

CONTINENTAL RANCH

the windmill

September / October 2023 Edition

www.crcatucson.com

September 2023

- 4th Happy Labor Day!
CRCA Office Closed
- 5th CC pool closed for season
- 6th Covenants - 6 p.m. at WP
- 7th ARC - 6:30 p.m. at WP
- 11th Landscape - 7 p.m. at WP
- 19th Meet the Candidates
6 p.m. at CC
Board of Directors Meeting
6:45 p.m. at CC
- 21st ARC - 6:30 p.m. at WP
- 30th CRCA Office Open
9 a.m. - 1 p.m.

October 2023

- 2nd Landscape - 7 p.m. at WP
- 4th Covenants - 6 p.m. at WP
- 5th ARC - 6:30 p.m. at WP
- 14th Community Yard Sale
7 a.m. - 2 p.m.
- 19th Halloween Decorating Contest
ARC - 6:30 p.m. at WP
- 24th Annual Meeting
7 p.m. @ Coyote Trail Elementary
- 28th CRCA Office Open
9 a.m. - 1 p.m.
- 31st Happy Halloween!

President's Message

by Peg Bracken

I hope everyone had a nice summer and I'm sure we're all looking forward to cooler weather. As a reminder, the pool at the Community Center will close after Labor Day weekend, but the Windmill Pool will still be open.

It's time for the Annual Election and four candidates are running for four open seats. It's crucial to cast your vote so that quorum can be met so please review your packets in October and mail or drop your absentee ballots at the office. In person voting will take place at the Annual Meeting at 7:00pm in the cafeteria of the Coyote Trail Elementary School on October 24, 2023.

Since the dues were last increased five years ago, the U.S. has seen a cumulative price increase of about 20%. In order to keep up with inflation and maintain the strong levels of Reserves that CRCA currently has, it will be necessary to increase assessments in the upcoming fiscal year by as much as 12%. Board members are analyzing expenses and we will continue to make sure every association dollar is spent wisely and with the community's best interest in mind. While no increase is taken lightly, I am confident that Continental Ranch will continue to have low dues for all the great amenities it has to offer residents

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Going Electronic

Beginning in November, The Windmill will no longer be mailed to residents but will continue to be available in full color at the CRCA website.

Follow these three simple steps to subscribe and have the newsletter emailed directly to your inbox!

Step 1: at the CRCA website (www.crcatucson.com), hover cursor over 'News' in the main menu bar.

Step 2: click on 'Monthly Newsletter' in the drop-down menu.



Step 3: scroll down to the bottom to quickly subscribe and receive the full color e-newsletter, which comes out every other month! Also, click 'Email Blast' to subscribe and receive occasional emails for important CRCA news and updates.

Receive our newsletters

Subscribe to our newsletter and be on top of everything that's going on in our community.

☐ MONTHLY NEWSLETTER

☐ EMAIL BLAST

Name

Email

Subscribe

Meet the Candidates Night!

September 19th 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 and ask questions of the candidates for this year's election and get to know who you will be voting for! There are four 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 meeting of the Board of Directors held July 18, 2023 and August 15, 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 July 18, 2023 meeting, the Board approved several Covenants Committee recommendations for fines and pool use suspensions for various unresolved violations; approved the amendment to the landscape maintenance agreement with AAA Landscape to include Sierra Pointe exterior landscaping; approved proposal from AAA landscape to install one, 16'- 18'tall saguaro cactus near the entrance to Marbella II; approved proposal from AAA Landscape to install riprap rock on either side of the entrance to Parcel 51; approved proposal from AAA Landscape to correct an irrigation system on the southwest corner of the Twin Peaks Rd and Coachline Blvd intersection; approved Covenants Policy update regarding enforcement of short-term

rental violations, effective August 1, 2023; approved proposal from Rutherford Diversified Industries, Inc. to install two sleeves under the entrance to Parcel 51 for irrigation and power; approved proposal from AAA Landscape to re-connect power and irrigation at the entrance to Parcel 51 through the newly installed sleeves.

At the August 15, 2023 meeting, the Board approved several Covenants Committee recommendations for fines and pool use suspensions for various unresolved violations; approved to discontinue the mailing of the bi-monthly Windmill newsletter, effective November 1, 2023; appointed five members to the 2023 Election Committee; approved supporting Casa de los Niños for the 2023 CRCA Christmas donation drive; approved proposal from Plumb Plumbing to repair shut off valve at Windmill Park; approved proposal from Plumb Plumbing to install a new shut off valve for the splash pad.

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.

