

CONTINENTAL RANCH

the windmill

January/February 2019 Edition

www.crcatucson.com

Mark Your Calendars

January 2019

- 1st Happy New Year!
CRCA Office Closed
- 2nd Covenants - 6 p.m. at WP
- 3rd ARC - 7 p.m. at WP
- 7th Landscape - 7 p.m. at WP
- 15th Board of Directors Meeting
6:45 p.m. at CC
- 17th ARC - 7 p.m. at WP
- 19th CRCA Office Open
9 a.m. - 1 p.m.

February 2019

- 4th Landscape - 7 p.m. at WP
- 6th Covenants - 6 p.m. at WP
- 7th ARC - 7 p.m. at WP
- 19th Board of Directors Meeting
6:45 p.m. at CC
- 21st ARC - 7 p.m. at WP
- 23rd CRCA Office Open
9 a.m. - 1 p.m.



Presort
Standard
US Postage
PAID
Tucson, AZ
Permit #80

Continental Ranch
Community Association
9150 N. Coachline Blvd.
Tucson, AZ 85743

Table of Contents

Page 1	Happy New Year 2019!
Page 2	Takin' Care of the Trees Monument Lighting Upgrades
Page 3	Waste Management in CRCA Bringing Cheer to Local Families
Page 4	November & December Board Meetings Recap Maintaining Community Assets
Page 5	Holiday Lights Contest Winners
Page 6	Greetings from the North Pole
Page 7	What's this thing called a "homeowners association"?
Page 8	Dog Day at the Pool 2018
Page 9	Food for Thought
Page 10	Business Spotlight Design Guidelines Update
Page 11	Recycle Right in 2019
Page 12-13	Calendars
Page 14	CRCA Committee Members Needed!! There is No Poop Fairy
Page 14-22	Advertising
Page 23	Useful Numbers Newsletter Policies
Page 24	Management's Message and Contact Info



Takin' Care of the Trees

One of the great perks of living in Continental Ranch is the beautiful common area landscape, including the dozens of large mature trees throughout. Believe it or not, common area



trees are a high-dollar asset for the community, since the value of each tree increases over time as the trees grow and mature. The CRCA Landscape Committee is committed to making sure the community's trees are well cared for, which includes occasional pruning of the upper canopies. CRCA has partnered with Brijer Resources for many years because the Landscape Committee believes Brijer provides high quality service at a reasonable price. This tree work is currently under way throughout the association's common areas, and is performed during the colder months while the trees are dormant in order to minimize the amount of reactionary growth triggered by the pruning.

Monument Lighting Upgrades

Residents may recall reading about lighting upgrades to neighborhood entryway monuments in the January 2017 edition of the newsletter, a project which is still in process. Beginning several years ago, the board decided to begin

upgrading the lighting at the monuments throughout Continental Ranch. Due to the large number of



monuments, the board selected groups of monuments to work on each year, as funds allowed. Upgrades to the last remaining monuments will begin early this year, and will change the lighting systems from ground located "up-lighting" to more visible overhead valance "down-lighting". The board empathizes with complaints from many residents regarding the lack of city street lights in the area, and feels that the monument lighting is a great importance to residents and their guest trying to navigate the community.

Waste Management in Continental Ranch

In an effort to help clarify some confusion that has been surfacing recently, there are some facts about Waste Management's relationship & participation in Continental Ranch which may be relevant.

Continental Ranch does not have a contract with Waste Management, and does not have any control over Waste Management's pricing. CRCA residents are welcome to use any trash service provider they prefer, so long as the trash service provider picks up on Mondays and/or Thursdays.

Many years ago there did exist a contract between Waste Management and CRCA, however it expired in 2012 and was never renewed. Any rate increases or service changes implemented by Waste Management are at their sole discretion. Service plans are held directly between the service provider company and its customers (Continental Ranch residents); the HOA does not have any involvement with those plans.

Recently, the HOA received an influx of calls from concerned residents who were told a number of differing erroneous explanations from the Waste Management customer service department regarding service charge fees. Essentially, Waste Management was blaming their fees on the HOA. The CRCA management office has been in communication with Waste Management's area account manager in an attempt to correct the information being released by their customer service department.

If you are a Waste Management customer and have questions or concerns about your Waste Management account, please contact Waste Management customer service. If the information you're provided by Waste Management is contrary to the information in this article, it may be necessary to speak with a manager in their department.

The bottom line: any pricing adjustments at Waste Management are not a result of anything to do with the Continental Ranch Community Association. If residents are unhappy with their service provider, they are welcome to change providers. Hopefully these clarification points are helpful.



Bringing Cheer to Local Families

This year's adopt-a-family was a tremendous success, with such a generous outpouring of donated gifts from the community and 368lbs of food donated to Marana Food Bank. CRCA thanks everyone who chipped in to make this a very special Christmas for two Continental Ranch families facing hard times. We'd also like to thank local businesses for contributing as well, including the Twin Peaks Walgreen's, Chili's, Asian Spice, Kay Dental, Pro-Care Cleaning, AAA Landscaping and La Cholla Landscaping.



