

# CONTINENTAL RANCH

*the windmill*

January / February 2023 Edition

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

## January 2023

- 1st Happy New Year!
- 2nd CRCA Office Closed
- 4th Covenants - 6 p.m. at WP
- 5th ARC - 6:30 p.m. at WP
- 9th Landscape - 7 p.m. at WP
- 17th Board of Directors Meeting  
6:45 p.m. at CC
- 19th ARC - 6:30 p.m. at WP
- 28th CRCA Office Open  
9am - 1pm

## February 2023

- 1st Covenants - 6 p.m. at WP
- 2nd ARC - 6:30 p.m. at WP
- 6th Landscape - 7 p.m. at WP
- 14th Happy Valentine's Day!
- 16th ARC - 6:30 p.m. at WP
- 21st Board of Directors Meeting  
6:45 p.m. at CC
- 25th CRCA Office Closed



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# Table of Contents

Page 1	Happy New Year
Page 2	2022 CRCA Adopt-A-Family Calling All Volunteers
Page 3	President's Message November and December Board Meetings Recap
Page 4 - 5	Photos with Santa
Page 6	Holiday Decorating Winners
Page 7	Notice to CRCA Members Town of Marana Parks & Rec Adaptive Race
Page 8-9	Landscape Corner
Page 10	Pima County Birding at El Rio Preserve
Page 11	Town of Marana Concerts in the Courtyard
Page 12-13	Calendars
Page 14	Town of Marana Guided Horseback Riding
Page 15	There is No Poop Fairy Advertising
Page 16-22	Advertising
Page 23	Useful Numbers Newsletter Policies
Page 24	Management's Message and Contact Info



## Gifting Cheer CRCA Adopt-A-Family 2022



This year's adopt-a-family was another tremendous success, with such a generous outpouring of donated gift items from the community and additional gifts donated from the Association. The family is so appreciative of the community's generosity and thanked all those who donated. CRCA also wants to thank everyone who chipped in to make this a very special Christmas for one of our Continental Ranch families. We'd also like to extend a big thank you to Walgreens on Coachline Blvd. for their thoughtful donations and all that they do in helping our families each year, Chili's on Silverbell located in the Arizona Pavilions for donating a kids meal coupon booklet, and AAA Landscaping for their thoughtful donation of a Christmas dinner.

## Calling All Volunteers



The new year has only just begun and Continental Ranch is already hard at work planning our 12th annual Easter Egg Hunt! This is CRCA's biggest occasion of the year and the many wonderful residents who volunteer their time and effort to it are crucial to its success. If giving back to the community was on your list of New Year's resolutions, please consider helping out at this year's event. We are looking for Continental Ranch residents to help with set-up the day before the event, April 7th, as well as volunteers for booths and clean-up on the day of the event on April 8th. For more details, please contact the CRCA office at 520-297-7600.

# President's Message

by Peg Bracken

December brought us a record turnout for Photos with Santa at the community center and the management company did an excellent job with the decorations. Congratulations to our winners for the Holiday Decorating Contest! If residents have any suggestions on how we can increase contestant and judging participation, please contact the office to let us know. All feedback is greatly appreciated.

The Windmill pool deck renovation is wrapping up and the community center pool deck will be worked on next, beginning at the start of January. On March 1st the Windmill pool by the office will reopen, and I hope everyone has a great start to the 2023 pool season.

Our new year will be bringing us the Easter Egg Hunt Event in April with lots of new and exciting activities for the kids. We look forward to seeing our little ones enjoying the day and are asking anyone who is able to please reach out to the office if you would like to help. Volunteers are always needed and it's a great opportunity to give back to your community for a day.

Happy New Year to everyone!!

