

# CONTINENTAL RANCH

*the windmill*

March / April 2023 Edition  
[www.crcatucson.com](http://www.crcatucson.com)

## March 2023

1st	WP Pool Opens Covenants - 6 p.m. at WP
2nd	ARC - 6:30 p.m. at WP
6th	Landscape - 7 p.m. at WP
16th	ARC - 6:30 p.m. at WP
17th	Happy St. Patrick's Day
21st	Board of Directors Meeting 6:45 p.m. at CC
25th	CRCA Office Open 9am - 1pm

## April 2023

3rd	Landscape - 7 p.m. at WP
5th	Covenants - 6 p.m. at WP
6th	ARC - 6:30 p.m. at WP
8th	Easter Egg Hunt at WP 10 a.m. - 1 p.m.
9th	Happy Easter!
15th	Community Yard Sale 7am - 2pm
18th	Board of Directors Meeting 6:45 p.m. at CC
20th	ARC - 6:30 p.m. at WP
29th	CRCA Office Open 9am - 1pm

## President's Message by Peg Bracken

To all residents, the Windmill pool, spa and splash pad will be opening on March 1st. I hope everyone enjoys the pool season and warmer weather. Over the winter, the pool deck was refurbished, the splash pad water features received a fresh coat of paint, and the artificial turf behind the splash pad was replaced. Spring also means the Easter Egg Hunt Event will soon be here, which is scheduled for April 8th, and includes activities for residents of all ages to have a great time. Anyone wishing to help out please do not hesitate to get in touch with the office. We could always use more volunteers for this big event.

Spring also brings us our dreaded weeds. Please take control of weeds as soon as you see them so as to not receive a letter from the office. Pre-emergent is always an excellent way to go but is best applied before the weeds begin sprouting. Finally, please be considerate of your neighbors when taking your beloved animals for walks. I have noticed dog owners not being responsible and leaving their dog waste to be picked up by neighbors. Please carry bags and pick up after your furry friends, it is not your neighbor's job to pick up your pet's mess.

Wishing all Continental Ranch residents a beautiful Spring season.

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US Postage  
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Tucson, AZ  
Permit #80

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

CONTINENTAL RANCH COMMUNITY ASSOCIATION

# EGG HUNT

SATURDAY APRIL 8TH

WINDMILL PARK 10AM - 1 PM



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

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

easter bunny!

petting zoo!

balloon artists!

jumping castles!

face painting!

food trucks!

magician!

## EGG HUNT SCHEDULE

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

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



CONTINENTAL RANCH  
COMMUNITY ASSOCIATION

live grow work play

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## THANK YOU! Volunteers

Continental Ranch hosted its annual luncheon this past January to honor our valued volunteers who help keep the association running and make community events possible. These residents who graciously donate their time for the benefit of the community are truly appreciated! Some volunteers help with seasonal events, like the Egg Hunt and Photos with Santa, while others volunteer on a monthly basis to help run the Board and committees. The annual volunteer luncheon is a small way of thanking these dedicated residents who invest their time to make Continental Ranch the vibrant community that it is.

These annual luncheons are primarily funded by generous vendor donations. This year's luncheon was sponsored by AAA Landscape, Alphagraphics, Association Reserves, Goodman Law Group, HOA Management Solutions, Oasis Pool Service, Pro-Care Janitorial, Southwest Pest Solutions, and Todd Lundering, CPA.

Thank you to all who volunteer and support Continental Ranch!



# January and February Recap:

## Board Meeting at a Glance

*The following are highlights from the regular meetings of the Board of Directors held January 17, 2023 and February 21, 2023 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 17, 2023 meeting, the Board approved several Covenants Committee recommendations for fines and pool use suspensions for various unresolved violations; approved 2023 Easter Egg Hunt event budget; approved remaining with AAA Landscape for the landscape maintenance contract; approved proposals from AAA Landscape to reroute irrigation at two locations; approved proposal from AAA Landscape to install riprap on North perimeter of The Villas neighborhood; approved proposal from Saguaro Aquatics for 2023 swim lessons at the community center pool; approved Windmill Park baseball field use request by The Ranch RoughRiders Baseball Club; approved proposals from Innovative Signs to replace the damaged Windmill Park flag pole and replace the splash pad tower sticker decal; approved proposal from Approved Painting to repaint splash pad features; approved proposal from Pro-Care Community Services to replace steel bands around new monument solar batteries; approved proposal from All About Masonry to expand the community center trash enclosure and install a paver walkway; approved renewal of Association insurance policies; and approved proposal from Arizona Luxury Lawns & Greens to replace artificial turf behind the splash pad area.