November & December Recap:

Meetings at a Glance

The following are highlights from the regular meetings of the Board of Directors held November 20, 2018 and December 18, 2018 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 20, 2018 meeting, the Board approved several Covenants Committee recommendations for fines and pool use suspensions for various unresolved violations; approved 2019 Integrated Pest Management Program from AAA Landscape; approved Windmill Park restrooms remodel; approved seven

monument lighting upgrades. At the December 18, 2018 meeting, the Board approved several Covenants Committee recommendations for fines and pool use suspensions for various unresolved violations; approved annual common area upper tree pruning; approved Twin Peaks monument riprap installation; approved Windmill Park office irrigation; approved Marbella II monument lighting repairs; approved Cancion de la Luna riprap erosion repair; approved CRCA website update.

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.

Maintaining Community Assets

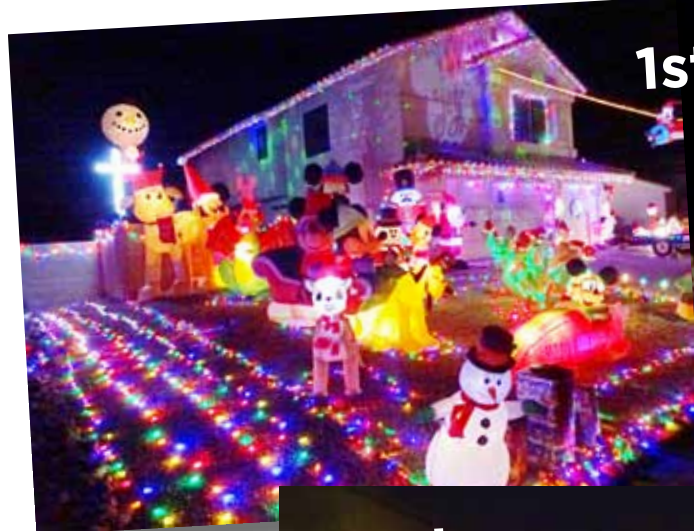
The Continental Ranch Community Association takes great pride in keeping community assets well maintained, and our parking lots are no exception. Adhering the community's Reserve Study, the parking lots at the community center as well as at the west end of Windmill Park were recently given a fresh seal-coat. Asphalt experts believe that the periodic routine maintenance application of asphalt sealant helps maximize the lifespan of the underlying asphalt.



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!



1st

8924 N. Palm Brook Dr.



2nd

7392 W. River Rim Pl.



3rd 8868 N. Cricket Pl.



5th 8825 N. Acacia Grove



4th

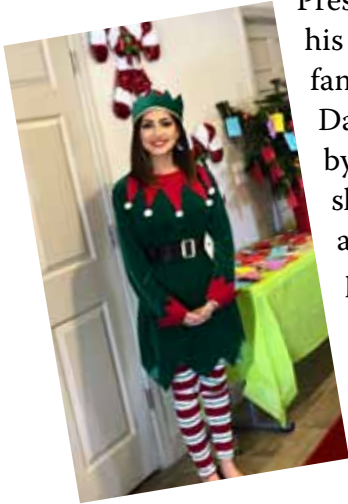
9345 N. Indian Summer Dr.



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 made the event extra special again 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. 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.



What's this thing called a “homeowners association”?

So you belong to a “homeowners association”? What exactly is an “HOA”? And, more specifically, what does an HOA do? These are all great questions, and even residents who have lived in Continental Ranch for decades can be surprised to find out that they might not fully understand the governance structure and functions of the association they live in.

Continental Ranch Community Association is called a “community association” instead of a “homeowners association” due to the fact that it includes much more than just individual homeowners. In addition to the 4,500 homes belonging to CRCA, the association also contains two apartment complexes and numerous commercial properties. The commercial members include properties such as the Fry’s grocery store plaza at Silverbell & Cortaro, the Safeway grocery store plaza at Twin Peaks & Silverbell, and several others within the community. These members also pay assessments, just like all members (so shopping local also supports the association). Although CRCA is a “community association”, we still often refer to it as the “HOA” for simplicity’s sake.

