

# CONTINENTAL RANCH

*the windmill*

March/April 2019 Edition

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

## Mark Your Calendars

### March 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 WP
- 21st ARC - 7 p.m. at WP
- 30th CRCA Office Open  
9 a.m. - 1 p.m.

### April 2019

- 1st Landscape - 7 p.m. at WP
- 3rd Covenants - 6 p.m. at WP
- 4th ARC - 7 p.m. at WP
- 6th Community Yard Sale  
7 a.m. - 2 p.m.  
Habitat for Humanity &  
Big Brothers/Big Sisters  
Pickup - 2 p.m.
- 16th Board of Directors Meeting  
6:45 p.m. at WP
- 18th ARC - 7 p.m. at WP
- 20th Easter Egg Hunt  
10 a.m. - 1 p.m.
- 27th CRCA Office Open  
9 a.m. - 1 p.m.

## Windmill Park **Pool Opening**

Exceptional community amenities are a big part of why residents love to call Continental Ranch “home”. One of the most popular amenities in Continental Ranch is the recreational pool facility at Windmill Park. This pool opens for the season on March 1st, a date eagerly anticipated by residents each year. The Windmill Park pool facility includes a heated main pool, Jacuzzi spa, and splash pad. The hours of operation are from 5am – 10pm daily. Residents should contact the management office with any questions about access or use of the Windmill Park pool facility.



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# Covenants Corner

There is no doubt that this has been one of the wettest winters Continental Ranch has seen in many years. However, the much welcomed moisture also resulted in an abundance of weeds throughout the community. Rest assured, the management staff has been diligently working to ensure that residents' yards (and the HOA common areas) are cleaned up as promptly as possible.



The management staff would like to thank those residents who took action to get their wood fascia



repainted after receiving our courtesy letters a few months ago. For those who still need to paint, please be reminded that management will begin sending violation notices in March. If

you have any questions or concerns pertaining to painting your home, please contact the management office at 520-297-7600.

## There is No **Poop Fairy**

Ⓢ *Dog Poop Doesn't Biodegrade Like Wild Animal Poop*

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

Ⓢ *Dog Poop Contains Harmful Bacteria, Parasites.*

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



# January & February Recap:

## Meetings at a Glance

*The following are highlights from the regular meetings of the Board of Directors held January 15, 2019 and February 19, 2019 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 January 15, 2019 meeting, the Board approved several Covenants Committee recommendations for fines and pool use suspensions for various unresolved violations; approved plant replacements at Copper Moon neighborhood entry; approved landscape irrigation replacement at pocket parks; approved Windmill Park restroom floor restoration.

At the February 19, 2019 meeting, the Board approved several Covenants Committee

recommendations for fines and pool use suspensions for various unresolved violations; approved annual Egg Hunt budget; approved Design Guidelines revisions pertaining to guest residences; approved landscape irrigation replacement at the community center; approved plant replacement for miscellaneous dead plants throughout the community; approved contract for managed IT services at office; approved seasonal pool monitor budget; approved splash pad deck reseal; approved pool filter replacement at community center pool; approved toilet replacement in office restroom; approved renewal of Saguaro Aquatics swim lessons for CRCA residents.

### 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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## THANK YOU! Volunteers

In keeping with tradition, Continental Ranch hosted its annual luncheon this past January to honor our valued volunteers who help keep the association running and make community events possible. These residents who graciously donate their time for the benefit of the community are truly appreciated! Some volunteers



help with seasonal events, like the Egg Hunt and Photos with Santa, while others volunteer on a monthly basis to help run the board and committees. The annual volunteer luncheon is a small way of thanking these dedicated residents who invest their time to make Continental Ranch the vibrant community that it is.

These annual luncheons are primarily funded by generous vendor donations. This year's luncheon was sponsored by AAA Landscaping, Alphagraphics, Association Reserves, Bates Paving & Sealing, Capital Connect, Goodman Law Group, HOA Management Solutions, Oasis Pool Service, Pro-Care Janitorial, Southwest Pest Solutions, Todd Lundering CPA, VF Law and American Family Insurance.

