

# CONTINENTAL RANCH

*the windmill*

March / April 2022 Edition

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

## March 2022

- 1st WP Pool Opens
- 2nd Covenants - 6 p.m. at WP
- 3rd ARC - 6:30 p.m. at WP
- 7th Landscape - 7 p.m. at WP
- 15th Board of Directors Meeting  
6:45 p.m. at CC
- 17th ARC - 2 p.m. at WP  
Happy St. Patrick's Day
- 26th CRCA Office Open  
9am - 1pm

## April 2022

- 6th Covenants - 6 p.m. at WP
- 7th ARC - 6:30 p.m. at WP
- 4th Landscape - 7 p.m. at WP
- 16th Easter Festival - at WP  
10am - 1pm
- 17th Happy Easter!
- 19th Board of Directors Meeting  
6:45 p.m. at CC
- 21st ARC - 2 p.m. at WP
- 30th CRCA Office Open  
9am - 1pm

## President's Message by Peg Bracken

It was nice to have received letters of support in keeping the pool open to the end of December 2021. We hope you enjoyed using the facilities you support with your association fees and are looking forward to its reopening on March 1, 2022.

Because of the pandemic, we had to sadly cancel our highly anticipated Easter Egg Hunt Events for the last two years. Even though we are still not yet out of the woods, the Board did approve having an Easter Festival this April for all residents to come and enjoy. In the interest of safe social distancing, this year's Easter Festival will not have the normal office sign-ups or the individual egg hunts. There will be goodie bags with eggs and prizes that will be provided to children at the entrance by the office. All the regular fun events such as jumping castles, face painters, balloon artists, games, petting zoo, Easter Bunny, magician, food trucks, and lots of vendors will be there and families are sure to have a blast! We look forward to seeing the youngsters getting back to a fun-filled day of running and playing. We always appreciate the help of volunteers. If you have time, please contact Lyssa at the office and help us make this a great event.

I have been hearing many complaints about dog owners not being responsible for picking up after their pets, and I've often seen it myself. It is not limited to just one area of Continental Ranch, but throughout our community. Please be considerate of your neighbors and don't wait for the poop fairy to appear. Pick up after your pet and keep our community clean and safe.

Wishing all Continental Ranch residents a bright, warm, and beautiful Spring!

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



**CONTINENTAL RANCH COMMUNITY ASSOCIATION**

# **EASTER FESTIVAL**

**\*PLEASE NOTE THIS EVENT IS FOR CRCA RESIDENTS ONLY\***



**APRIL 16, 2022**

**COME OUT & JOIN US FOR  
A HOPPIN' GOOD TIME!**

**WINDMILL PARK  
10AM - 1PM**

**\*NON-PERISHABLE FOOD ITEMS ARE GLADLY BEING ACCEPTED FOR THE MARANA FOOD BANK\***

**EASTER BUNNY • PETTING ZOO • FOOD TRUCKS  
GAMES • BALLOON ARTISTS • JUMPING CASTLES  
FACE PAINTING • MAGICIAN • GOODIE BAGS**



**CONTINENTAL RANCH  
COMMUNITY ASSOCIATION**





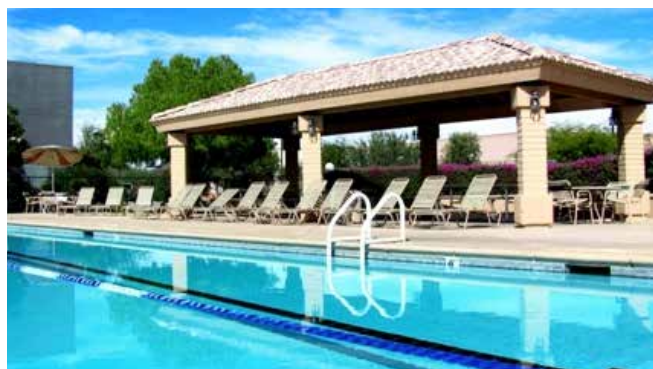
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## Windmill Park **Pool Opening**

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.