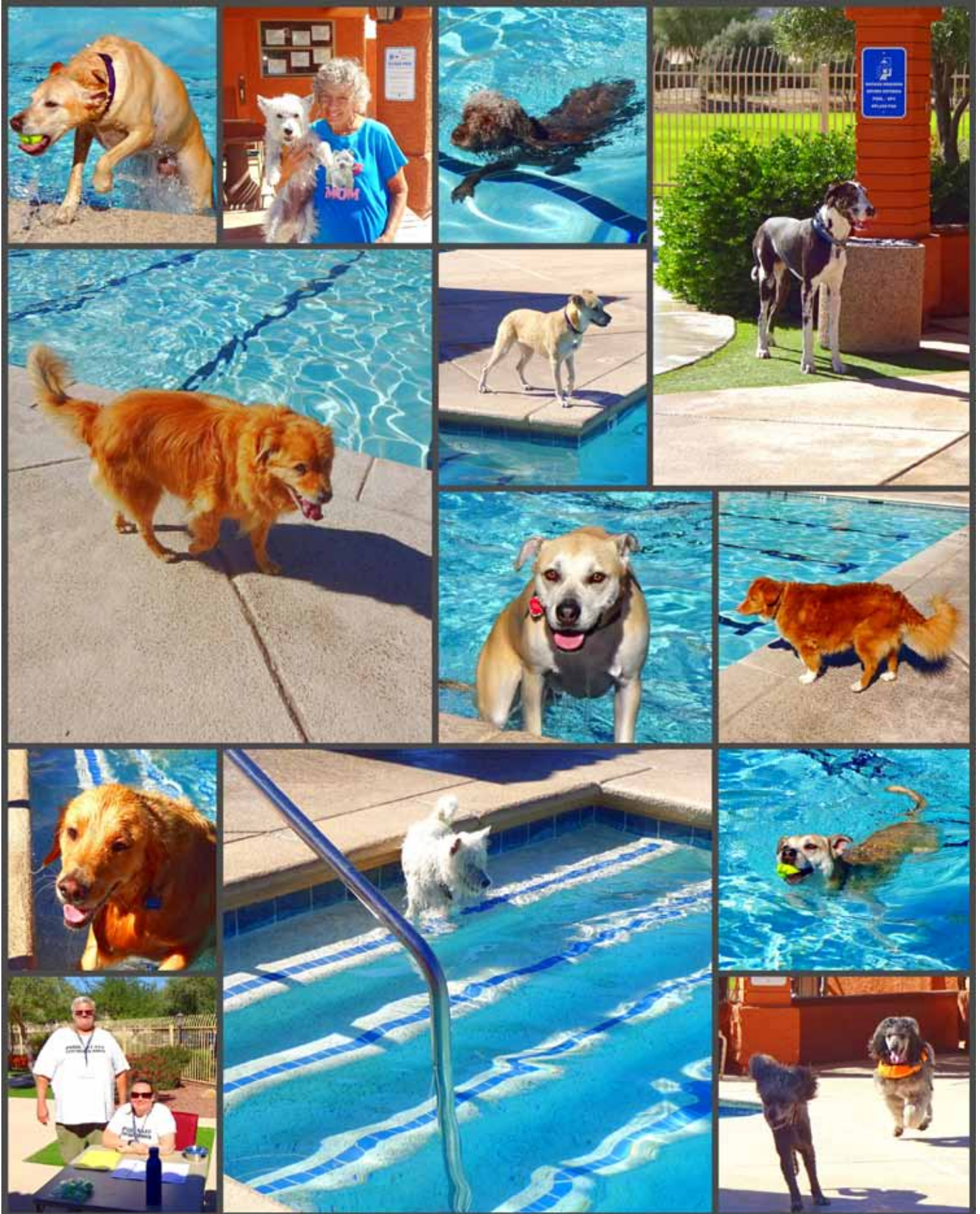


Many residents find themselves a little confused when it comes to understanding how “the board” and “the management company” come into play. The association’s Board of Directors is a panel of volunteer homeowners who have been elected by the community members. Essentially, the board members are the “decision makers” when it comes to policies and expenditures. The board is tasked with the duty of keeping a focused perspective on how their decisions impact the community as a whole, while also ensuring that their actions follow the rules defined by the association’s governing documents (such as the “CC&Rs”). Board members do not get paid for their service, their work is purely on a volunteer basis.

The association’s management company is the administrative arm of the HOA, a professional third party company who is hired by the association on behalf of the board, to carry out daily operations. The management staff executes all decisions made by the board, as well as the general administrative functions. With a community as large as CRCA, management’s list of tasks is quite extensive and requires a full time crew of five staff members. A sample of just a few of the tasks carried out by management include: conducting board & committee meetings, soliciting for repair and project bids (like paving the office parking lot, replacing the pool plaster, or repainting the clubhouse exterior), managing contractors (like pool, landscape, and janitorial maintenance, as well as other individual projects), processing the assessment billing, performing daily covenants compliance inspections, issuing pool keys, booking clubhouse rentals, directing seasonal events, and a myriad of other miscellaneous tasks.

Hopefully from this brief overview, readers will gain a better understanding of the mechanics of how Continental Ranch Community Association is organized and operates. Of course the overall purpose of the association is to maintain property values and provide amenities to its members for their enjoyment, however, there’s a lot more going on behind the scenes than folks might realize.

Dog Day at the Pool 2018





FOOD for Thought

In the health and wellness industry, fads come and go as quickly as fashion trends. Hot Yoga, Spin, Kombucha, Keto - the list goes on and on. It makes you wonder how anyone was ever healthy before. While some of these do in fact provide real benefits, some are simply rebranded versions of things from the past and others are down-right bad ideas. One of the terms that has come to the forefront in the last decade has been “Superfoods”. But what exactly is a “superfood” and what makes it so “super”?

