

CONTINENTAL RANCH

the windmill

January / February 2025 Edition

www.crcatucson.com

January 2025

- 1 New Year's Day!
CRCA Office Closed
- 2 ARC 6:30pm at WP
- 6 Landscape Committee
6pm at WP
- 8 Covenants Committee
6pm at WP
- 16 ARC 6:30pm at WP
- 20 Martin Luther
King Jr. Day!
CRCA Office Closed
- 21 Board of Directors
Meeting 6pm at CC

February 2025

- 3 Landscape Committee
6pm at WP
- 5 Covenants Committee
6pm at WP
- 6 ARC 6:30pm at WP
- 17 President's Day! CRCA
Office Closed
- 18 Board of Directors
Meeting 6pm at CC
- 20 ARC 6:30pm at WP

President's Message

by Peg Bracken

Happy New Year, everyone! I hope you all had a wonderful and safe time welcoming in 2025. In December 2024, we had an excellent turnout for the Photos with Santa event at the community center. I want to extend my heartfelt thanks to Brad and Darla Fribbs for volunteering their time for this event, which they have been doing since 2020. The management company also did a fantastic job with the decorations, making the event even more special.

Congratulations to the winners of the Holiday Decorating Contest! Our next event is the annual CRCA Easter Egg Hunt, scheduled for the end of March. We have many fun and exciting activities planned for the kids, so this is an event you won't want to miss. As always, we are looking for volunteers to help us make this event a success. Volunteering is a wonderful way to give back to our community, so please contact the office if you can help.

As spring approaches, it's important to manage weeds as soon as they appear to avoid receiving a notice from the office. Applying a pre-emergent treatment is an effective strategy, but it works best when applied before the weeds start to sprout.

Additionally, please be considerate of your neighbors when walking your pets. I've noticed that some dog owners are not being responsible and are leaving their pet's waste for others to handle. Please remember to carry bags and clean up after your furry friends. It is not your neighbor's responsibility to pick up after your pet. Thank you for your cooperation!

Wishing you all a safe and happy New Year!

Always,

Peg Bracken



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Thanking our Community Volunteers

It has been the tradition in January to honor the residents of Continental Ranch who volunteer their time to benefit the community. Continental Ranch is such a large Association, and most residents go about their daily lives without realizing how much work goes into operating a community of this size. While there are an estimated 10,000 residents inhabiting CRCA, only a small few donate their time to help.

While serving on the Board of Directors can sometimes be a heavy time commitment, CRCA currently has three committees that only require 1-2 hours per month. Serving on a committee is an excellent way to contribute to the Association, learn more about its inner workings, and most importantly – to have a voice! All committee meetings are open to residents and dates and times can be found in this newsletter or on the website calendar here: <https://crcaucson.com/calendar/>.

Continental Ranch hopes that more residents will consider participating, since the more involved members are, the stronger the community can be.
Thank you!

Calling All Volunteers



The new year has only just begun and Continental Ranch is already hard at work planning our 14th annual Easter Egg Hunt! This is CRCA's biggest occasion of the year and the many wonderful residents who volunteer their time and effort to it are crucial to its success. If giving back to the community was on your list of New Year's resolutions, please consider helping out at this year's event. We are looking for Continental Ranch residents to help with set-up the day before the event, April 11th, as well as volunteers for booths and clean-up on the day of, on April 12th. For more details, please contact the CRCA office at 520-297-7600.

November & December Recap: Board Meeting at a Glance

The following are highlights from the regular meeting of the Board of Directors held November 19, 2024, and December 17, 2024, at the community center. Draft minutes are posted to the website within three business days after the meeting. Approved minutes are posted to the website after they are approved at the next appropriate meeting. A copy of the approved minutes may also be requested from the office. Recordings of all meetings will be retained for a period of 30 days following the posting of approved minutes to the website.

Board Actions:

At the November 19, 2024 meeting, the Board approved Covenants Committee recommendations for fines and pool use suspensions for various unresolved violations; approved the Tucson Water turf rebate program park locations and authorized request for proposal from AAA Landscape; approved a survey to go out to homeowners to gauge interest in having a private dog park; approved the 2025 management contract; approved the CPA for the annual financial audit; approved the Landscape Committee

new member appointment; approved the end of year bonus for the management staff; approved the electric conduit repair at Windmill Park; approved the light pole LED head replacement at the Community Center; approved CTA BOIR information to be filed by the attorney; approved the reverse osmosis system replacement for the Windmill Park office.

