

CONTINENTAL RANCH

the windmill

May / June 2025 Edition

www.crcatucson.com

May 2025

- 1 Assessments Due
ARC 6:30pm at WP
- 2 CC Pool Opens
- 3-4 Waste Management
Dumpsters Event - 9am
at WP West parking lot
- 5 Landscape Committee
6:30pm at WP
- 7 Covenants Committee
6pm at WP
- 15 ARC 6:30pm at WP
- 16 Assessments Late Fee
Applies
- 20 Board of Directors
Meeting 6pm at CC
- 26 CRCA Office Closed

June 2025

- 2 Landscape Committee
6:30pm at WP
- 4 Covenants Committee
6pm at WP
- 5 ARC 6:30pm at WP
- 16 Board Applications Due
- 17 Board of Directors
Meeting 6pm at CC
- 19 CRCA Office Closed

President's Message

by Peg Bracken

Greetings Residents,

We had a fantastic turnout at the Annual Easter Egg Hunt on April 12th. It was wonderful to see so many families enjoying the beautiful spring day. I would like to extend a big thank you to Valaree Cavazos, the office team, and all the volunteers who organized and set up the event. Everyone collaborated to make this event the highlight of the season for our community.

I also want to thank the residents who generously volunteered their time and contributed to making this event possible. Special thanks go to the Boy Scouts Troop and AAA Landscape for their tremendous help as well. Quite frankly, we could not have done this without everyone's support.

After the recent event, we saw another fantastic turnout at the pool. However, since our opening, we have faced some challenges. Parents, you need to take responsibility for your children when they are using the facilities. We have had to hire monitors earlier than expected due to inappropriate behavior occurring in the evenings, which is costing our residents money. If this behavior continues, the board will have to consider a vote to close the pool at 6 PM.

I understand that residents come to enjoy the facilities after a long day at work, so we all need to be mindful of adhering to the rules posted for everyone's benefit. Thank you for your cooperation. I hope everyone is excited about the community center pool opening this May!

In the near future, you will notice changes to the monuments. Tucson has introduced incentives for water conservation, and the landscape committee



Continued →

Table of Contents

Page 2	President's Message Continued 2025 Pool Season Update
Page 3	Learn to Swim March & April Recap: Board Meeting at a Glance
Page 4-5	2025 Easter Egg Hunt Highlights
Page 6	Board of Directors Application
Page 7	Swimming Pool Rules
Page 8	Thinking of Relocation and Selling Your Home? Association Dues Reminder
Page 9	Town of Marana Town Codes: Yards Sales
Page 10	Tucson Food Truck Roundup
Page 11	AAA Rooting out Weeds Landscaping Tips
Page 12	Food Drive Marana Veterans Club
Page 13	CRCA Monthly BOD Meeting
Page 14-15	Calendar
Page 16	Paperless Billing NW Fire Smoke Alarm Sounds There is No Poop Fairy
Page 17-26	Advertisements
Page 27	Useful Numbers Newsletter Policies
Page 28	Management's Message



President's Message Continued

has worked with Tucson and Marana to implement these changes. Our community will serve as a showcase for these improvements. We hope our residents will be excited about the results and that these efforts will help preserve our resources.

This is a friendly reminder that our semi-annual assessments are due on May 1st and will be considered late after May 15th. Please make sure to stay current on your dues to avoid going into delinquent status. If you are experiencing financial difficulties, we encourage you to contact the management office to discuss potential arrangements.

Additionally, we would like to emphasize that we are currently in the "weeds" season. Please take extra care in managing weeds in your front yards to help keep our community looking its best.

We also remind pet owners to clean up after their pets during walks. It is important to remember that it is your responsibility to maintain cleanliness, and it is not your neighbors' duty to pick up after your pets.

Thank you for your cooperation!

Best regards,
Peg Bracken

2025 Pool Season Update

The Windmill Pool, located at 9150 N. Coachline Blvd., will be open March 1st through October 31st.

The Community Center Pool, located at 8881 N Coachline Blvd., will be open May 2nd through September 1st.



LEARN to Swim

Did you know that swimming lessons are available in Continental Ranch? For almost 20 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.



