

CONTINENTAL RANCH

the windmill

March / April 2020 Edition

www.crcatucson.com

March 2020

- 2nd Landscape - 7 p.m. at WP
- 4th Covenants - 6 p.m. at WP
- 5th ARC - 7 p.m. at WP
- 17th Board of Directors Meeting
6:45 p.m. at WP
- 19th ARC - 7 p.m. at WP
- 28th CRCA Office Open
9am - 1pm

April 2020

- 1st Covenants - 6 p.m. at WP
- 2nd ARC - 7 p.m. at WP
- 6th Landscape - 7 p.m. at WP
- 11th Easter Egg Hunt
10 a.m. - 1 p.m. at WP
- 16th ARC - 7 p.m. at WP
- 18th Community Yard Sale
7 a.m. - 2 p.m.
- 21st Board of Directors Meeting
6:45 p.m. at WP
- 25th CRCA Office Open
9am - 1pm

President's Report - John Lambert

I have to sadly report we are losing one of our management team here in Continental Ranch. Josh Seng, our manager, will be leaving us the first part of March for a new career opportunity in North Carolina. Congratulations on your recent career choice! We know you will tackle this new venture with the same passion and dedication you've displayed as part of our team and will quickly establish yourself as a valued employee in your new role. Working alongside you has been an honor and privilege, and we know you will continue to succeed in this new phase of your professional career.

Working with you for the past 10 years has been a joy! While I'll miss working side-by-side with you, I am so happy for you as you transition from Manager to a new career choice. You have always been a hard worker and a terrific team member. No one is more deserving of a new career choice. We wish you the best both professionally and personally as you move into your new position in North Carolina. While we will miss the day-to-day interaction with you – you've been an indispensable part of our team – we know you will continue to do well and achieve.

Words are inadequate to express our gratefulness and appreciation of the incomparable work performance and attitude you've displayed during your tenure here in Continental Ranch. Saying goodbye is never easy, especially to someone who has been such a valued team member. We wish you all the best now and into the future.

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Permit #80

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

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How to Reach Us

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

Ashley Boykin, Assistant Manager
ashley@hoamanagementsolutions.com

Vicky Rojas, Accounts Manager
vicky@hoamanagementsolutions.com

Catherine Gutierrez, Homeowner Covenants Liaison
catherineg@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.



January & February Recap: Meetings at a Glance

The following are highlights from the regular meetings of the Board of Directors held January 21, 2020 and February 18, 2020 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 21, 2020 meeting, the Board approved several Covenants Committee recommendations for fines and pool use suspensions for various unresolved violations; approved stolen golden barrel cacti replacements; approved Windmill Park planters repair; approved common wall repair; approved light controllers and solar batteries replacements; approved splash pad reserve items replacements; approved repaint of spa handrail.

At the February 18, 2020 meeting, the Board approved several Covenants Committee recommendations for fines and pool use suspensions for various unresolved violations; approved 2020 Easter Egg Hunt budget; approved opening 6 month term CD account with Hughes Federal Credit Union for reserves funds; approved common area tree removal; approved installation of two 24" box swan hill olive trees near Twin Peaks Rd. and Coachline Blvd.; approved Saguaro Aquatics swimming lessons for 2020; approved Dell office server computer replacement, approved Windmill Park ramada concrete refinish; approved community center restrooms repairs; denied installation of Guest Wi-Fi at pools.

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.

A Friendly Reminder from your Board President

Having been a dog owner all my life I truly love having canine companionship. Having a dog as part of the family also comes with responsibilities. While I love dogs there are people who do not like dogs or are afraid of them. Please remember that the Town of Marana has a leash law and that CRCA has a rule that all dogs must be on a leash when in CRCA common areas. Windmill Park is a great place to take your dog – but not off a leash! There have been numerous problems with unleashed dogs and owners not picking up after their dogs. There are signs at Windmill Park that some homeowners either choose to ignore or feel the rules do not apply to them. Any homeowner with an unleashed dog is subject to a \$100 fine for each occurrence as well as losing use of common areas (pools included) for 30 days for each occurrence. Please be a considerate dog owner and think of others who might not have the same love of your canine companion.