At the December 17, 2024 meeting, the Board approved Covenants Committee recommendations for fines and pool use suspensions for various unresolved violations; approved the AAA Landscape renewal contract for three years; approved the AAA Landscape IPM contract for 2025; Approved the AAA Landscape proposal to replace the main valves on Twin Peaks, West of Coachline.

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.

Leash Law Reminder

Continental Ranch has many great parks where you and your four-legged companion can get outdoors and go on a walk. Unfortunately, there are concerns that too many dog owners have been ignoring the leash rules, especially at the Windmill Park baseball and sports field. Understandably, the fenced in baseball field is attractive to dog owners who want to let their dogs 'run free,' but no matter the size, breed, or temperament of dog, there is no guarantee that it will obey commands 100% of the time. From Chihuahuas to Pit Bulls to Great Danes, all canines must be leashed.

Title 6 of the Pima County Code governs animals. Under Section 6.04.030, the owner of a dog that is found "at large upon the streets, sidewalks, alleys, or public property" is guilty of a Class 2 misdemeanor. "At large" is defined as "neither confined by an enclosure nor physically restrained by a leash." The penalty for this Class 2 misdemeanor can include a fine between \$100 and \$750; up to four months in jail; and/or two years of probation.

While everyone (Continental Ranch residents and outside visitors as well) is subject to Pima County ordinances, the Association also imposes penalties against homeowners who violate these rules. The Association will issue a \$100 fine and 30-day pool suspension to the account of any property whose residents are found with their dog off leash and/or failing to clean up their dog waste on Association property (which includes the parks). Just down the street, the Silverbell-Cortaro District Park has a dog park where dogs can run freely off their leashes. If you want to give your friend his exercise off his leash, please visit the designated dog park, conveniently located at the corner of Silverbell Road and Cortaro Road.



PHOTOS
WITH
Santa



PHOTOS
WITH
Santa



Congratulations

CRCA Decorating Contest Winners!

Congratulations to our winners of the Holiday Decorating Contest! The homes this year were truly amazing! You could see all that hard work, creativity, and care that went into each one. Thank you to all the community members who participated. We truly appreciate you adding some extra holiday cheer! We would also like to thank the volunteers who took the time out of their busy holiday schedules to travel around the community and consider each contestant.

1st Place!

7392 W River Rim Place



2nd Place!

7227 W Kiwi Lane



3rd Place!

7086 W Deserama Drive



THANK YOU!

We want to thank all of the CRCA members who donated to our Casa De Los Ninos Drive! We appreciate your kindness and generosity. We can't wait for these donations to be shared with families this holiday season.



Dog Day!

Dog day at the Windmill Park pool was on November 2, 2024.

We had nine dogs that enjoyed the water, and we saw some amazing leaps into the pool! Thank you to everyone who participated in the event.



Covenants Corner

Continental Ranch is a community of homeowners who embrace the pride of ownership when it comes to their homes. Often times when folks think “HOA”, the first thing that comes to mind is covenants enforcement to address issues like weeds in front yards or homes falling into disrepair. Believe it or not, covenants enforcement is just a small part of the overall function of the Association. Nevertheless, it is still an important task that the Association takes very seriously.

Over the years the Board has adjusted its policies to create a more homeowner friendly environment, meanwhile effectively reducing the length of time in which violations are resolved. Frequently when residents receive a notice from the Association’s management office, they respond by saying that they did not realize there were certain rules to be followed regarding their property. There are several violations that come up most frequently which might be of interest to readers, including: front yard maintenance, trash cans, trailers, and landscape parking.

Front Yard Landscape Maintenance

Residents are expected to take care of their yards to a reasonable extent. Weeds are the number one problem that occur. The most effective action for residents to take is to apply a pre-emergent spray or granule to their yards, which helps stop most weeds before they begin. Other yard maintenance items include removing trees and shrubs when they die, as well as trimming back bushes and trees when they grow too close to the sidewalks.

