

CONTINENTAL RANCH

the windmill

May / June 2023 Edition

www.crcatucson.com

May 2023

- 1st Assessments Due
Landscape - 7 p.m. at WP
- 3rd Covenants - 6 p.m. at WP
- 4th ARC - 6:30 p.m. at WP
- 13th CRCA Office Open
9am - 1pm
- 14th Happy Mother's Day
- 16th Assessment Late Fee Applies
Board of Directors Meeting
6:45 p.m. at CC
- 18th ARC - 2 p.m. at WP
- 19th CC Pool Opens
- 30th Memorial Day
CRCA Office Closed

June 2023

- 1st ARC - 6:30 p.m. at WP
- 5th Landscape - 7 p.m. at WP
- 7th Covenants - 6 p.m. at WP
- 15th Board Applications Due
ARC - 6:30 p.m. at WP
- 18th Happy Father's Day!
- 19th Juneteenth Independence
Day - CRCA Office Closed
- 20th Board of Directors Meeting
6:45 p.m. at CC
- 24th CRCA Office Open
9am - 1pm

President's Message by Peg Bracken

Hello Everyone,

We had a great turnout at the Annual Easter Egg Hunt on April 8th, and it was so nice to see so many families enjoying the spring day. I want to give a big thank you to Paula Bellina, and all the volunteers, for organizing and setting things up. Everyone worked together to bring the most significant CRCA event of the season to our community. I want to thank the residents who generously volunteered their time and contributed to making this event possible. Special thanks to the Boy Scouts Troop #219 and AAA Landscape for the immense help they provided as well.

We also had a great turnout at the pool after the event. I hope everyone is looking forward to the community center pool opening this May 19th.

Just a friendly reminder, our semi-annual assessments are due May 1st and are considered late after May 15th. Please keep current on your dues to avoid going into delinquency status. If you are having financial issues, please reach out to the management office to set up some type of arrangement.

I would also like to remind everyone that we are still in 'weeds' season. Please pay special attention to managing front yard weeds so that we can keep our community looking great. AAA Landscape is currently addressing community weeds and their spray division is working closely with the maintenance crew.

Thank you again everyone and enjoy this upcoming summer.

Peg Bracken

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

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Community Center Rental Fee Increase

At their April 18, 2023, monthly meeting, the CRCA Board of Directors approved a community center rental rate increase from \$20.00 per hour for residents to \$30.00 per hour, and from \$40.00 per hour for non-residents to \$60.00 per hour. Additionally, the Board approved a 'full day' discounted rate of \$400.00 for residents and \$800.00 for non-residents (reserving from 8am to 11pm). Any booking made prior to May 1, 2023, will not be charged the increased rates. Please call the office at (520) 297-7600 with any questions. The new fee schedule is as follows:

1. Non-Homeowner Rate:
 - i. \$60.00 per hour.
 - ii. \$800.00 full day rate (8am – 11pm)
2. Homeowner Rate:
 - i. \$30.00 per hour.
 - ii. \$400.00 full day rate (8am -11pm)
3. Homeowner Non-profit Use (i.e. service org. or educational institutions with 90% resident membership and verifiable 501(c)(3)): half-rate charge; \$15.00 per hour. (Increased from \$10.00 per hour)
4. Non-Homeowner Non-profit Use (i.e. service org. or educational institutions with verifiable 501(c)(3)): half-rate charge; \$30.00 per hour. (Increased from \$20.00 per hour)
5. Homeowner memorial services: No charge, up to 4 hours. (No change)
6. Refundable Deposits: \$300. (No change)

Windmill Pool 2023 Pool Season Extension

Approved by the Continental Ranch Board of Directors at their meeting on April 18th, the Windmill Pool located at 9150 N. Coachline Blvd. will remain open through December 31, 2023. Both the pool and spa will be heated for the month of November. After November

31st, the main pool heaters will be turned off and the spa heater will be kept on until the end of December. The Board hopes residents are able to enjoy the extended season this year and would like to thank everyone who took the time to fill out a survey and provide feedback on the matter!