March & April Recap: Board Meeting at a Glance

The following are highlights from the regular meeting of the Board of Directors held March 18, 2025 and April 15, 2025, 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 18, 2025 meeting, the Board approved several Covenants Committee recommendations for fines and pool use suspensions for various unresolved violations; approved a gazebo modification request; approved a Design Guideline change regarding the “roof” section on page 16; approved to continue with the Turf Rebate program and to use the updated drawings; approved a new CRCA insurance policy; approved the rollover of a current CRCA CD; approved replacement of 29 signs around the community; approved an HVAC replacement at Windmill Park office; tabled a lighting project for clarification; approved a parking lot pavement re-seal at Windmill Park; approved bathroom lock replacement at Windmill Park outdoor bathrooms; approved purchase of a replacement bulletin board for the Community Center; denied the proposal for fiber optic at Windmill Park and Community Center;

Approved the pool opening/closing schedule for the 2025 season; approved the zoom meeting supplies and subscription; approved an ADHOC committee to work on the dog park proposal; approved a new signer authority limit for the President.

At the April 15, 2025 meeting, the Board approved several Covenants Committee recommendations for fines and pool use suspensions for various unresolved violations; approved a trailer parking request; denied a gate modification appeal; approved Windmill Park palm tree injections; approved a temporary water buffalo for Coachline vegetation; approved interior lighting replacement at Windmill Park office; appointed Nominating Committee for 2025; approved Community Center parking lot pavement re-seal; approved temporary fencing surrounding the common area erosion repair at Stonebrook/Chesapeake; denied the replacement of chairs at the Community Center.

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.

2025 Easter Egg Hunt



April 12th, 2025, marked the 14th Continental Ranch Easter Festival event!

We saw over 1,000 residents in attendance!

A huge thank you to the CRCA residents who generously volunteered their time and contributed to making this special event possible. The two days of set and cleanup were long and hot with lots to do, and your time and efforts are greatly appreciated.

We would also give a big thanks to our partners at AAA Landscape for their hard work during our Easter event and cleaning up afterwards. In addition, AAA Landscape gave a generous donation of movie ticket gift cards, which were used to reward the hard-working Scouts from Troop 219 and volunteers. Of course, we can't forget to thank our vendors who provided food, drinks, and plenty of festivities for our guests. Every year the Scouts of America and their troop leaders help make the Easter egg hunt a great success, and we appreciate all their efforts and participation.

The petting zoo returned this year and delivered tons of fun for the whole family, along with everyone's favorite, James the Camel. The talented face painters and balloon artists were back again too. Our favorite magician, Magical Mr. B, returned to the Ranch to blow the minds of his young audience with his entertaining magic tricks! We also had hand-spun cotton candy, which was a huge hit! Thank you to Spunlight Cotton Candy for bringing their organic and delicious flavors to Continental Ranch!

Of course, we can't forget to thank the following businesses that donated towards this event: AAA Landscape, Marana Fire & EMT Departments, Diamondback Real Estate, Marana Police Department, and Walgreens (Ina/Thornydale and Twin Peaks/Coachline).

Marana Food Bank received many kind donations from our vendors and residents. Our Easter event continues to be a community favorite, bringing a lot of joy every year. The CRCA management team and Board of Directors hope that everyone had an amazing time!



CRCA Board of Directors



There are three (3) seats on the CRCA Board of Directors which will be up for election at the Annual Meeting on October 28, 2025. The positions coming open are currently held by Bill Cicala, 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 16th. 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 or drop box located at office

9150 N. Coachline Blvd. Tucson, AZ 85743
Continental.Ranch@yahoo.com

Continental Ranch Swimming Pool Rules

Accounts past due will have their pool key card turned off until payment is received.