-John Lambert



Continental Ranch Community Wide Yard Sale!

April 18, 2020 7:00am – 2:00pm

Registration deadline is Wednesday April 15, 2020



Join the fun and find those unwanted household items a new home! Please complete the form below and return it to the Windmill Park Office. A list of addresses participating in the yard sale, as well as the items for sale will be available to pick up April 17th & 18th at the Community Center. Advertising will appear in local newspapers and on Craigslist. The advertising fee which used to be required has been waived by the Board!

Community Yard Sale Registration Form

Please return to the CRCA Office by April 15, 2020

Name: _____ Phone: _____

Address: _____

Items for Sale: _____

For Office Use: Date: _____ Staff Initials: _____ Parcel/Lot _____

Enhancing the Landscape

The Continental Ranch Board of Directors are continually committed to keeping the common areas in top shape while remaining fiscally conservative with the HOA's funds. Every month they grow the association's savings account so that scheduled maintenance can be performed before assets begin to deteriorate. Many HOA's tend to neglect the finer details, whereas the board and landscape committee for CRCA work hard to keep an attention to detail in order to preserve and enhance property values for the community. Last year, the board of directors utilized budgeted funds to begin replenishing the landscape gravel along Coachline Boulevard starting at Twin Peaks Road and working its way down to Silverbell Road, which was recently completed at the end of January. AAA Landscape was approved by the board to handle both installments of gravel, and the work was done quickly in order to avoid any inconvenience to residents. Refreshing gravel throughout the community not only adds attractive color and fills in bare spots, but it also helps the ground retain more moisture for the plants thus improving the look and health of the overall landscape.



Community Bulk Item Trash Pickup Saturday April 25, 2020

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!

Palm Brook Drive Traffic Enforcement Area



A special traffic enforcement area has been identified along Palm Brook Drive within the Continental Ranch community. The purpose of this special traffic enforcement area is to monitor vehicular traffic behaviors and increase public safety. A recent traffic count indicates that traffic volumes on Palm Brook exceed 1,700 vehicles per day. Many of these vehicles come from areas outside of the neighborhood. Residents along Palm Brook have expressed concern about excessive traffic volumes and speeds.

Beginning the week of March 2nd, Special Traffic Enforcement Area signs will be placed along the Palm Brook

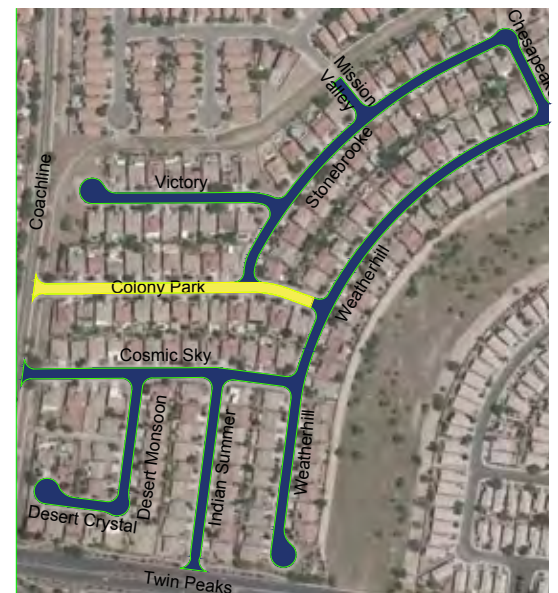
Drive route. A Special Traffic Enforcement Area creates a “high-profile” traffic enforcement presence by the Marana Police Department. Existing traffic laws are enforced with low-to-zero tolerance. The police officers will look for violations in speed, running STOP signs, and reckless driving.

The Town of Marana reminds you to be alert when driving, and to obey all traffic laws.