Superfood is used to describe any food with health benefits, often plant based, although not exclusively (some fish creep into the category). The term can be traced back to the mid 1970’s and came about as a way to market health food. Honestly, there is no steadfast definition. It is a term brought about by the mad men of the time to sell you things. It is not regulated by the government, isn’t a measure of quality and shouldn’t be used as a measure of trust. If I wanted, I could slap the word superfood onto a bag of grass clippings from my yard without fear of any repercussion.

OK, now that that’s out of the way let’s look at some common “Superfoods” that actually live up to the hype!!

Blueberries

Any list of superfoods usually has this one close to the top. These little low-glycemic bombs of goodness are packed with vitamins and antioxidants and do everything from help fight cancer to aid in weight loss. They are surprisingly high in fiber which help sweep toxins from the digestive tract as well.

Kale

Love it or hate it....it makes the grade. The superstar of the greens, kale carries a healthy dose of vitamins A, C, and K while also providing fiber. Another nice bonus, is that kale is rich in calcium and an assortment of minerals.

Salmon

An amazing source of Omega-3 fatty acids, salmon helps reducing the risk of heart disease and stroke. To get the best health benefits, always go with wild caught versus farm raised. The benefits definitely outweigh the price difference.

Nuts and Seeds

FAT IS GOOD!!!! Well, some fat, and this is in that category. Your best bet is going raw and shell on; calories can rise quickly here, so slow yourself down by fighting with the shells yourself.

This list could go on and on. The bottom line is this, DO YOUR HOMEWORK! Your body is yours to protect and take care of it. Just because something is marketed with terms like “superfood” doesn’t mean it will be super for you.... or at all. Nature provides us with amazing things to fuel our bodies but it’s up to us to learn what is best for each of us. Check non-biased websites or even better, consult with a nutritionist or dietitian.

Christian Peranzi
Group Fitness Instructor, Health Coach

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. 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!

FOCUS on Nutrition

7850 N Silverbell Rd., Suite 126

We are FOCUS on Nutrition. When you stop in to see us, you will be cheerfully greeted by Mindy or Jennifer. We have been in the Fry's Shopping Plaza since March of 2013. Our mission is to help the community with their health and wellness needs. We offer delicious meal



replacement smoothies and energy boosting herbal tea each time you visit. In addition to our smoothies, we offer workout classes and have weight loss challenges on a regular basis. We are here to help you lose, gain or maintain weight based on your individual needs. Our coaches are happy to sit down with you to do a body comp and help you map out a plan to achieve your personal wellness goals. We are open M-F, 7am-2pm and Saturdays 8am-1pm. Your



first visit is complimentary as we just want to give you the opportunity to try our smoothies and see why we love what we do.

Design Guidelines Update

Just a friendly reminder to all of our residents to please check the Design Guidelines before making any architectural modifications to their homes. Storage sheds are an item that do need to be approved through the Architectural Review Committee (ARC). Shed placement is limited to the backyard only. If no perimeter walls exist on your property, placement of the shed shall be at the ARC's discretion.

We appreciate everyone who takes the time to have their architectural enhancements approved through ARC before beginning construction.

The committee works hard to uphold the Design Guidelines and is dedicated in protecting Continental Ranch's property values.



Recycle Right in 2019!

Making your New Year's resolutions? Here's an easy change that will make a big difference for our community: Pledge to recycle right in 2019.



What does it mean to recycle right? It's simple! Follow these 3 rules:

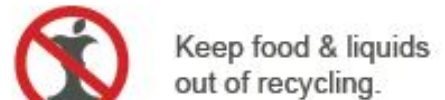
- Recycle clean bottles, cans, paper and cardboard
- Keep out food and liquid
- Do not bag recyclables or put plastic bags in your curbside cart

Why is it so important to follow these rules? Buyers of recyclable materials are seeking quality materials, so they can turn them into new consumer products. If materials are dirty or mixed with non-recyclable items (aka "contamination"), they will end up in the landfill rather than going to their next best use. This increases the cost to collect and handle recyclable materials. Not sure if something is recyclable? When in doubt, keep it out.

Due to changes in global markets, the value of recyclable commodities does not always cover the cost to collect and process the materials. To better reflect these fluctuating conditions, Waste Management is adding an adjustable line-item to recycling invoices, called the Recyclable Materials Offset (RMO). The RMO allows us to cover the cost to process materials in a safe and environmentally-responsible manner. Depending on commodity markets, the RMO may appear as a credit or a charge.

We are working hard to keep recycling sustainable and to keep costs down for our customers. We need your active, ongoing help. Please ensure your recycling stream is clean and free of contaminants. Also consider buying products made from recycled materials. This will help keep the market healthy.

Thank you for recycling the right way. With everyone focused on the three simple rules, we can continue to send recyclable materials to their next best use and help preserve our natural resources. For more recycling information visit www.recycleoftenrecycleright.com.