1. Association rules, regulations, and all posted signs must be followed. Lifeguards are not on duty. Swim at your own risk.
2. You must conduct yourselves safely and in a manner that does not interfere with the enjoyment of the pool and spa by all participants.
3. Pool Staff and others designated by the Board of the Directors have the authority to enforce these rules, and not allow entry to those not willing to abide by them.
4. The Windmill Park and Community Center swimming pools are only for the use of residents and their guests who must be accompanied at all times. Limit of 5 guests per card holder. Authorized staff has the right to limit the number of guests using the facility on any day.
5. Anyone under the age of 14 must be accompanied by an adult in the pool area.
6. No one under the age of 6 may use the spa, and anyone ages 6-13 must have adult supervision to use the spa.
7. Proper swim attire is required in the pool. No cutoffs or street clothing allowed.
8. Do not prop open the gates to the pool or restrooms.
9. You must shower prior to entering the pool or spa. Use of soap or shampoo in the pool and/or spa is prohibited.
10. No diving, running or horseplay permitted on the deck or in the pool. Only use appropriate "pool toys" and flotation devices in pool area.
11. Do not enter the pool area if you have an infectious or contagious disease, open cuts, sores or bandages.
12. No defecating, urinating, spitting, or placing other foreign substances in the pool. All incontinent individuals are required to wear swim diapers and secure waterproof clothing over the diapers.
13. No glass containers permitted in the pool area.
14. No soliciting of any kind.
15. No food, drinks, drugs, or tobacco are allowed inside the pool area, except for water. No "vaping" (e-cigarettes, vape pens, personal vaporizers, etc.).
16. No pets of any kind permitted in the pool area, except for working "Service Dogs". Although Service Dogs are permitted in the pool area, they are not allowed in the water.
17. Please deposit all trash in the containers provided.
18. Abusive or harassing behavior and vandalism is prohibited: No climbing on walls and gates. No fighting. No use of the pool outside of posted pool hours or during inclement weather.
19. Bicycles, skateboards, roller skates, roller blades and riding toys must be parked outside the pool area.
20. Only use audio equipment with earphones.
21. If using suntan lotion, place a towel over the chair to protect it from oil damage.
22. Scuba equipment is not allowed except during class instruction approved by the Board of Directors.
23. Keep clear of swimming lanes when used by lap swimmers. Do not hang on or play with lane lines.
24. Do not interfere with emergency procedures, accidents or drill exercises, including handling of pool equipment.
25. Continental Ranch Community Association and staff is not responsible for valuables left in the pool area.
26. Only one card issued per household. Replacement fee charged for lost cards: \$10 for every new replacement card.
27. Violation of any pool rule(s) will result in a 30-day suspension of pool privileges and a minimum \$25 fine.

Thinking of RELOCATING and SELLING Your House?

Before a house ownership changes, the HOA is requested to provide a disclosure statement specific to that property. An inspection is completed, and any HOA issues are noted. This will not only include things that are non-compliant, but things like faded paint, or any other changes you made since moving into Continental



Ranch. All these issues, however minor, must be corrected at the time of sale. In many cases, it is just a matter of filling out an ARC form and waiting for approval for a change that was made without prior approval. If this report is requested early in the process, it is usually a simple matter to get the violations corrected. The prospective new owner can then be provided written assurance that the home is in full compliance with HOA governing documents. If you have made any exterior changes at your home without obtaining ARC approval, submit the required ARC paperwork now so that these issues are all resolved well in advance of your listing your home for sale. Examples of items we are finding owners have not submitted ARC applications for include: sheds, pergolas, gazebos, patio enclosures, above ground

spas, play structures, security screen doors, hardscape additions in the front yard, etc. Please contact the CRCA Management office to receive instructions on how to submit an ARC application.

Association Dues REMINDER

It's that time again...the semi-annual assessments are due May 1st and homeowners should have already received their statements in the mail.

Payments can be made either online, mailed to the office in the form of a check or money order, dropped off at the office during business hours, or placed in the drop box located just outside the office entrance anytime (check or money orders only and please make sure the account number or property address is included on the payment).

To make a payment online, please visit www.crcatucson.com to access the secure management portal website, and if you need assistance with your password, or if you would like to discuss a payment plan, please contact the office at (520) 297-7600.

Monthly payments break out to around \$35 per month and many residents find this monthly rate to be more manageable than paying the lump assessments twice per year. If you would like to begin monthly pre-payments, please contact our office at (520) 297-7600 for more details. If you are already enrolled in the Auto-ACH payment service, your statement will include this note at the top of the payment coupon: "Balance to be paid by Autopay (ACH), and your payment will be automatically posted on November 15th."

The grace period extends through May 15th before a \$18.00 late fee will be applied. **Online payments must be made prior to 6:00 p.m. on May 15th to avoid a late fee.** Thank you to all who have already paid their assessment.



TOWN OF MARANA Town Codes

YARD SALES

Yard Sale Etiquette

To help keep our community safe and welcoming, it's important to follow guidelines for placing yard sale signs.

Town officials have the authority to remove signs that are illegally placed or pose safety hazards. Yard sale signs are not allowed in medians or attached to any poles or other signs. Signs shouldn't block pedestrians, bikes, vehicles, or visibility for drivers. When placing yard sale signs or boxes, make sure they are secure and cannot blow away. Residents are reminded to please remove their signs promptly once the sale has ended.