Upcoming Road Work

Continental Ranch streets are owned and maintained by the Town of Marana, and the HOA is appreciative that the town shares the same value of wanting to preserve its assets. Sealing existing asphalt periodically and spot-treating pesky potholes can extend a pavement’s lifespan, but eventually it needs replacing. After already completing Colony Park Drive last year, the Town of Marana will now be reconstructing the rest of the streets in Desert Traditions II and Cancion Del Sol. The project is expected to begin early March and last until May 2020. Work will entail the removal of the existing asphalt down to the dirt, the application of cement base treatment followed by the installation of new pavement that should last for years to come. Also, the handicap ramps will be upgraded during the construction process as well. The provided map from the town shows the streets that will soon be renovated, and those residents have already been notified of the upcoming work. If any questions or concerns come up along the way the Town of Marana Engineering Department can be reached at (520) 382-2600. Hopefully residents can be patient through the construction process knowing they will soon be enjoying a smoother ride by summer.



Continental Ranch Desert Traditions
Remove and Replace

Reconstruction: 24,587 SY
Not in Contract: 3,298 SY



Diving into Pool Season

Without a doubt, some of the best loved and utilized common areas in Continental Ranch are the two pools and splash pad. We all know that Tucson is dominated by the long and hot summer months, and there's nothing more inviting than a sparkling, cool pool to relax at, or to bring the whole family too.

Over the winter months, numerous replacements and routine maintenance were completed to prepare the pools and splash pad for the 2020 pool season. The board understands how important the pool areas are to Continental Ranch residents, and management makes every effort to proactively replace any parts that are nearing the end of their life expectancies during the offseason to avoid any unnecessary closures. While the community center pool won't be open for another couple short months, the Windmill Park pool, spa and splash pad are open as of March 1st and ready for another fun-filled season!

Both pools received a fresh coat of paint on the decks and new texture where needed thanks to E-Konomy Pool Service and Supplies. Not only does a freshly sealed pool deck look more attractive, but it also serves to protect the existing texture and delays the costly job of installing a brand-new deck. E-Konomy also installed new depth tiles and skimmer lids at both pools, new bottom drains at the Windmill Park pool, as well as applied a new layer of powder coat paint to the spa handrail. Splash Zone came and replaced several aging splash pad parts including the controller, activator, UV sanitizing filter, and the manifolds. Hopefully just as many kids (and maybe even a few adults) will be enjoying the splash pad this summer as in years past.

Many of the aging plants around the Windmill Park pool had become overgrown, and AAA Landscape performed a much-needed renovation to the landscaping. Residents may notice that the plants have been caned to ground level or reduced significantly, and the trees lifted and cleared of deadwood. Unlike constant shearing, a renovation restores and revitalizes plants resulting in more robust growth and flowers.

The board of directors are always looking to upgrade where possible if it means improved looks and/or function for the community's assets. For example, the old single speed pool pumps at the community center pool were recently replaced with new energy saving variable speed pumps. Along with the new pool pumps, Oasis Pool Service and Supplies also installed covers over every pool pump in order to add protection from the damaging rays of the sun and prolong their life spans.

Please visit the office if you are new to Continental Ranch and need assistance getting your pool key card, or if you have any questions regarding the pool or pool rules. The board and management staff are excited for another wonderful pool season and hope everyone stays cool and safe this summer.



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.

Now Hiring Pool Monitor

Continental Ranch is hiring for pool monitor staff for the 2020 summer swim season! If you or someone you know is looking for some part time work for the summer, please contact the CRCA office to apply.



Continental Ranch pool monitors spend their time in the pool areas in an effort to maintain a safe and enjoyable environment for the residents using the pools, spa and splash pad.

The job runs from May through August and is a great way to pick up some extra cash for the season.

Learn to 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.



SOLICITORS IN NEIGHBORHOODS

11555 W Civic Center Drive / Marana, AZ 85653
MaranaAZ.Gov / (520) 382-1900

The Town of Marana has noted that there has been an increased concern about solicitors in neighborhoods and the Town wants to take this opportunity to ensure that our community is aware of the law and requirements in this area.

The Marana Police Department and Marana Code Enforcement Division are committed to ensuring that solicitation in our community complies with both the Marana Town Code and Arizona state law.