RecycleOftenRecycleRight.com

January 2019



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

February 2019



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

CRCA Committee Members Needed!!

Architectural Review Committee

The Architectural Review Committee is responsible for reviewing all changes to the exterior of homes, developing and maintaining the Design Guidelines. This committee works with all homeowners, developers and commercial members of the community. Meetings are held at the Windmill Park Office on the first and third Thursday of each month at 7pm.

Covenants Committee

The CRCA Covenants Committee and the CRCA Management staff, acting at the direction of the Board, strives to enforce the CC&Rs so that Continental Ranch keeps its high standards for the future ahead. Sometimes residents need a reminder from time to time to do the normal maintenance that every home requires. The Covenants Committee supports the Board of Directors and the Association in the enforcement of the governing documents for Continental Ranch Community Association.



Landscape Committee

Continental Ranch's landscape is one of the most important aspects of the community. The CRCA Landscape Committee takes great pride in their work. The volunteer committee, working at the direction of the Board, continually monitors the quality of maintenance work performed by the landscape contractor, and also works within the budget developed by the Board to maintain and enhance landscape throughout CRCA as needed.

If you have time to donate for the greater good of the Community, CRCA is always looking for new members. Call 297-7600 for information.

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.

Del Oro Landscape, L.L.C.
Cream of the Crop in Maintenance Services



520-907-7651
FREE ESTIMATES
Servicing Northwest Tucson

delorolandscaping@gmail.com
Licensed/Bonded/Insured
ROC#216351

Design ■ Monthly or Bi-Monthly Maintenance ■ One Time Cleanups
Tree Trimming & Removals ■ Decorative Rock & Boulder Installation
Planting ■ Plant/Cactus Removal ■ Irrigation ■ Hauling

**STONEY GOLDEN**
PAINT AND DESIGN
520-304-3476

Interior/Exterior - Roof Coatings - Misc. Home Repairs
Discounts for 1st Responder, Military and more
GoldensDesigns@Gmail.com - Like us on Facebook

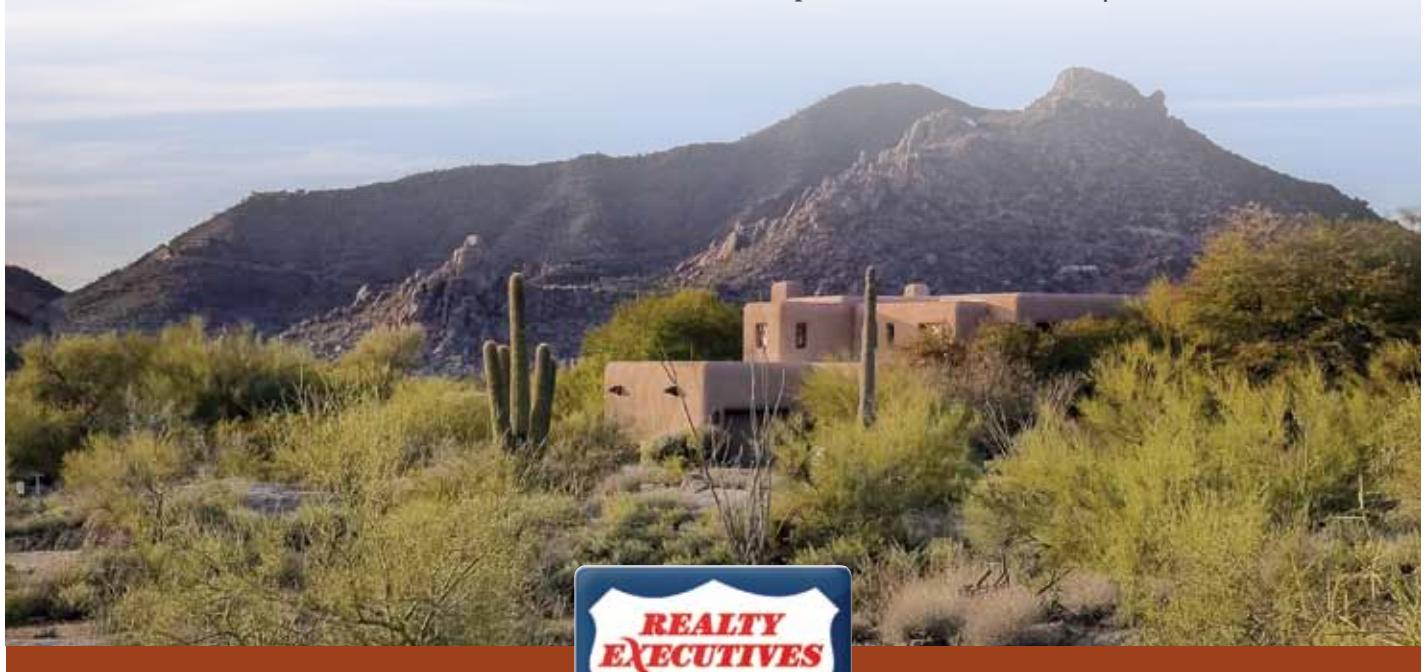
PROFESSIONAL PROPERTY MANAGEMENT

Excellence in Property Management



LEANN ENGSTLER
Property Manager

- Simple and affordable management rates
- Provide a no obligation rental market analysis
- Answer all your questions quickly
- Tenant background screening
- Internet marketing
- Repair coordination
- Lease preparation
- Direct owner deposits
- On-line rent payments
- Property inspections
- 24/7 website portal for owner's monthly statements