At the February 21, 2023 meeting, the Board approved several Covenants Committee recommendations for fines and pool use suspensions for various unresolved violations; approved homeowner request for a personal

vehicle exceeding 8 feet in height; appointed a new member to the Architectural Review Committee; approved proposals from AAA Landscape to remove oleander shrubs and to replenish decomposed granite on the South side of the community center; approved proposal from AAA Landscape to remove cochineal scale from all common area prickly pear cacti; approved a variance for a front yard flag request; approved enforcement policy for rental violations of 30 days or less ("short term rentals"); approved 2023 pool monitor budget; approved purchase of office computer backup batteries; approved proposal from Green Home Solutions for Windmill Park Office remediation; approved replacement of community center banquet tables; approved proposal from Association Reserves for a 3-year Reserve Study update; approved proposal from B&M Roofing to refurbish all Windmill Park roof tile sections; approved ARC appeal for perimeter wall installation; and approved the transfer of about \$320,000 of Reserve funds from money market accounts earning 0.9% interest rate into 12-15 month CD accounts with 4.0% interest rate or more.

### 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.



## Continental Ranch Community Wide Yard Sale!

**April 15, 2023 7:00am – 2:00pm**

*Registration deadline is Wednesday, April 12, 2023*



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 14<sup>th</sup> & 15<sup>th</sup> 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 12, 2023**

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

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

**Items for Sale:**

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

## Spring Food Truck Festival

Mark your calendar! Continental Ranch will be hosting a variety of food truck vendors at Windmill Park on April 22nd from 11 a.m. to 3 p.m. Bring your appetite and a chair or blanket and enjoy a picnic at the park. From many savory options to desserts, there will be something delicious for everyone!

The event will be located just off Coachline Blvd. in the West parking lot at the bottom of Windmill Park Field.

**Continental Ranch Community Association**

**Food Truck Festival**

**FREE ENTRY**

**BB-Q**

**April 22, 2023**  
Saturday 11 AM to 3 PM  
9150 N Coachline Blvd  
Located in the parking lot just west of the Windmill Park Sports Field

**PIZZA**

Pin-Up Pastries - Fork U BBQ - Frozen Delights - Curry Pot - Takoyaki Balls

# Maintaining Community Assets

The Continental Ranch Board of Directors are diligent in budgeting every year for future repairs and maintenance in order to preserve the community's assets for years to come. These expenses are paid from Reserve funds, which is essentially the Association's savings. A couple projects have recently been completed, and more are already underway.



The pools are easily some of the most loved and utilized of CRCA amenities, which recently received some planned and unplanned maintenance. Both pool decks have been renovated with all new texture and paint as well as wider deck drains and new depth tiles. The Board awarded the project to Backyard Boulders after reviewing multiple proposals, and so far, the professionalism shown by the contractor and quality of workmanship has been exceptional.

As recommended by the Reserve Study, one of the three community center main pool's heaters was replaced by Oasis Pool Service due to age and visible deterioration (the other two were replaced last year). Also, the artificial turf behind the Windmill Park splash pad was

replaced by Arizona Luxury Lawns & Greens with new attractive turf, along with a much-needed regrading of the ground underneath.

The Reserves also helped to fund a couple of unexpected maintenance projects. First, one of the three residential-style pumps for the Windmill pool failed outside of warranty and a like-for-like replacement with a newer model would require a rework of existing plumbing due to space limitations. The current plumbing was around 20 years old and inefficiently designed with narrow inlet pipes and demanding about 36 square feet of space. The Board approved converting to a single commercial grade pump with newly re-configured plumbing, which was installed this past February by Oasis Pool Service. The new pump is expected to provide improved circulation of the pool and more than \$500 a month saved on electricity bills, and now takes up half the space as before with plumbing included.