March and April Recap: Board Meeting at a Glance

The following are highlights from the regular meetings of the Board of Directors held March 21, 2023 and April 18, 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 March 21, 2023 meeting, the Board approved several Covenants Committee recommendations for fines and pool use suspensions for various unresolved violations; approved opening a 12 month JUMBO CD account at Alliance Association Bank with \$250,000.00 Reserve funds (APY 4.65%); approved proposal from AAA Landscape to update the CRCA Tree Inventory & GIS Map; approved proposal from Quality Ornamental Iron to replace and powder coat paint the community center kiddie pool gate; approved contract renewal with Reliable IT Solutions; approved proposal from Monroe Concrete Coating & Remodeling to refinish the Windmill Park concrete per the Reserve Study; approved proposal from Grout Connection to clean and seal tile grout at Windmill Park and the community center per the Reserve Study; and approved proposal from Approved Painting to repaint steel letters at 23 monument signs per the Reserve Study.

At the April 18, 2023 meeting, the Board approved several Covenants Committee recommendations

for fines and pool use suspensions for various unresolved violations; approved proposals from AAA Landscape to install plants and DG at the Sunset Vista monument and the community center flower bed; approved adding the current Windmill Park building exterior paint scheme to the list of pre-approved colors; approved extending the Windmill Park pool season (main pool heaters to stay on through November 31st and spa heater to stay on through December 31st); approved appointment of members to the 2023 Nominating Committee; approved annual maintenance plan renewal with American Conditioned Air; approved proposal from Approved Painting to patch and touch up paint at Windmill Park; approved proposal from Southwest Pest Solutions to remove mice droppings and disinfect the Windmill Park office attic; approved proposal from Mendoza Drywall to repair and repaint office interior post-remediation; approved proposal from Sensi Mechanical to replace the community center HVAC#3 per the Reserve Study and install new Nest thermostats with remote temperature sensors; approved proposal from Tree Frogs to replace The Villas play equipment per the Reserve Study; and approved increasing community center rental rates, effective May 1, 2023.

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.

Results of the 2022 Pool Season Extension Survey

Last November, a survey was mailed to all 3,444 CRCA homeowners to obtain an opinion poll regarding the Windmill Park pool season duration. The survey asked: "Do you think the Windmill Pool should remain open from March 1st – October 31st or should the pool season be extended?" The letter included general expense and usage information. Of the 3,444 letters mailed out, the office received a total of 574 survey responses back with six of those being invalid (owner could not be identified). 568 valid responses represented 17% of CRCA residential members. The results are as follows:

349 (61%) – No Changes (Open March 1st – October 31st; 8 months)

219 (39%) – Extended Season (Open March 1st – December 31st; 10 months)



2023 Easter Festival

April 8, 2023, marked the 12th Continental Ranch Easter Festival event! We saw over 1,200 residents in attendance!

A big thank you to the Boy Scouts from Troop 219! Every year the Boy Scouts and their troop leaders help make this Easter event a great success, and we appreciate all their efforts and participation.

We want to give special thanks to the CRCA residents who generously volunteered their time and contributed to making this special event possible. The two days of set up and clean-up are long, hot days with lots to do, and your time and efforts are appreciated by all. With that, we also give a big thanks to our friends at AAA landscape for their hard work setting up for our Easter event and cleaning up afterwards. In addition, AAA Landscape gave a generous donation of movie tickets gift cards, which were used to reward the hard-working Boy Scouts and Volunteers. Of course, we can't forget to thank our vendors who provided food, drinks, and plenty of festivities for our guests. The petting zoo returned this year and delivered tons of fun for the whole family along with a new addition who couldn't be missed, James the Camel. The talented face painters and balloon artists were back again too. And our favorite magician, Magical Mr. B, returned to the Ranch to blow the minds of his young audience with his entertaining magic tricks!

Thank you to the following businesses that donated towards this event: AAA Landscape, Marana Fire & EMT Departments, Marana Police Department, Walgreens (Ina/Thornsdale and Twin Peaks/Coachline).