LEANN ENGSTLER, *Property Manager*

Realty Executives Tucson Elite

Direct: 520.245.6125

pm@mindspring.com | pmtucson.com



HAPPY 2019!!!

see our website for specials and customer reviews

www.AmericanConditionedAirAZ.com

WINTER IS HERE



Professional Services We Offer:

- Sales, Service, Installation
- Licensed, Bonded, Insured
- NATE Certified
- Service All Brands
- 24 Hour Emergency Service
- Residential & Commercial
- Maintenance Plans
- Free Equipment Estimates
- Free Installation Estimates
- Energy Star Products
- Convenient Financing Available
- Most Major Credit Cards Accepted



520-623-2430

ROC 046247 ROC 071836

Serving the Tucson
Metro area since 1976



We get you more interest.

You expect outstanding performance from your money and Hughes Federal Credit Union delivers it.

Visit HughesFCU.org/Outstanding or stop by our branch on Cortaro near Silverbell to start earning more today!

36 Month Jumbo IRA Certificate¹
AS HIGH AS

2.89% APY*

A minimum balance of \$99,000 is required to earn Current Annual Percentage Yield (APY)



520-794-8341

Insured by NCUA. *Annual Percentage Yields (APYs) are effective January 1, 2019, and are subject to change. For current rate information, visit HughesFCU.org/Rates. Certain restrictions apply. ¹A minimum balance of \$99,000 is required to earn 2.89% Current Annual Percentage Yield (APY) for a 36-month Jumbo IRA Certificate account. There may be a government penalty for early withdrawal of IRA Certificate accounts. The APY is a variable rate. Dividends are based on the Credit Union's earnings at the end of a dividend period and thus cannot be declared in advance.





UP We **NEED** your home!

Values are **DOWN** and Inventory is **DOWN** - It's a seller's market!



Avg Sold Price:
\$261,480 *



- Homes Sold 33
- Median Sold Price \$216,500
- Avg Sold Price \$261,480
- Median LP/SP Ratio 97.85%
- Average DOM 41



This is the lowest number of houses in inventory in the past decade!

Highest number of monthly sales in the last decade!

* Data based on TAR MLS--Accuracy not Guaranteed. If your home is listed with another REALTOR, this is not a solicitation

**Rojanna
the
Realtor
says:**



**Shop Local,
Shop Marana.**

Go to MaranaParkBench.com

**Local Business Owners
Local Marana Officials**

Call or Text

Rojanna "The Realtor" Harvey

520-279-0206

"It's best to have a local REALTOR® when buying or selling a home."

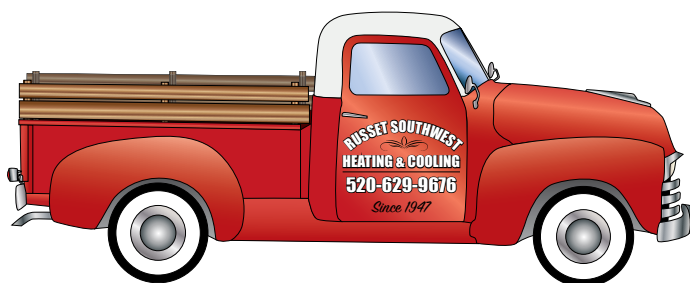


Real Estate is local, your REALTOR® should be TOO.



Heating & Air Conditioning

**Spring is Coming...
...Time for a System Check.**



**Schedule
Yours
Today!**

629.9676 • RussettSouthwest.com

JUST WATER HEATERS

JustWaterHeatersAZ.com

Everything for ONE Low Price!

- 40 Gallon Electric Water Heater
- Water Heater Installation
- Supply Lines
- Water Heater Permit
- Haul Away
- Sediment Trap (Gas)

\$599.99
+ tax*

*Every water heater
installation or replacement
in Tucson requires a permit.