Marana Town Code 9-2-5 makes it unlawful for a solicitor:

- 1) To come upon a premises with a sign exposed to public view bearing the words "no peddlers" or "no canvassers" or "no solicitors" or any combination thereof;
- 2) OR for a solicitor to remain on any premises after a request to leave by the owner or occupant.
- 3) The sign provision applies only when the sign is posted and clearly visible at a person's home.

A.R.S. § 13-1502 states that a person commits criminal trespass in the third degree by:

- 1) Knowingly entering or remaining unlawfully on any real property after either:
 - a. A reasonable request to leave by law enforcement, the owner, or other person with lawful control over the property; **OR**
 - b. Reasonable notice prohibiting entry.
- 2) The "reasonable notice prohibiting entry" provision applies when there is a no soliciting sign posted and clearly visible at a person's home **OR** when a neighborhood posts clearly visible signs prohibiting solicitors at each point where a solicitor could enter the neighborhood.

If you do not want solicitors to come to your home, your best option is to post a "no solicitors", "no peddlers", or "no canvassers" sign on the sidewalk leading up to your home. If the sign is posted on or near your door, the solicitor will walk all the way up to your house before turning away.

If your neighborhood posts clearly visible signs at all entrances prohibiting solicitors, the Town of Marana will enforce your neighborhood's prohibition on solicitors. Please be advised, however, that a sign at your individual home provides the best level of protection if you seek to not be disturbed by solicitors.

If a solicitor comes to your home despite posting a visible sign prohibiting solicitation, it is a violation of law.

The regulations on solicitors do not apply to bona fide religious, charitable, patriotic or philanthropic organizations. See Marana Town Code 9-2-7.

It is unlawful for a solicitor to begin soliciting earlier than 9:00 AM or later than 9:00 PM. See Marana Town Code 9-2-2(C)(5).

If you are concerned about a solicitor in your neighborhood, please call 911.

A.R.S. §3-563 and Marana Town Code require solicitors to register with the license inspector and obtain a license showing that registration. Solicitors are required to exhibit their original license at the request of any person.

EXAMPLE OF A TOWN OF MARANA SOLICITOR LICENSE:

| | | | |
|---|-----------|-----------------|-----------|
| Town of Marana 11555 W. Civic Center Drive Marana, AZ 85653 | | | |
| Business License | | | |
| Business Type: | Peddler | License # | 999999 |
| Fee Amount: | \$40.00 | Expiration Date | 3/15/2017 |
| Owner: | DOE, JANE | Issue Date | 3/01/2016 |
| Business Address: CLEAN & DUST, LLC JANE DOE 1313 E. DUSTY ROAD SOMEWHERE, AZ 85653 | | | |
| CLEAN & DUST, LLC JANE DOE 1313 E. DUSTY ROAD SOMEWHERE, AZ 85653 | | | |



Aside from what we consider a few really cold days here in the southern Arizona desert, our winter season has been fairly mild. Weeds have continued to grow throughout the season, so we are anticipating a very green spring. Therefore, we are asking everyone to stay on top of maintaining their properties this year. Both your homeowners association and Code Enforcement will be out canvassing the neighborhoods on a regular basis to ensure everyone does their part to keep the area safe and attractive.

Please remember that good property maintenance applies to more than just weeds. It is equally important to ensure any refuse is properly removed from the property and that all bushes and trees are trimmed, to allow unobstructed use of the streets and sidewalks. This is extremely important as we work to prevent safety hazards to adjacent property owners, pedestrians, and motorists.

With regards to sidewalk areas, we would also like to caution everyone to be disciplined while out walking your pets. First, we want to remind you that if your pet deposits waste on public or private property, it is your responsibility to promptly remove the waste for proper disposal. Not only does this keep you out of trouble, it is just good common courtesy.

Second, we have seen several dog bites recently while leashed dogs were being walked on the sidewalks and shared use paths. As the owner of any walked dog, please remember that not only do you need to leash your canine companion, you must also be able to control the dog at all times while using the leash. A good rule of thumb would be to maintain a clear space a few feet longer than your leash while approaching other pedestrians or animals. You can also shorten your leash while others are around to ensure you are able to maintain control at all times.

