http://www.crcatucson.com)

## Mark Your Calendars

### January 2018

- 1st Happy New Year!  
CRCA Office Closed
- 3rd Covenants Committee  
6 p.m. at WP
- 4th ARC  
7 p.m. at WP
- 8th Landscape Committee  
7 p.m. at WP
- 16th Board of Directors Meeting  
6:45 p.m. at CC
- 18th ARC  
7 p.m. at WP
- 20th CRCA Office Open  
9 a.m. - 1 p.m.

### February 2018

- 1st ARC  
7 p.m. at WP
- 5th Landscape Committee  
7 p.m. at WP
- 7th Covenants Committee  
6 p.m. at WP
- 15th ARC  
7 p.m. at WP
- 20th Board of Directors Meeting  
6:45 p.m. at CC
- 24th CRCA Office Open  
9 a.m. - 1 p.m.



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## Dog Swim Day

This past November the Board of Directors decided to hold a special event for Continental Ranch canines. As one last hurrah at the pool before shutting down for the season, the facility was made available to our community's four legged friends' enjoyment – and enjoy it they did!





# November & December Recap:

## Meetings At A Glance

*The following are highlights from the regular meetings of the Board of Directors held November 21, 2017 and December 19, 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 November 21, 2017 meeting, the Board approved several Covenants Committee recommendations for fines and pool use suspensions for various unresolved violations; approved replacement of irrigation system at

Copper Moon; approved repairing tree wells at Windmill Park; approved repairing wall in Copper Moon; approved replacing plaster in both pools, following reserve study. At the December 19, 2017 meeting, the Board approved several Covenants Committee recommendations for fines and pool use suspensions for various unresolved violations; approved landscape maintenance contract renewal.

### 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.

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## Bringing Cheer to a Local Family

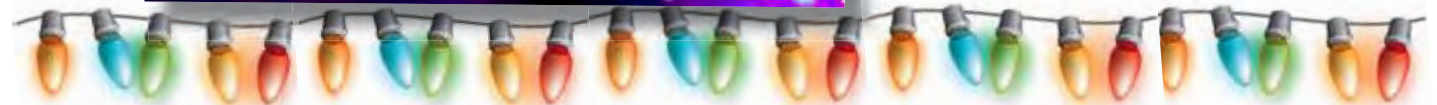
This year's adopt-a-family was a tremendous success, with such a generous outpouring of donated gifts from the community. CRCA thanks everyone who chipped in to make this a very special Christmas for a Continental Ranch family facing hard times. We'd also like to thank local businesses for contributing as well, including the Twin Peaks Walgreens, Chili's, Texas Roadhouse, and AZ Air Time.





# 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!





# Greetings from the North Pole

Santa made his annual appearance in Continental Ranch in December, posting up at the Community Center for photo opportunities with dozens of CRCA families! As has been the tradition, the Board President dusted off his Santa outfit and donated his day to spend it with children and their families for holiday photos.

CRCA resident Darla Fribbs of AZ Digital Photography made the event extra special by volunteering her professional photography skills and equipment for the day. The Walgreens at Twin Peaks Rd & Coachline Blvd also participated by donating one free photo print to each family. Families who participated also donated food items for the Marana Food Bank, raising a record total of 713 lbs of food this year. Thank you John Lambert for your work as Santa, thank you Darla Fribbs for your awesome photography services, thank you Walgreens for your photo printing services, and thank you all who generously donated so much food to the Marana Food Bank!





# Maintaining Community Assets

Continental Ranch starts off 2018 with the removal and replacement of the pool plaster in each of the two main pools. Following the recommendations of the association's reserve study to replace the plaster this year, the Board of Directors explored a number of options for types of pool plaster they could use. They compared the traditional standard plaster to an upgraded Pebble-Tec material. While the standard plaster was a little cheaper, the Pebble-Tec was shown to last much longer and should therefore be more cost effective in the long run. Ultimately the decision was made to upgrade the pools to Pebble-Tec due to its better durability and longer lifespan. Patio Pools was



the selected vendor for the project, and they begin work on the project this month. The projects are scheduled to be completed in time for the March 1st opening of the Windmill Park pool and the May opening of the Community Center pool. The Board hopes that those who use the pools will appreciate the new pool surfaces and ongoing commitment to maintain the community assets.