Finally, constant battles with office mice, humidity and a leak brought to light the poor condition of the Windmill Park office building roof. Four companies were asked to bid on the project, and all four verified with pictures and reports the need to refurbish. B&M Roofing was contracted by the Board to refurbish all portions of tile roof at Windmill Park, including: the shed by the baseball field, office building, and three pool area ramadas. New underlayment with a 30 year warranty should keep these buildings dry and secure for years to come.

# Home Improvements & Maintenance

Tax season is under way and many homeowners take advantage of their tax refunds by investing in maintenance and upkeep of their homes. Two of the best “bang for your buck” improvements to consider in order to benefit your home’s curb appeal are front yard landscape and exterior paint. The more homeowners who maintain their individual residences, the stronger home values will be for the entire community.

Continental Ranch prides itself in keeping common areas and roadways looking their best, and one annual maintenance task that the Association performs each year is to replenish decorative gravel throughout its

landscape. Over time the gravel gradually depletes and eventually the landscape can begin to look tired. A fresh splash of rock ground cover can make a dramatic impact in the overall look of the landscape. What many homeowners don’t realize is how reasonably affordable this improvement can be. On average, most front yards in Continental Ranch measure from 1,200-2,000 square feet; rock supply companies recommend using 1-ton of gravel per 120-square feet of area. Homeowners should take measurements of their own particular yard size and check with local suppliers for specific pricing, but on average the cost for a new layer of decorative rock should cost between \$400 -\$700 (plus a little time and sweat to spread the rock around the yard).



A home exterior repainting project is a bit more costly than sprucing up the landscape, but can have a major impact on curb appeal. Not only does it affect the look of the home, paint protects the wood and stucco that comprise the exterior shell of the home. In general, it is recommended to apply a new coat of paint to the wood trim approximately every 4 years, and to the stucco every 8 years. Painting the wood fascia is one of the most commonly ignored maintenance tasks, which is unfortunate because as the old paint slowly dis-



integrates, the underlying wood begins to deteriorate. The Association follows these upkeep recommendations very closely, and hopes that homeowners will follow its example. For the purposes of this article, it’s difficult to note an approximate price on painting, since there are numerous factors to take into account, such as: amount of prep work required, home size, and color variations. Contractor pricing can vary considerably, so when getting quotes for painting your home, take caution to carefully understand exactly what the contractor will do to prep the exterior surfaces, their paint application method, the brand of paint, and how many coats of paint they plan to apply.

# Quality Accounting

One topic that seldom gets spotlighted in The Windmill is the Association's financial world. In January, the Association's financial audit of 2021-2022 was presented by J. Todd Lundering, CPA. Mr. Lundering has been contracted by CRCA for over 10 years to perform the annual audit of the bookkeeping records of CRCA. This year's audit came back with exceptionally high remarks and is a feather in CRCA's cap. In an Association as large as CRCA, and with an onsite office where payments get hand delivered, bookkeeping becomes an even bigger challenge. Mr. Lundering gave many positive words towards CRCA's Accounts Manager, Sharon Duarte, as well as to the Board of Directors for their work in reviewing the financials each month. This feedback from the auditor was quite complimentary to the ongoing efforts of the CRCA Board of Directors to keep Association funds strong. It was noted by Mr. Lundering that CRCA has excellent Reserve Accounts and commended CRCA for their on-going policies to maintain the strong Reserve position. The previous year ended with \$1.3 million in Reserve funds, which is considered healthy for an Association of this size. Once again, this spring the Reserve Study will be reviewed and updated so CRCA keeps its facilities in excellent condition by timely planning ahead. Costs tend to increase more and more for maintenance and replacement items as the years roll by. The Reserve funding in the 2022-2023 budget increased from last year's amount of \$244,800 annually to \$288,000 annually (18% increase). Residents should feel pleased that the Association's assets are being well watched and cared for.