## Pool Monitor **NOW HIRING**

Continental Ranch is hiring pool monitor staff for the 2022 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. Must be 18 years of age or older to apply.

## We're Here **to Help**

Springtime is one of the busier times of the year for the office as the Windmill Park pool reopens, community center event rentals increase, the May 1st assessment approaches, and residents take on more improvement projects around the home.

The management team is available from 8:00 A.M. to 6:00 P.M., Monday through Friday, to assist residents with general questions, booking the community center, pool keys, Architectural Review Committee (ARC) applications and more. In addition, the office is open one Saturday a month from 9:00 A.M. – 1:00 P.M. Please refer to the calendar on the website or in this newsletter for exact dates, and don't forget to take advantage of the drop box located outside the office entrance for convenient drop offs at any time of day.

# December & January Recap: Board Meeting at a Glance

*The following are highlights from the regular meetings of the Board of Directors held January 18, 2022 and February 15, 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 January 18, 2022 meeting, the Board approved several Covenants Committee recommendations for fines and pool use suspensions for various unresolved violations; approved closing three Reserve accounts and transferring into one new ICS money market Reserve account with Alliance Association Bank; approved 2022 Easter Event proposal; approved revising Design Guidelines section for 'Flags & Flagpoles' as recommended by the ARC; approved proposal from Oasis Pool Service to replace two community center main pool heaters per the Reserve Study; approved proposal from Bates Paving to repair and reseal the asphalt at the main, west and community center parking lots per the Reserve Study; approved renewing insurance policies with American Family Insurance for 2022-2023; and approved updating pool key system software.

At the February 15, 2022 meeting, the Board approved several Covenants Committee recommendations for fines and pool use suspensions for various unresolved violations; approved revising the Design Guidelines section for 'Roofs' as recommended by the ARC; approved one additional floor plan for the Sierra Pointe homes as recommended by the ARC; approved proposal from AAA Landscape to replenish landscape granite at the Windmill Park Office per the Reserve Study; approved proposal from AAA Landscape to replace missing lantana plants in four median bullnoses on Twin Peaks Road (East of Coachline); approved proposal from AAA Landscape to treat all common area prickly pear affected by cochineal scale; approved 2022 Pool Monitor staff estimated budget; approved postponing replacement of office refrigerator and desk chairs due to good condition; approved proposal from Territorial Sign Co. to replace first phase of monument steel letters per the Reserve Study; and approved lifting indoor mask mandate for office and meetings effective March 1, 2022.

## Manager's Report

The community manager provided her 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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## Please Dispose of Yard Waste **Responsibly**

Many residents are eager to tackle their landscaping during the warming spring months when the risk of frost has subsided, and plants begin to come out of dormancy. This is also a time that many landscape companies recommend doing any caning of shrubs, aggressive pruning of plants, and thinning out of tree canopies. Understandably, many homeowners are left with more landscaping waste in their yards than will fit in their garbage can. Continental Ranch would like to extend a friendly reminder to those residents whose homes back



up to a wash that landscaping debris, dirt, and branches should not be dumped over their backyard walls. Many residents may not be aware that the disposal of anything in the washes is considered illegal dumping by the Town of Marana and carries a hefty fine. A few alternative options are to schedule a residential yard waste pickup with your trash service provider, transport the debris to a green waste facility like the one on Ina Road and the I-10 freeway, or to hire a professional landscape company to haul it away. Thank you for properly disposing of your yard waste and for helping to keep the washes clean and attractive throughout the community.

# Continental Ranch Community Wide Yard Sale!

**April 9, 2022 7:00am – 2:00pm**

*Registration deadline is Wednesday April 6, 2022*



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 8th & 9th 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 6, 2022**

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

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

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

## **BULK ITEM TRASH PICKUP** **Saturday, April 23, 2022**



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

### **Important Bulk Trash Removal Reminders**

All bulk items must be **on the curb by 6am**. Drivers load items **by hand**. Please follow guidelines. The driver will remove bulk items in a 4ft by 4ft area.

