

# CONTINENTAL RANCH

*the windmill*

September/October 2022 Edition

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

## September 2022

- 1st ARC - 6:30 p.m. at WP
- 5th Labor Day  
CRCA Office Closed
- 6th CC Pool Closed for Season
- 7th Covenants - 6 p.m. at WP
- 12th Landscape - 7 p.m. at WP
- 15th ARC - 6:30 p.m. at WP
- 20th Meet the Candidates  
6 p.m. at CC  
Board of Directors Meeting  
6:45 p.m. at CC
- 24th CRCA Office Open  
9am - 1pm

## October 2022

- 3rd Landscape - 7 p.m. at WP
- 5th Covenants - 6 p.m. at WP
- 6th ARC - 6:30 p.m. at WP
- 12th Community Yard Sale Deadline
- 15th Community Yard Sale  
7am - 2pm
- 18th Board of Directors Meeting  
6:45 p.m. at CC
- 18th Halloween Sign-Up Deadline
- 20th ARC - 6:30 p.m. at WP
- 25th Annual Meeting  
7pm at Coyote Trail Elementary
- 29th CRCA Office Open  
9am - 1pm

## President's Message

by Peg Bracken

Our monsoon rains have arrived, which means weeds are sprouting up. Homeowners, please be vigilant with the removal of weeds as they can get out of hand very quickly and we don't want violation letters being sent out when it is avoidable.

As a reminder, the community center pool will be closing after Labor Day weekend. I am hopeful that the Board will approve another year of the Windmill Park pool continuing to remain open to year-end after receiving all the positive feedback in response to last year's extension.

The Annual Meeting is coming up in October and I would encourage everyone to participate. There will be three open seats with four candidates running for those positions. Please review your packets coming out in September and vote. You can mail or drop your absentee ballots at the office until end of day October 24, 2022, and in-person voting will take place on October 25, 2022, from 6:30 P.M. – 7:15 P.M. at the Coyote Trail Elementary school cafeteria room.

I hope everyone is having a safe and happy summer.

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

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A big thank you to Continental Ranch residents for donating over 150 pounds of food to the Community Food Bank of Southern Arizona during our July & August food drive. Below is a message from the Chief Program Officer.

## *How Your Gift Gives Hope*

Dear Continental Ranch Community Association,  
Words can't express just how grateful we are for your continued kindness over the last year, and for your compassion for children and families facing hunger throughout southern Arizona.

When you give to the Community Food Bank of Southern Arizona, you help keep nutritious food from going to waste, and redirect it to children and families that don't have enough to eat. This means young bodies and minds can grow strong, and families have plenty of food on their tables.

Thank you for everything you continue to do to bring comfort, hope, and health to families facing hunger!

With deepest gratitude,

Robert Ojeda  
Chief Program Officer

Community Food Bank of Southern Arizona



COMMUNITY  
FOOD BANK  
OF SOUTHERN ARIZONA

# Meet the Candidates Night!

September 20<sup>th</sup> at 6:00 pm

CRCA Community Center  
8881 N. Coachline Boulevard

Continental Ranch Community Association's  
Board of Directors Election is fast approaching!

Come meet the candidates for this year's election and find out who you will be voting for! There are three open positions coming up for election this year. Each of these seats will be held for a two-year term.

## July and August Recap: Board Meeting at a Glance

*The following are highlights from the regular meetings of the Board of Directors held July 19, 2022 and August 16, 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 July 19, 2022 meeting, the Board approved several Covenants Committee recommendations for fines and pool use suspensions for various unresolved violations; noted recommendation of candidates from the Nominating Committee; approved going out for bid for landscape maintenance if significant improvement wasn't seen by the August Landscape Committee meeting; approved addressing two sidewalk encroachment plants in The Villas; approved replacing Windmill Park baseball field bases and plates; did not approve two dog waste stations at Windmill Park; and tabled a motion to remove a member from the Landscape Committee to the August Board meeting.

At the August 16, 2022 meeting, the Board approved several Covenants Committee recommendations for fines and pool use suspensions for various unresolved violations; did not approve adopting Robert's Rules of Order for meetings; approved the 2022-2023 Annual Budget; appointed the 2022 Election Committee; approved removal of a member from the Landscape Committee; approved cost increase for front yard lot cleanups by La Cholla Landscaping from \$130.00 to \$155.00; approved permanent style bases instead of break away for the Windmill Park baseball field; approved replacing current 'No Dogs' signs on baseball field fence with new signs with updated verbiage; and approved action-in-lieu of meeting for remediation services by Green Home Solutions for community center water damage.