## Windmill Park Pool

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 2023 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 by May 2023 to apply.

## **Continental Ranch 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 who must be accompanied at all times. Limit of 5 guests per card holder. Authorized staff has the right to limit the number of guests using the facility on any day.
5. Anyone under the age of 14 must be accompanied by an adult in the pool area.
6. No one under the age of 6 may use the spa, and anyone ages 6-13 must have adult supervision to use the spa.
7. Proper swim 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 soap or shampoo in the pool and/or spa is prohibited.
10. No diving, 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 area if you have an infectious or contagious disease, open cuts, sores or bandages.
12. No defecating, urinating, spitting, or placing other foreign substances in the pool. All incontinent individuals are required to wear swim diapers and secure waterproof clothing over the diapers.
13. No glass containers permitted in the pool area.
14. No soliciting of any kind.
15. No food, drinks, drugs, or tobacco are allowed inside the pool area, except for water. No "vaping" (e-cigarettes, vape pens, personal vaporizers, etc.).
16. No pets of any kind permitted in the pool area, except for working "Service Dogs". Although Service Dogs are permitted in the pool area, they are not allowed in the water.
17. Please deposit all trash in the containers provided.
18. Abusive or harassing 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 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 minimum \$25 fine.

# 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 preventively 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.

# Handling **Door-to-Door** Solicitors

From time to time the Continental Ranch Community Association management office receives concerns from residents who feel that they are being bombarded with solicitors at their homes. In the past, the Board has reviewed requests for installing numerous 'no solicitation' signs throughout the Community, but has chosen to ask that residents simply put up a sign near their own front doors. There are laws that address this, which might be worth knowing.

The Marana Town codes are as follows:

## **9-2-2 License required; prohibited activities**

A. Subject to the provisions of A.R.S. § 3-563, any person operating as a solicitor, peddler, or transient merchant within the town shall register with the license inspector and obtain a license showing that registration.

## **9-2-5 Peddling on posted premises; refusal to leave premises**

It is unlawful for any peddler, solicitor, or transient merchant, their agents or representatives, to come upon any premises with a sign exposed to public view bearing the words "no peddlers" or "no canvassers" or "no solicitors" or any combination of those or similar terms or to remain on any premises after having been requested to leave by the owner or occupant of the premises whether they are posted as specified above or not.

If you feel overwhelmed with solicitors at your door, there are steps you can take. It may be necessary to gather information about the solicitor, such as name, company, company address and phone number (likely listed on the solicitor's business card).

To ensure that a solicitor is properly licensed, you can call the Code Enforcement staff for the Town at 382-2600. If you have a 'no soliciting' sign posted and a solicitor is in violation of the above code 9-2-5, you may also contact the Marana Police Department on their non-emergency line at 382-2000.





THE TOWN OF MARANA  
*presents*  
**FOUNDERS' DAY**

## CELEBRATE MARANA WITH US!

### MARCH 18TH, 10:00 AM – 3:00 PM

PARADE 10:00AM TO NOON

Car Show + Inflatables + Live Music + Food Trucks + Vendors  
Historical Exhibits + Lawn Games + Creation Station

MARANA MUNICIPAL COMPLEX  
11555 West Civic Center Drive



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

    
#MaranaEvents

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# COMMUNITY CLEAN-UP WEEKEND

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April 15th-16th

The Town of Marana will be placing community dumpsters in the Continental Ranch area. The dumpsters will be placed in 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
- Lead Acid Batteries
- Household Appliances Containing Class 1 or 2 Refrigerant/Freon (CFCs/HCFCs) (Refrigerators, Freezers, Air Conditioners, Water Coolers)
- Electronic Waste (TV's, Computers)
- Hazardous Waste, Liquid Wastes-Oils, Paints, Antifreeze, Solvents, Bio-Hazardous Waste, Medical Wastes

FOR MORE INFORMATION:  
Please call 382-1926



MaranaAZ.gov





# Bulk Item Pick Up

Waste Management will be in your neighborhood to pick up bulk trash items.

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 is 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!