As always, should you have any questions or concerns, you can reach Code Enforcement at (520) 382-2520 or codeenforcement@maranaaz.gov, and Animal Control at (520) 382-8020 or animalservices@maranaaz.gov. We hope you all have a wonderful spring and look forward to seeing everyone around town.

Regards,
Bill Lorefice
Chief Code enforcement and Animal Control Officer

SUPERHERO ADAPTIVE RACE



Sat, March 14, 2020

CAPE CHASE

WHATS YOUR SUPER POWER?!?!

Join Marana Parks and Recreation for a Superhero Adaptive fun run. This is a race for anyone and everyone who is ready to reveal their secret identities and conquer our course of inclusive obstacles.

HURRY...REGISTER FAST AND GET A FREE EVENT CAPE!

Race CAPES are only guaranteed/included for the first 200 participants registered for the event

LOCATION

Ora Mae Harn District Park
13250 North Lon Adams Road

COSTS

Pre Registration: \$15.00
Event Day Registration: \$20.00

EVENT DAY

- Check-in: 6:30 – 7:30 a.m.
- Race times will begin at 8:00 a.m. & will be staggered in 15 minute increments
- Race CAPES are only guaranteed/included for the first 200 participants registered for the event



SIGN UP TODAY!

MaranaAZ.gov/recreation
(520) 382-1950

ANIMAL SERVICES

LOW COST SPAY & NEUTER CLINIC

| | |
|----------|--|
| DATE | Sunday, March 1, 2020 |
| LOCATION | Marana Community Center Ora Mae Harn District Park 13250 N. Lon Adams Road |
| DETAILS | Must be a Town of Marana resident 45 appointments available Limit 2 pets per household Free microchip if licensing at event |
| COST | \$15 co-pay due at time of services \$10 E-collar (cone) if required |

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

Partially funded by Arizona pet plate



ANIMAL SERVICES

VACCINATION CLINIC FOR DOGS

| | |
|-------------|---|
| DATE & TIME | March 7, 2020 1p.m. - 3:30p.m. |
| LOCATION | Marana Municipal Complex Courtyard 11555 W Civic Center Drive Parking available in the north side visitor lot or the south side gravel lot. |
| DETAILS | Dogs only. All dogs must be on a leash or harness (even if contained in a pet carrier). Town of Marana residents: FREE Non-Marana Residents: \$6 for Canine rabies vaccinations. |
| COST | Other Canine vaccinations offered: Distemper/Parvo (DAPP): \$12 Bordetella \$12 (Intranasal) |

FOR MORE INFORMATION
CALL (520) 382-8020, EXT. 0



IN PARTNERSHIP WITH



Aggressive dogs that cannot be handled safely will not be vaccinated.

STAY THE NIGHT CAMPING — UNDER THE STARS —

GRAB THE FAMILY AND HEAD TO ORA MAE HARN PARK FOR A CAMPING TRIP YOU'LL BE TALKING ABOUT FOR YEARS TO COME!

| | |
|------------------|--|
| DATE: | Saturday – Sunday April 25 – 26 |
| TIME: | 2 PM (Sat) – 7 AM (Sun) |
| LOCATION: | Ora Mae Harn District Park |
| COST: | \$7, \$12, or \$17 per campsite (varies by group size) |
| AGES: | Kids of all ages are welcome! |
| WHAT'S INCLUDED: | Environmental Exhibits, Star Gazing, Campfire, Movie in the Park, Crafts, Games, Activities, and Tent Decorating Contest! NEW THIS YEAR, TENT DECORATING THEMES! Get creative and decorate your campsite. First, Second and Third Place will be awarded. THE THEME IS "FAVORITE FAMILY MOVIE". |



Maranaaz.gov/recreation
(520) 382-1950

2020 COMMUNITY CLEAN-UP WEEKEND April 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



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



April 2020

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

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!

HOTWORX

7575 W. Twin Peaks Rd., Ste 135 • (520) 638-7704

HOTWORX is coming to Marana!! HOTWORX is the first virtually instructed exercise program created for users of any fitness level to experience the many benefits of infrared energy absorption, while completing a 30-minute isometric session (think Hot Yoga, Hot Pilates, Hot Barre) or a 15-min High Intensity Interval Training (HIIT) session (think Hot Cycle). Our location will feature 8 saunas offering 10 different types of workout sessions plus a Functional Training Zone with free weights, medicine balls, kettle bells and body-weight resistance training.