### 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!

October 15, 2022 ~ 7:00am – 2:00pm

Registration deadline is Wednesday, October 12, 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 on October 14<sup>th</sup> & 15<sup>th</sup> at Windmill Park office and the Community Center. Advertising will appear in local newspapers, Nextdoor and on Craigslist.

### Community Yard Sale Registration Form

Please return to the CRCA Office by October 12, 2022

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

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

Items for Sale:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

## Trash Pick-Up in Continental Ranch

In a nutshell, CRCA residents are welcome to use any trash service provider they prefer, so long as trash is picked up on Mondays and/or Thursdays only.

Continental Ranch does not have a contract with any trash service provider and does not have control over any providers' business decisions; any rate or service changes implemented are at the providers' sole discretion. Service plans are held directly between the service provider company and its customers (Continental Ranch residents); the HOA does not have any involvement with those plans. However, the Continental Ranch does have the authority to regulate the scheduling of pick-up days for all waste removal companies operating within Continental Ranch. Limiting trash pick-up days helps to reduce how often unsightly trash cans line the streets and reduces the disruption that comes with multiple garbage trucks driving in and out of neighborhoods.



As a reminder, trash cans in CRCA should be stored out of sight except when out for collection on Mondays and/or Thursdays to avoid going into violation. Please contact your trash service provider if you have any questions about your contract and feel free to call the management office at 520-297-7600 if you have any questions regarding covenants or pick-up days.



## Halloween Decorating Contest Registration Form

If you would like to participate, please fill out this registration form and return it to the CRCA office by Tuesday, October 18<sup>th</sup>. You may also send an email to [continental.ranch@yahoo.com](mailto:continental.ranch@yahoo.com) to register. Houses that do not fill out a registration form will not be included in the judging.

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

Email address: \_\_\_\_\_

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

## PSA: Don't be a Noisy Neighbor

Fortunately, many Continental Ranch residents are gathering again with friends and family, and what better way to do it than an old-fashioned house party? While enjoying time spent celebrating with loved ones, please don't forget to be mindful of your neighbors, especially when it comes to noise. The Marana Police Department is the authority on noise enforcement, and the non-emergency police department can be reached at 520-682-4032. Be sure to review Chapter 11-5 'Noise' from the Town of Marana Code of Ordinance for full details, but in general, loud noises should be significantly reduced or turned off between the hours of 10:30 p.m. and 7:00 a.m. Cheers to birthdays, BBQs and bar mitzvahs, cheers to get-togethers for no reason at all, and cheers most of all to neighbors being considerate of their neighbors.



## Community Bulk Item Trash Pickup Saturday, October 22, 2022

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

Keep in mind: Our drivers load your bulk items into the truck by hand. Please follow these guidelines to ensure a successful pickup and to keep your neighborhood clean and safe. If the criteria are not met, we will not be able to load and pick up items.

### General Guidelines

- Place all bulk items on the curb by 6:00 a.m.
- Bulk items must weigh less than 50 pounds. Driver cannot remove items exceeding this limit.
- Items must be contained within a 4 ft. by 4 ft. area

### Guidelines for Common Items

- Bundle all landscape items. Branches and bundles cannot exceed 4 feet in length.
- Cactus must be boxed and labeled.
- Remove mattresses from hide-a-beds to reduce weight.
- For glass tables, please remove, box and label the glass.

### NOT Acceptable Items:

- Appliances including:
  - Refrigerators/Freezers
  - Ice Makers
  - Washers/Dryers
  - Stoves
  - Dishwashers
  - Water Heaters
  - Air Conditioners
  - Appliances with Freon
- Electronics including:
  - Televisions
  - Computers
- Tires
- Batteries
- Fluorescent bulbs and/or ballasts
- 55-gallon drums
- Chemicals including:
  - Pesticides
  - Oil
  - Paint
  - Turpentine
  - Any flammable liquids
- Propane/Gas Cylinders
- Asbestos Material
- Medical Waste
- Contaminated soil or any liquid hazardous waste
- Railroad Ties
- Construction material

Thank you for following these guidelines for a successful bulk item pick up.  
We appreciate the opportunity to help keep your community clean and safe!

