

# CONTINENTAL RANCH

*the windmill*

July / August 2023 Edition

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

## July 2023

- 3rd Landscape - 7 p.m. at WP
- 4th Happy Independence Day!  
CRCA Office Closed
- 6th ARC - 6:30 p.m. at WP
- 12th Covenants - 6 p.m. at WP
- 18th Board of Directors Meeting  
6:45 p.m. at CC
- 20th ARC - 2 p.m. at WP
- 29th CRCA Office Open  
9am - 1pm

## August 2023

- 2nd Covenants - 6 p.m. at WP
- 3rd ARC - 6:30 p.m. at WP
- 7th Landscape - 7 p.m. at WP
- 15th Board of Directors Meeting  
6:45 p.m. at CC
- 17th ARC - 6:30 p.m. at WP
- 26th CRCA Office Open  
9am - 1pm



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## CRCA Notice to Residents

HOA violations occurring after hours and on weekends must be reported to the management office or Board of Directors via a written complaint, which can be found on the association website at [www.crcatucson.com](http://www.crcatucson.com).

Under Arizona statutes, written complaints cannot be anonymous; however, personal information such as email address and phone number are kept confidential.

If there is an issue involving a Town of Marana code violation, please contact the non-emergency police department as it is occurring at 520-382-2000 (i.e. illegal parking, noise/lighting complaints, etc.), which is available 24/7.



## Design Guidelines Notice to Members

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

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



# President's Message by Peg Bracken

Greetings! I hope you are enjoying the sunny weather this summer. It's great to see the community utilizing the pools, especially with kids being on break.

In May, a leak in the splash pad system was discovered and had to be closed in order to investigate and schedule repairs, which are expected to be completed by the first week of July. We are working hard to ensure that it remains functional for the rest of the season. Please remember to follow all the rules and show kindness and respect to one another and the pool monitors.

When walking your pets, please be mindful of others by cleaning up after them. It has come to my attention that some people leave their pet's droppings on the sidewalk, which can be unpleasant for others. Let's all contribute to keeping our sidewalks clean and safe.

I'm excited for the upcoming Fourth of July festivities! The town will be hosting celebrations at the Silverbell district park crossroads on Tuesday, July 4th. Remember to prioritize your safety and have a great holiday.

Thank you!

Peg Bracken



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## May and June Recap: Board Meeting at a Glance

*The following are highlights from the regular meeting of the Board of Directors held May 16, 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 May 16, 2023 meeting, the Board approved several Covenants Committee recommendations for fines and pool use suspensions for various unresolved violations; approved proposal from AAA Landscape to correct a grading issue at Sonoran Winds pocket park; approved proposal from AAA Landscape to install three, 24-inch box, trees on Twin Peaks Road; approved amendment to the 'Flags & Flagpoles' section in the Design Guidelines; appointed new member to the Covenants Committee; approved removing

broken Windmill Pool concrete picnic table and postponing replacement; approved proposal from Sovereign Electric to install additional circuits in the community center kitchen; approved proposal from Aztec Chem Dry to clean and reseal community center tile grout and postpone for Windmill Park building, per the Reserve Study; and approved proposal from Rutherford Diversified Industries, Inc. to install two, 2-inch, sleeves for power and irrigation at Parcel 51/ Bobcat Pass Estates entrance for landscaping.

The June 20, 2023 meeting was cancelled.