Board of Directors

Candidate Bios

Candidates Recommended by the Nominating Committee:

Rick Brown

Resident of CRCA: 27 years

I want to contribute to the management of the Continental Ranch community by engaging with the members of the Board, CRCA Management Team and the community in a thoughtful, unbiased manner. Together, we can make an already great community even better. I would approach my fiduciary duties with an open mind while keeping the good of the entire community at the forefront. Further, while enforcing the rules that make this community a desirable place to live and play, I understand that every resident's situation is different and I will treat each with respect and only consider exceptions to the rules on a case-by-case basis after educating myself and weighing the impact any decision would have on the community and governance in general.

William (Bill) Cicala

Resident of CRCA: 25 years

I've lived in Continental Ranch since March of 1998. My current and past involvement with the Covenants Committee, Pool Committee, Architectural Review Committee and Landscape Committee has allowed me to see what it takes to maintain this community. I am retired from the telecommunications industry after 32 years with Qwest Communications. This seems to be a never-ending job, but I feel we as the Board have made headway in improving the community. I am running for the Board because I feel I can continue to contribute to making CRCA a great place to live.

Fred Fisher

Resident of CRCA: 7 years

I have been active on the Board for 1.5 terms and will be running again for another term. I'm a semi-retired Operations professional with over 40 years of global experience in Engineering, Manufacturing and Finance with both small and large companies. I recently started an indoor air quality company with my daughter to help the local community with issues in their homes. I feel my experience in making decisions consistent to the CC&R's and keeping a fair and consistent environment with homeowners has made me an asset to the current Board. In addition, I feel I have brought a fresh approach to the decision-making process while focusing on residents' needs. Thank you.

Brandt Smith

Resident of CRCA: 24 years

I have resided in Continental Ranch since May of 1999. I retired from the Marana Police Department in 2016, which gave me an insight into this amazing community as not only a police officer, but also as an active community member. I became a member of the Landscape Committee, which has given me a better understanding of what it takes to maintain this community. Approximately two years ago, I was elected to represent this community which has given me the opportunity to really see the work and dedication involved to make sure this community remains top notch. Within my career as a Police Officer and Board of Director, I have learned and continue to be fair, impartial and an active listener, which I believe is beneficial when, and before, making decisions.

Continental Ranch Community Wide Yard Sale!

October 14, 2023 ~ 7:00am – 2:00pm

Registration deadline is Wednesday, October 11, 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 on October 13th & 14th 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 11, 2023

Name: _____ Phone: _____

Address: _____

Items for Sale:

For Office Use: _____ Date: _____ Staff Initials: _____ Parcel/Lot: _____

CRCA Community Business Spotlight

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

Sodalicious

9170 N. Silverbell Rd., Suite 100

The Sodalicious story began in 2013 when Kevin and Annie Auernig opened up the first Sodalicious in the back of a small barber shop named

"Johnny's" in Provo, UT. Over the past 10 years, Sodalicious has grown to 26 locations across Utah, Arizona, and Idaho. We offer delicious mixed sodas and homemade cookies and treats, with new flavors and options added every month! There really is something for everyone. (For the full menu, visit our website at mysodalicious.com)



Our success comes from our loyal customers (SodaFam) and our amazing employees (the Mixologists), who keep us smiling every day.

You can find us in Tucson at 9170 N. Silverbell Rd., Suite 100, Tucson, AZ 85743. This location offers the convenience of a drive-thru. Patio seating will be available soon! Our hours are Monday–Thursday 8AM–9PM, Friday 8AM–10PM, and Saturday 9AM–10PM. See you soon!

CRCA INVITES ALL RESIDENTS FOR THE 3RD ANNUAL...

Halloween DECORATING CONTEST

Judging will occur on
Thursday
OCTOBER 19th
FROM 6:30-8:30 PM

Out-BOO your neighbors by entering
Continental Ranch's 3rd Annual Halloween
Home Decorating Contest!

ENTER BELOW FOR A CHANCE TO WIN A PRIZE!

Would you like to be a judge? We're always looking for more volunteers to help judge the decorated houses.
(Sorry, participants in the contest cannot be judges.)