Items must weigh less than 50 pounds. Items over 50 pounds will not be removed.

### **Additional guidelines for acceptable items:**

#### **Landscape Materials:**

Must be bundled with twine  
Must be under 4ft. in length

#### **Cactus:**

Must be boxed and labeled

#### **Glass tables (including end-tables):**

Glass must be removed from table  
Glass must be boxed and labeled

#### **Furniture:**

Mattresses must be removed from "hide-a-beds"

### **Items NOT acceptable for Bulk Removal:**

Refrigerators/Freezers

Ice Makers

Televisions

Washers/Dryers

Stoves

Dishwasher

Water Heaters

Air Conditioners

Appliances with Freon

Fluorescent bulbs

Fluorescent ballast

Flammable Liquids

(gas, turpentine, etc.)

Hazardous waste-liquid

55-gallon drums

Propane/Gas Cylinders

Medical Waste

Asbestos Material

Railroad Ties

Contaminated soil

Construction material

Oil

Paint

Tires

Batteries

Computers

Pesticides

# Covenants **Policy Change**

Dear Members of Continental Ranch,

The CRCA Covenants Committee and Board of Directors recently considered and approved revisions to the Covenants Policy. The intention of the policy update was to reword the current violation fines schedule and process for section G. 'Violation Fine/Penalty Policy' so that it may be clearer to residents and aligned with existing compliance practices.



## G. Violation Fine/Penalty Policy:

### 1. Standard Landscape Violations:

"Lot Cleanup" will be scheduled for the day following the Board meeting, with the costs of cleanup charged to the owner's account as an assessment to the property. Owner will be given proper notice.

### 2. Excessive Weeds Violations:

"Lot Cleanup" will be scheduled to be performed if the violation is not corrected within 14 business days following the second written notice, with the costs of cleanup charged to the owner's account. Members were notified regarding this policy in the March 2016 community newsletter.

### 3. RVs, Trailers, and Boats:

The fine for parking or storage of RV's, Trailers, and Boats visible on any lot, as defined in the CC&Rs, shall be subject to a \$75 per week fine and pool privilege suspension, and may rise in \$25 increments as approved by the Board. Members were notified regarding this policy in the March/April 2021 community newsletter.

### 4. All other violations:

Fines begin at \$25 per month and may rise in \$25 increments as approved by the Board, up to \$100 per week per violation. Pool privileges will remain suspended until the violation is corrected.

*The Board may at their discretion levy a fine of up to \$100 per day per violation, as stated in the CC&Rs Section 8.12.*

Please contact the office should you have any questions about this update to the Covenants Policy. The full policy can be viewed on the website at [www.CRCATucson.com](http://www.CRCATucson.com) or requested via email at [continental.ranch@yahoo.com](mailto:continental.ranch@yahoo.com). Please note that this newsletter constitutes all required notices.



## **Notice** to Members of CRCA

Several minor updates to the community's Design Guidelines were recently approved by the CRCA Board and Architectural Review Committee. The revised sections include: 'Flags & Flagpoles' and 'Roofs'.

Please visit [www.crcatucson.com](http://www.crcatucson.com) to review the updated Design Guidelines. Residents are encouraged to contact the management office if you have any questions.



# Maintaining CRCA Assets

One of the best indicators of the financial health of an HOA is how well funded the Reserves are for an association. Reserve funds are available for the infrequent maintenance and replacement of high-dollar community assets. When it comes time to replace, assets may either be swapped out 'like-for-like' or upgraded at the Board's discretion. When the Reserves are inadequately funded, homeowners are at an increased risk of taking on the unexpected burden of a "special assessment" when major repairs, like a roof replacement or pool resurfacing, become due. For years, the Continental Ranch Board of Directors have responsibly worked with Association Reserves to prepare a reserve study each year and have budgeted appropriately to make monthly contributions of funds into the Reserves. CRCA currently has a Reserves balance of more than \$1.3 million, which is considered strong for an HOA of this size. This means Continental Ranch members won't be faced with special assessments, which means peace of mind and improved property values.