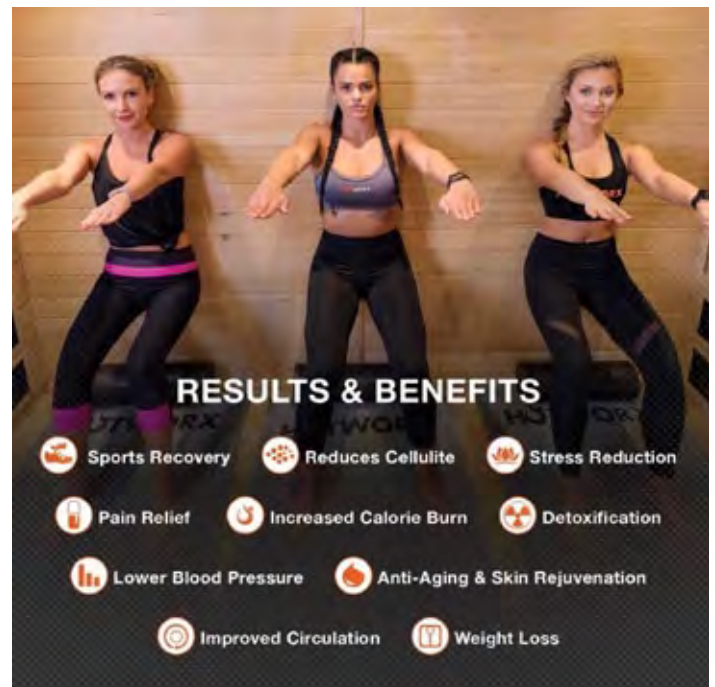
managed by Meghan Land, who left the cold, rainy weather of Oregon 11 years ago to call Tucson home ever since. They also own and manage Planet Beach Oro Valley, which offers automated spa services, UV & sunless tanning and a HOTWORX sauna. HOTWORX-Tucson (Marana) is the first location in Tucson and the second in Arizona.

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3. Donations can be made up until midnight on April 15, 2020.

All donations are subject to the limits of your tax liability. Consult your tax advisor for details on how the tax credit will affect your personal situation.

Arizona Youth Partnership was founded in 1990 and is based in Marana, Arizona. We serve youth and their families across Arizona from 17 locations in 13 counties.



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



Client Testimonial

Judy Ibrado was a pleasure to work with in the purchase of our new home. We had been looking for a house in the area for months, narrowing to some specific criteria. We attended many open houses and met a lot of agents who offered to help and set us up with search engines and emailed us homes that did not meet the criteria that we asked for. Judy was different. She listened to what we said we were looking for and actually presented us a couple different options that met our needs before they were even available on the MLS. She is knowledgeable about the market and a true professional. We would use her for future transactions and would recommend her to family or friends looking for a home in the area. Thank you Judy.

Jerry and Lorie
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- Member Arizona Constables Association



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- Life Member of the National Constables and Marshals Association
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- Board Member and Treasurer for the Arizona Constables Associates

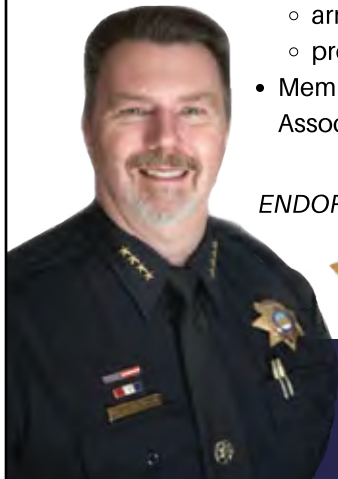
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Newsletter Policies

The Continental Ranch Windmill is published bi-monthly by the Continental Ranch Community Association (CRCA), and is prepared under the direction of the CRCA Board of Directors. The Windmill strives to maintain a positive message while informing the community of the various projects undertaken by the Board, advertise notices to the community, and promote the accomplishments within CRCA.