# March 2023

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1 WP Pool Opens 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	15	16 ARC 6:30pm at WP	17 Happy St. Patrick's Day	18
19	20	21 Board of Directors Meeting 6:45pm at CC	22	23	24	25 CRCA Office Open 9am - 1pm
26	27	28	29	30	31	



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3 Landscape Committee 7pm at WP	4	5 Covenants Committee 6pm at WP	6 ARC 6:30pm at WP	7	8 Easter Egg Hunt at WP 10am - 1pm
9 Happy Easter!	10	11	12	113	14	15 Community Yard Sale 7am - 2pm
16	17	18 Board of Directors Meeting 6:45pm at CC	19	20 ARC 6:30pm at WP	21	22 Waste Management Bulk Pick-Up (Waste Mgmt customers only)
23	24	25	26	27	28	29 CRCA Office Open 9am - 1pm
29	30	31				

The Town of Marana Presents

# CONCERTS IN THE COURTYARD

## DINNER AND A SHOW DOWNTOWN!

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

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

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

**Food and beverage trucks** on-site

- |                            |  |
|----------------------------|--|
| <b>JAN 19<sup>TH</sup></b> | Little House of Funk<br><i>Sonoran soul and deep-fried blues</i> |
| <b>FEB 16<sup>TH</sup></b> | Bourbon Street Bash<br><i>New Orleans jazz party</i>             |
| <b>MAR 16<sup>TH</sup></b> | Xplosion<br><i>Sonoran country with a twist</i>                  |
| <b>APR 20<sup>TH</sup></b> | George Howard Band<br><i>Variety dance party</i>                 |
| <b>MAY 18<sup>TH</sup></b> | Heart & Soul<br><i>Contemporary pop hits</i>                     |



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

   **#MaranaConcerts**

# CAMPING

u n d e r   t h e   s t a r s

Come camping among the beautiful trees and grass under a star-filled sky. Share the adventure of overnight camping with family, friends, and neighbors.

**APRIL 22-23**

Ora Mae Harn Park

Check-in & tent setup is 2-6 p.m.  
Only charcoal grills are permitted.

**REGISTER TODAY**

[Maranaaz.gov/recreation](http://Maranaaz.gov/recreation)

(pre-registration closes Friday, April 21)

Event Day Registration accepted from 2-6 p.m.

**WHAT YOU GET**

Tent Space • Stargazing • Campfire •  
Outdoor Movie featuring: A Bugs Life  
• Live Animals • Games and More!

1

**PICK A SIZE**



**\$7-SMALL:**

4 campers maximum



**\$12-MEDIUM:**

5-8 Campers



**\$17-LARGE:**

9+ Campers

2

**GET PACKED**

Grab your sleeping bag, tent, flashlight, snacks and sense of adventure. We have the rest covered.



**DECORATE YOUR SITE & WIN BIG**

Annual Tent Decorating Contest: Get creative and decorate your campsite for a chance to win prizes. First, Second, and Third Place will be awarded.

3

**STAY THE NIGHT**

Get outdoors and stay outdoors. Camp in Ora Mae Harn Park.



**SCAN TO  
SIGN UP!**



## ☹ Dog Poop Doesn't Biodegrade Like Wild Animal Poop

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

## ☹ Dog Poop Contains Harmful Bacteria, Parasites.

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

# Protect & Earn

## with rates that outperform statewide.

Money Market Savings  
rates as high as

# 2.53%<sup>1</sup>

APY

---

Withdraw at any time.  
No penalties.



Ready to earn more on your savings? Hughes Federal Credit Union can help you reach your goals faster with high rates on Money Market Savings that have been certified by Datatrac to outperform the market statewide.\*

Hughes tiered Money Market Accounts offer high rates based on the amount you deposit. **Your balance is available for withdrawal at any time without a penalty.** Plus your principal balance is protected and insured! Visit [HughesFCU.org/MoneyMarket](https://www.hughesfcu.org/MoneyMarket) today!