Trash Cans

CRCA issues hundreds of notices to residents to remind them that trash cans are not supposed to be visible from the street. This means that trash cans should always be stored in the backyard or in the garage unless proper screening is in place for the front side yard. Some residents have sought ARC approval to build a small screen wall on the side of their house so that they have a place to effectively hide their cans without having to pull the cans all the way into their backyard.

Trailers

CRCA understands that some home projects do require the need to deliver supplies on a trailer, and therefore the Association tries to be sensitive when enforcing this violation. CRCA wants its residents to feel free to do work on their homes without having too many cumbersome restrictions being imposed but unfortunately the CC&Rs do not allow trailers to be stored on any lot. Residents who need to have a trailer for a short temporary time to accomplish a home project should let the Association know about their plans so the information can be noted at the office. Aside from these very brief uses, trailers should not be parked in Continental Ranch.

Landscape Parking

Residents should only park vehicles in their driveway, not in the landscaped portion of their front yard. This is a violation that the Association office staff tends to hear about through complaints since it typically occurs overnight and weekends, when the CRCA staff is not performing inspections. Typically, by the time residents contact the CRCA office to complain, the violation has been occurring for a significant length of time and they are frustrated with the belief that the Association “isn’t doing anything”. Residents should know that the CRCA staff only work during regular business hours. If a violation is only occurring after hours, then the office staff is likely unaware of it. For these types of situations, a written complaint is necessary in order for management staff to help resolve the problem. The Association encourages residents to contact the office if there are after hours violations that they would like addressed by the Association.

CRCA thanks everyone for working hard to keep their properties in excellent condition and supporting the property values of the neighborhood as a whole!

CONTINENTAL RANCH COMMUNITY ASSOCIATION

TUCSON
**FOOD
TRUCK**
ROUNDUP

JAN 15TH
4:30PM TO 7:30PM

FEB 19TH
4:30PM TO 7:30PM



**JOIN US AT WINDMILL PARK (WEST PARKING LOT) FROM
4:30PM TO 7PM. EVERY 2ND WEDNESDAY OF THE MONTH!**



STAY UPDATED ON ALL COMMUNITY EVENTS!

NEW

BUSINESS SPOTLIGHT:

Sweet
Repeats 
Children's Resale
Boutique
- Tucson AZ -

**9170 N Silverbell Rd, Suite 130
Marana, AZ 85743**



My name is Rae, and I am the owner of the newest Sweet Repeats Children's Resale Boutique located in the Continental Ranch Shopping Center. My family lives in the town of Marana and I have worked at the Sweet Repeats Children's Resale Children's Boutique in Oro Valley for about 2 years. I quickly saw how my community could benefit from a Sweet Repeats location. Soon thereafter I teamed up with the owner to open the newest location. Like the OV store, my focus is on providing affordable gently used baby and children's clothing from sized preemie to 16 juniors, toys and baby equipment to families and grandparents in the area. I aim to create a welcoming and organized space for customers to shop for trendy and high-quality baby and children's items. I offer to buy your gently used clothing, toys and equipment. Plus, we have a large stock of maternity clothes. I can also help with baby shower gifts and registry items. The store is open Tuesday- Saturday 10AM-5PM, and by appointment on Mondays. I look forward to joining the Continental Ranch community and can't wait to meet you all.



Business Hours:
Tuesday-Saturday: 10:00am - 5:00pm

Contact Information
520-492-5018

Sweetrepeatstucson.com



January 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1 New Year's Day! CRCA Office Closed	2 ARC 6:30pm at WP	3	4
5	6 Landscape Committee 6pm at WP	7	8 Covenants Committee 6pm at WP	9	10	11
12	13	14	15	16 ARC 6:30pm at WP	17	18
19	20 Martin Luther King Jr. Day! CRCA Office Closed	21 Board of Directors Meeting 6pm at CC	22	23	24	25
26	27	28	29	30	31	



February 2025

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

Landscape Corner - January Do's & Don'ts

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



- ✓ Fertilize once a month with Ironite for a dark green lawn and less mowing.
- ✓ If you did not over seed the Bermuda grass, water the dormant Bermuda at least once a month.
- ✓ January is bare-root rose planting time. Bedding plants can still be planted.
- ✓ Plant flowers and veggies in pots and place on your patio or entry-way.
- ✓ In order of choice, plant roses on an east, south, or north exposure, west. Plant roses where they can have afternoon filtered shade.

