

CONTINENTAL RANCH

the windmill

May / June 2019 Edition

www.crcatucson.com

Mark Your Calendars

May 2019

- 1st Assessments Due
Covenants - 6 p.m. at WP
- 2nd ARC - 7 p.m. at WP
- 6th Landscape - 7 p.m. at WP
- 11th CRCA Office Open
9 a.m. - 1 p.m.
- 16th Late Fee Applied
ARC - 7 p.m. at WP
- 21st Board of Directors Meeting
6:45 p.m. at WP
- 27th CRCA Office Closed
for Memorial Day

June 2019

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

2019 Annual Easter Egg Hunt

April 20, 2019 marked the 10th Annual Easter Egg Hunt in Continental Ranch! Each year this huge event gets even better, and this year didn't disappoint. With almost 600 kids signed up for the egg hunt this year, there were over 1,500 attendees in total.

A big thank you to the Boy Scouts from Troop 219! Every year the Boy Scouts and their Troop Leaders help make the egg hunt a great success, and we appreciate all their effort and participation. From setting up, to bunny volunteers, helping in the egg hunt field and clean-up, it's a long day and we couldn't do it without you boys!

We want to give a special thanks to the CRCA residents who generously volunteered their time and contributed in making this special event possible. The 2 days of set up and clean-up are long, hot days with lots to do, and your time and efforts are appreciated by all. We also thank

our vendors who provided food, drinks and plenty of festivities for our guests. The petting zoo and pony rides returned this year and delivered tons of fun for the whole family along with great photo opportunities. The talented face painters and balloon artists were back again too, and our favorite



Continued Page 3

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Association Dues Reminder

It's that time again...the semi-annual assessments are due May 1st. The grace period extends through May 15th before late fees are applied. Thank you to all who have already paid their assessment.

Monthly payments break out to less than \$30 per month and many residents find this monthly rate to be more manageable than paying the lump assessments

twice per year. If you would like to begin monthly pre-payments, please contact our office at (520) 297-7600 for more details.



HOA Flat Rate Weed Pre-Emergent Service Discontinued



Continental Ranch will no longer be offering its semi-annual flat rate front yard pre-emergent treatment service. If residents are interested in continuing a pre-emergent service for their property, they are encouraged to hire a landscape contractor of their choice.

Notice to Members of CRCA

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

Please visit crtcacucson.com to view the revised version of this governing document. Section affected by the revision: Walls.



2019 Easter Egg Hunt Continued

magician, Magician Mike, returned to the Ranch to blow the minds of his young audience with his entertaining magic tricks. This year we included a zip line with the inflatables and it was a hit!

We would like to thank the following vendors and businesses that donated towards this event: AAA Landscaping, Funtasticks, Marana Fire Department, Marana Police Department, Springs Church, Town of Marana, Truly Nolan, Walgreens (Ina/Thornsdale and Twin Peaks/Coachline), and Pizza Hut (Wade and Silverbell).

Marana Food Bank received a total of \$180 in cash donations from our vendors, and over 200 pounds of food donated from our residents.

The Annual Easter Egg Hunt continues to be a pinnacle event for Continental Ranch and brings a lot of joy to the residents every year. The CRCA management team and Board of Directors hope that everyone had an awesome time!



Maintaining Community Assets

In a community as large as Continental Ranch, there are always plenty of projects going on behind the scenes. These past few months, management was busy readying the community pool facilities in time to reopen for the season.

In following the recommendations specified in the association's reserve study, the 10-year-old pool filters at both pools were replaced (eight sand filters in total). The three pool heaters at Windmill Park were also replaced in preparation for the 2019 swimming season. These heaters were estimated by the reserve study to have a 4-year life span; however, the association was lucky enough to squeeze 6 years out of them before they finally failed and required replacement. As suggested by the reserve study, the aqua-blue splash pad

deck was also slated for a color reseal this year. The board is hopeful that the kids of Continental Ranch will be excited to splash around on the fresh bright deck!

In addition to the reserve study items, some general maintenance was completed prior to reopening the pools. The Windmill Park pool was drained, acid washed, and refilled. The pool tiles were cleaned and sealed. Several small divots in the pool deck texture were repaired. The splash pad water spray features were cleaned and waxed. The tile grout in the restrooms was cleaned and sealed. The pool furniture was unstacked from storage and thoroughly cleaned.