These rules help ensure that public spaces are safe and accessible, together we can maintain a welcoming environment for all in our community.

Marana Town Codes:

17-10-15 B, 17-10-30 C, 17-10-30 F, 17-10-34 K, and 17-10-34 L.



FOR MORE DETAILS:

Call (520) 382-2520 or visit maranaAZ.gov/community-and-neighborhood-services



TUCSON

CONTINENTAL RANCH COMMUNITY ASSOCIATION

FOOD TRUCK ROUNDUP!

Join us at Windmill Park (West parking lot) from 4:30pm to 7pm. Every 2nd Wednesday of the month!

**MAY
14**

**JUNE
11**



ROOTING OUT WEEDS

Landscaping tips



We Beautify the World

As we embrace the changing seasons, maintaining a lush and weed-free landscape becomes a top priority. In this edition, we're delving into the art and science of weed removal – providing you with expert insights, tips, and strategies to keep your outdoor space thriving.



TYPES OF HERBICIDES: Consider using pre-emergent and post-emergent herbicides to keep weeds at bay. Pre-emergents create a barrier to prevent seed germination, while post-emergents target existing weeds.

MANUAL REMOVAL: Sometimes, a hands-on approach is the most effective. Equip yourself with the right tools and protective gear for manual weed removal. This method provides precision and allows you to target weeds directly.

We understand the challenges that unwanted vegetation can pose to the aesthetics and health of your landscape. Whether you're a seasoned gardener or a novice green thumb, **our newsletter aims to equip you with the knowledge and tools necessary to tackle weeds head-on.**

BENEFITS OF A WEED-FREE YARD: Maintaining a weed-free yard goes beyond aesthetics. It promotes a healthier environment for your plants, reduces competition for nutrients, and minimizes the risk of pests and diseases. Plus, it ensures your landscape thrives in its full splendor.

UNDERSTANDING WEEDS: With the recent rainstorms, the lush conditions have triggered the emergence of weeds. It's essential to identify these intruders to implement effective control measures.

OUR EXPERTISE: Regularly inspect your landscape for early signs of weed growth. Addressing weeds in their early stages makes the removal process easier and prevents them from establishing deeper roots.

HOLISTIC APPROACHES: For those inclined towards holistic solutions, consider exploring natural alternatives. From vinegar-based sprays to introducing beneficial insects, there are holistic methods that complement traditional approaches.



AAALandscape.com

PHOENIX OFFICE
602.437.2690

TUCSON OFFICE
520.696.3223



APRIL 20 - MAY 18, 2025

**Focused on the needs of students
that will be home for the summer
without school meals.**

CHILDRENS FOOD DRIVE

WE NEED:

- easy open cans (fruit, tuna, chicken, ready meals, soup)
- cup mac & cheese
- cup meals
- ready to eat rice
- peanut butter & jelly
- cereal & shelf stable milk
- crackers
- granola bars
- fruit snacks
- juices
- single serve milk cartons

DROP OFF YOUR DONATION AT:
**CONTINENTAL RANCH COMMUNITY
ASSOCIATION**

**9150 N COACHLINE BLVD.
TUCSON, AZ 85743
OR**

**THE MFB-CRC
11734 W GRIER RD.
MARANA, AZ 85653
OR**

**SAGUARO BLOOM COMMUNITY CENTER
9909 N SAGUARO HIGHLANDS DR
MARANA, AZ 85653**

**DROP OFF FROM 9AM - 3PM FOR ALL
LOCATIONS**

**DROP OFF MAY 18 - 4PM - 6PM
SAY IT IS FOR THE MARANA VETERANS CLUB
FOOD DRIVE!**

**For more info:
Su-Lin Trepanitis
(520) 661-4909**

Marana 
FoodBank

& Community Resource Center

www.MFB-CRC.org



Continental Ranch Homeowners Association

MONTHLY BOD MEETING

Available through Zoom!



**STARTING
MAY 20TH AT 6PM**



On a temporary basis, the Continental Ranch Homeowners Association has decided to open the board meetings through a link on Zoom. Homeowners will now be able to attend virtually! You will be able to start joining virtually starting May 20th at 6pm. Board meetings are held every third Tuesday of the month at 6pm.