Projects recently approved and completed by the Board were repainting of the Windmill Park office building (exterior and interior), new exterior lighting around the Windmill Park pool, repaired and repainted deck for the splash pad, new community center pool heaters, all CRCA asphalt resealed, and all pool filter media replaced and upgraded from sand to glass for improved efficiency and longevity.

Looking ahead – the Windmill Park pool deck is budgeted for a full resurfacing at the end of this year and management will bring multiple proposals to the Board for review this Fall in order to allow time to schedule any work while the pool is closed for the winter.



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

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



- ✓ Ryegrass should be watered about once or twice a week depending on the weather. Bermuda grass needs water about once a month.

- ✓ If you are planning for new Bermuda turf, while sod can be installed at any time, it will establish best when actual Bermuda weather arrives in May. It is best to spend the time preparing a good deeply tilled sod bed with adequate organic matter, Sulphur and ammonium phosphate prior to laying sod so that the roots establish deeply into the soil.

- ✓ When nighttime temperatures are above 60 degrees for at least five days in a row, mow winter turf progressively lower to about  $\frac{3}{4}$ " to encourage spring transition back to Bermuda grass.

- ✓ Spray or hand pick weeds now or they will be problematic later. If killed or removed before they flower at the end of their life cycle you will have less weed seeds in the soil to germinate next season. In rock areas most weeds can be controlled with preemergence herbicides.

- ✓ Prune back hedges and shrubs that have become overgrown and dense.

- ✓ Fertilize deciduous fruit trees with nitrogen when they leaf out. Thin deciduous fruit to 6 inch spacing. The earlier this is done after fruit set, the more size response will be expected in fruit remaining on the tree.



- ✓ While pruning frost damaged plants, wait and prune after new growth has started. Prune frost sensitive citrus after mid-March, after they begin to leaf out with new spring growth.

- ✓ Now is the time to plant trees and shrubs, including citrus trees. The earlier you get them in the ground, the more time the plants will have to get their roots established before the hot weather starts sucking the moisture out of the leaves.

- ✓ Two to five year old citrus trees transplant most successfully. Larger, older trees are more costly, harder to transplant, and suffer more from transplant shock. It will generally be three years after transplant before fruit production and that is the same whether you plant a 2 year old tree or a 10 year old tree.

- ✓ Keep spent blooms from winter annuals picked off.

- ✓ When pruning, never remove more than  $\frac{1}{4}$  of the total plant unless you are doing renovation pruning. Always use sharp, quality pruning tools. Use hand pruners for cuts up to  $\frac{1}{2}$ ", loppers for cuts up to  $\frac{3}{4}$ " and saws for cuts over  $\frac{3}{4}$ "

- ✓ Don't cheat on soil preparation for flowers and vegetables. Bone meal and blood meal are great organic amendments to add to the soil. Be sure to include a granular fertilizer that contains at least 20% phosphorus to help with root establishment.

- ✓ Don't fertilize dormant Bermuda grass until late April or May.

- ✓ Don't plant roses with western exposure because of the afternoon summer heat.

- ✓ 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 fertilize mature trees near the trunk. Fertilize the outer two thirds of the ground of the leaf canopy where the most active roots are and easy to kill.





# April Do's & Don'ts

- ✓ Begin Bermuda grass seeding when nighttime temperatures remain at 65 degrees. Covering with mulch helps keep birds under control.
- ✓ Bermuda over seeded with rye will resume growth when we have 65 degrees nighttime temperatures. You can encourage last year's Bermuda to come out of dormancy and gradually kill the rye grass by mowing every four days and lowering the blade each time.
- ✓ •Spray or hand pick weeds now or they will be problematic later. If killed or removed before they flower at the end of their life cycle you will have less weed seeds in the soil to germinate next season. In rock areas most weeds can be controlled with pre-emergence herbicides.