Please contact the office if you'd like information on becoming a contest judge. 520-297-7600

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 17th. You may also send an email to 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: _____



Community Bulk Item Trash Pickup Saturday, October 21, 2023

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 Community Association

Covenants Policy 2023

Updated July 18, 2023; Effective September 1, 2023

- A. Review of the Homes
 - 1. Management drives the community daily, reviewing all properties twice per month.
 - 2. Management photographs homes as needed.
- B. Appointed Board Member may review the photos and instruct management how to proceed with violations.
 - 1. Review is once a week.
 - 2. Board Member may choose to go to any property in question for review and then instruct management how to proceed.
- C. Management Tasks
 - 1. Drive the full community twice a month and take photos
 - 2. Meet with Board Member each week (if Board Member chooses).
 - 3. Contact residents regarding observed violations.
- D. Follow up Schedule
 - **If a repeat violation is observed again within 90-days, the sequence resumes.
 - 1. First occurrence/contact
 - a. Call and/or email owners to request cooperation to resolve issue.
 - b. If contact by phone or email is unsuccessful, instead make contact by mailed letter.
 - c. If resolved on next drive, issue closed.
 - 2. Second observation/contact
 - a. Follow up made by mailing letter.
 - b. If resolved on next drive, issue closed.
 - 3. Third observation/contact
 - a. Follow up made by mailing second letter.
 - b. If not resolved within 14 days, and no appeal has been received to be heard by the Board, management refers the file to Covenants Committee for review.
- E. Covenants Review Committee reviews files brought to it by Management.

Committee options are: 1) continue to seek owner cooperation, 2) recommend to the BOD a fine, 3) recommend to the BOD revocation of common area privileges 4) recommend to the BOD a lot clean-up, or any combination thereof. Fines are approved by the Board following the policies herein.
- F. BOD Suggested Penalties:

When a penalty is given, home will be monitored by management.

 - 1. Once home comes into compliance the issue is over.
 - 2. When the home does not come into compliance, the file will be presented to the Committee at its next meeting.
 - 3. This will continue until the home comes into compliance.
 - 4. BOD will decide upon any additional penalties.

G. Violation Fine/Penalty Policy:

1. Standard Landscape Violations:

After proper notice, a “Lot Cleanup” will be scheduled for the day following the Board meeting, with the costs of cleanup and any related fees charged to the owner’s account as an assessment to the property.

2. Excessive Weeds Violations:

After proper notice, a “Lot Cleanup” will be scheduled to be performed if the violation is not corrected within 14 business days following the second written notice, with the costs of cleanup and any related fees charged to the owner’s account as an assessment to the property. *Members were notified regarding this policy in the March 2016 and January/February 2023 community newsletter.*

3. RVs, Trailers, and Boats:

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

4. Short-Term Rentals:

Per the CC&Rs, the term of all leases in CRCA must be at least thirty (30) days. Approved at the February 21, 2023, Board Meeting, short-term rental violations will be investigated when a written complaint is submitted to the Board of Directors or management office. Property rental agreements/leases of less than 30 days at a time shall be subject to the following fine schedule:

1. Up to \$500 or up to an amount equal to one night’s rent for the short-term rental as advertised, whichever is greater, for the first monthly violation fine.
2. Up to \$1,000 or up to an amount equal to two nights’ rent for the vacation rental as advertised, whichever is greater, for the second monthly violation fine.
3. Up to \$3,000 or up to an amount equal to three nights’ rent for the vacation rental as advertised, whichever is greater, for a third and any subsequent monthly violation fines.

Members were notified regarding this policy in the September/October 2023 community newsletter.

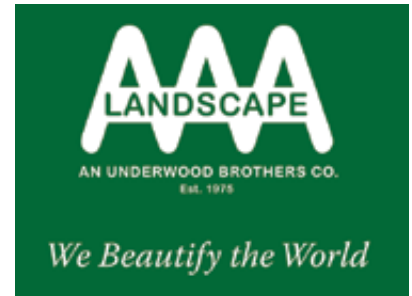
5. All other violations:

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

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

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.



BIRDING

AT EL RIO PRESERVE



JOIN TODAY!

SEP 5, OCT 3,
NOV 7, DEC 5

SCAN QR CODE
TO LEARN MORE



PAINT NIGHTS IN THE PARK



SIGN UP TODAY!

SEP 8, OCT 13,
NOV 3, DEC 8

SCAN QR CODE
TO LEARN MORE



SIGN UP YOUR PUP TODAY!



SATURDAY
SEPTEMBER 9th

SCAN QR CODE
TO LEARN MORE



SONORAN DESERT



EDUCATIONAL
HIKES

SIGN UP TODAY!

SEP 21, OCT 19,
NOV 16

SCAN QR CODE
TO LEARN MORE



The Town of Marana Presents

CONCERTS IN THE COURTYARD

DINNER AND A SHOW DOWNTOWN!