---

## January and February Recap: Board Meeting at a Glance

*The following are highlights from the regular meetings of the Board of Directors held November 15, 2022 and December 20, 2022 at the community center. Completed minutes will be posted to the website after they are approved at the next appropriate meeting. A copy of approved minutes may also be requested from the office. Recordings of all meetings will be retained for a period of 30 days following posting of approved minutes to the website*

### Board Actions

At the November 15, 2022 meeting, the Board approved several Covenants Committee recommendations for fines and pool use suspensions for various unresolved violations; approved 2021-2022 financial audit and tax returns with J. Todd Lundering, CPA; approved amendment for 'Holiday Decorations' requirements in the Design Guidelines as recommended by the ARC; approved proposal from Brijer Resources to trim one tree behind W. Lapis Moon Ln. per homeowner request; approved proposal from Brijer Resources to remove one tree on Colony Park Dr. causing damage to guardrail; approved new Committee Code of Conduct Resolution as presented; and approved proposal from Sovereign Electric to replace all solar batteries throughout the community as recommended by the Reserve Study.

At the December 20, 2022 meeting, the Board approved several Covenants Committee recommendations for fines and pool use suspensions

for various unresolved violations; approved field use request for a Drone Club to utilize the Windmill Park field one time as a trial; did not approve adopting a secret ballot election system; appointed Mr. Bill Cicala to the Landscape Committee; approved proposal from Brijer Resources for annual CRCA upper tree pruning; approved proposal from AAA Landscape to renew the annual Integrated Pest Management Program; approved a request from La Cholla Landscaping to begin charging a \$95 fee if a residents turn them away from a scheduled lot cleanup; approved proposal from Oasis Pool to replace the community center pool #1 heater; approved proposal from Tree Frogs to replace the community center kiddie pool shade screen; adopted the Trash Removal Days Resolution; approved eliminating transfer fees due to CRCA and amendment to the management contract to offset lost revenue; adopted the Resale Inspection and Fee Resolution to support policy in place since 2010; approved Action-In-Lieu of meeting to keep board meeting dates on the third Tuesday of each month and the change officer titles; and approved having all unfinished pool handrails powder coated.

### Manager's Report

The community manager and assistant manager provided their reports to the board which included the status of all projects recently completed and/or currently underway since the previous Board meeting.



# Greetings from the North Pole

Santa made his annual appearance in Continental Ranch in December, posting up at the Community Center for photo opportunities with dozens of CRCA families! A huge thank you to Darla and Brad Fribbs for helping with photos and Santa's duties.









# Holiday Light Contest Winners!



Congratulations to the winners of the annual holiday light decorating contest! There were many noteworthy contestants!

Thank you to everyone who participated this year!



**1st 7227 W Kiwi Lane**



**2nd 7392 W River Rim Place**



**3rd 7611 W Running Bear Drive**



**4th 7086 W Deserama Drive**



**5th 9345 N Indian Summer Drive**





# Notice to Members of CRCA

Several updates and new community policies and resolutions were recently approved by the CRCA Board, Covenants Committee, and Architectural Review Committee.

The revised sections include: Covenants Policy (updated), Design Guidelines (updated), Trash Removal Resolution, Resale Inspection & Fee Resolution, and Committee Code of Conduct Resolution.



Please visit [www.crcatucson.com](http://www.crcatucson.com) to review the new and updated documents.

Residents are encouraged to contact the management office with questions: (520) 297-7600.



# Landscape Corner - January Do's & Don'ts

Thank you AAA Landscape for providing these helpful landscaping tips and tricks.



- ✓ Fertilize once a month with Ironite for a dark green lawn and less mowing.
- ✓ If you did not over seed the Bermuda grass, water the dormant Bermuda at least once a month.
- ✓ January is bare-root rose planting time. Bedding plants can still be planted.
- ✓ Plant flowers and veggies in pots and place on your patio or entry-way.
- ✓ In order of choice, plant roses on an east, south, or north exposure, west. Plant roses where they can have afternoon filtered shade.

- ✓ Prune established roses for optimum blooming in April.
- ✓ Cut canes back approximately one half. Remove all dead canes. Thin to remove weak or old canes. Strip off all leaves. Seal all cuts on canes with wood glue or a prepared sealer to prevent cane borers from boring into the cane.
- ✓ Move living Christmas Trees outside to a shaded, cool location. Transplant into permanent location as soon as soil temperatures warm.
- ✓ Plant fruit and shade trees as early in January as you can. Plant bare root trees before they leaf out. Plant potted deciduous trees.
- ✓ Prune deciduous fruit trees and grapes.