Thank you to all who volunteer and support Continental Ranch!



# Continental Ranch Community Wide Yard Sale!

**April 6, 2019 7:00am – 2:00pm**

Registration deadline is Wednesday April 3, 2019



Join the fun and find a new home for those unwanted household items during the community wide yard sale! Please complete the form below and return it to the Windmill Park Office before April 3rd. A list of addresses participating in the yard sale will be available to pick up at the Community Center April 5th & 6th. The sale is free to join and will be advertised in local newspapers and on Craigslist.

## Community Yard Sale Registration Form

**Please return to the CRCA Office by April 3, 2019**

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

Items for Sale: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

For Office Use: Date: \_\_\_\_\_ Staff Initials: \_\_\_\_\_ Parcel/Lot \_\_\_\_\_

# Continental Ranch Community Center

Did you know that Continental Ranch has a rental hall available for residents to host special events and functions? The Continental Ranch Community Center is an incredibly popular venue, frequently used throughout the year for all types of gatherings, such as birthday parties, baby showers, graduation parties, retirement parties, wedding anniversaries, wedding showers, and seminars. The facility can hold up to 90 guests and comes equipped with tables and padded chairs, as well as a kitchenette which contains a refrigerator, microwave, and warming drawers. The center was remodeled fairly recently and provides a pleasant setting for a range of special occasions. For more information on renting the community center for your next event, contact the CRCA management office at 520-297-7600.



# STUFF THE TRUCK - Saturday, April 6th

Mark your calendars for April 6th, when Continental Ranch partners with Habitat for Humanity and Big Brothers Big Sisters to collect household items to help the families served by these organizations. If you have unwanted household items that you would like to donate, please place your items on the curb by 2pm for pickup. If your items are not picked up by the end of the day, please remove the item from the curb and contact the organizations for more information. If you would rather schedule a private pickup you are welcome to contact the organizations directly to make those arrangements. Please see below for more information, including a list of items that are accepted. Receipts for tax purposes can be provided upon request.



Donation Hotline  
(520) 624-7039 ext. 107

All acceptable items must be bagged or boxed, placed on the curb by 2pm and labeled for Big Brothers Big Sisters.

**ITEMS BEING ACCEPTED INCLUDE:** Clothing, bedding, sheets, bath towels, purses, shoes, dishes, pots and pans, housewares, knick-knacks, lamps, and small appliances (that can be lifted by one person).

A complete list of acceptable and non-acceptable items is located on our website: [www.TucsonBigsPickup.org](http://www.TucsonBigsPickup.org)



Donation Hotline  
(520) 230-5323

We accept a variety of new and reclaimed building materials, furniture and appliances in good working condition. We can only accept immediately re-sellable items – no items that are in need of repair. A complete list of acceptable and non-acceptable items is located on our website:

<https://www.habitattucson.org/habistore/donate-items/list-of-what-can-and-cannot-be-donated/>

WE GRATEFULLY ACCEPT THE FOLLOWING DONATIONS:

**Furniture** - Chairs, couches, desks, tables, shelves, etc. Please no rips, tears, stains, broken parts.

**Appliances** - Cooktops, stoves, ovens, dryers, microwaves, fridges, washers, we only accept flat-screen TVs. Clean and in working order, 10 years old or less.

**Windows & Doors** - Must be in good condition. Windows must be double pane in good condition.

**Kitchen/Bath** - Cabinets complete with doors and drawers, sinks, low-flow toilets (drop-off only), shower pans, garbage disposal, and accessories.

**Heating/Cooling** - Window air conditioners, swamp coolers, fans, fireplace/gas insert. Good, working order with all parts and free from rust and less than 10 years old.

**Plumbing/Electrical** - Usable fixtures, parts and supplies, working ceiling fans, lighting. Undamaged and no older than 10 years.