Third Thursdays • 5:00 – 7:00PM • 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 21 ST | XPLOSION
<i>Latin dance party</i> |
| OCT 19 TH | Blondie All Over
<i>80s Halloween party</i> |
| NOV 16 TH | Mr. Boogie Woogie
<i>Old school rhythm and blues</i> |
| DEC 14 TH | Good Trouble
<i>Holiday favorites and classic covers</i> |



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

FULL MOON HIKE

SIGN UP TODAY!

**SATURDAY
SEPTEMBER 30**

SCAN QR CODE
TO LEARN MORE



GUIDED HIKES IN THE TORTOLITAS



SIGN UP TODAY!

**OCT 14,
NOV 11, DEC 9**
SCAN QR CODE
TO LEARN MORE



AN EVENING ON THE FARM!
OCTOBER 21ST, 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 North Heritage Park Drive



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

NORTHWEST FIRE DISTRICT




18-24 INCHES OF FAST-MOVING WATER CAN CARRY AWAY MOST LARGE SUVs, VANS AND TRUCKS

12 INCHES OF FAST-MOVING WATER CAN CARRY AWAY A SMALL CAR.

6 INCHES OF FAST-MOVING WATER CAN KNOCK OVER AND CARRY AWAY AN ADULT.

WHEN FLOODED TURN AROUND DON'T DROWN

FOR MORE INFORMATION
(520) 887-1010
www.nwfdaz.gov

pima.gov/befloodsafe, NOAA.gov

FORCES ON VEHICLES FROM HIGH WATER

There is no friction force when the vehicle is lifted off the road

Vehicle weight

FRUCTION FORCE

BUOYANCY FORCE

The car will be carried when BUOYANCY FORCE is greater than VEHICLE WEIGHT

Nearly half of all fatalities are vehicle related.

Dragonfly Day on the

SANTA CRUZ

#scrdragonflyday



Flame Skimmer
Libellula saturata
Photo by Michael T. Bogan

A month of fun capped by tours September 30
Community Bioblitz • Crafts • Dragonfly 101 • Tours
sonoraninstitute.org/events/dragonfly23

Fine Arts & Crafts

Festival

Sunflower Village Center
9401 N. Sunflower Park Drive

Friday, Nov. 3 and Saturday Nov. 4
9 am—3 pm

Artistic Creations by talented Artisans In our community.

Community Bake Sale

Open to the public.

Station Bar and Grill on back patio Friday
Food Trucks Saturday
Maui Wowie and Fork & Fire
11 am—2 pm



Helping Seniors and Their Families THRIVE

At The Watermark at Continental Ranch,
our aim is to make life great for seniors.
We help our whole community by
sharing valuable resources.

Estate Planning Workshop Saturday, September 23 • 2:00pm-3:00pm

Wendy Harn of Morris Hall, PLLC, a premier
estate planning law firm, will unravel the
complexities of trusts, taxes, probates, and
more. Plan well now and enjoy security
and confidence for years to come.

Health, Wealth, and Wellness Fair Friday, October 27 • 10:00am-12:00pm

Talk with 20 experts representing real estate,
finance, senior wellness advocacy, rehabilitation,
nursing care, hospice, and more. Don't miss
out on this excellent opportunity to get all
the information you're seeking in one place.

Bring your questions to our community
and take the answers home.

Call **520-477-3161** to RSVP two days
before each event or to schedule your
private tour and consultation.



8689 North Silverbell Road • Tucson, AZ 85743
continentalranch.watermarkcommunities.com

ASSISTED LIVING • MEMORY CARE

23-MCR-6901A

A WATERMARK RETIREMENT COMMUNITY™

September 2023

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



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1	2 Landscape Committee 7pm at WP	3	4 Covenants Committee 6pm at WP	5 ARC 6:30pm at WP	6	7
8	9	10	11 Community Yard Sale Sign-up Deadline	12	13	14 Community Yard Sale 7am - 2pm
15	16	17 Halloween Decorating Sign-up Deadline	18	19 Halloween Decorating Contest ARC 6:30pm at WP	20	21
22	23 Annual Meeting Absentee Ballot Deadline at CRCA office	24 Annual Meeting 7pm at Coyote Trail Elementary	25	26	27	28 CRCA Office Open 9am - 1pm
29	30	31 Happy Halloween!				

Buying now means saving later

Don't fixate on rate!!

- Buy Now & Close by 8/15/2023
- Refinance Later with a lender credit of \$1,500 and lock in a lower rate!