## Hughes

Federal Credit Union

**Insured by NCUA.** Certain restrictions apply. Annual Percentage Yields (APYs) are effective January 1, 2023, and are subject to change. Savings dividends are compounded daily and credited quarterly. <sup>1</sup>A minimum balance of \$150,000 is required to earn 2.53% Current Annual Percentage Yield (APY) for Ultimate Money Market Savings. Withdrawal of funds resulting in an amount less than the minimum balance will cause the account to be closed. Fees may reduce earnings. For current rate information, visit [HughesFCU.org/Rates](https://www.hughesfcu.org/Rates). \*Datatrac is an independent, unbiased research firm that specializes in compiling banking industry data for deposit and loan products. Hughes rates outperform the Arizona average earning a Datatrac Great Rate Award.

**HughesFCU.org | 520-794-8341**

# Continental Ranch Real Estate Update

The market is starting to heat up in Tucson. In the next few months, we will likely see a strong seller's market. Low inventory is the driving force of the market. Accepted offers (Demand) are out pacing new listings (Supply) by 32%. Demand is up because mortgage rates have leveled off. Supply is down because homeowners do not want to give up their extremely low interest rate.

## Recent Sales (1/1 – 2/15):

Address	Sold Price	Sq Ft	Beds	Baths	SP to LP	Days
6589 W Wenden	\$ 260,000	974	2	2	90.0%	65
7696 W Summer Sky	\$ 325,000	1816	4	2	92.9%	27
6928 W Saucedo	\$ 349,900	1873	4	2	100.0%	52
7403 W Tyler	\$ 350,000	1916	4	2	93.3%	159
8344 N Solitude	\$ 375,000	2141	4	2.5	100.8%	18
7730 W Desert Paintbrush	\$ 427,000	2260	4	2	100.0%	7
8806 Acacia Grove	\$ 480,000	2900	4	3	92.5%	60

Are you thinking about selling your home in 2023? I would love to help. I pride myself on being one of the most proactive agents in Tucson when it comes to marketing and promoting homes for sale. No other agent will get your home the exposure that my marketing will....I guarantee it.

## Meet Michael

Michael moved to Continental Ranch from Chicago in 1999. Since getting his real estate license in 2013, Michael has dedicated his efforts to becoming a Continental Ranch real estate expert. Michael also enjoys playing poker and even runs a poker club with more than 350 players.



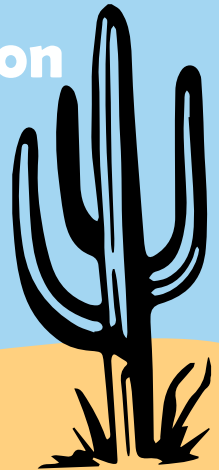
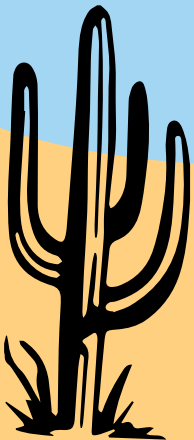
**Michael Joseph**  
Associate Broker  
520-275-4201  
[MJSellsTucson@Gmail.com](mailto:MJSellsTucson@Gmail.com)  
8567 N Silverbell Rd #201  
Tucson, AZ 85743



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- Tree Removal, Tree Trimming & Installation**
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- Irrigation Repairs and New Systems Installed**
- Plant, Boulder and Rip-Rap Installation**
- Erosion Control and Drainage Issues**

**Fully Licensed & Insured**



**Call for your free estimate today**

**Danny York / Owner Operator**

**(520)797-0921**

**(520)272-9978**

# INDOOR SWIMMING LESSONS

THORNYDALE/OVERTON

CR Lessons Start the week of Memorial Day,  
Enrollment starts April 8th at the Easter Fair



Now **HIRING** Coaches

520-638-8040



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

Buying now  
means  
saving later

Don't fixate on rate!!

1. Buy Now & Close by 4/15/2023
2. Refinance Later with a lender credit of \$1,500 and lock in a lower rate!



**CROSSCOUNTRY  
MORTGAGE™**



Karen McKay  
Senior Loan Officer  
[karen.mckay@ccm.com](mailto:karen.mckay@ccm.com)  
(520) 820-2868  
NMLS#1050713  
[ccm.com/karen-mckay](https://ccm.com/karen-mckay)

# 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**



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*...it's what people call us.*



**\* Best Workmanship \* Best Service  
\* Best Products \* Best Warranty**

**Residential / Commercial**

- Proudly serving Continental Ranch for over **14** years.
- Referred by 100% of our clients.