## American Pride

If you've visited Windmill Park recently, you may have seen the new flagpole to the area between the office and the playground. Several months back, one of the two remaining Italian cypress trees died, leaving a blank spot in the walkway. The Board had been considering installing a flagpole at Windmill Park for several years, so they decided this would be a good opportunity to replace the dead tree with a flagpole for displaying our county's Stars and Stripes.



# Home Landscaping Tips

January; and the weather is cold. There isn't too much to do in our landscapes, but here are a few suggestions. The leaves from the Ash trees need to be picked up. Now is 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. One plant to definitely consider pruning in January is roses.

Pruning roses is very important. It gets rid of the dead and decaying stems, the suckers that sap energy and it rejuvenates the shrub. Part of pruning is stripping all the leaves from the plant and picking up any debris that has fallen to the ground. This gets rid of any eggs that could still be present.

To prune roses:

1. Make sure your pruners are sharp and clean.
2. Use leather gloves.
3. Remove dead and diseased canes back to fresh tissue.
4. Clear out the center canes that are crisscrossing the plant, this opens up the plant to light and air.
5. Remove sucker growth, growth that is below the bud union.
6. Cut remaining canes down by about 50%. Cut about 1/8" to 1/4" above to an outside bud on a 45 degree angle.
7. Remove all leaves from plant.
8. 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 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 summer months. I prefer water soluble fertilizer that is mixed with water because 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 waiting until the first sign of a leaf bud to spray, which is usually around mid-February.

With any chemicals follow the instructions on the label.

If you haven't already covered your pipes, go ahead and do it now. January is usually colder than December, so we still have a great risk of freezing. When done correctly, the insulation should last for several years.

Hang in there, the smell of citrus blossoms is just around the corner!

-Rob Palfreyman  
Desert Knights Landscaping LLC





# CRCA Community Business Spotlight

Residents aren't the only members of the Continental Ranch Community Association. There are numerous commercial properties belonging to the Association as well, many of which contain privately owned small businesses. Please tune into this section each month to learn more about businesses within the Association. Supporting these small businesses, in turn leads to supporting the strength of the Association as a whole. There might just be a business right here in the neighborhood that you didn't know was there!

## Asian Spice

7850 N. Silverbell Rd.,  
Suite 144

For many residents in Continental Ranch, Asian Spice is the favorite location for delicious, savory Asian foods! Phillip and Joyce Tan are the proud owners of Asian Spice, conveniently located in the Fry's shopping center on the corner of Silverbell and Cortaro. Their restaurant is dedicated to bringing customers the freshest, most refined and delicious food. Growing up in China, Phillip completed his culinary training, and was the head chef of a 5-star restaurant for 8 years. Fifteen years ago, Phillip and his family moved to America, where he continued working as a chef. Then, in 2005 they settled down in the Continental Ranch/Marana area. Phillip and his family have grown to love the area so much they decided to follow their dream of opening a family-oriented restaurant right here.

This restaurant is one of a kind! The "Asian Spice" name symbolizes their style of cuisine, and also the fact they use fresh ingredients and spices, most notably fresh ginger, garlic, and Chinese chili. The food is also prepared with less oil and absolutely no MSG. You should also ask about their freshly-made specialty teas that will satisfy your taste buds; the most popular so far being their Cranberry Ginger Iced Tea, but make sure to try them all!

With a diverse menu, including soups, rice and lo mein, chicken, beef, pork and even fish, Asian Spice is sure to have something for everyone! You can count on lunch specials every day from 11am-3pm and dinner specials from 3pm-close. Gift cards are coming soon for the holiday season, a perfect treat for anyone! Catering is also available. Stop by or call in your order today!

Asian Spice is open Sunday-Thursday from 11am-9pm, and Friday and Saturday from 11am-9:30pm.