MORE PRICES

Gallons	Size	Installed Price
40 Gal Gas (Tall)	59" H x 18" D	\$749 + tax
40 Gal Gas (Md)	52" H x 23" D	\$784 + tax
50 Gal Gas (Tall)	59" H x 21" D	\$829 + tax
50 Gal Gas (Md)	50" H x 24" D	\$864 + tax

520-488-0816

More sizes available. See website for pricing.
Mention this ad and receive a \$30.00 discount

LIFE INSURANCE

**PROTECTING YOUR FAMILY TAKES
MORE THAN A FOUR-DIGIT CODE**



Jim Winger / Continental Ranch Ins
Your Local Agent

520.878.0200

5960 W ARIZONA PAVILIONS DR STE 120, TUCSON, AZ 85743

JWINGER@FARMERSAGENT.COM

<https://agents.farmers.com/jwinger>



FARMERS
INSURANCE

Farmers New World Life Insurance Company, 3003 77th Ave. SE, Mercer Island, WA 98040
ADFL022THIRDP 1-17



TOP 1% OF REALTORS FOR 18 YEARS

Selling the ranch since 1996

GREGG MAUL

SOLD



ABR, GRI, CRS, CMAS, SRS

Associate Broker
Your Local Expert
making your plans
come true

Just Results - Your Home Sold

I will get you more money with less hassles;
faster sell than any other realtor!

NOW is the Time to Sell

Free quote, No obligation, Zero Hassles, No Pressure

Ask about my Cancel/Easy Out Home Listing

First in Communication.

Communicate your way—email, text or phone. See my
reviews and video endorsements at Realtor.com and
www.GreggMaul.LongRealty.com
phone: 520-471-8088 email: GMaul@flash.net

Gregg Maul's Home Finder App

- Be the first
- Download
- Click Mobile App
on left side menu
- No obligation
- No pressure



Download App at www.GreggMaul.LongRealty.com

Now selling over 942 homes, career to date

Tucson's Market Share Leader

23 years in Real Estate • 25 years Tucson Resident

If your home is currently listed - this is not for you, not a solicitation.



Susy Patty
Associate Broker



Direct (520) 907-8885
Office (520) 318-5290
Fax (520) 318-5292
SusyPatty@Comcast.net
7330 N. Oracle Rd., Ste. 280
Tucson, AZ 85704



Soila's Housekeeping

Best Quality- Low Prices

Please call for a Free Estimate!

Basic Cleaning-Deep Cleaning-Move in/out-Windows-
Vacant Homes-One Time or Recurring Services & More

520-409-4099 & 520-612-3648

OASIS POOL SERVICE

CARING FOR THE CONTINENTAL RANCH
COMMUNITY POOLS AND SPAS SINCE 2007

Let us take care of your home pool.

Service, Repairs and Equipment

Installation & Inspections.

Licensed, Bonded & Insured

ROC # 268711

oasispoolstucson@gmail.com

520-747-POOL | 520-571-1340 - Office

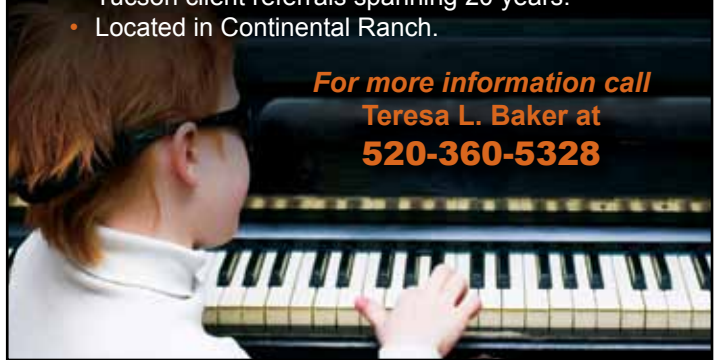


Piano Lessons for Really Cool Kids... of ANY Age!

Affordable! By Appointment!
Your piano/keyboard or mine!
The ULTIMATE BRAIN exercise for ALL AGES.

- Focused curriculum on age appropriate technique; fundamentals, understanding and reading music; music appreciation and enjoyment.
- Contemporary teaching style; individualized to student's needs and learning style.
- Certified professional educator with 25+ years' experience; University of Wisconsin graduate, with Level 1 Clearance.
- Tucson client referrals spanning 20 years.
- Located in Continental Ranch.

For more information call
Teresa L. Baker at
520-360-5328



**TUCSON'S BEST
PAINTERS** LLC

...it's what people call us.



*** Best Workmanship * Best Service**
*** Best Products * Best Warranty**

Residential / Commercial

- Proudly serving Continental Ranch for over **14** years.
- Referred by 100% of our clients.

(520) 891-MIKE
(6453)

Dual Licensed, Bonded
Insured

Roc # 268906

* Interior
* Exterior



A+ Rated
Angie's list & BBB

Mike Loughlin

Owner / Operator - Master Craftsman
Mike@TucsonsBestPainters.com



Celebrating 15 yrs.
Moving You Forward
Through the Stages of
Work, Play, and Life!

Coachline/Twin Peaks

9190 N Coachline Blvd #100
Tucson, AZ 85743
520-308-4878

Ina/Oldfather

4249 West Ina Road #125
Tucson, AZ 85741
520-297-5837

www.maranapt.com

ASIAN SPICE RESTAURANT



**7850 N Silverbell Rd, Suite 144
Cortaro & Silverbell
(At the Fry's shopping Center)**



10% Military Discount



520-638-8782

520-638-8897

www.asianspiceaz.com



Free Order of Vegetable Egg Rolls

w/ purchase of \$20 or
more. Not valid w/ any
other coupon or lunch
special.
Limit 1 per order.