- ✓ Pay special attention to deciduous fruit trees, providing adequate soil moisture for fruit sizing in the late April and May period.

- ✓ Two to five year old citrus trees transplant most successfully. Larger, older trees are more costly, harder to transplant, and suffer more from transplant shock. It will generally be three years after transplant before fruit production and that is the same whether you plant a 2 year old tree or a 10 year old tree. Keep new plantings well watered

for two weeks and then lengthen your irrigations out gradually until you are watering once a week.

- ✓ As the weather warms, adjust your irrigation timer to water more frequently. Be sure the system runs long enough to wet the soil to a depth of at least 8" for turf and flowers, 1' for groundcover, 2' for shrubs and 2' to 3' for trees. Keep watering of desert trees to a minimum. They don't need much water and they will put any extra water into excess growth that you will have to prune.
- ✓ Tree water use increases rapidly during this period of leafing out and gradually higher air temperatures.
- ✓ Apply nitrogen and zinc to pecan trees to produce normal size leaf growth and to enhance kernel development. Pecans also need more water than most other shade trees. If the normally upright leaves of agaves look wilted, the agave weevil may be the culprit. The agave weevil especially likes the Blue Agave. It is best to treat preventatively with insecticide labeled for the insect.
- ✓ Prickly Pear may develop fuzzy white patchy scales. This is the cochineal scale insect that will devastate the appearance of the pads. Wash them off with a strong spray of water.
- ✓ Saguaros that have black fluid dripping from them need to be treated quickly. This is a bacterial infection. Treat by cutting the affected tissue from the plant back to healthy green tissue and then spray the wound with a 10% solution of bleach in water and allow to air dry.



- ✓ You can and should remove stakes from all trees staked more than a year ago.
- ✓ 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. Spray or hand pick weeds now or they will be problematic later.

If killed or removed before they flower at the end of their life cycle you will have less weed seeds in the soil to germinate next season. In rock areas most weeds can be controlled with pre-emergence herbicides.

- ✓ Don't use a 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.



# CRCA Community Business Spotlight

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

## Lucky's Boba Tea

7455 W. Twin Peaks Rd., Suite 103

Located off I-10 on Twin Peaks Road, Lucky's Boba Tea is a locally owned business that focuses on creating a friendly and open place for all kids, teenagers, and adults to enjoy delicious boba tea drinks, frappe, slushes, coffee, and snacks. Our goals are to offer a welcoming environment for all ages to hang out, while serving the best quality drinks.

Originated from Taiwan, boba milk tea has quickly become popular in the US thanks to its variety of colors, flavors and textures. Served with an oversized straw, Lucky's Boba Tea's ingredients include

high quality tea leaves sourced from Taiwan. Signature drinks are offered monthly, or customers may customize their drink, and the flavor options are endless.

Lucky's Boba Tea is owned by Lan and Thomas Vu, who are excited to run a business for the first time. They were looking for an entrepreneurial avenue to do what they love, which is helping and interacting with people. They intend to utilize their experience, knowledge, and skills to encourage people to be kind, caring, and respectful to each other.

Come and enjoy some of our most popular flavors like Taro, Matcha, Mango, or Vietnamese coffee.

If you are in the mood for some munchies, grab a quick bite of Vietnamese egg rolls, tater tots, or onion rings. Opened 7 days a week from 11:00 am – 8:30 pm, call 520-638-7420 or visit <https://www.clover.com/online-ordering/luckysbobatea> to place orders. We offer military discount to all active duty and veterans.



# CAPE CHASE SUPERHERO ADAPTIVE RACE

## WHATS YOUR SUPER POWER?!!

JOIN MARANA PARKS AND RECREATION FOR THE ONE OF A KIND 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.