### 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.



THE TOWN OF MARANA  
*presents*

# STAR SPANGLED SPECTACULAR

# 4TH OF JULY!

TUESDAY ★ 5:00 – 9:30PM

FIREWORKS AT 9:00PM

CROSSROADS AT SILVERBELL DISTRICT PARK

7548 North Silverbell Road



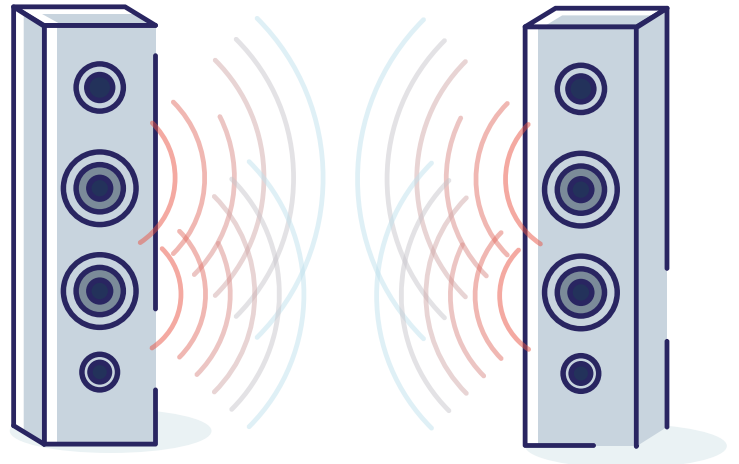
FOR MORE DETAILS, VISIT:  
[maranaAZ.gov/events](http://maranaAZ.gov/events)



#MaranaEvents

# 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.



## **Do's and Don'ts of Parking** in the Town of Marana

The Town permits parking on the roadway within the community as long as the vehicle is properly parked and poses no safety hazard. It is illegal to park on a sidewalk, within 15 feet of a fire hydrant, in a manner that blocks a private/public driveway, in a manner that blocks traffic or any place where official signs prohibit parking. Please also remember that vehicles parked on the street must have their right-hand side wheels parallel and within 18 inches of the curb.

Vehicles parked on the sidewalk are of particular concern since they force pedestrians either into the roadway or onto potentially uneven ground. Additionally, these vehicles impede the ability of pedestrians with disabilities to navigate safely through the neighborhood.

Anyone with questions about parking should contact the Town of Marana non-emergency police department at 520-382-2000.

Source: Town of Marana Website

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

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



- ✓ Plant your Bermuda lawns if you haven't already.
- ✓ Fertilize Bermuda grass lawns with 1/2 pound of actual nitrogen per 1,000 square feet. Apply iron to your lawn once per month.
- ✓ If it's time to dethatch, do it during May through August. Dethatch every two years at a minimum to rejuvenate the grass.
- ✓ Cut back on fertilizing established roses to encourage plants to slow down for the hot summer. Water roses deeply as temperatures rise.

- ✓ Fertilize roses at half rate every six weeks during the summer. Water deeply both before and after fertilizing to prevent fertilizer burn damage.
- ✓ 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, summer snaps, potato vines and dusty millers.
- ✓ Flowerbeds will need irrigation every other day through the summer.
- ✓ Use ammonium phosphate in flower beds to increase and keep flowers blooming.
- ✓ Pick early-maturing deciduous fruit, which are particularly prone to bird damage. Pick before full maturity. Ripen the fruit at room temperature.



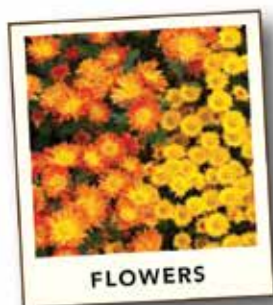
- ✓ Prune palms after the flowers have emerged from the crown or delay pruning until after the palm has finished flowering. Cut off dead blooms to stimulate rebloom.
- ✓ July is a good time to plant desert shrubs and trees such as red bird of paradise, fairy duster, and Texas ranger. Shrubs and vines such as bougainvillea also may be planted, and these do well in the sun and heat. Be sure to water all new plantings for at least two weeks before you cut back.
- ✓ Bougainvillea will produce more blooms if you reduce the water. They are drought-tolerant. Less water, more blooms.
- ✓ Apply mulch to the ground around heat sensitive plants keep the roots cooler and prevent evaporation.
- ✓ 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 in the heat of the summer for best results.
- ✓ Protect newly transplanted trees from heavy winds and dust storms by staking.



- ✓ Water mature trees deeply about every two weeks, every week for younger trees. Don't over water. Water slowly, deeply and infrequently. Let the soil dry between watering.
- ✓ Do not prune citrus or other sun-sensitive plants during the summer.
- ✓ Don't shade corn, squash, melons.
- ✓ Don't add fertilizer to dry soil. Always water first, then apply fertilizers to moist soils, and then continue with the rest of the water.