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(6453)**

Dual Licensed, Bonded  
Insured

Roc # 268906



\* Interior  
\* Exterior

A+ Rated  
Angie's list & BBB

**Mike Loughlin**

Owner / Operator - Master Craftsman  
Mike@TucsonBestPainters.com



**Susy Patty**  
Associate Broker



Direct (520) 907-8885  
Office (520) 318-5290  
Fax (520) 318-5292  
SusyPatty@Comcast.net  
7330 N. Oracle Rd., Ste. 280  
Tucson, AZ 85704



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*-Your Health Choices are our Priority*

**Yesenia Alvarez**

Independent Insurance Agent  
yeseniaalvarezmca@gmail.com

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Drug Plans**

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Hablo Español**



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BUSINESS**

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INSURED  
ROC 338213



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TODAY!**

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\* DRYWALL REPAIR/TAPE/TEXTURE  
\* MINOR ELECTRICAL  
\* PAINTING  
\* ASSEMBLY/INSTALLATIONS  
\* FURNITURE/BLINDS/SHADES  
\* GRAB BARS/ADA EQUIPMENT  
\* ELECTROMERIC ROOF COATING  
\* MINOR PLUMBING  
\* CHILD/SENIOR PROOFING  
\* YARD WORK/TRIM  
\* COOLERS  
\* POWER WASHING CARPORT/DRIVEWAY  
\* COMPLETE DOOR SERVICES  
\* PATIO DOORS & ROLLERS  
\* POCKET/TRACK DOORS  
\* PET DOORS (ALSO IN WALLS)  
\* AND SO MUCH MORE.....

**Don't Miss Out on  
Medicare Benefits -  
Contact Me to Learn  
More!**

**Yesenia Alvarez**

**(520) 891-0522**

**yeseniaalvarezmca@gmail.com**

**LOOK WHO'S SELLING CONTINENTAL RANCH & RESERVE!**  
**BRIGITTE JEWELL**

**\$\$ Multi-Million Dollar Producer \$\$**  
**Brigitte has SOLD over 120 Million \$\$\$ of real estate**  
**In Continental Ranch/Reserve Areas!**  
**More than ANY AGENT from**  
**ANY COMPANY in all of Tucson!**  
**I can sell your home too...Ask me how!!**

- >The top producing and selling agent in Continental Ranch/Reserve
  - >The top listing agent in Continental Ranch/Reserve
- >Full time agent with a team of full time professional associates
  - >CSSN-Certified Short Sale Negotiator
- >My proven, effective marketing plan will get your home SOLD
  - >Ask about my FREE Home Staging Service
  - >Continental Ranch resident for 17 years
  - >Buying & Selling? I can save you top dollar!

**Do you want to know the value of your home?**

**Call or email me for a complimentary  
market analysis of your home!!**

Email me at: [brigitte@homejewell.com](mailto:brigitte@homejewell.com)

**REALTY EXECUTIVES TUCSON ELITE**

**Over 20 years' experience in Cont. Ranch Area**

**# 471-JEWL (5395)**

**Call for "24 K" Service!!**

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**Realty Executives, Tucson Elite**

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**YOUR NEIGHBORHOOD**  
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**HERE FOR YOU & YOUR FAMILY SINCE 1947**



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CELEBRATING  
**75**  
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ROC# 032524

**CALL US TODAY!**  
**502-625-2058**

**Pre-Emergent  
Treatment:**

**\$109** Front and  
Back Yard

**\$65** Front Yard  
Only

\*Standard size lots\*  
\*Post Emergent is an extra charge\*  
Larger lots are subject to higher rate

**Pest Control:**

**\$39** outside  
perimeter

**\$49** inside and  
outside perimeter

\*Homes up to 3,000 sqft

**(520) 447-2200**

[contact-us@bclyardservices.com](mailto:contact-us@bclyardservices.com)



LIC # 10037

**Spring Special:**

Receive 50% off pest  
treatment when  
treatment is done at the  
same visit with a pre-  
emergent treatment

**Yard Clean Up**

- One time
- Every 2 weeks
- Monthly
- Every 2 months
- Quarterly

- Trimming bushes  
and trees
  - Blowing
  - Removal of weeds
  - Decorative rock
  - Removing plants
  - Planting new plants
  - Planting Trees
  - And so much more
- Let's get your yard  
ready  
for spring!