For call in orders: 520-638-8782 or 520-638-8897







CONTINENTAL RANCH COMMUNITY ASSOCIATION

# FOOD TRUCK RODEO

WINDMILL PARK - 9150 N COACHLINE BLVD

1ST MONDAY!  
EVERY MONTH

1ST MONDAY!  
EVERY MONTH



1ST MONDAY!  
EVERY MONTH

C'MON ON OUT AND GET SOME GRUB!  
FEBRUARY 5TH & MARCH 5TH  
WINDMILL PARK 5:00P.M. - 8:00P.M.



Happy New Year! On behalf of the Town of Marana, we hope you had a wonderful holiday season and are as excited about 2018 as we are. Because this is a time when many people take trips or have visitors, please remember that trailers and recreational vehicles are only permitted to be parked upon the roadway in residential areas for up to 72 hours. This accommodates the occasional weekend visitor and allows for the loading/unloading of recreational vehicles. Please keep in mind that larger vehicles greatly reduce pedestrian and vehicular visibility, so the quicker they can be removed from the roadway the better.

As we begin to clean up and recover from the holidays, please make sure that all cut trees, refuse, and debris are properly disposed. To assist, the Town is partnering with World Care to offer a recycling event for small appliances and electronics on Sunday January 28<sup>th</sup> between 10am-2pm. They will be set up in the small parking lot just north of the library at the Silverbell at Crossroads District Park. This will be for small appliances like toasters, blenders, microwaves, vacuums, and electronic tools only. They will not accept larger appliances like refrigerators, washers and dryer, or hazardous waste like paint, tires, and car batteries. There are small fees for some items, such as older Cathode Ray Tube (CRT) televisions and computer monitors.

On Saturday February 10<sup>th</sup> we will be hosting a low cost (\$15) spay and neuter clinic for dogs and cats at Ora Mae Harn Park. Please call (520) 382-8020 or email [animalservices@maranaaz.gov](mailto:animalservices@maranaaz.gov) with any questions or to schedule an appointment (required). As a general reminder with your animals, please remember that dogs are required to be leashed when out in public and it is the responsibility of the person who is in control of the dog to pick up any solid waste that may be deposited.

Thank you for helping to make Marana a great place to live, work and play! 2018 promises to be another exciting year, and we look forward to spending it with you. Should you have any questions or concerns for Code Enforcement or Animal Services please contact us at (520) 382-2520 or [codeenforcement@maranaaz.gov](mailto:codeenforcement@maranaaz.gov) for Code Enforcement or contact us at (520) 382-8020 or [animalservices@maranaaz.gov](mailto:animalservices@maranaaz.gov) for Animal Services.

Bill Loreface, Chief Code Enforcement and Animal Control Officer





WORLD CARE

2018

# OUT WITH THE OLD IN WITH THE NEW

JANUARY 28TH • 10 A.M – 2 P.M.

## ELECTRONIC RECYCLE EVENT

### LOCATION

Crossroads at Silverbell District Park  
7548 N Silverbell Rd / Marana, AZ 85743

### COSTS TO RECYCLE

Most Electronics: Free / Hard drive shred: \$5  
CRT Computer Monitor: \$10 / CRT TV: \$15

### WE ACCEPT

Any small home appliances (toasters, blenders, microwaves, vacuums, electric tools etc.) any electronic with a cord or battery.

### WE DON'T ACCEPT

Large appliances (water heaters, fridges, stoves, dishwasher, washer/dryer, hazardous waste: paints, tires, car batteries etc.)

**\*\*Note:** we won't charge to recycle the hard drive if the donor is ok with us wiping and re-formatting the hard drive.