# August Do's & Don'ts

- ✓ You can still plant Bermuda grass. Fertilize Bermuda grass lawns with nitrogen according to the directions on the package. Apply Iron one per month according to the directions on the package. Apply one inch of water per week to Bermuda lawns.
- ✓ Raise the mowing height to 2.5 to 3 inches. If your grass needs to be dethatched, you can still do it in August.
- ✓ Cut back on fertilizing established roses.
- ✓ Water roses deeply. Hose off rose plants in the early morning to increase humidity and control spider mites.
- ✓ If roses show yellowing from iron deficiency, add an iron supplement.
- ✓ You can still plant summer flowers to plant, however you will have to pull them up and plant the winter flowers during late October, so there's not much time left.
- ✓ Apply nitrogen fertilizer to fall ripening fruit trees like oranges and tangerines late in the month.
- ✓ Apply nitrogen and zinc to pecan trees. Pecans also need more water than most other shade trees.
- ✓ Increase water to trees and shrubs as it gets hotter. Apply mulch to the ground around the base of heat sensitive plants keep the roots cooler and prevent evaporation. Keep the mulch several inches away from the trunk.



- ✓ Apply chelated iron to bottle brush, pyracantha, silk oak, and other plants with iron deficiency symptoms.
- ✓ Cut off spent blooms to stimulate rebloom
- ✓ Native and imported heat tolerant plants can be planted. They will need to be watered on a regular basis until fall.
- ✓ Transplant palms. Protect newly transplanted trees from heavy winds and dust storms by staking.
- ✓ Late August or early September fertilization will benefit most plants.
- ✓ August is a good time to plant bougainvillea, yellow bells, oleanders, acacias, cassias, eucalyptus, mesquites, and palo verdes. During their first few weeks, they will need daily watering.
- ✓ Plant seed for fall vegetables: Snap Beans, Bok Choy, Broccoli, Brussels Sprouts, Cabbage, Chinese Cabbage, Carrots, Cauliflower, Collard Greens, Corn, Cucumbers, Kale, Kohlrabi, Lettuce (Head & Leaf) Leeks, Mustard, Green Onions and Summer Squash.
- ✓ Transplant tomato plants.
- ✓ Prepare flower beds for fall plantings. Irrigate and then cover with clear plastic for six weeks.
- ✓ August is a good time to plant melons.



- ✓ Don't over water. Yes, it's very hot in the desert in August, 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 or other sun-sensitive plants during the summer.
- ✓ Watering at night can lead to fungal disease.
- ✓ 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.

# MOVIES IN MARANA

## SATURDAYS AT SUNDOWN • MARANA PARKS

Free outdoor movies April through October  
Limited seating available—please bring your own chairs  
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APR 22<sup>ND</sup> A Bug's Life

AUG 19<sup>TH</sup> Big Miracle

MAY 20<sup>TH</sup> Luca

SEP 2<sup>ND</sup> The Little Mermaid

JUN 17<sup>TH</sup> Zootopia

SEP 16<sup>TH</sup> Space Jam 2

JUL 15<sup>TH</sup> Surf's Up

OCT 21<sup>ST</sup> Coco



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



#MaranaMovies

## BIRDING AT EL RIO PRESERVE

MAY  
02

JUNE  
06

JULY  
11

AUG  
02

**GRAB YOUR BINOCULARS** and come join us on our monthly birding walks at the El Rio Preserve. You are sure to add new sightings to your personal birding list. The El Rio Preserve is a birding hotspot that is an interesting mix of Sonoran Desert and riparian habitats. It is a magnet for waterfowl, shorebirds, raptors, herons, egrets, and much more.



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(520) 382 - 1950

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**JULY 20 | AUG 17**

**7:30AM - 9:00AM**



**REGISTER TODAY!**

MaranaAz.gov/Recreation

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## 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**

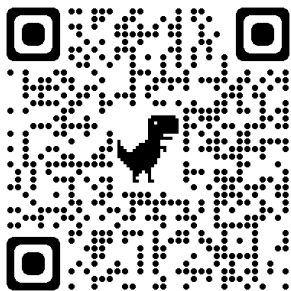
### Camps for ages 7-12

1pm-4pm

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

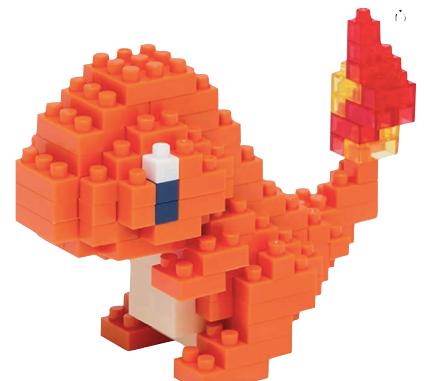
07/10-07/14 **Bash 'Em Bots**

For more information and to register:



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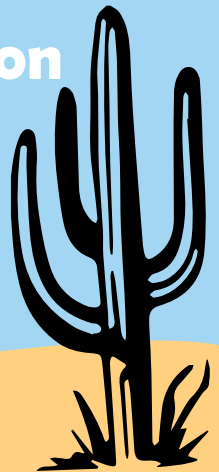
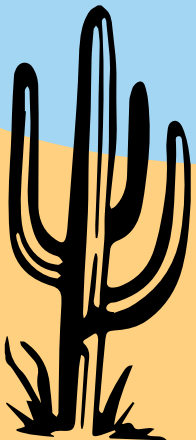


Questions? Please contact Jackie Ayres at [jackie@play-well.org](mailto:jackie@play-well.org)

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Commissions are negotiable and not set by law.

\* Each office is independently owned and operated



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



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		1	2 Covenants Committee 6pm at WP	3 ARC 6:30pm at WP	4	5
6	7 Landscape Committee 7pm at WP	8	9	10	11	12
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20	21	22	23	24	25	26 CRCA Office Open 9am - 1pm
27	28	29	30	31		



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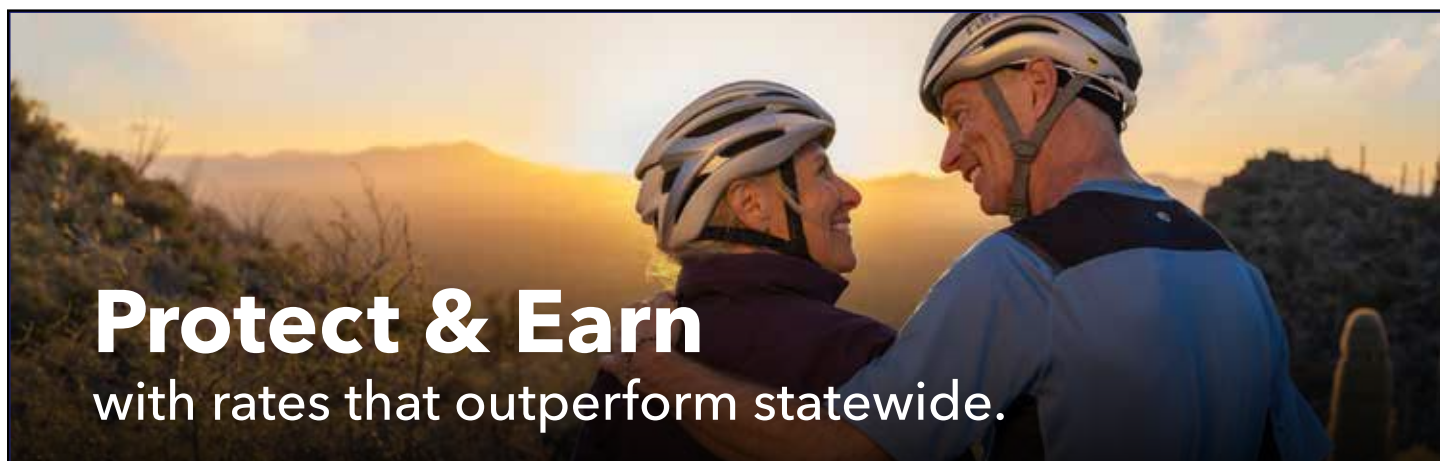
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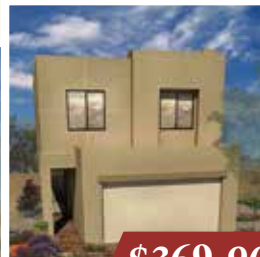


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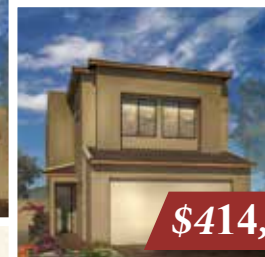