Around the corner from the pool area, the Windmill Park restrooms were also given some much-needed

attention. These restrooms were identified in the reserve study as being due for renovations this year. The renovation project began in late February and was completed in just a few short weeks. The CRCA board of directors was committed to making the improvements for the many families who make use of these restrooms while visiting the park.

Community members expect and deserve Continental Ranch amenities to be maintained in top condition. Accordingly, CRCA's board of directors and management staff take great pride in ensuring that the community's facilities are well kept and properly maintained. These careful measures create an enjoyable experience for those who use the facilities as well as conserve homeowners' funds by maximizing the lifespan of community assets.

Swim! Swim! Swim!

Did you know that swim lessons are available in Continental Ranch? For over 10 years, CRCA has partnered with Saguaro Swim Aquatics to provide swim lessons to Continental Ranch residents. Residents who participate in the swim lesson program enjoy competitive pricing, small class sizes, and the convenience of lessons held close to home. Saguaro Aquatics has committed to keeping class sizes small so that students receive a high level of personal attention from their instructors. Lessons are held at the community center pool on Coachline Blvd, across the street from the skate park. Registration is handled directly between residents and the swim lesson company. If you would like more information, please contact Saguaro Aquatics at (520) 638-8040.



CRCA Swimming Pool Rules

Accounts past due will have their pool key card turned off until payment is received.

1. Association rules, regulations, and all posted signs must be followed. Lifeguards are not on duty. Swim at your own risk.
2. You must conduct yourselves safely and in a manner that does not interfere with the enjoyment of the pool and spa by all participants.
3. Pool Staff and others designated by the Board of the Directors have the authority to enforce these rules, and not allow entry to those not willing to abide by them.
4. The Windmill Park and Community Center swimming pools are only for the use of residents and their guests. Residents must accompany their guests at all times. Limit of 5 guests per card holder. Authorized staff has the right to further limit the number of guests using the facility on any day. Maximum occupancy in swimming pool area is 120 people. No more than 90 people can be in the water at any time. No more the 8 people can be in the spa at any time.
5. Children under 12 years old must be attended by an adult over the age of 18 at all times.
6. Children under the age of 15 are not allowed in the spa under any circumstances.
7. Proper swim suit attire is required in the pool. No cutoffs or street clothing allowed.
8. Do not prop open the gates to the pool or restrooms.
9. You must shower prior to entering the pool or spa. Use of soaps and/or shampoos is prohibited.
10. Please remember to only walk on the deck. No diving. No running or horseplay permitted on the deck or in the pool. Only use appropriate "pool toys" and flotation devices in pool area.
11. Do not enter the pool if you have an infectious or contagious disease, open cuts, sores or bandages.
12. Children in diapers must wear secure fitting waterproof pants over the diapers.
13. No defecating, urinating, spitting, or placing other foreign substances in the pool. Do not swim if you are incontinent or suffering from diarrhea.
14. No glass containers permitted in the pool area.
15. No food, drinks, drugs, or tobacco are allowed inside the pool area, except for water.
16. No pets of any kind permitted in the pool area, except for working "Service Dogs".
17. Please deposit all trash in the containers provided.
18. Abusive behavior and vandalism is prohibited: No climbing on walls and gates. No fighting. No use of the pool outside of posted pool hours or during inclement weather.
19. Bicycles, skateboards, roller skates, roller blades and riding toys must be parked outside the pool area.
20. Only use battery operated audio equipment with earphones.
21. If using suntan lotion, place a towel over the chair to protect it from oil damage.
22. Scuba equipment is not allowed except during class instruction approved by the Board of Directors.
23. Keep clear of swimming lanes when used by lap swimmers. Do not hang on or play with lane lines.
24. Do not interfere with emergency procedures, accidents or drill exercises, including handling of pool equipment.
25. Continental Ranch Community Association and staff is not responsible for valuables left in the pool area.
26. Only one card issued per household. Replacement fee charged for lost cards: 1st time \$10, 2nd time \$15, 3rd time, and thereafter \$20.
27. Violation of any pool rule(s) will result in a 30-day suspension of pool privileges and a \$25 fine.



What Colors Can I Paint My Home?