JOIN THE ZOOM HERE

<https://zoom.us/j/98719262540?pwd=aAY6Jd0EKTrZnIgOcfVLOuKCek66DX.1>

May 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1 Assessments Due ARC 6:30pm at WP	2 CC Pool Opens	3 Waste Management Dumpsters Event at 9am at WP West parking lot
4 Waste Management Dumpsters Event at 9am at WP West parking lot	5 Landscape Committee 6:30pm at WP	6	7 Covenants Committee 6pm at WP	8	9	10
11	12	13	14	15 ARC 6:30pm at WP	16 Assessments Late Fee Applies	17
18	19	20 Board of Directors Meeting 6pm at CC	21	22 ARC 6:30pm at WP	23	24
25	26 CRCA Office Closed	27	28	29	30	31



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



Ask About Paperless Billing!

Our paperless option allows you to receive your HOA assessment statement and other important billing notifications via email rather than in a printed, paper format. Making it easy and convenient to locate and refer back to. Submit by **September 23rd** to be notified for the **November 1st** assessment.

*For more information
call the office at (520) 297-7600
or email us at Continental.Ranch@yahoo.com*



Recognize the Sounds a Smoke Alarm & CO Detector makes

LOW BATTERY

1 BEEP EVERY 60 SECONDS

END OF LIFE

3 BEEPS EVERY 60 SECONDS

CO DETECTOR END OF LIFE

1 BEEP, THEN 3 BEEPS EVERY 60 SECONDS

source: nfpa.org

www.nwfdaz.gov



☹ 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.

IS YOUR HOME 15+ YEARS OLD??

It may need repairs or replacement and we're here to help! Let us inspect your roof for free to make sure your greatest investment is fully protected!



520.576.3808

LICENSED BONDED INSURED
ROC#337089

48 SMALL
MONTHLY
PAYMENTS
0% INTEREST

SCHEDULE YOUR
FREE INSPECTION
TODAY!



- ☒ **FREE ESTIMATES**
- ☒ **SHINGLE ROOFS**
- ☒ **TILE ROOFS**
- ☒ **FLAT ROOFS**
- ☒ **FOAM ROOFS**
- ☒ **ROOF COATINGS**
- ☒ **ROOF REPAIRS**

TUCSON'S #1 ROOFING COMPANY!