Free Order of Crab Puffs

w/ any purchase of \$30 or
more. Not valid w/ any
other coupon or lunch
special.
Limit 1 per order.



Judy Ibrado
Realtor® ABR, SRES
(520) 301-8455
jibrado1212@gmail.com



Client Testimonial

Judy helped us to rapidly gain an understanding of the local real estate market and provided the tools and resources that allowed us to determine which home would provide the most value for our money. She responded promptly to every question/request and was available by phone, text or email. She efficiently scheduled many homes and new construction for us to view. She was a wealth of information from commute times to home maintenance in desert conditions. Judy seamlessly handled everything. Judy is extremely organized, conscientious, reliable and incredibly hard-working. She conducts herself with integrity and fosters a professional and considerate relationship.

We are so very pleased to recommend Judy Ibrado to anyone looking to buy (or sell) a home. We can't say enough about how satisfied we are with the service she provided and the results she produced.

Mark and Mary
Marana

LOOK WHO'S SELLING CONTINENTAL RANCH & RESERVE!
BRIGITTE JEWELL

\$\$ Multi-Million Dollar Producer \$\$
Brigitte has SOLD over 120 Million \$\$\$ of real estate
In Continental Ranch/Reserve Areas!
More than ANY AGENT from
ANY COMPANY in all of Tucson!
I can sell your home too...Ask me how!!

- >The top producing and selling agent in Continental Ranch/Reserve
 - >The top listing agent in Continental Ranch/Reserve
- >Full time agent with a team of full time professional associates
 - >CSSN-Certified Short Sale Negotiator
- >My proven, effective marketing plan will get your home SOLD
 - >Ask about my FREE Home Staging Service
 - >Continental Ranch resident for 17 years
 - >Buying & Selling? I can save you top dollar!

Do you want to know the value of your home?

**Call or email me for a complimentary
market analysis of your home!!**

Email me at: brigitte@homejewell.com

REALTY EXECUTIVES TUCSON ELITE

Over 20 years' experience in Cont. Ranch Area

471-JEWL (5395)

Call for "24 K" Service!!

Visit my website: www.homejewell.com

Multi-Million Dollar Producer

Realty Executives, Tucson Elite

"Where the experts are"

Like The Jewell Team on [Facebook](#)

<https://www.facebook.com/JewellTeam/>



Brigitte Jewell-Associate Broker

YOUR NEIGHBORHOOD
SPECIALIST

Useful Numbers

Non-Emergency Marana Police Department

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

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

Happy New Year!

We hope everyone had a wonderful time over the holidays, and that the new year is already treating you well. This January, we are looking forward to the CRCA annual volunteer luncheon where we get to show our appreciation toward all of the volunteers who worked so hard to give back to this community. This event is our small way of saying thank you to those residents who have generously put in their valuable time, and sometimes labor, to help keep Continental Ranch a quality place to call home. CRCA volunteers serve in various roles throughout the year, such as committee participation and assisting with CRCA events such as the Easter Egg Hunt. The board members invest a significant amount of their time and effort each month to ensure that Continental Ranch is always moving in a positive direction. Thanks to the generous donations from our many trusted vendors, we are able to provide this luncheon as a humble gesture of our gratitude for all those who have selflessly served this community.

Another great example of this community's generosity was the outpouring of gifts left under the Angel Tree for the Adopt-a-Family program, along with all of the food donations gifted to the Town of Marana Food Bank. With donations from caring residents, the CRCA Board, AAA Landscaping, Walgreens on Twin Peaks, Pro-Care Cleaning, La Cholla Landscaping, Asian Spice, Chili's and Kay Dental, we hope that the holidays were a little more hopeful and bright for some of Continental Ranch's families.

As a management team we are honored to be entering our 10th year managing Continental Ranch, and our hope is that we can continue to provide outstanding service for CRCA in the years to come.

Josh Seng, Community Manager
On behalf of Ryan, Vicky, Ashley and Paula

Address 9150 N. Coachline Blvd.
Tucson, AZ 85743

Phone (520) 297-7600

Fax (520) 297-7917

Web www.CRCATucson.com

E-mail continental.ranch@yahoo.com

Josh Seng, Community Manager
js@hoamanagementsolutions.com

Ryan Egea, Assistant Manager
ryan@hoamanagementsolutions.com

Vicky Gonzalez, Accounts Manager
vicky@hoamanagementsolutions.com

Ashley Boykin, Homeowner Covenants Liaison
ashley@hoamanagementsolutions.com

Paula Bellina, Office Assistant
paula@hoamanagementsolutions.com

Office Hours:
Monday-Friday, 8 a.m. to 6 p.m.
Saturday, 9 a.m. to 1 p.m.
(once per month)
Sunday, Closed

The office is open one Saturday per month.
We accept payments by check or money order.

In case of emergency, please call (520) 780-9163 and follow the prompts. This number is not for reporting violations or dealing with delinquencies.