**Carpet/Flooring** - New boxed tile, rugs, hardwood, stone. New carpet, U.S. made vinyl & laminate flooring only.

**Misc.** - Artwork/hanging decor, housewares, working power, hand and garden tools, lawnmowers, fencing, landscaping (no rocks).

**ITEMS NOT ACCEPTED:** Opened Paint, Stains etc.  
Toxic material or lead-based paint  
Faucets, Water Heaters & Softeners  
Medical Supplies

Non flat-screen TVs, Computers & Electronics  
Linens, Clothing, Toys, Books  
Exercise Equipment



## Community Bulk Item Trash Pickup Saturday April 27, 2019

Waste Management will be in your neighborhood to pick up bulk trash items.  
Residents must have an account with Waste Management to participate.

Keep in mind: Our drivers load your bulk items into the truck by hand. Please follow these guidelines to ensure a successful pickup and to keep your neighborhood clean and safe. If the criteria are not met, we will not be able to load and pick up items.

### General Guidelines

- Place all bulk items on the curb by 6:00 a.m.
- Bulk items must weigh less than 50 pounds. Driver cannot remove items exceeding this limit.
- Items must be contained within a 4 ft. by 4 ft. area

### Guidelines for Common Items

- Bundle all landscape items. Branches and bundles cannot exceed 4 feet in length.
- Cactus must be boxed and labeled.
- Remove mattresses from hide-a-beds to reduce weight.
- For glass tables, please remove, box and label the glass.

### NOT Acceptable Items:

- Appliances including:
  - Refrigerators/Freezers
  - Ice Makers
  - Washers/Dryers
  - Stoves
  - Dishwashers
  - Water Heaters
  - Air Conditioners
  - Appliances with Freon
- Electronics including:
  - Televisions
  - Computers
- Tires
- Batteries
- Fluorescent bulbs and/or ballasts
- 55-gallon drums
- Chemicals including:
  - Pesticides
  - Oil
  - Paint
  - Turpentine
  - Any flammable liquids
- Propane/Gas Cylinders
- Asbestos Material
- Medical Waste
- Contaminated soil or any liquid hazardous waste
- Railroad Ties
- Construction material

Thank you for following these guidelines for a successful bulk item pick up.

We appreciate the opportunity to help keep your community clean and safe!

# CRCA Community Business Spotlight

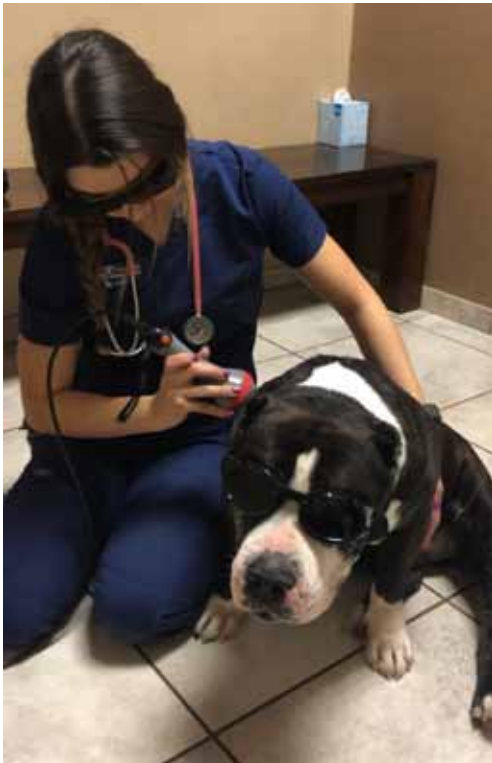
Residents aren't the only members of the Continental Ranch Community Association. There are numerous commercial properties belonging to the Association as well, many of which contain privately owned small businesses. Supporting these small businesses, in turn leads to supporting the strength of the Association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