**If your items were not picked up, please contact customer support at: (520) 744-2600**





CONTINENTAL RANCH  
PRESENTS

# BACK to School

**SUPPLY DRIVE**



## ITEMS NEEDED

Pens, Pencils, Erasers, Pencil  
Sharpeners, Looseleaf Paper,  
Notebooks, Folders, Binders,  
Highlighters, Crayons, Markers,  
Colored Pencils, Calculators,  
Scissors, Rulers, Compass, Tape,  
Glue, Staplers, Staples, Paper  
Clips, Graph Paper, Backpacks,  
Lunchboxes, Pencil Bags, Tissues,  
Paper Towels, Clorox Wipes

**THANK YOU FOR  
YOUR DONATION!**

**COLLECTING UNTIL  
SEPTEMBER 30TH**

**DROP-OFF LOCATION**

**Continental Ranch  
Community Association**

**9150 N. Coachline Blvd.  
Tucson, AZ, 85743**

*Donations will be given to our local  
MUSD Elementray Schools  
(Twin Peaks & Coyote Trail)*

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

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



- ✓ If you plan to over-seed your Bermuda, stop fertilizing. You'll be over-seeding next month.
- ✓ If you are not planting a winter lawn, add about 10 pounds of Ironite for every 1,000 square feet..
- ✓ If you didn't fertilize your citrus during August, do it now. Use either ammonium sulfate or a fertilizer formulated specifically for citrus. This last fertilizing will help make larger fruit. Lemons can be picked as needed later in September even though the fruit is still green. Lemons will not get sweeter, just juicier. Truly ripened limes will turn yellow. This is a good time to get inside your citrus trees, trim out the water sprouts and clean out any dead wood.

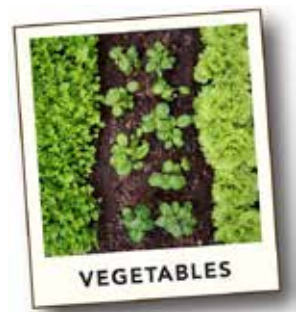
- ✓ Continue to deep water on the summer schedule, which is about once a week for shrubs and every two weeks for trees. Water native shrubs every two weeks and native trees once a month.
- ✓ You may begin planting non-frost sensitive trees and shrubs from containers. Soil temperatures are still warm enough to help roots establish quickly. After planting, water deeply. Dig a planting hole about three times the diameter of the root ball and no deeper.
- ✓ The most important step to achieving a successful garden in the Valley is soil preparation. Spade the garden beds to a depth of 8-12 inches, turn the soil over, break up clods. For each 100 square feet of garden area add 2 pounds of 16-20-0, ammonium phosphate; 5 pounds of sulfur and 5 pounds of Ironite. Spread



- 3-6 inches (two-cubic-foot bags) of compost, forest mulch or steer manure. Mix all this together, water it well and when the soil has dried to just moist, you are ready to plant.
- ✓ If you grow onions use gypsum in place of sulfur because sulfur makes onions strong and hot. If your tomatoes and peppers are still alive, trim them back to 18 inches. Remember the root zone is as large as the foliage, so sprinkle one-half cup of ammonium sulfate (21-0-0) and Ironite on moist soil over the entire root zone.
- ✓ You can put in transplants of tomatoes, lettuce, strawberries, onions, broccoli, brussel sprouts, cabbage, cauliflower, celery, chard, lettuce (head & leaf).
- ✓ Prepare flowerbeds just as you would the vegetable plots, but planting of most flowers

should be delayed until mid-October.

- ✓ Hose off the rose leaves 1-2 times a week to remove dust, spider mites and potential white flies. Water roses about every three days and apply about five gallons of water to each plant. Prune dead canes and weak top growth, but no heavy pruning.
- ✓ Some bulbs like tulips and hyacinths need to be chilled in a paper sack in the vegetable drawer of your refrigerator for four to six weeks or they won't bloom.



- ✓ Don't over water after transplanting trees and shrubs. Too much water can drown and rot the roots.
- ✓ When fertilizing citrus, don't sprinkle the fertilizer next to the trunk, since the roots won't get the benefit there. Fertilize the outer 2/3 of the root area.
- ✓ Hold off on transplants of broccoli, brussel sprouts, cabbage and cauliflower until after the end of September or beginning of October. The temperatures must be consistently below 100°F.