- ✓ Prune established roses for optimum blooming in April.
- ✓ Cut canes back approximately one half. Remove all dead canes. Thin to remove weak or old canes. Strip off all leaves. Seal all cuts on canes with wood glue or a prepared sealer to prevent cane borers from boring into the cane.
- ✓ Move living Christmas Trees outside to a shaded, cool location. Transplant into permanent location as soon as soil temperatures warm.
- ✓ Plant fruit and shade trees as early in January as you can. Plant bare root trees before they leaf out. Plant potted deciduous trees.
- ✓ Prune deciduous fruit trees and grapes.
- ✓ PLANT SEEDS: beets, bok choy, carrots, chard, collard greens, leeks, lettuce, mustard, green onions, peas, potatoes, radishes, rutabagas, spinach and turnips.



- ✓ PLANT TRANSPLANTS: artichokes, asparagus, broccoli, cabbage, cauliflower, chard, lettuce
- ✓ Prepare your soil for a spring/summer garden. Organic matter, mulch, manure or compost is very important.
- ✓ Wait to prune frost damage from plants or trees until the later part of February.
- ✓ Don't fertilize dormant Bermuda grass until late April or May.



- ✓ Don't plant roses with western exposure because of the afternoon summer heat.
- ✓ Don't over-prune your palms. Palms with only the top three or four fronds remaining have been pruned excessively and improperly. Only the lower leaves, the ones that have turned brown or are yellowing should be removed.
- ✓ Too much fertilizer can cause salt burn and too little can cause nutrient deficiency problems. Water both the day before and immediately after applying granular fertilizers.
- ✓ Don't water grass at night when the temperatures are coolest as this fosters the growth of fungal diseases.
- ✓ Don't mow when grass is wet. This also may result in fungal disease.
- ✓ Don't delay on weed control. Handle weeds while they are young, tender, and their roots are manageable, or before they sprout.



When frost is forecast, cover frost-tender plants with a sheet or some light covering (not plastic) by 8 p.m. and remove by 9 a.m. the next day. The covering should extend to the ground. Young trees should have trunks wrapped and foliage covered only if a hard freeze is expected. A mature citrus tree, older than 6 years, will survive with minimal damage.

February Do's & Don'ts

- ✓ Ryegrass should be watered about once or twice a week depending on the weather. Bermuda grass needs water about once a month.
- ✓ Bermuda will begin to turn green when nighttime lows reach about 65 degrees.
- ✓ Freshen up flowerbeds by removing faded or spent blooms.
- ✓ Bare-root roses should be in the ground this month, the earlier the better.
- ✓ Begin fertilizing established roses with granular fertilizers about the middle of the month.



- ✓ Clean out dead or diseased wood in roses.
- ✓ Remove weak and crossing canes and old leaves to discourage insects and disease.
- ✓ Fertilize fruit, nut and shade trees, shrubs and vines.
- ✓ Pecan trees and grape vines need a zinc rich fertilizer to help them produce their best.
- ✓ Now is the time for shaping citrus trees a little, if you must. Normally there is no need to prune citrus like regular fruit trees. Try to let the citrus foliage grow to about knee high.



- ✓ The best fruit is produced on the lower two thirds of the tree so raising the skirt reduces the amount of the fruit you will get.
- ✓ Clean out dead wood.
- ✓ Remove any suckers growing from below the graft.
- ✓ Shape your ornamental shrubs so the new spring growth will fill in the bare branches and holes left from pruning.
- ✓ While pruning frost damaged plants, wait and prune after new growth has started.
- ✓ PLANT SEEDS: beans, beets, bok choy, carrots, swiss chard, cucumbers, leaf lettuce, melons, mustard, onions, peas, potatoes, radishes, spinach, , sunflowers, turnips, watermelons, Martha Washington asparagus (roots or crowns).
- ✓ PLANT TRANSPLANTS: artichokes, asparagus, chard, kohlrabi, lettuce, onion, peppers and tomatoes.