## Twin Peaks Veterinary Center

7555 W. Twin Peaks Rd.

Dr. Beth Neuman founded Twin Peaks Veterinary Center in 2010 to combine high quality client and patient care, state-of-the-art medical equipment and services, and a staff of committed veterinary professionals under one roof. Since then, Twin Peaks has grown steadily to five doctors, nine certified veterinary technicians, and a tremendous support staff that operates seven days a week to ensure your pets obtain the best care when they need it most. We also offer boarding, grooming, and even rattlesnake avoidance training. This year, Twin Peaks added an ultrasound machine

in order to provide even more comprehensive care to your furry family members. With these elements in place, we offer the full slate of veterinary services required to keep the canine and feline members of your family happy and healthy. Our hours of operation are 7am to 9pm weeknights and 7am to 6pm Saturday and Sunday.



Ask any of us "What makes Twin Peaks Veterinary Center unique?" and you will hear this answer. It is the people. Every single doctor and each staff member at Twin Peaks share a devotion to your family's pets. We are focused on the need to make veterinary care an affordable, reliable, and family-oriented service for the members of this community. We are open evenings and weekends in order to serve you better. We offer an online pharmacy that delivers your pet's medications, even prescription diets, right to your door. We network with other veterinary professionals to stay up to date on the newest therapies. We routinely provide in-clinic consults for clients with both a board certified surgeon and internal medicine specialist. As a staff, we take your pet's care very seriously.

We are so proud of what we do and how we do it that we invite you to observe any and all treatments your pet receives. We welcome your questions about the services we recommend. Visits can be scheduled by calling 520-572-8300 or you can even make the appointment online at [twinpeaksvet.com](http://twinpeaksvet.com). We invite you to stop by anytime with your furry family member to say hello to the doctors and our fantastic staff. Look for our upcoming client seminar program - back by popular demand!





March 20<sup>th</sup> is listed as the official first day of spring this year in the United States. Southern Arizona obviously did not get the memo! Thanks to our relatively wet and mild winter, it feels like spring has been here for a while now. Although we always welcome rain here in the Sonoran Desert, this inevitably leads to an increase in weeds, mosquitoes, and other pests. It is our sincere hope that we can all do our part to control overgrown vegetation and mitigate the breeding grounds for these unwanted pests. Should you have weeds or standing water on your property, please work to abate these conditions.

To report weeds or other property conditions please contact us at (520) 382-2520 or [codeenforcement@maranaaz.gov](mailto:codeenforcement@maranaaz.gov). To report mosquito issues on private property please contact Pima County Health Department Vector Control at (520) 724-7908. To report either weeds or mosquito issues on public property, please contact the Marana Department of Public Works at (520) 382-2536. By working together, we can keep our community clean, safe, and healthy, so that we can all enjoy our beautiful outdoors.

This is not only a time of year when we enjoy being outdoors, but our family pets do as well. Unfortunately, during this time there is often an increase in dogs who wander off their property and get lost within the neighborhoods. It is for that reason we encourage everyone to vaccinate and microchip their pets. Not only does this aid in the return of lost pets, it is a criminal violation of the law to not have a current rabies vaccination and license for your dog. To assist with this, we host various free or low-cost vaccination clinics, spay & neuter clinics, and microchipping events throughout the year. Additionally, we have created the Marana Pets app that can be used for lost & found pets within Marana. For more information or to report an issue please contact us at (520) 382-8020; email us at [animalservices@maranaaz.gov](mailto:animalservices@maranaaz.gov) or visit our website at <http://www.maranaaz.gov/animal-services>.

Thank you for your time, assistance and for being part of our wonderful community!

Bill Lorefice

Chief Code Enforcement and Animal Control Officer





## JOIN US FOR A PAPER SHRED-IT EVENT!

This event is free to Marana residents for non-commercial documents. Shredding will occur on-site. **Donations to the Marana Community Food Bank of non-perishable, canned, or packaged foods are encouraged and greatly appreciated.** No glass containers please.

**Saturday, April 6, 2019**

9 a.m.-12 p.m.