**\$369,900**



**MODEL 2416**

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

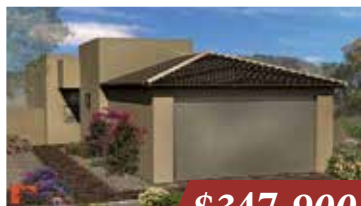


**\$414,900**



**MODEL 1265**

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

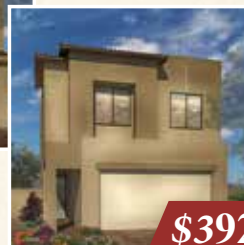


**\$347,900**



**MODEL 2084**

2084 SQ. FT. 3 BEDROOM, 2 BATHS, POWDER ROOM, GREAT ROOM, DINING ROOM, HOME OFFICE, FLEX/OPTIONAL 4TH BEDROOM, COVERED PATIO, 2-CAR GARAGE



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# WORSHIP WITH US

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# Continental Ranch Real Estate Update

Despite high interest rates sticking around, it is still a seller's market in Continental Ranch. Home values are up 4% so far this year. We expect home values to level off during the summer.

## Recent Sales (5/1 – 6/15):

Address	Sold Price	Sq Ft	Beds	Baths	SP to LP	Days
7029 W Amarante	\$ 295,000	1,118	3	2	95.5%	86
7517 W Splendor	\$ 305,000	1,152	2	2	100.0%	6
7890 W Mural Hill	\$ 329,000	1,332	3	2	100.0%	8
6514 W Plomosa	\$ 315,000	1,373	3	2	98.4%	163
8004 N Siskiyou	\$ 334,000	1,373	3	2	98.4%	125
8805 N Sherry Cervi	\$ 396,155	1,689	3	2.5	96.8%	235
7190 W Hunnington	\$ 360,000	1,793	3	2.5	96.0%	61
7701 W Desert Paintbrush	\$ 325,000	1,844	3	2	100.0%	34
8914 N Veridian	\$ 417,500	1,854	3	2	98.5%	10
6389 W Tulare	\$ 426,000	2,050	4	2.5	101.2%	7
7316 W Maple Ridge	\$ 340,500	2,055	4	2.5	101.3%	2
9923 N Sand Dollar	\$ 395,000	2,120	4	2	96.3%	85
7732 W Running Bear	\$ 425,000	2,126	3	2.5	100.0%	2
10114 N Mill Crossing	\$ 355,000	2,301	4	3	100.0%	54
9681 N Deimos	\$ 435,000	2,345	4	3	100.0%	3
7164 W Deserama	\$ 489,000	2,450	4	2.5	98.0%	11
9205 N Sugar Foot	\$ 399,900	2,459	3	2.5	100.0%	33
8921 N Shadow Rock	\$ 485,000	2,622	4	3	97.2%	84
7208 W Deserama	\$ 530,000	2,900	4	3	96.4%	4

## Have you joined the Continental Ranch – Residents Only Facebook Group?

This is a non-HOA affiliated group for, you guessed it, residents only. It's a friendly place to post things you're selling, missing pets, recommendations, or events in the neighborhood. Scan the QR Code to join!



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



# **LOOK WHO'S SELLING CONTINENTAL RANCH & RESERVE!**

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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

Long summer days with triple digit temps have finally arrived, which means some respite from those pesky weeds and the perfect excuse to visit one or both of the community's sparkling pools! If you haven't already, this is a great time to apply a pre-emergent herbicide to your yard to greatly reduce the weeds brought on by the upcoming Monsoon season. Almost all landscape companies, including the ones who advertise in this newsletter, can help you out. Check out Do It Yourself Pest and Weed Control store locations as well if you'd rather DIY.

Finally, it's been brought to my attention that someone has been systematically turning off water to landscaping throughout the community, and just last week the landscape crew leader found 5 backflow preventers and 14 valves for irrigation manually turned off. If anyone notices suspicious activity of someone working on or near community landscaping who is not in AAA Landscape uniform or truck, please contact the non-emergency police department at 520-382-2000 and notify the CRCA management office. If possible, get a description of the person and/or vehicle and license plate number. Any information, and extra eyes, are appreciated!

Happy Summer!

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



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## 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.