Marana Food Bank received many kind donations from our vendors and residents, with a total of 1,140 pounds of food given.

Our Easter event continues to be a pinnacle event for Continental Ranch and brings a lot of joy to the community every year. The CRCA management team and Board of Directors hope that everyone had an awesome time!





CRCA Board of Directors

There are four seats on the CRCA Board of Directors which will be up for election at the Annual Meeting on October 24, 2023. The positions coming open are currently held by Bill Cicala, Bill Dawes, Fred Fisher and Brandt Smith. The CRCA Bylaws guide the steps and timeline for the election.



Anyone wishing to run for the Board in this year's election needs to fill out the Application for Candidacy form and turn it the office no later than June 15th. Continental Ranch is a strong and vibrant community. Its success depends on the volunteers who donate their time by serving on the Board of Directors. Apply for the Board and be a leader in your association.

CRCA - Application For Candidacy To The Board Of Directors

(Please Use Additional Paper If Needed)

Name: _____

Address: _____ Phone number: _____

Number of Months/Years lived in CRCA: _____ Is your CRCA account balance current? _____

CRCA Committees Served on with dates: _____

Hobbies/Interests: _____

Motivation to run for Board: _____

What are the items you wish to achieve while you are on the Board? _____

The Association is a community of neighborhoods governed by the CC&Rs. The Board of Directors is required by law to apply the rules in a uniform manner. How would you approach your fiduciary duty in applying rules and granting waiver? _____

I have read the CC&Rs, Bylaws, and the Design Guidelines and understand as a member of the Board, I have a duty to uphold them. YES _____ NO _____

I understand the time commitment of the position including attending monthly meetings of the Board and up to two committee meetings a month. I understand this commitment of time may range from 6 to 12 hours per month. YES _____ NO _____

Please return the application to the Continental Ranch Community Association office

via mail, email, fax or drop box located at office

9150 N. Coachline Blvd. Tucson, AZ 85743

Continental.Ranch@yahoo.com

Fax: 520-297-7917

Short-Term Rental Properties

With short-term rental properties on the rise, many municipalities have begun to update their codes with requirements that may be more or less restrictive, but do not usually prohibit them. The Town of Marana, for example, recently amended their codes on short-term rentals, which naturally has many people wondering how the requirements affect properties within the Continental Ranch Community Association. A short-term rental property is defined as a rental of any residential home unit or accessory building for a short period of time, which is generally considered to be less than a month.

Under current Arizona law for planned communities (A.R.S. 33-1806.01), “A member may use the member’s property as a rental property unless prohibited in the declaration and shall use it in accordance with the declaration’s rental time period restrictions.” Looking to the CRCA Declaration: CC&R’s section 5.2.1.4.3. on ‘Leases’ states the term of the lease may not be less than 30 days, which means that unless future legislation negates HOA authority on the matter, short-term rental properties by most definitions are prohibited in Continental Ranch.



Upholding the CC&Rs while remaining fair and consistent to homeowners, the Board of Directors’ enforcement policy on short-term rental violations requires an owner to submit a written complaint against a specific property believed to be in violation to the management office. Details and/or pictures are necessary for the Association to address, which might require additional help from the complaining owner if evidence of the short-term rental is occurring outside of office hours. Complaint forms may be found on the website at www.CRCATucson.com, or at the office.

Property ‘Lot Cleanup’ Assessments



Understandably, front yard maintenance can be time-consuming and expensive; however, it is an essential component to living in a homeowner’s association. Not only does it add to the curb appeal of the home and improve property values, but it also enhances the overall beauty of the neighborhood. The CRCA Covenants Policy provides a process for enforcement of front yard weeds, which can be read in full on the website at: www.CRCATucson.com.