**SATURDAY,  
MARCH 12, 2022**

### LOCATION

Ora Mae Harn District Park  
13250 North Lon Adams Road

### COSTS

Pre Registration: \$15.00  
Event Day Registration: \$25.00

### EVENT DAY

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

NOTE: Race Times will be available for sign up on a first come, first serve basis at Packet Pick Up, which will take place on Thursday March 10, 2022 at Marana Community Center (13250 North Lon Adams Road) from 4:30 p.m. - 6:30 p.m.



FOR DETAILS  
& TO REGISTER  
SCAN HERE

# CONCERTS IN THE COURTYARD

The Town of Marana Presents

**FEBRUARY – MAY, 2022**

Third Thursdays • 5:00 – 7:30PM  
11555 W Civic Center Drive

**FREE** live music monthly at the Downtown Municipal Complex

**Limited seating available**—please bring your own chairs

**Food and beverage trucks on-site**

**FEB 17<sup>TH</sup>** ONESALL  
(rock, pop, funk)

**MAR 17<sup>TH</sup>** Kevin Pakulis & his Band  
(country, folk)

**APR 21<sup>ST</sup>** Heart & Soul  
(contemporary, pop)

**MAY 19<sup>TH</sup>** Little House of Funk  
(funk, blues, jazz)



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



# LIFEGUARD TRAINING

TAKE A COURSE, MAKE A DIFFERENCE.

## LIFEGUARD TRAINING

MARANA POOL, ORA MAE HARN DISTRICT PARK

TIMES Various / \$60.00 resident or \$75.00 non-resident  
OPEN TO Ages 15 and up

MARCH 14-19	APRIL 14-23	MAY 06-08
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## LIFEGUARD REVIEW

MARANA POOL, ORA MAE HARN DISTRICT PARK

TIMES Various / \$50.00 resident or \$62.50 non-resident  
OPEN TO Ages 15 and up

MARCH 24-25	APRIL 02-03	MAY 13-14
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**SIGN UP TODAY!**

[MARANA.AZ.GOV/RECREATION](http://MARANA.AZ.GOV/RECREATION)



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Contemporary | 10:30am

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# March 2022



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

# April 2022



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

# INDOOR SWIMMING LESSONS

THORNYDALE/OVERTON

Now **HIRING** Coaches



**638-8040**



**INFO & Enrollment:** [saguaroaquatics.com](http://saguaroaquatics.com)

Continental Ranch Pet Clinic is excited to announce the addition of Dr. Karyn Carlson!

Dr. Karyn Carlson is a Tucson native, a Wildcat alum (B.S. in Family Studies and Human Development), and a graduate of Atlantic Veterinary College in Charlottetown, Prince Edward Island, Canada. She followed her veterinary degree with a Masters in shelter medicine from the University of Florida and a small animal general rotating internship at Veterinary Specialty Center of Tucson.



She has focused mostly on shelter and emergency medicine, working mostly in Arizona, but also in Texas and Utah. She looks forward to making long-lasting relationships with pets and their families, not something she has had the privilege of in her past practice areas. Additionally, she has completed Fear-Free Certification training and looks forward to bringing her interest in behavior to private practice.

Outside her typical work week, Dr. Carlson enjoys participating in international spay/neuter campaigns, providing volunteer veterinary care for animals on Native American reservations, leading the Tucson chapter of The Street Dog Coalition, attending Orangetheory Fitness, craft beer drinking, hiking, and spending time with her family of dogs and a horse.

Continental Ranch Pet Clinic • 7850 N Silverbell Rd # 108 • Tucson, AZ 85743 • (520) 744-3850





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520.638.7704 | [HOTWORX.NET/STUDIO/TUCSON-MARANA](https://hotworx.net/studio/tucson-marana)

7575 W. TWIN PEAKS RD., STE. 135, TUCSON, AZ 85743



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**(6453)**

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Angie's list & BBB

**Mike Loughlin**

Owner / Operator - Master Craftsman  
Mike@TucsonsBestPainters.com

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

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

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

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



There are many reasons for choosing a Watermark community, especially now. What will yours be?