ALSO I can offer Reverse Mortgages
Give me a call 520-820-2868



Karen McKay
Senior Loan Officer
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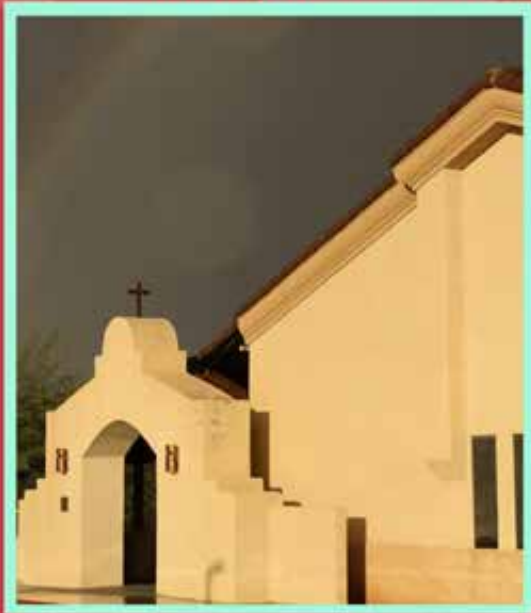
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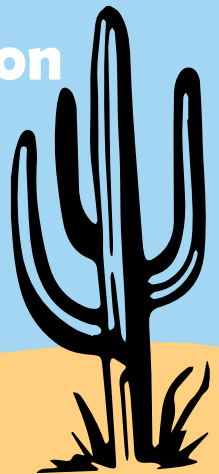
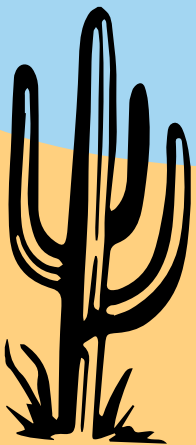
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Continental Ranch Real Estate Update

The housing market slowed down over the past two months, as it often does during the hot summer months. Although there weren't many homes that sold, the homes that did sell sold quickly (except for the two new construction homes), and they mostly sold at or over the asking price. This indicates that it is still a seller's market in Continental Ranch. Home values have held stable this year and will likely stay stable through the end of the year.

Recent Sales (7/1 – 8/15):

Address	Sold Price	Sq Ft	Beds	Baths	SP to LP	Days
7331 W Mesquite River	\$ 327,000	1,152	2	2	100.6%	4
9837 N Long Creek	\$ 350,000	1,618	3	2	100.0%	4
7035 W Avondale	\$ 315,000	1,631	3	2	85.1%	7
7348 W Maple Ridge	\$ 329,950	1,884	3	2.5	100.0%	73
7561 W Straw Hat	\$ 326,900	2,028	3	2	105.5%	6
7383 W Barrel Racer	\$ 385,000	2,084	4	2.5	97.5%	410
6820 W Tombstone	\$ 425,000	2,097	4	3	100.0%	18
7376 W Barrel Racer	\$ 450,910	2,416	3	2.5	104.9%	417
7834 W Lees Ferry	\$ 515,000	2,784	5	3	108.4%	5

Thinking about selling your home here in Continental Ranch?

I'd love to send you my seller's box. It tells you everything you need to know before selling your home. Box includes: Step by Step Guide to Selling your Home, Frequently Asked Questions, In-Depth Market Analysis, and copy of my book "The Ultimate Guide to Tucson Real Estate". It also includes my Marketing Plan that will get your home seen by more buyers than any other agent in Tucson.

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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 must be submitted via email at 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

Greetings!

Please keep a lookout for the Annual Election ballot packages that will be mailed out at the end of September. There are the same number of candidates running for the same number of seats on the Board of Directors, but every single vote counts towards reaching the minimum number legally required to conduct the meeting and vote. Not reaching quorum would mean double the expense to carry out another election.

The Board is finalizing the Annual Budget for next fiscal year, which will likely include up to a 12% increase in semi-annual assessments to offset higher costs. The \$163.00 semi-annual assessment increased by 12% would be \$182.56, which comes out to an additional \$39.12 per year, or \$3.26 per month.

In August, the Board voted to no longer mail the bi-monthly newsletter (only email blast) beginning in November. The decision was based on significant cost savings to the association. Please take a second to jump on CRCA's website and subscribe to continue receiving the newsletter – electronically and in full color. It's a great resource to locally loved and trusted vendors, and CRCA and Town of Marana events and information. If you're unsure how to do it, email the office at continental.ranch@yahoo.com so we can help you out.

Finally, in another move to cut down on expenses (and reduce paper waste), we will have the option of paperless billing beginning with the May 2024 semi-annual assessment. No need to wait until April though, contact the office now and we can set up your property account ahead of time so that statements can be sent directly via email rather than snail mail!

Wishing everyone a fun and safe Labor Day weekend and Halloween!

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

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