A first and then a second notice are sent by mail notifying the property owner of the violation – each notice being sent at least two weeks apart. If no communication or corrective action has been taken by the homeowner after sufficient notice,

management will schedule a ‘lot cleanup’ with a landscaping contractor to remove front yard weeds, debris and apply pre-emergent. This cleanup typically costs \$155, which is then charged as a maintenance assessment to the property owner’s account. Additionally, if a resident turns the CRCA-contracted landscapers away when they arrive to complete the service, a \$95 ‘turn away’ fee will also be charged as a maintenance assessment to the property account. Front yards should be kept weed-free to avoid any unnecessary charges, and residents are encouraged to contact the management office to discuss any violation notices received.

Property ownership in an HOA comes with a few extra responsibilities that are intended to promote a pleasant and inviting community for everyone to call home. Ultimately, the entire community benefits when each resident does their part to contribute to the upkeep of their home.

Landscape Corner - May Do's & Don'ts

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



- ✓ Plant Bermuda lawns when soil warms up in early May. Fertilize Bermuda grass lawns each month beginning late April or early May.
- ✓ Mow your lawn down to half of an inch until the winter rye grass dies. This encourages new growth and is healthy for the Bermuda lawn.
- ✓ Every few years your Bermuda will need to be dethatched when the thatch layer becomes more than ½" in depth.
- ✓ Water grass early in the morning to minimize evaporation.
- ✓ When temperatures hit triple digits it will be necessary to schedule watering towards your most least drought tolerant, shallow rooted plants. If this becomes a daily requirement to keep the plants hydrated, consider changing to a less water intensive plant.
- ✓ Plant young citrus trees. Two to five year old trees transplant most successfully. Don't expect fruit for a few years. Water fruit trees on a 7 to 10 day deep watering cycle for the summer. The resulting fruit will be larger.
- ✓ For newly planted trees, protect trunk from sunburn. Stake newer trees to protect them from summer wind storms.
- ✓ Transplant cactus plants in May.
- ✓ Increase water to shrubs as the weather warms. Don't water the Bougainvillea too much. You'll get bigger leaves and fewer flowers.



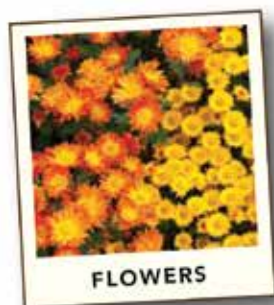
- ✓ Fertilize established roses at two week intervals.
- ✓ Remove petunias, pansies, geraniums. Plant summer flowers, such as Lantana, Vinca, Verbana, Portulaca, Gomphorena purple buddy, and Perslane.
- ✓ Flowers will benefit from a planting mix high in organic content. Don't cheat on soil preparation for new flowers and vegetables. Add compost as needed and till in well for good soil drainage. 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. Weekly applications of liquid fertilizer like miracle grow for the first month will help establish the plants quickly.
- ✓ Plant seeds for black eyed peas, cantaloupe, muskmelon, squash, okra.
- ✓ Plant transplants for Jerusalem artichokes, sweet potatoes
- ✓ Provide shade for tomatoes. Shade cloth with 50% reduction is recommended.
- ✓ Vegetables will benefit from a rich soil mixture of compost.



- ✓ Do not prune citrus except to remove dead or damaged wood and
- ✓ branches obstructing pathways, views, or structures.
- ✓ Do not use pre-emergent herbicides in an area where you intend to plant seeds.
- ✓ Spot treat pest problems.
- ✓ Don't use overhead spray watering for irrigating anything but turf if possible. Drip irrigation or bubbler irrigation is more efficient for deep watering of shrubs and trees.

June Do's & Don'ts

- ✓ Plant your Bermuda lawns if you haven't already. Apply iron to your lawn once per month.
- ✓ If it's time to dethatch, do it during the active growing season, May through August. Dethatch every two years at a minimum to rejuvenate the grass.
- ✓ Pick early-maturing deciduous fruit to prevent bird damage, and ripen fruit at room temperature.
- ✓ June is the driest month, so plants may need more water. Apply mulch to the ground around heat sensitive plants keep the roots cooler and prevent evaporation.
- ✓ Apply chelated iron to bottle brush, pyracantha, silk oak, and other plants with iron deficiency symptoms.
- ✓ Heat tolerant plants can be planted right through the summer months. They will need to be watered on a regular basis until fall.
- ✓ Transplant palms, mesquites, palo verdes, and other arid shrubs and trees in the heat of the summer for best results.
- ✓ Prune bougainvillea and lantana to stimulate growth and blooms.
- ✓ Fertilize hibiscus and palms with palm tree food and keep watered. For established hibiscus, prune back about one-third of the new growth.