(Event will conclude earlier if truck fills.)

### **Twin Peaks Elementary School**

7995 W. Twin Peaks Rd.

Marana, AZ, 85743

**FOR MORE INFORMATION**

**(520) 382-1909**



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Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1 Windmill Park Pool Opens	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 6:45 pm at WP	20	21 ARC 7pm at WP	22	23
24/31	25	26	27	28	29	30 CRCA Office Open 9am - 1pm



# April 2019

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

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## Client Testimonial

This is my second time working with Judy Ibrado and Long Realty. A+ professionals. They took care of everything so I didn't have to worry about all the details. I highly recommend Judy and her team. A truly amazing experience!

Cheryl P.  
Continental Ranch



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**Chelci Clarke**  
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# **LOOK WHO'S SELLING CONTINENTAL RANCH & RESERVE!**

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  - >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  
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**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](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
Insert Sheet	\$300

\* 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

It's nearly that time of year – Easter egg hunting season! Easter occurs near the end of April this year, so don't forget to mark your calendar and stop by the office to register for the Egg Hunt. As usual, we're on a hunt of our own – a hunt for volunteers to help with the big event! The Egg Hunt is quite a production and takes all the helping hands we can gather in order to make it a success. We're blessed to have a small group of dedicated volunteers who generously donate their time each year to make this event possible, and we're always looking for new volunteers. Even one or two extra volunteers can make a big difference in hosting a safe and successful event for the community. Please contact Paula in our office if you'd like to spend a few hours participating as a highly valued volunteer this year.

I'm pleased to report that, in general, Continental Ranch is a very safe and clean community. Even still, we're not completely immune to the occasional graffiti mischief. Our management staff is always on the lookout for new incidents of graffiti on walls throughout the community; however, when the occasional graffiti does occur, it is usually in areas that are not easily visible from the street. We always appreciate when residents take the time to contact our office to let us know about graffiti incidents, so that we can help expedite the cleanup process and keep the neighborhood looking good.

Some residents have expressed concerns about mosquitos, especially given the wetter than usual winter season we've had. Mosquitoes are an inevitable part of the desert environment, however there are precautions everyone can take to try and minimize mosquito breeding areas. According to experts, the most effective precaution against the proliferation of mosquitos is to eliminate standing water. Doing a quick check around your property to reduce outdoor containers or other sources of standing water could help minimize areas for mosquitoes to breed. For additional information, you can find a number of online resources that discuss mosquito mitigation in more detail.

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](http://www.CRCATucson.com)

E-mail [continental.ranch@yahoo.com](mailto:continental.ranch@yahoo.com)

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Vicky Gonzalez, Accounts Manager  
[vicky@hoamanagementsolutions.com](mailto:vicky@hoamanagementsolutions.com)

Ashley Boykin, Homeowner Covenants Liaison  
[ashley@hoamanagementsolutions.com](mailto:ashley@hoamanagementsolutions.com)

Paula Bellina, Office Assistant  
[paula@hoamanagementsolutions.com](mailto: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.



CONTINENTAL RANCH COMMUNITY ASSOCIATION

# SPRING EGG HUNT

SATURDAY APRIL 20TH

WINDMILL PARK 10AM - 1 PM



Parents, please pick up a raffle ticket and wristband from the CRCA office in advance of the event date. A non-perishable food item for the Marana Food Bank will gladly be accepted.

Come out and join us for a hoppin' good time!

## EGG HUNT SCHEDULE

10:15am	0-2 yr olds
10:45am	3-4 yr olds
11:15am	Special Needs all ages
11:45am	5-6 yr olds
12:15pm	7-8yr olds
12:45pm	9-10yr olds

easter bunny!

petting zoo!

balloon artists!

jumping castles!

face painting!

food trucks!

zip line!



CONTINENTAL RANCH  
COMMUNITY ASSOCIATION

live grow work play

\*Please note this event is for CRCA residents only\*