# October Do's & Don'ts

- ✓ Apply potassium on Bermuda to help it to come out of dormancy in the spring with greater vigor.
- ✓ Conserve water, and consider not planting a winter lawn.
- ✓ Winter lawns should be planted by October 15th to meet the average perfect weather window to germinate seed.
- ✓ Perennial Rye will provide a deep green lawn. Mow existing Bermuda lawns to about one half inch. Sow at the rate of 10 to 15 pounds per 1,000 square feet.
- ✓ After initial soaking, water three or four times a day for 3-5 minutes to keep the seeds moist. Keep moist for about two weeks until the seed germinates and then water once a day.
- ✓ You should be able to mow the third week after sowing. Mow 1 1/2 to 2 inches in height and water once a week.
- ✓ With the exception of palms, October is the best month for planting trees and shrubs. Dig a hole three times the size of the root ball. Plant the tree or shrub so the top of the root ball is slightly higher than ground level. Run the hose in the hole as you back fill to settle the native soil and drive out air pockets.
- ✓ Water newly planted trees twice a week for two weeks then once per week after that.
  - ✓ Cut back watering of all trees and shrubs by about one-third as weather cools, but continue to water deep. Don't over water or fungus will grow. For example, if you're watering your citrus every week, stretch this out to every two weeks.
  - ✓ Prune dead branches out trees and shrubs.
  - ✓ Trim unwanted sprouts from the interior of your citrus trees. This makes it easier to harvest fruit.
  - ✓ Plant your winter vegetables in October, both the leafy kinds and root producers. Plant so that seedlings will be about 1-1/2 inches from one another.
  - ✓ Plant from seeds: beets, bok choy, broccoli, brussel sprouts, cabbage, carrots, cauliflower, celery, card, collard greens, endive, kale, lettuce, leeks, mustard, onions, parsnips, peas, radishes, rutabagas, spinach, turnips
- ✓ Transplants: broccoli, brussel sprouts, cabbage, cauliflower, celery, chard, garlic, lettuce
- ✓ This is the season for planting flowers, and local nurseries will have plenty.
- ✓ Resume full fertilizing of established roses as the weather cools.
- ✓ If you want to plant bulbs, plant them the first of November. Freesias and paper white Narcissus will come up year after year without much maintenance, as will Anomoe, Crocus, Gladiolus, Iris, or Ranunculus. Hyacinths and Tulips need to be put into a paper sack and chilled in your refrigerator for 4-6 weeks or they probably won't bloom. For a nicer look plant bulbs in groups or clusters instead of rows.
  - ✓ Plant wildflowers now for a late spring exhibition. Mexican gold poppies, California poppies, desert bluebells, desert marigold, desert lupine, aroyo lupine, dyssodia, firewheel, red flax, Mexican hat, spreading fleabane, desert senna, verbena and sunflowers. Water the flowerbed daily until the seeds germinate, and once a week thereafter if there is no rain.
  - ✓ Don't fertilize established trees and shrubs now. Save fertilizing until February.
  - ✓ Don't water the lawn when it's dark. Don't dethatch Bermuda in the Fall.
  - ✓ Don't overwater grass. Allow the soil to dry out between watering.
  - ✓ Don't use pre-emergent herbicides where you will be planting seeds.



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

**SEP 15<sup>TH</sup>** ROH Band  
*Family fun dance party*

**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*



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

   **#MaranaConcerts**

2023 SEASON

JANUARY – MARCH / SATURDAYS, 9 AM - 8 PM  
Crossroads at Silverbell District Park / 7548 N. Silverbell Road

# YOUTH FLAG football

**GET IN  
THE GAME!**

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

The league provides players a fun and exciting opportunity to engage in limited contact, continuous action, and to promote teamwork.

**New** to the league this year each player will get a full uniform. No more taping pockets at practice or on game days!

**COED, RECREATIONAL, FAST PACED, 5-ON-5  
FLAG FOOTBALL LEAGUE FOR AGES 5-12**

## COST

\$85 (Resident)	Early registration closes October 7th.
\$106.25 (Non Resident)	Late Registration is \$106.25 (Resident)   \$127.50 (Non Resident)

## LOCATION AND TIME

Crossroads at Silverbell District Park 7548 N Silverbell Rd, Marana, AZ 85743	9 AM - 3 PM Games (Saturdays) 5 PM - 8 PM Practices (2X per week)
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## AGE GROUPS

Rookie: 5-6 years old	Semi Pro: 7-8 years old	Pro: 9-10 years old	All Pro: 11-12 years old	Passing: 13-14 years old
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League Age Enforced: Players age as of August 31, 2021

## COACHES NEEDED

League is powered with help of volunteer coaches.  
If interested, please contact our office.  
More info at [www.maranaAZ.gov/recreation](http://www.maranaAZ.gov/recreation) or 520-382-1950.