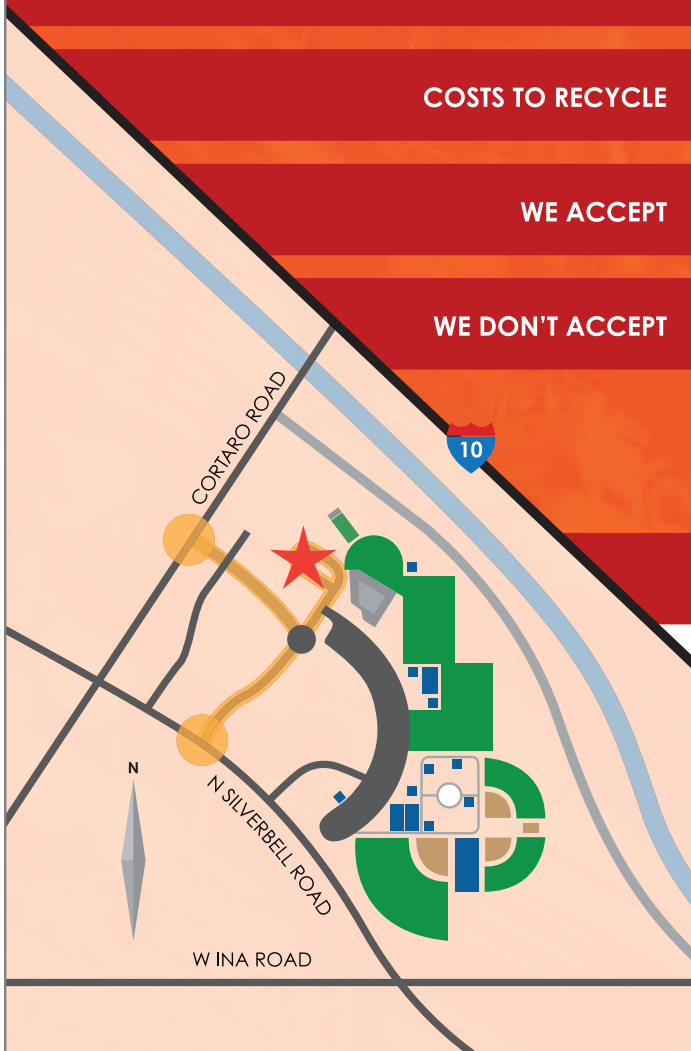
### MAP KEY



EVENT



ENTRY POINT



MaranaAZ.gov



# ANIMAL SERVICES

## LOW COST SPAY & NEUTER CLINIC

### DATE

February 10, 2018

### LOCATION

Marana Community Center  
Ora Mae Harn District Park  
13250 N. Lon Adams Road

### DETAILS

Must be a Town of Marana resident  
45 appointments available  
Limit 3 pets per household

### COST

\$15 co-pay due at time of services

**PRE-AUTHORIZATION REQUIRED**  
**CALL (520) 382-8020, EXT. 0**



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# January 2018

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



# February 2018

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	1 ARC 7pm at WP  Bloom Market Festival 4pm-8pm at CC	2	3
4	5 1st Mondays Food Truck Rodeo 5pm-8pm at WP  Landscape Committee 7pm at WP	6	7 Covenants Committee 6pm at WP	8 Bloom Market Festival 4pm-8pm at CC	9	10
11	12	13	14 Happy Valentine's Day!	15 ARC 7pm at WP  Bloom Market Festival 4pm-8pm at CC	16	17
18	19	20 Board & Exec. Meeting 6:45pm at CC	21	22 Bloom Market Festival 4pm-8pm at CC	23	24 CRCA Office Open 9am - 1pm
25	26	27	28			

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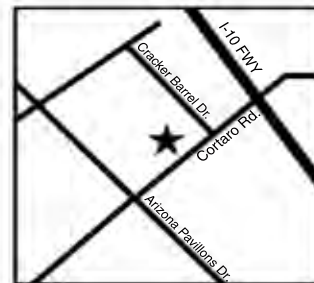
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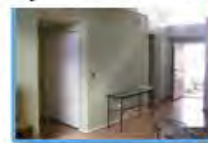
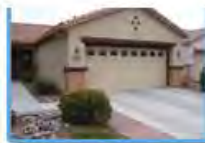
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\*Rate reflects the Adjustable Annual Percentage Rate (APR) effective December 1, 2017, and is subject to change. The index is based on the quarterly average of the Wall Street Journal Prime Rate as stated on the first (1st) work day of each month within the calendar quarters beginning with January, April, July and October ("the Index") plus a margin of 1.0% and adjusted upward to the nearest 0.250% on loans with a loan-to-value of 80% or less. On loans with a loan-to-value higher than 80%, the rate shall be determined by using the Index plus a margin of 2.0% and adjusted upward to the nearest 0.250%. The APR shall be subject to modification and adjustment any quarter hereafter until this loan is fully paid and discharged, and shall not exceed the maximum interest rate "cap" of 18%, whichever is less, and shall not decline below the minimum interest rate of 5%. Minimum loan advance of \$10,000 required. There are no prepayment penalties; however, early payoffs, prior to 2 years from date of loan or loan extension, will result in a forfeiture of the waived loan processing fees, which will become due at time of payoff. Offer good through June 30, 2018. One Low Rate applies to all Hughes loans except credit builder loans and mortgage loans which are offered through an outside vendor. For members with approved credit. Note: The consequences of non-payment must be given careful consideration when securing a loan with your home. Please borrow responsibly. Certain restrictions apply.