D & J Landscape Maintenance, LLC

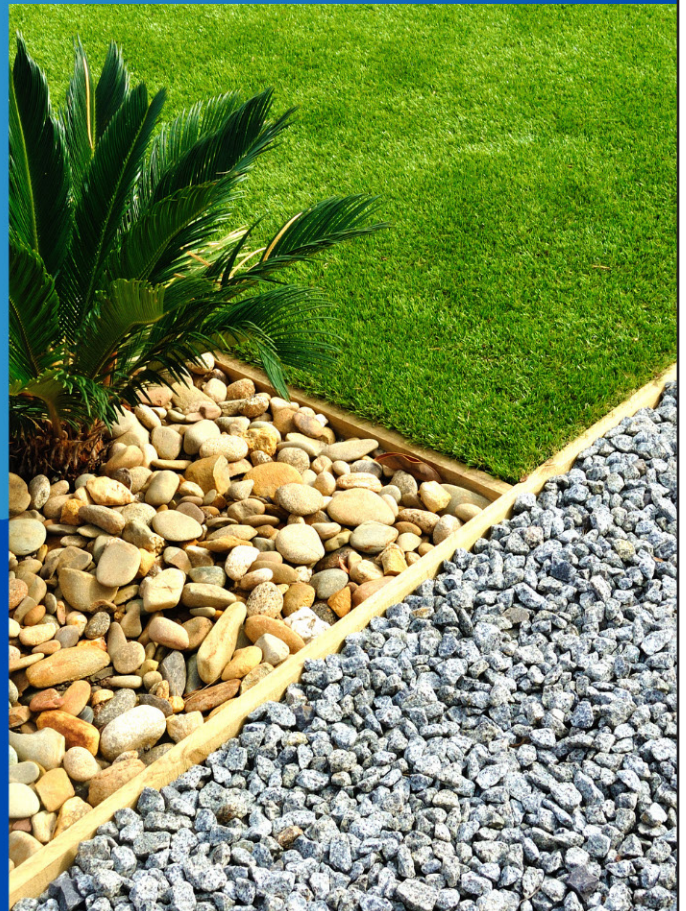
520-272-9978

**Monthly maintenance services \$140.00
landscape clean up and Renovations**

- **Irrigation systems**
- **Artificial turf**
- **Pavers, gravel & boulders**

Free Estimates

**Commercial & Residential
Licensed & Insured**



LEGO® Engineering Summer Camps

At Continental Ranch



June 2 - June 5

**Minecraft Engineering
using LEGO Materials**

Ages 5-7

9:00 am-12:00 pm

\$140

**Minecraft Masters
Engineering using LEGO
Materials**

Ages 8-11

1:00 pm-4:00 pm

\$140



June 23 - June 26

**Radical Rides using
LEGO Materials**

Ages 5-7

9:00 am-12:00 pm

\$140

**Radical Rides 2.0 using
LEGO Materials**

Ages 8-11

1:00 pm-4:00 pm

\$140

At Play-Well TEKologies, students are encouraged to unleash their inner engineer as they design and build with tens of thousands of LEGO® pieces and the guidance of our passionate instructors. They will explore fundamental STEM concepts as they learn to collaborate and create without fear of mistakes. The experience is joyful, the impact long lasting.



Learn more or sign up at play-well.org
Questions? Contact Ariana
ariana@play-well.org
602.818.2773



LEGO®, the LEGO logo, and the brick and knob configuration are trademarks of the LEGO group.
© 2018 The LEGO Group. These programs are not authorized, sponsored or endorsed by the LEGO Group.



Invest in your future.

Save Smart with Hughes Federal Credit Union. Open a Money Market account to start saving for your life's next milestone OR invest in your future with a Certificate of Deposit that offers a fixed rate of return with no market risk. Your funds are insured, providing the safety and security you deserve, and we have online and mobile banking to help you keep tabs on your progress. We are here to help you every step of the way to meet your goals. Visit HughesFCU.org/Save

Save Smart with Hughes Federal Credit Union

**Save
Smart**

**Grow
Your
Savings**

- ✓ Money Market Savings
- ✓ Certificate Accounts (CDs)



HughesFCU.org
520-794-8341

Insured by NCUA. Certain restrictions apply. *Datatrac is an independent, unbiased research firm that specializes in compiling banking industry data for deposit and loan products. Hughes rates outperform the Arizona average earning a Datatrac Great Rate Award. For current rate information, visit HughesFCU.org/Rates.

Quality Painting From Start to Finish



KACHINA



\$200 OFF complete exterior paint job
\$100 OFF complete interior paint job of \$950 or more

Custom Home Painting • Stucco Repair
Roof Coating • Pressure Washing

520-744-0067

Residential & Commercial
Licensed • Bonded • Insured • Roc # 344740



Arizona Territory

Marc Martinez
Realtor/Investor

6444 E Tanque Verde Rd
Tucson AZ 85715

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

We Buy and Sell Houses

Marc25RealEstate@gmail.com

Place Your Ad Here

Contact Valaree at (520) 297-7600 or email
continental.ranch@yahoo.com for more information.



NOW ENROLLING BEAUTIFUL SAVIOR ACADEMY

CLASSES BEGIN AUG 4TH

SCHEDULE A TOUR TODAY

- PRESCHOOL
- PRE-K
- KINDER-BRIDGE
- KINDERGARTEN
- 2, 3, & 5 DAY OPTIONS
- SMALL CLASS SIZE
- INDIVIDUAL ATTENTION
- OPEN 8AM-5:30

CHILDREN LEARNING WHERE
THEY ARE LOVED!

Rebecca Vorholzer
Director
BeccaV@beautifulsavior.net

7570 N Thornydale Rd
Tucson, AZ 85741
520-579-1453
www.beautifulsavioracademy.org

We admit children of any
race, color,
national or ethnic origin.



THE WATERMARK AT CONTINENTAL RANCH

Assisted Living & Memory Care

Celebrating the Women Who Make Us Shine

At The Watermark at Continental Ranch, we're more than just a community — we're family. The warm, caring atmosphere here is inspired by the incredible women in our lives, whose love, humor, and compassion make every day brighter. Each resident brings their own unique sparkle, and together, we create a place where everyone feels right at home.

Call **520-477-3161** to
schedule your private tour.



inspiration

 A WATERMARK RETIREMENT COMMUNITYSM

2503-MCR-9145A 

8689 North Silverbell Road • Tucson, AZ 85743
WatermarkContinentalRanch.com

Continental Ranch Only

40% Off 1st Pest or Weed Control Service

Family/Pet Friendly Products

100% Satisfaction Guarantee

Trusted with over 300 ★★★★★ reviews
on Google



520-293-1555

SWIFT
PEST SOLUTIONS

Lord of Grace Preschool

Enrolling 2-5year olds

2day, 3day, and 5day options

Kindergarten prep - socialization - faith
New program - expanded playground

lordofgrace.org - 520-744-7400

SAINT CHRISTOPHER CATHOLIC PARISH

It's Time to Come Home

We are happy to invite You!