[MaranaAZ.gov](http://MaranaAZ.gov)



# September 2022

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



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
9	10	11	12 Community Yard Sale Sign-Up Deadline	13	14	15 Community Yard Sale 7am - 2pm
16	17	18 Board of Directors Meeting 6:45pm at CC  Halloween Sign-up Deadline	19	20 ARC 6:30pm at WP	21	22
23/30	24/31	25 Annual Meeting 7pm at Coyote Trail Elementary	26	27	28	29 CRCA Office Open 9am - 1pm



THE TOWN OF MARANA  
*presents*  
**FALL FESTIVAL**

**AN EVENING ON THE FARM**  
OCTOBER 15TH, 2:00 – 9:00PM

JOIN THE FUN & GAMES  
Mutton Bustin' • Carnival Rides • Live Music  
Family Fiesta Fun Zone • Food Trucks

MARANA HERITAGE RIVER PARK  
12375 N Heritage Park Drive

FOR MORE DETAILS, VISIT:  
maranaAZ.gov/events  
#MaranaFallFestival

MARANA AZ  
CELEBRATING 45 YEARS

BAYER

MHC  
Healthcare  
Quality Healthcare with a Heart

*Fine Arts & Crafts*



**Festival**

**Sunflower Village Center**  
**9401 N. Sunflower Park Drive**  
**Friday Nov. 4 and Saturday Nov. 5**  
**9 am—3 pm**

**Artistic Creations by talented Artisans in our community. Open to the public.**

**Community Bake Sale**  
**Maui Wowle Coffee, Tea and Smoothies**  
**Fri. and Sat. 11 am—4:30 pm**  
**The Station Pub and Grill on the back patio.**  
**Friday 11:30 am to 2 pm**  
**Food Trucks DC Jumbie & American Asian,**  
**Saturday 11:30 am—5pm**  
**Questions? Contact Pat at**  
**pblazickp@comcast.net**



**Susy Patty**  
Associate Broker



Direct (520) 907-8885  
Office (520) 318-5290  
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"We're connected when we're playing.  
There's beauty in making music together."

– Suzette, Watermark Resident, Ukulele Goddess



Suzette D. (left), Watermark resident

# Music is Ageless

 **THE WATERMARK**  
AT CONTINENTAL RANCH

Suzette played the piano at age 4 and plucked a mean ukulele in college. Then she played "Tiny Bubbles" at a Watermark luau. That's how it started.

Residents created a ukulele club. There's Adrienne, who first played in Hawaii. And Judy, eager to try a new instrument. Some never played a note before. In this club, talent is optional; good cheer universal.

They jam to cool tunes and sway to "Margaritaville." Are they perfect? Nope. Are they wonderful? Beyond measure.

## Let's Connect

Call 520-477-3162 to plan a private tour and consultation. Meet residents who are thriving in our upbeat environment.



Scan QR Code or visit  
[whatisageless.com/MCR](https://whatisageless.com/MCR)

8689 North Silverbell Road • Tucson, AZ 85743  
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 22-MCR-1072C



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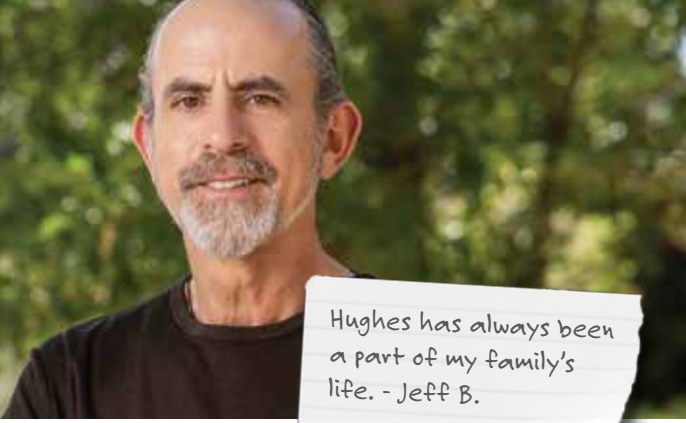


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- \* GRAB BARS/ADA EQUIPMENT
- \* ELECTROMERIC ROOF COATING
- \* MINOR PLUMBING
- \* CHILD/SENIOR PROOFING
- \* YARD WORK/TRIM
- \* COOLERS
- \* POWER WASHING CARPORT/DRIVEWAY
- \* COMPLETE DOOR SERVICES
- \* PATIO DOORS & ROLLERS
- \* POCKET/TRACK DOORS
- \* PET DOORS (ALSO IN WALLS)
- \* AND SO MUCH MORE.....