\*\*Consult your tax advisor.





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*invites you to worship God*

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Saturday, 5pm - Vigil Mass (English)

7:00am (English), 8:30am (Spanish), 10:30am (English)

12101 W. MOORE ROAD, MARANA, AZ 85653



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I can honestly say, Judy is the best real estate agent I have ever had and over the years, I have owned and sold 8 homes. She has an exceptional memory for the little details and that's what makes her so special. It's not just a job for Judy but more a fulfillment of her promise to provide outstanding customer service. I would not hesitate to refer her to anyone looking for a real estate agent.

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Chris  
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520-382-2000

### **Poison Control**

520-626-6016

### **Animal Control Marana**

General Questions: 520-382-8020

Officer Response: 520-682-4032

### **Arizona Game & Fish Department**

(to report Coyotes, Bobcats, etc.)

520-628-5376

### **Pima County Hazardous Waste**

(including green pools on vacant property)

520-791-3171

### **CRCA Office**

520-297-7600

### **CRCA Emergency**

520-780-9163

### **Marana Permits**

520-382-2600

### **AZ Blue Stake**

800-782-5348

### **Marana Parks & Recreation**

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### **Waste Management**

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### **Tucson Water**

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### **Tucson Electric Power**

520-623-7711

### **Southwest Gas**

877-860-6020

### **Mountain View Post Office**

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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](mailto: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

Our office wishes everyone a Happy New Year!

Thank you to all who participated in the holiday community outreach programs. I'm sure you already read about it in the article, but CRCA donated a record amount of food (over 700 lbs!) for the Marana Food Bank this year. In addition to the food donations, the community members really took care of our adopt-a-family this year; the family was extraordinarily appreciative and thankful to have been given a very special Christmas this year. It's never short of amazing how much the community of Continental Ranch supports those in need every year.

Something that I've written about in the past, but which is worth mentioning again, is for residents to remember to get ARC approval for changes and upgrades made to the exterior of their homes and yards. Have you added a security door on the front of your home? Or installed a shed or gazebo in the backyard? Did you remember to get these items approved by the HOA? The reason I like to periodically give a reminder about this topic is that we are required to perform an inspection any time that a home is sold in CRCA, at which time we often times find unapproved items. We then have to work with the owner to obtain approval under time constraints, creating extra stress for the person selling their home, since it's one more thing for them to have to deal with while trying to get their home sold. If you've made changes to your home or property without getting the required approval, I hope you'll consider taking just a few moments of your time to follow the process, and get them approved sooner than later. The approval process for most items is probably much easier than folks realize. Please feel free to call or stop by our office if you have questions or need assistance with applying to get approval for changes you've made to your home or property.

The vast majority of owners in Continental Ranch are very conscientious about making their HOA payments on time, and we thank you. When it comes to owners who have not made payment on time, our office sends out a series of late notices to all past-due accounts; the month of January being a time when we send our final notices prior to those accounts being sent to collections. The CRCA Board tries their best to work with owners in order to help them get back into good standings. If you're reading this message and you are behind on your account, please contact our office and talk to Aime Salinas about payment plans to help you get back on track. Owners who simply ignore their past-due notices and allow their account to be sent to collections face significant additional fees that are associated with opening a collection account with the HOA's collection firm.

We hope everyone had a wonderful holiday season and wish you a prosperous year ahead in 2018.

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

Address 9150 N. Coachline Blvd.  
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Paula Bellina, Office Assistant  
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Office Hours:  
Monday-Friday, 8 a.m. to 6 p.m.  
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