Letters To The Editor

Letters must be signed and include a phone number for verification. Names will be withheld upon request. Anonymous letters or articles will not be printed. Publication of letters will be at the discretion of the CRCA Board of Directors.

Advertising Policy

The acceptance of a business ad in the newsletter does not constitute approval or endorsement by the CRCA. "The Association reserves the right, in its sole and absolute discretion, to refuse to accept any advertising submittal made by a prospective advertiser of the Association's newsletter or other publications." Ad publication is subject to space availability on a first-come, first-serve policy and could be denied or postponed due to lack of space in a specific issue. All advertising is subject to current Advertising Rates, as adopted by the Board of Directors. All copy for articles and camera-ready advertising is due at the Association office by the 15th of the month. Distribution will be approximately the first week of the following month. Ads may be submitted on Compact Disc (CD) to the management office, or please email continental.ranch@yahoo.com. The preferred file format for ad submissions is PDF, however JPEG is also accepted. For specific ad size dimensions please e-mail the address above for additional information.

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Political Ads must have "Paid advertisement. Not endorsed by the CRCA" in at least 8 point type at the bottom of the ad.

Management's Message

This March, I will be leaving my position as community association manager of Continental Ranch. It has been my honor and pleasure to have served your community for the past ten years. To be perfectly honest, I could easily stay another ten (if the community would have me), however, as they say, all good things must come to an end.

Earlier this year, an old colleague began recruiting me to join his real estate development team in Charlotte, North Carolina. After lots of careful consideration, I made the decision to accept the offer. Although I have mixed feelings about leaving Continental Ranch, I eagerly look forward to embarking on an exciting new career. Having lived in Tucson for nearly my entire life, a change of scenery is long overdue.

To those of you who I have had the pleasure of meeting, working with, and getting to know over the years, you will be missed. After spending more than a decade here, so many of you practically feel like family to me. In the world of HOA management, it's rare to manage an account for this long, let alone to make so many meaningful connections. I especially want to thank board president, John Lambert, and all the members of the CRCA Board of Directors – those who are currently serving, as well as those who have served in the past. This has been a very fulfilling chapter in my life and career, and I appreciate the board having placed their confidence and trust in me as community manager.

To speak candidly, I want everyone here to know that you're in good hands. All members of your board of directors are upstanding individuals who genuinely care about doing what they feel is best for Continental Ranch and preserving your property values. As HOA managers, we hear of many "crazy" and detrimental things that go on in this industry by rogue boards and management companies. I just want to assure you that, here in Continental Ranch, your board members and management staff are top notch.

This past decade has been an exciting time to partner with the board while they worked feverishly to accomplish so many upgrades and replacements of community assets. We remodeled the office, community center, pool restrooms, park restrooms, and park ramadas; we landscaped many areas that were previously barren and updated the landscape in nearly every common area; we added the new splash pad, restored the kiddie pool, and upgraded the pool plaster; we replaced all the pool fencing and gates, the playground structures, parking lot asphalt, the landscape irrigation, the office technology systems, and the facility HVAC systems. The list goes on and on. Practically everything that could be renewed, renovated, or needed to be replaced, has been done during these last ten years. I am lucky to have been involved during so much transformation and enhancement of this community.

In addition to the physical aspects of the association, the relationship between the HOA and residents has been completely turned around. At the board's direction, I'm confident to say we have entirely reshaped the reputation of Continental Ranch throughout the Tucson region by treating homeowners with respect and professionalism. I remember when I was selling new homes back in 2002-2004 and realtors steered their clients away from Continental Ranch due to the negative reputation carried by the HOA at that time. Ever since the first day I stepped foot into the Continental Ranch management office, your board has insisted on a "homeowner friendly" approach. Our management team has been pleased to carry out the board's wishes to make this a friendlier place to live. Speaking with realtors now, I'm proud to hear that the community's negative reputation has been extinguished, and the word on the street is that CRCA is a wonderful place to call home.

Josh Seng, Community Association Manager