*"I get emotional when I think about this, but I'm able to do things and not worry about him. That is really nice."*

– Alex S., son of Watermark resident

Call 520-477-3162 for a virtual or in-person private consultation today.



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# Re-Elect Herb Kai

## Marana Town Council



Dear Continental Ranch Community Residents,

I am honored to be running for re-election to the Marana Town Council. Over the years, I've had the privilege of serving as Mayor, Vice Mayor, and Councilman over the years.

As a lifelong resident, born, raised, and educated in Marana as well as the University of Arizona, I love this Town! My focus has always been to keep Marana fiscally strong by securing and protecting our water supply, creating an infrastructure that attracts new businesses and jobs, and maintaining our quality of life by supporting public safety, emergency services, schools, home values, and parks.

I always seek ways to effectively control expenditures while minimizing the impact on vital community services. As a local businessman, I always focus on Marana's future, positioning our town for health and prosperity in which our children and citizens can thrive.

I am asking for your support by signing my nomination petition. You can access the petition by going to the below URL or using the QR code. Thank you for your time.

*Herb*  
Councilman  
Town of Marana

**PROTECTING OUR FUTURE** has driven Herb Kai to help Marana flourish in a number of ways. Just a few are:

- **Student Scholarships and Tutoring:** Herb negotiated with the Marana landfill owners to include a "tipping fee" for each ton of trash deposited into the landfill. The fees go directly to the Marana school system and currently fund student scholarships and tutoring in reading and math.
- **Water Supply for Today and Years to Come:** Herb has been an instrumental partner in protecting our water allocations for today and years to come by promoting responsible water saving residential development. The connections Herb has cultivated over the years, has helped secure permanent Central Arizona Project allocations of water for the Town of Marana.
- **Marana Veterans Cemetery:** Herb donated 40 acres of land for the creation of the Marana Veterans Cemetery. In gratitude to our men and women of the Armed Forces, and their families, our loved ones legacies live on in our own community of Marana.

**Please help by signing my  
Online Petition by either going  
to the URL below:**

**<https://go.azsos.gov/sgmh>**

**Or, by using your phone to  
capture the below QR Code:**



**Once you access the page, scroll to  
bottom section for Marana elections.**

**[www.HerbKai.com](http://www.HerbKai.com)**

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

# 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 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

Springtime brings longer days and warmer weather, which is an energizing combination! Many residents tackle landscaping and home improvement projects this time of year, especially before the notorious summer heat returns. Please be sure to give us a call if you have any questions about what might need HOA approval prior to installation. The Architectural Review Committee meets twice a month, and many projects can even be approved by management same day.

Over the years, some homes that back up to the large washes have established plants or cacti behind their back property walls, which become attractive to packrats and other critters along with making it difficult for the landscapers to manage weeds. Many, but not all, of the upper banks of the large washes are owned and maintained by CRCA and these plants may be removed by the landscapers if it becomes problematic. If your property backs up to a wash and you're unsure whether the bank behind your property belongs to CRCA or the Town, please give the office a call and we'll be glad to check for you.

In true Spring fashion, I'm due to deliver baby #2 in the beginning of April and will soon take a temporary maternity leave. Our Assistant Manager, Paula Bellina, has been on the CRCA management team for more than a decade and I'm confident Continental Ranch will be in excellent hands while I'm away. Thank you to the Board and to the many residents and vendors for all the kind and encouraging words I've received so far, and I look forward to returning back to work for this exceptional community.

Warm wishes,

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

Address 9150 N. Coachline Blvd.  
Tucson, AZ 85743

Phone (520) 297-7600

Fax (520) 297-7917

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

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

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Lyssa Helton, 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.