Questions often come up about what colors residents are allowed to choose for painting home exteriors. Owners who wish to repaint their home exterior with the same existing color, do not need approval by the HOA. Owners who wish to change the exterior color of their home are required to get approval by the HOA. For those owners who are interested in changing the color of their home, there are a couple options for color selection.

The first option is to select colors from the list of “pre-approved” paint color schemes. The pre-approved colors can be found by visiting the Dunn Edwards website, www.dunnedwards.com, and then typing ‘Continental Ranch’ into the search bar. This search will lead visitors to the pre-approved color palette with 20 different color schemes to choose from. Once colors are selected from the pre-approved list, owners can get them approved immediately at the CRCA office.

Owners are welcome to mix and match from the different pre-approved color schemes and may also trade trim colors for body colors, or vice versa. Dunn Edwards helped CRCA develop its color palette, however owners are welcome to use any brand of paint they choose. Once a pre-approved color scheme is selected, owners should submit their application to the office for on-the-spot approval by management. The main advantage to selecting pre-approved colors is the expedited approval process.



If owners do not find a desirable color scheme on the pre-approved color scheme list, owners may select custom colors and submit samples of those colors along with their application to the CRCA office for approval through the architectural review committee. Most custom paint colors are granted approval by the committee, however, there is a waiting period as the review committee meets twice per month to review and process applications.

In summary, pre-approved colors will be approved on the spot, whereas custom colors may take a couple weeks for the architectural review committee to meet and review the application. Owners who are repainting their home exterior the same colors that currently exist on the home can proceed without approval from CRCA.

Applications for paint approval are available at the office. The application (“ARC Application”) can also be downloaded from the CRCA website at www.crcatucson.com.

Irrigation Improvements

The beautifully landscaped common areas are a community feature that makes Continental Ranch a wonderful place to live. The HOA’s landscape committee strives to keep the irrigation systems maintained and working properly throughout those common areas. This past season there were several areas due for irrigation system replacement. As the aging drip-irrigation has gradually worn out, the landscape committee has made it a regular practice to upgrade those systems from shorter-life black poly tubing to longer-life schedule-40 PVC piping. Although these PVC systems have a slightly higher materials cost, the landscape committee believes the greatly increased lifespan is worth the extra investment. Recently serviced areas include the streetscape along Twin Peaks Road west of Coachline Boulevard, the Community Center grounds, and four neighborhood pocket parks. These were the last remaining systems scheduled to be upgraded to PVC and as a result residents should notice significantly fewer (if any) leaks in the common areas.



Fascia Restoration

The Continental Ranch Board of Directors, as well as the management staff, would like to thank the community members for their positive responses to the letters sent notifying them that their fascia board needed to be repainted. In November management conducted their first fascia condition inspection of the community and sent out courtesy reminders about needed fascia restoration at that time. A great number of residents who received a reminder letter contacted the management office and remained in consistent communication while they made the needed updates.



In order to maintain home values, management will continue to include fascia condition as an inspection item when performing their covenants violation tours of the community.

It has also been noted that quite a few homes have dark discolorations on their stucco (presumed to be dirt that gradually washed down due to rain) while others have a dingy color around the base of the home (presumed to be dirt splashed up from rainfall). Owners are asked to resolve discolorations to the exterior body of their homes. It is possible that these discolorations can be cleaned off by a simple washing or pressure-washing, however, the association recommends consulting with a home care professional before attempting any actions that could potentially result in damage to the home exterior.

Your board of directors and management staff is committed to helping maintain property values throughout Continental Ranch.

Landscape Plantings

Continental Ranch is fortunate to have a group of loyal volunteer residents who donate their time to help support the HOA. Several of the volunteers form the CRCA landscape committee, meeting once per month to review and discuss the conditions and maintenance quality of the common area landscape.



Often in commercial landscaping, dead plants do not get replaced which leads to a gradual decline in the overall appearance of the landscape. One of the main objectives of the landscape committee is to make sure dead plants are removed and replaced.

Early last year quite a few plants died throughout the community, due to, as the committee believed, a neglect by the landscape maintenance contractor at that time. After persistent follow-up by management to hold the contractor accountable, the contractor issued a reimbursement to cover the cost of those dead plants.