- ✓ Cut back on fertilizing established roses to encourage plants to slow down for the hot summer.
- ✓ Water roses deeply as temperatures rise. Hose off roses in the early morning to increase humidity and control spider mites.
- ✓ Flowers for summer color include: celosia, coreopsis, cosmos, gazanias, globe amaranth, portulaca, zinnia, salvia, vinca (periwinkle), gomphorena, verbena, pentas, potato vine, dusty miller and angelonia (summer snaps).
- ✓ Flowerbeds will need irrigation every other day through the summer. Use ammonium phosphate in flower beds to increase and keep flowers blooming. Remove spent blooms from annual flowers to encourage new blooms.
- ✓ Plant seeds for cucumbers, squash, cantaloupe, muskmelon. Plant transplants: sweet potatoes
- ✓ Keep plants moist. Wilted leaves in the morning are a sign of moisture stress. Late afternoon wilting may be heat stress.
- ✓ Use sunscreens that offer no more than 50% sun reduction. As your melons come in, place a board beneath them. This will keep them off the moist soil and prevent insects from attacking them.
- ✓ Begin harvesting onions and garlic.
- ✓ Don't over water. Yes, it's very hot in the desert in June, so it might seem like watering more is the answer. Not necessarily true. Water slowly (prevents run off), deeply (use a soil probe or a long handled screwdriver to check that the water is penetrating 2-3 ft. deep for trees and shrubs, and 1- 1½ ft. deep for turf & flowers), and infrequently (let the soil dry between watering).
- ✓ Do not prune citrus during the summer.
- ✓ Don't shade corn, squash, melons, black-eyed peas, okra, or grapes.
- ✓ Don't add fertilizer to dry soil. If you apply dry fertilizer on dry soil and water it in, the fertilizer is carried toward the roots as a concentrated solution and will burn them. Always water first, then apply fertilizers to moist soils, and then continue with the rest of the water.





LEGO Summer Camps at Continental Ranch Community Center

Camps for ages 5-7

9am-12pm

06/12-06/16 **Pokemon Engineering**

07/10-07/14 **Adventures in STEM**

Camps for ages 7-12

1pm-4pm

06/12-06/16 **Pokemon Master Engineering**

07/10-07/14 **Bash 'Em Bots**

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Questions? Please contact Jackie Ayres at jackie@play-well.org

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Learn to Swim

Did you know that swimming lessons are available in Continental Ranch? For over 17 years, CRCA has partnered with Saguaro Aquatics to provide swimming lessons to Continental Ranch residents. Residents who participate in the swimming lesson program enjoy competitive pricing, small class sizes, and the convenience of lessons held close to home. Saguaro Aquatics has committed to keeping class sizes small so that students receive a high level of personal attention from their instructors. Lessons are held at the community center pool on Coachline Blvd, across the street from the skate park. Registration is handled directly between residents and the swimming lesson company. If you would like more information, please contact Saguaro Aquatics at (520) 638-8040.



**parental supervision required*

Text (520) 505-0928 by 5/22/23 to RSVP

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June 5th - June 6th
2:00pm to 4:00pm
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Tucson, AZ
85743

\$35
Per Day

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Day two:
Decorate gazebo's with soil, plants, gems and other fairy decor to attract your fairy friends!



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**MAY
12**

**JUNE
09**

**JULY
14**

**AUG
11**

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Cost: \$30 (Resident) | \$37.50 (Non-Resident)



REGISTER TODAY!