- ✓ PLANT SEEDS: beets, bok choy, carrots, chard, collard greens, leeks, lettuce, mustard, green onions, peas, potatoes, radishes, rutabagas, spinach and turnips.
- ✓ PLANT TRANSPLANTS: artichokes, asparagus, broccoli, cabbage, cauliflower, chard, lettuce
- ✓ Prepare your soil for a spring/summer garden. Organic matter, mulch, manure or compost is very important.
- ✓ Wait to prune frost damage from plants or trees until the later part of February.
- ✓ Don't fertilize dormant Bermuda grass until late April or May.



- ✓ Don't plant roses with western exposure because of the afternoon summer heat.
- ✓ Don't over-prune your palms. Palms with only the top three or four fronds remaining have been pruned excessively and improperly. Only the lower leaves, the ones that have turned brown or are yellowing should be removed.
- ✓ Too much fertilizer can cause salt burn and too little can cause nutrient deficiency problems. Water both the day before and immediately after applying granular fertilizers.
- ✓ Don't water grass at night when the temperatures are coolest as this fosters the growth of fungal diseases.
- ✓ Don't mow when grass is wet. This also may result in fungal disease.
- ✓ Don't delay on weed control. Handle weeds while they are young, tender, and their roots are manageable, or before they sprout.

When frost is forecast, cover frost-tender plants with a sheet or some light covering (not plastic) by 8 p.m. and remove by 9 a.m. the next day. The covering should extend to the ground. Young trees should have trunks wrapped and foliage covered only if a hard freeze is expected. A mature citrus tree, older than 6 years, will survive with minimal damage.



# February Do's & Don'ts

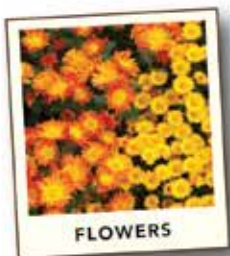
- ✓ Ryegrass should be watered about once or twice a week depending on the weather. Bermuda grass needs water about once a month.
- ✓ Bermuda will begin to turn green when nighttime lows reach about 65 degrees.
- ✓ Freshen up flowerbeds by removing faded or spent blooms.
- ✓ Bare-root roses should be in the ground this month, the earlier the better.
- ✓ Begin fertilizing established roses with granular fertilizers about the middle of the month.



- ✓ Clean out dead or diseased wood in roses.
- ✓ Remove weak and crossing canes and old leaves to discourage insects and disease.
- ✓ Fertilize fruit, nut and shade trees, shrubs and vines.
- ✓ Pecan trees and grape vines need a zinc rich fertilizer to help them produce their best.
- ✓ Now is the time for shaping citrus trees a little, if you must. Normally there is no need to prune citrus like regular fruit trees. Try to let the citrus foliage grow to about knee high.



- ✓ The best fruit is produced on the lower two thirds of the tree so raising the skirt reduces the amount of the fruit you will get.
- ✓ Clean out dead wood.
- ✓ Remove any suckers growing from below the graft.
- ✓ Shape your ornamental shrubs so the new spring growth will fill in the bare branches and holes left from pruning.
- ✓ While pruning frost damaged plants, wait and prune after new growth has started.
- ✓ PLANT SEEDS: beans, beets, bok choy, carrots, swiss chard, cucumbers, leaf lettuce, melons, mustard, onions, peas, potatoes, radishes, spinach, , sunflowers, turnips, watermelons, Martha Washington asparagus (roots or crowns).
- ✓ PLANT TRANSPLANTS: artichokes, asparagus, chard, kohlrabi, lettuce, onion, peppers and tomatoes.



- ✓ If you set out transplants before mid-February protect them from the cold.
- ✓ Prepare your soil for a spring/summer garden. Organic matter, mulch, manure or compost is very important.
- ✓ Fertilize producing vegetable gardens.
- ✓ Corn may be seeded after mid-February. Plant short day varieties (less than 70 days).
- ✓ Don't water grass at night when the temperatures are coolest s this fosters the growth of fungal diseases.
- ✓ Don't mow when grass is wet. Don't irrigate on mow day or the day before.