The landscape committee decided to postpone plans to install replacement plants until the new landscaping company had established a track record of success and weather conditions were more ideal. As we moved closer to spring 2019, the committee determined it was the right time to proceed with the plantings.

Over the past couple months, the landscapers have worked their way through the community to install approximately 100 plants and several trees to replace the ones that died last year. Additionally, in the Copper Moon subdivision, numerous trees had to be removed last year leaving an empty area in the landscape. This area was also spruced up with new plantings.

The landscape committee continues its commitment to keep Continental Ranch common areas and streetscapes in top condition and creating a professional and positive reflection on the community.

March & April Recap: Meetings at a Glance

The following are highlights from the regular meetings of the Board of Directors held March 19, 2019 and April 16, 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 March 19, 2019 meeting, the Board approved several Covenants Committee recommendations for fines and pool use suspensions for various unresolved violations; approved guideline revision regarding permit requirement on backyard walls; approved tree replacements along Coachline Blvd; approved paint maintenance on pool & dumpster

gates; approved pool gate repairs; approved community center restroom mirror replacement; ratified action-in-lieu for pool heater replacement.

At the April 16, 2019 meeting, the Board approved several Covenants Committee recommendations for fines and pool use suspensions for various unresolved violations; approved installation of gravel near Mission View Place; made ruling regarding maintenance of utility easement; postponed decision regarding yard décor guideline changes.

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.

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!

Anytime Fitness

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The motivation to work out can happen at some pretty odd times. Because of that, your gym should be convenient and available!

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Anytime's spacious cardio area has loads of equipment so there is never a wait, and never a time limit. They offer full circuit training, universal machines and an entire storefront of free weights. If classes are your thing, the exercise studio is a great place to catch any of the more than 20 classes, ranging from gentle yoga to high impact training.

The personal training department at Anytime is second to none. Their results-based philosophy focuses on wins and teamwork to help you reach your goals. They don't think training should be out of anyone's reach and offer creative options fit every budget.

Stop by during their office hours, Mon-Thurs 10am-7pm and Fridays 10am-5pm and mention you're a Continental Ranch resident to receive waived enrollment fee and your first month free!

CRCA Board of Directors



There are three seats on the CRCA Board of Directors which will be up for election at the Annual Meeting on October 22, 2019. The positions coming open are currently held by Bill Cicala, Bill Dawes, and Marilyn Stimpson. The CRCA Bylaws guide the steps and timeline for the election.

Anyone wishing to run for the Board in this year's election needs to fill out the Application for Candidacy form and turn it the office no later than June 14th. Continental Ranch is a strong and vibrant community. Its success depends on the volunteers who donate their time by serving on the Board of Directors. Apply for the Board and be a Leader in your association.

CRCA - Application For Candidacy To The Board Of Directors

(Please Use Additional Paper If Needed)

Name: _____

Address: _____ Phone number: _____

Number of Months/Years lived in CRCA: _____ Is your CRCA account balance current? _____

CRCA Committees Served on with dates: _____

Hobbies/Interests: _____

Motivation to run for Board: _____

What are the items you wish to achieve while you are on the Board? _____

The Association is a community of neighborhoods governed by the CC&Rs. The Board of Directors is required by law to apply the rules in a uniform manner. How would you approach your fiduciary duty in applying rules and granting waiver? _____

I have read the CC&Rs, Bylaws, and the Design Guidelines and understand as a member of the Board, I have a duty to uphold them. YES_____ NO_____

I understand the time commitment of the position including attending monthly meetings of the Board and up to two committee meetings a month. I understand this commitment of time may range from 6 to 12 hours per month. YES_____ NO_____

Please return the application to the Association office located at the Windmill Park or
mail it to 9150 N. Coachline Blvd. Tucson, AZ 85743

JUNE 3 →
JUNE 7



→ JULY 8
JULY 12







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6/10/19-6/14/19	Ages 5 - 6	Into To STEM using Lego Materials	9am - 12pm
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7/22/19-7/26/19	Ages 7 - 14	Robotics using Lego NXT System	1pm-4pm

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Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1 Assessments Due Covenants Committee 6pm at WP	2 ARC 7pm at WP	3	4
5	6 Landscape Committee 7pm at WP	7	8	9	10	11 CRCA Office Open 9am - 1pm
12	13	14	15	16 Late Fee Applied ARC 7pm at WP	17	18
19	20	21 Board of Directors Meeting 6:45pm at WP	22	23	24	25
26	27 CRCA Office Closed for Memorial Day	28	29	30	31	



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

2 0 1 9

COMMUNITY CLEAN-UP WEEKEND

May 18th-19th

The Town of Marana will be placing community dumpsters at the following location:

Windmill Park

9150 N. Coachline Blvd.

Dumpsters will be located in the parking lot closest to Coachline Blvd.