**ADVERTISE  
TODAY  
IN THE  
CRCA NEWSLETTER  
CALL  
520-297-7600**





**We take you further.**

Hughes has always been a part of my family's life. - Jeff B.

"I joined Hughes Federal Credit Union in 1984 while working at Hughes Aircraft. 38 years later, I am still a member. It's easy to get things done, like approvals. I've taken out many loans over the years. Everything is right here. You don't have to wait for decisions from a national office. Just as important, I like that Hughes is local, member-owned and generously supports our community." - Jeff B.

For more about Jeff's story visit **HughesFCU.org/Further**

**HughesFCU.org | 520-794-8341**  
Insured by NCUA. Certain restrictions apply.

*Carmen Calvillo*  
REALTOR®

**(520) 331-5391**

**Carmen.Calvillo@StrattonRE.net**  
**StrattonHomes.net/team/carmen**

*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**





**Russett Southwest**

# KEEPING YOU COOL SINCE 1947

*Call us today*

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**HEATING**

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

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

# Continental Ranch Real Estate Update

The real estate market has cooled due to the rapid increase in interest rates. Home values in Continental Ranch are down 3% from their high in June. However, homes are still selling for 100% of asking price in 7 days on average. The good news is that with inflation on the way down, interest rates should start to fall.

## Recent Sales (7/15 – 8/15):

Address	Sold Price	Sq Ft	Beds	Baths	Garage	SP to LP	Days
8942 N Willeta	\$ 323,000	1,202	3	2	2	99.4%	6
7156 W Rivulet	\$ 355,000	1,483	3	2	2	101.4%	17
7504 W Mission Valley	\$ 350,000	1,569	3	2	2	100.1%	6
9682 N Deimos	\$ 369,000	1,589	4	2	2	100.0%	12
7231 W Deserama	\$ 356,000	1,612	4	2	2	103.2%	5
7047 W Kamelik	\$ 370,000	1,631	2	2	2	94.9%	9
8845 N Willeta	\$ 430,000	1,776	4	2	2	100.0%	3
8517 N Cantora	\$ 399,900	1,873	4	2	2	100.0%	30
6951 W Red Rock	\$ 390,000	1,873	4	2	2	98.5%	4
7719 W Desert Spirits	\$ 430,000	1,883	3	2	3	103.6%	3
9426 N Stonebrook	\$ 425,000	2,120	3	2	2.5	100.0%	9
7189 W Deserama	\$ 550,000	2,600	4	3	3	100.0%	7

Does this mean it's a good time to sell your home or does this mean it's a good time to buy your home? Give me a call for a more in-depth analysis of the Continental Ranch housing market.

## Meet Michael

Michael has lived in the Continental Ranch/Reserve community since 1999. He used to own a Chicago style hot dog restaurant in Continental Ranch. Since getting his real estate license in 2013, Michael has dedicated his efforts to becoming a Continental Ranch real estate expert.



**Michael Joseph**  
Associate Broker  
520-275-4201  
[MJSellsTucson@Gmail.com](mailto:MJSellsTucson@Gmail.com)  
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# 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 arrival of the September/October newsletter means summer is almost at an end, and just around the corner is the CRCA Annual Meeting, sweater weather, and the holidays! Don't forget to vote in the election for your Board of Directors, and if you're curious about other ways to get involved in the association, please don't hesitate to call the office to ask us about committees and upcoming events.

I'm happy to announce that not only are the Halloween and Holiday Decorating contests taking place for some friendly and festive competition this year, but we will also have the Angel Tree in the office in December for the annual Adopt-A-Family gift drive, as well as Photos with Santa! More information will be included in the following newsletter, so stay tuned.

I returned to the office from maternity leave on July 5<sup>th</sup>, and I can't thank this community enough for all the well wishes I've received. I'm also very grateful to my Assistant Manager, Paula Bellina, who I believe did an excellent job in my absence. Continental Ranch is an exceptional place for its residents to call home, and we are honored to go to work for you.

Best 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.