# TOP 1% OF REALTORS FOR 18 YEARS

Selling the ranch since 1996

**GREGG MAUL**

**SOLD**



ABR, GRI, CRS, CMAS, SRS

Associate Broker  
Your Local Expert  
making your plans  
come true

**Just Results - Your Home Sold**  
I will get you more money with less hassles;  
faster sell than any other realtor!

**NOW is the Time to Sell**

*Free quote, No obligation, Zero Hassles, No Pressure*

*Ask about my Cancel/Easy Out Home Listing*

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Communicate your way—email, text or phone. See  
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- Be the first
- Download
- Click Mobile App  
on left side menu
- No obligation
- No pressure



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*Now selling over 942 homes, career to date*

*Tucson's Market Share Leader*

**25 years in Real Estate • 27 years Tucson Resident**

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

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REALTOR®

**(520) 331-5391**

**Carmen.Calvillo@StrattonRE.net**  
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*From Your Neighbor,*

### Real Estate Programs



#### New Construction Guarantee

- Sell your home for a guaranteed 3% more
- Save on average \$6,000 - \$12,000
- Extensive marketing plan to sell your home quickly for the highest price



#### SchoolHouse Program

- Earn up to \$1,000 for a local classroom
- Help your classroom or another classroom in Tucson



#### First-Responder Program

- Free home inspection when you buy a home with me
- I will pay \$500 towards your closing costs when you sell your home
- First-responders and veterans are eligible

**YOUR  
LOCAL  
EXPERT**



# 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

The month of March typically heralds sunshine and coveted 70 to 80-degree temperatures, which is an excellent time to tackle exterior home improvement projects and landscaping maintenance. Heads up – enforcement of exterior house paint maintenance (not just the fascia) will begin March 2024. If the body or fascia board on the home appears to be in poor condition (i.e. fading and/or discoloration), repainting will be required. Please contact the office if you have any questions on how to apply to repaint your home.

In light of recent water rate hikes, many homeowners may be looking to convert their thirsty landscaping to something more water-wise. Replacing non-native plants with locally adapted plants and cacti can save money in the long run and look great even during the hottest months of the year. Along with any external modification to the home, please make sure to contact the office prior to any front yard landscape changes to obtain ARC approval.

As previously mentioned in this newsletter, the Windmill Pool opened for the 2023 pool season on March 1st. The winter downtime was used wisely to complete projects and make repairs. Please make sure to refresh yourself on the pool rules, which can be found in this newsletter, on the website, and provided in the pool area.

Finally, please stop by the office ahead of the actual Easter Egg Hunt event if you need to pick up wristbands and raffle tickets for the kids, and don't forget to bring an I.D.! Inevitably, there are many who wait until the day of and needlessly wait in line when they could be already having fun. If you are unable to stop by the office between 8 a.m. and 6 p.m. Monday through Friday, the office will also be open from 9 a.m. to 1 p.m. on Saturday, March 25th. Hope to see you all there!

Happy Spring!

Ashley Boykin, Community Association Manager  
On Behalf of J.J., Paula, Sharon 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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[ashley@hoamanagementsolutions.com](mailto:ashley@hoamanagementsolutions.com)

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[jj@hoamanagementsolutions.com](mailto:jj@hoamanagementsolutions.com)

Sharon Duarte, Accounts Manager  
[sharon@hoamanagementsolutions.com](mailto:sharon@hoamanagementsolutions.com)

Paula Bellina, Homeowner Covenants Liaison  
[paula@hoamanagementsolutions.com](mailto:paula@hoamanagementsolutions.com)

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.