In order to accommodate more residents, we are not accepting large items such as furniture or mattresses.

ACCEPTABLE WASTES:

- Municipal Solid Waste-residential household trash
- Vegetative (Green) Waste
- Landscape Rubble

UNACCEPTABLE WASTES:

- Tires
- Large items such as furniture/mattresses
- Lead Acid Batteries
- Household Appliances Containing Class 1 or 2 Refrigerant/Freon (CFCs/HCFCs) (Refrigerators, Freezers, Air Conditioners, Water Coolers)
- Electronic Waste (TV's, Computers)
- Hazardous Waste, Liquid Wastes-Oils, Paints, Antifreeze, Solvents, Bio-Hazardous Waste, Medical Wastes

FOR MORE INFORMATION:

Please call 382-1926



MaranaAZ.gov



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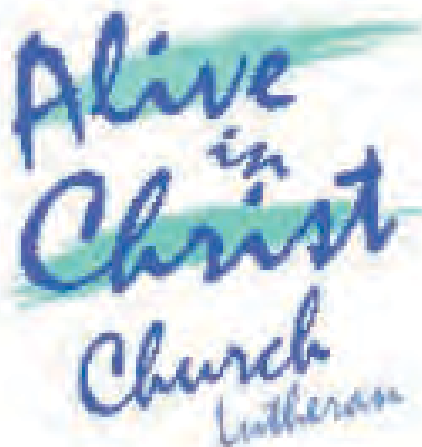
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Client Testimonial

Having Judy Ibrado sell our home in Sunflower recently, was a smooth and pleasant experience.

We have bought and sold our share of real estate over the years and experienced various dilemmas and setbacks along the way with realtors during the process. But Judy Ibrado is a "been there, done that" kind of professional woman who was on top of every phase of the transaction, from listing to closing.

We highly recommend Judy Ibrado for any type of real estate endeavor, buying or selling.

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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

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AZ Blue Stake

800-782-5348

Marana Parks & Recreation

520-382-1950

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520-744-2600

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520-791-3242

Tucson Electric Power

520-623-7711

Southwest Gas

877-860-6020

Mountain View Post Office

Thornycroft & 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

You may have already noticed, the Continental Ranch website has a fresh new look! The previous version of the site was growing outdated, so the board approved upgrading to a more modern and stable WordPress website. All data that was previously available on the old version of the site was transferred to the new site, so residents will still have access to all the archived meeting records and useful documents; only the look and feel of the site has changed. We expect a little more refinement of the site content will be needed to get it finely tuned. If you notice any issues or errors on the site, please let our office know – we greatly appreciate any feedback. The web address remains the same, www.crcatucson.com.

I hope everyone is “surviving” the Coachline Boulevard reconstruction project. Clearly road construction can be a hassle and inconveniences are inevitable. The Town staff included me on some of their project meetings as they prepared for construction to begin and one of their top priorities was to minimize inconveniences made to the homeowners while the road was being rebuilt.

Your HOA board of directors and landscape committee has worked diligently for many years to steadily upgrade all landscape irrigation systems to more dependable PVC piping. We've noted a dramatic reduction in the number of leaks after the systems have been converted. Nonetheless, leaks can still happen. We always appreciate when residents take a moment to report leaks to our office. If you spot a leak, please call our office and leave a message even if it's before or after business hours or send us a quick email at continental.ranch@yahoo.com.

Josh Seng, Community Manager

On behalf of Ryan, Vicky, Ashley and Paula

Address 9150 N. Coachline Blvd.
Tucson, AZ 85743

Phone (520) 297-7600

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Web www.CRCATucson.com

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Ashley Boykin, Homeowner Covenants Liaison
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Paula Bellina, Office Assistant
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