MaranaAz.gov/Recreation
(520) 382 - 1950

FULL MOON HIKE

Join the Town of Marana Parks and Recreation Department for our Free National Trails Day nighttime full moon headlamp hike! On our hike to the Wild Mustang Bench enjoy breathtaking views of the night sky and surrounding cityscape. This hike is approximately 4.5 miles long with about 900' hard fought feet of elevation gain. This will be a strenuous hike with a slower pace! Plan on 3 - 4 hours to enjoy our leisurely hike.

Dates: Saturday | June 3
Time: 6:30 PM
Location: Wild Burro Trailhead
Cost: FREE FOR ALL
Ages: ALL AGES WELCOME



REGISTER TODAY!
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(520) 382-1950

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\$180

July 17th through July 21st
9:00am to 12:00pm

Final Performance Showcase: Friday, July 21st at 6:00pm

THE BROADWAY EXPERIENCE

Ages
12 to 17

Full Week
\$180

July 24th through July 28th
9:00am to 12:00pm

Final Performance Showcase: Friday, July 28th at 6:00pm

CAMP LOCATION:

Continental Ranch Community Center
8881 N Coachline Blvd, Tucson, AZ 85743

REGISTER AT: www.arizonarosetheatre.com

CONTACT: arizonaroseartsacademy@gmail.com with questions

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



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



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- Planting new plants
- Planting Trees
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For more information call
Teresa L. Baker at
520-360-5328

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ROC #339039

Continental Ranch Real Estate Update

Interest rates are falling! This paired with the already low inventory in Tucson (especially in Continental Ranch) will throw this market back into a seller's market this spring and summer.

Recent Sales (3/1 – 4/15):

Address	Sold Price	Sq Ft	Beds	Baths	SP to LP	Days
7623 W Summer Scene	\$ 305,000	1,114	2	2	100.0%	4
6539 Wilhoit	\$ 300,000	1,133	3	2	100.0%	4
7121 W Rivulet	\$ 309,900	1,202	3	2	100.0%	8
7226 W Kiwi	\$ 325,000	1,524	3	2	97.0%	7
6731 W Alegria	\$ 367,000	1,645	3	2	96.6%	63
6689 W Nueva Vista	\$ 385,000	1,645	3	2	100.0%	62
7267 W Opossum	\$ 315,000	1,802	3	2	96.9%	22
9019 N Palm Brook	\$ 305,000	1,816	4	2	96.2%	217
7282 W Rivulet	\$ 361,000	1,836	3	2.5	104.3%	86
9328 N Desert Monsoon	\$ 350,000	1,883	3	2	100.0%	81
9042 N Palm Brook	\$ 362,500	2,112	3	2.5	100.7%	4
10119 N Mill Crossing	\$ 396,000	2,301	3	2.5	100.0%	21

Thanks for stopping by our booth at the Continental Ranch Egg Hunt!

It was great meeting all of you. And we hope you and your family enjoyed our photo booth!



Michael Joseph
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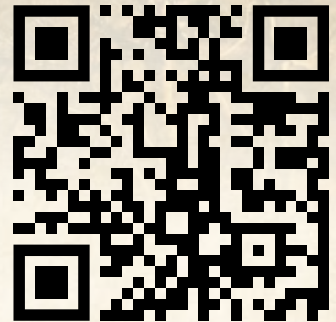
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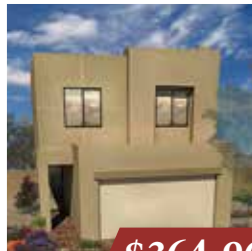


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MODEL 1689

1680 SQ. FT. 3 BEDROOM, 2 BATHS, POWDER ROOM, GREAT ROOM, DINING ROOM, HOME OFFICE, COVERED PATIO, 2-CAR GARAGE

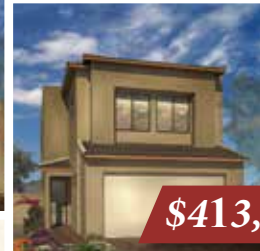


\$364,900



MODEL 2416

2416 SQ. FT. 3 BEDROOM, FLEX ROOM, 2 BATHS POWDER ROOM, HOME OFFICE, GREAT ROOM, DINING ROOM, COVERED PATIO, 2-CAR GARAGE