- ✓ If you set out transplants before mid-February protect them from the cold.
- ✓ Prepare your soil for a spring/summer garden. Organic matter, mulch, manure or compost is very important.
- ✓ Fertilize producing vegetable gardens.
- ✓ Corn may be seeded after mid-February. Plant short day varieties (less than 70 days).
- ✓ Don't water grass at night when the temperatures are coolest as this fosters the growth of fungal diseases.
- ✓ Don't mow when grass is wet. Don't irrigate on mow day or the day before.

- ✓ Don't delay on weed control. Spray weeds while they are young, tender, and easy to kill.
- ✓ Don't use pre-emergent in an area where you are going to plant veggies and flowers from seed. It will prevent seeds from germination. It will not affect transplants.
- ✓ When pruning, never remove more than 1/4 of the total plant unless you are doing renovation pruning. Always use sharp, quality pruning tools. Use hand pruners for cuts up to 1/2", loppers for cuts up to 3/4" and saws for cuts over 3/4".





Northwest Fire District

BE WARM AND SAFE THIS WINTER WHEN USING PORTABLE HEATERS



Place heaters on a flat surface.



Make sure the heater has an automatic shut-off.

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www.nwfdaz.gov



Source: usfa.fema.gov



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THE WATERMARK AT CONTINENTAL RANCH

Assisted Living & Memory Care

Rules of Engagement:

Meaningful Moments for the Cognitively Impaired

Tuesday, January 21
3:00 PM to 4:00 PM

Join us as we help you connect and have meaningful interactions with your loved ones who are cognitively impaired. Terri Waldman, with more than 25 years of expertise in dealing with Alzheimer's disease, guides you into engaging with compassion by creating your own values statement. Delicious samples of our Gourmet Bites Cuisine will also be served.

Call 520-477-3161 to
RSVP by January 19.

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- *painting
- *Assembly/installations *furniture/blinds/shades
- *grab bars/ada equipment *electromeric roof coating
- *minor plumbing
- *Child/senior proofing
- *yard work/trim
- *coolers
- *power Washing carport/driveway
- *complete door services *patio doors & rollers
- *pocket/track doors
- *pet doors (also in walls) *and so much more.....



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Mobile: 520-271-6175
MarcMartinezAZ.com
PRO-HouseBuyers.com

We Buy and Sell Houses

Marc25RealEstate@gmail.com



⊗ **Dog Poop Doesn't Biodegrade Like Wild Animal Poop**

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

⊗ **Dog Poop Contains Harmful Bacteria, Parasites.**

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



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

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 high resolution advertising is due at the Association office by the 15th of the month prior to distribution. 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. Electronic distribution is bi-monthly and will take place on or before the first business day of that month.

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

Happy New Year —

I hope everyone made it through the holidays in good health, and that this edition of the newsletter is finding you already off to a great start to the New Year!

It was so nice getting to see so many residents at the annual Photos with Santa event. We had over 40 families attend, and Santa was thrilled to meet each and every one of you as well as some dogs too!

This community's generosity was the outpouring of gifts left under the Angel Tree from caring residents and the CRCA Board. This year, these gifts will be donated to Casa de los Ninos. In addition to the Angel Tree gifts, a large donation was made to the Town of Marana Food Bank.

I would like to thank all the dedicated volunteers who put in time and care into making sure this Association continues to be a thriving place to call home. It can't be overstated how important community involvement is, especially in an Association of this size. The Board members especially invest a significant amount of their time and effort each month to ensure that Continental Ranch is always moving in a positive direction. While serving as a director may not be in your interest, there are other opportunities to serve that require much less time and commitment but are just as rewarding and vital.

For example, the Easter Egg Hunt event will take place on April 12, 2025, and we are always in need of help setting up the day before the event, as well as support at the event. Please give the office a call if you're curious about how you can help! In addition to one-time events and activities, the Covenants, Landscape, and Architecture Committees meet one to two times per month and provide an excellent opportunity to rub elbows with fellow residents and to understand what's involved behind the scenes.

Finally, I would like to sincerely thank the Continental Ranch Board and residents for once again allowing us the opportunity to continue serving this community into 2025. We do not take your trust for granted and we are driven to continue providing excellent professional management services to you all. Thank you to the Board and the residents for having us as your management company.

Best Regards,

Lori Wuollet, Community Manager

On behalf of JJ, Sharon, Valaree and Elizabeth

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Saturday and Sunday, Closed

Payments can be made at the office in the form of a 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.