- ✓ Don't delay on weed control. Spray weeds while they are young, tender, and easy to kill.
- ✓ Don't use pre-emergent in an area where you are going to plant veggies and flowers from seed. It will prevent seeds from germination. It will not affect transplants.
- ✓ When pruning, never remove more than 1/4 of the total plant unless you are doing renovation pruning. Always use sharp, quality pruning tools. Use hand pruners for cuts up to 1/2", loppers for cuts up to 3/4" and saws for cuts over 3/4".





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AT EL RIO PRESERVE

JAN  
03

FEB  
07

MAR  
07

APR  
04

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**SEP 15<sup>TH</sup>** ROH Band  
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**OCT 20<sup>TH</sup>** Good Trouble  
*High-energy rock covers*

**NOV 17<sup>TH</sup>** What's the Big Idea?  
*Progressive jazz trio*

**DEC 15<sup>TH</sup>** Jovert Steel Drum Band  
*Upbeat holiday favorites*

### Spring 2023

**JAN 19<sup>TH</sup>** Little House of Funk  
*Sonoran soul and deep-fried blues*

**FEB 16<sup>TH</sup>** Bourbon Street Bash  
*New Orleans jazz party*

**MAR 16<sup>TH</sup>** Xplosion  
*Sonoran country with a twist*

**APR 20<sup>TH</sup>** George Howard Band  
*Variety dance party*

**MAY 18<sup>TH</sup>** Heart & Soul  
*Contemporary pop hits*



FOR MORE DETAILS, VISIT:  
[maranaAZ.gov/recreation](http://maranaAZ.gov/recreation)

   #MaranaConcerts

# January 2023

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





# February 2023

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

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07

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01



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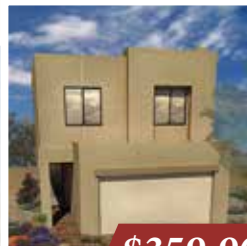


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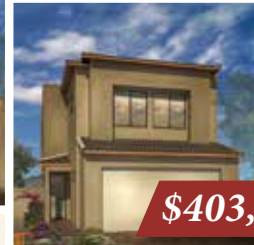


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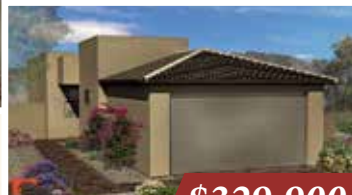


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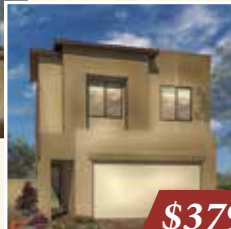


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### **Poison Control**

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

## **Letters To The Editor**

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

## **Advertising Policy**

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

## **Advertising Rates**

Business Card      \$45

Quarter Page      \$75

Half Page      \$130

Full Page      \$227

\* 3 and 6 month discounts available

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

# Management's Message

Happy New Year!

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

Another example of this community's generosity was the outpouring of gifts left under the Angel Tree for the Adopt-a-Family program, as well as all the food donations to the Town of Marana Food Bank. With these donations from caring residents, the CRCA Board, AAA Landscape, Walgreens on Twin Peaks, and Chili's restaurant, we hope that the holidays were a little more hopeful and brighter for our Continental Ranch families.

I would like to announce some position changes to our team here in the office. Our Assistant Manager, Paula, and our Covenants Liaison, J.J., will be trading positions and we are very excited for them both! Congratulations J.J. on becoming Assistant Manager. I know your strong initiative and knowledge gained from working with the Covenants, Conditions, and Restrictions over the past years will prove to be an asset to the office and community. Most of you are familiar with Paula, as she has worked with the management company since 2011. She first began as the Covenants Liaison, then moved into the Office Assistant and Activities Coordinator position, then Assistant Manager for the past two years. I appreciate Paula for her dedication to our company and this community, and I know she is looking forward to working in Covenants again.

Finally, as a management team we are honored to be entering our 14th year managing Continental Ranch, and our hope is that we can continue to provide outstanding service for CRCA in the years to come. We do not take your trust for granted and are driven to continue providing excellent management services that are both capable and professional. Thank you to the Board and the residents for having us as your management company.

Ashley Boykin, Community Association Manager  
On Behalf of J.J., Paula, Sharon, and Lyssa

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Lyssa Smith, Office Assistant/Activities Coordinator  
[lyssa@hoamanagementsolutions.com](mailto:lyssa@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.