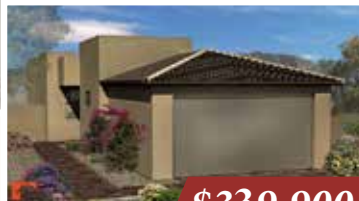


\$413,900



MODEL 1265

1265 SQ. FT. 3 BEDROOM, 2 BATHS, FAMILY ROOM, DINING ROOM, COVERED PATIO, 2-CAR GARAGE

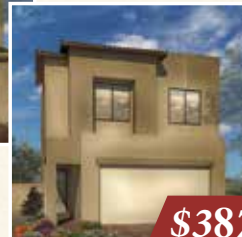


\$339,900



MODEL 2084

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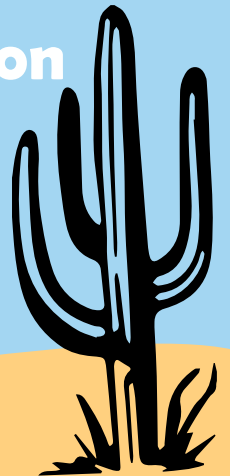
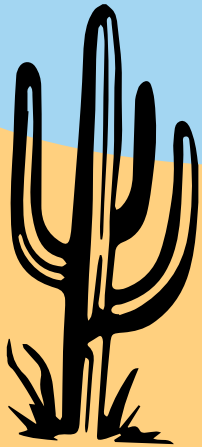
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520-626-6016

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Officer Response: 520-682-4032

Arizona Game & Fish Department

(to report Coyotes, Bobcats, etc.)

520-628-5376

Pima County Hazardous Waste

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877-860-6020

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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. 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

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* 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

I hope this edition of The Windmill finds everyone in good spirits and ready for summer! As mentioned previously in the newsletter, this year the Windmill Pool next to the office will remain open through December 31st. After November 31st, only the spa will remain heated until the January 1st pool area closure. The community center pool located at 8881 N. Coachline Blvd. will be opening May 19th in time for school summer break. At the same time, Pool Monitors will also begin to be present at both pools to help with rule enforcement. A friendly reminder about one rule in particular – please make sure nobody under the age of 6 uses the spa per Pima County health codes, and anyone in the spa ages 6-13 should have an adult (15+ years old) nearby to supervise.

A common question we get asked by residents is: when is a complaint form required to be submitted in order for a violation to be addressed? Generally, anything in the backyard, or not easily seen from the street, requires a complaint form with pictures or some other evidence to be submitted to the office. If it's a complaint that can be addressed by the Association and not observable during business hours, then we'll need to reach back out every couple of weeks to confirm if the issue is ongoing. The other two primary violations that the Board requires a complaint form for management to address are street parking and short-term rentals (property rental less than 30 days). Complaint forms can be found on the website or requested from the office.

Finally, a couple of staff updates to report. Lyssa Smith accepted a position elsewhere and is no longer with the company – we wish her all the best in her new career. I am overjoyed to announce that Paula Bellina elected to resume the Office Assistant and Activities Coordinator position that she once held, and now she is back at the front desk greeting residents and planning fun community events with her cheerful, can-do attitude! I'd also like to announce that the new Homeowner Covenants Liaison, Joseph Karger, has joined the office and is quickly learning the ropes! His positivity and professionalism has already been an asset to the team and we're happy to have him on board.

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

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Web www.CRCATucson.com

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Sharon Duarte, Accounts Manager
sharon@hoamanagementsolutions.com

Joseph Karger, Homeowner Covenants Liaison
joseph@hoamanagementsolutions.com

Paula Bellina, Office Assistant/Activities Coordinator
paula@hoamanagementsolutions.com

Office Hours:
Monday-Friday, 8 a.m. to 6 p.m.
Saturday, 9 a.m. to 1 p.m.
(once per month)
Sunday, Closed

The office is open one Saturday per month.
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In case of emergency, please call (520) 780-9163 and follow the prompts. This number is not for reporting violations or dealing with delinquencies.