Holy Mass Times :
 TUE & THU: 12:00 NOON
 WED & FRI: 9:00am
 Saturday Vigil Mass: 5:00pm
 Sunday: 7:00am Mass
 9:00am Mass
 11:00am Santa Misa

COMMUNITY BIBLE STUDY
 Everyone is welcome!

BIBLE BEERS & BROS
 Young men (21-40)
 Enjoy a beer, Find Fellowship and Study Scripture

www.stchristophermarana.org
 12101 W. MOORE ROAD | MARANA, AZ (520) 682-3035


St Mark's United Methodist PRESENTS: THE SALT COMPANY

A 30-MINUTE KIDS' MUSICAL

Join us for a musical, biblical, summer camp adventure with The SALT Company!

Kinder-9th Grade Summer Camp:
 July 21-25
 9am - 4pm

Performances:
 July 27
 8:30 & 10 am

 **St. Mark's UMC**
 1431 W Magee Rd
tinyurl.com/SMUMCSummerCamp

Veteran Owned Business

ARIZONA BLUE RIBBON HANDYMAN

LICENSED BONDED INSURED ROC 338213

Call or Text Today!

520-709-7094

Remodeling Repairs Improvements

- *Carpentry
- *Drywall repair/tape/texture
- *minor electrical
- *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.....

TUCSON'S BEST PAINTERS LLC

...it's what people call us.

*** Best Workmanship * Best Service * Best Products * Best Warranty**

Residential / Commerical

- Proudly Serving Continental Ranch and Sunflower for 25 years
- Referred by 100% of our clients

(520) 891-MIKE (6453)

- Exterior
- Interior
- Roof Coating
- Apoxy Coating

 **Specializing in Cabinet Painting**

Mike Loughlin
 Owner / Operator - Master Craftsman
 Website: tucsonsbestpainters.com
 Email: Mike@TucsonBestPainters.com

• Dual Licensed Bonded Insured Roc # 268906 • A+ Rated Angie's List & BBB



TOP 1% OF REALTORS FOR 18 YEARS

Selling the ranch since 1996

GREGG MAUL

SOLD



ABR, GRI, CRS, CMAS, SRS

Associate Broker
Your Local Expert
making your plans
come true

Just Results - Your Home Sold

I will get you more money with less hassles;
faster sell than any other realtor!

NOW is the Time to Sell

Free quote, No obligation, Zero Hassles, No Pressure

Ask about my Cancel/Easy Out Home Listing

First in Communication.

Communicate your way—email, text or phone. See
my reviews and video endorsements at Realtor.com

and www.GreggMaul.LongRealty.com

phone: 520-471-8088 email: GMaul@flash.net

Gregg Maul's Home Finder App

- Be the first
- Download
- Click Mobile App
on left side menu
- No obligation
- No pressure



Download App at www.GreggMaul.LongRealty.com

Now selling over 942 homes, career to date

Tucson's Market Share Leader

25 years in Real Estate • 27 years Tucson Resident

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

Web-Specials for YOU!



For all of our neighbors in Continental Ranch...

Special Self Storage Offer

Climate Controlled Storage • Facility Access On Your Phone • Easy Online Bill Pay

Visit our website
Scan the Code



Ready to Rent?
Sign Up Online



📍 8611 N Continental Reserve Loop, Tucson, AZ 85743

☎ (520) 633-4817 ✉ sil1@nationalselfstorage.com 🌐 nationalselfstorage.com

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

Thornysdale & 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 Summer!

I hope this edition of The Windmill finds everyone in good spirits and ready for summer! It has been fun to see so many residents outside from early in the morning to late in the evening enjoying the Windmill Park pool, playground, and sports fields.

The community center pool located at 8881 N. Coachline Blvd. will be opening May 2nd in time for school summer break. As we kick off the busiest time of the pool season, please be respectful of equipment and furniture in the pool areas and remember – floating pool noodles and loungers are welcome! Pool Monitors will also begin to be present at both pools to help with rule enforcement. Please take a moment to familiarize yourself with the pool rules, and if you have any questions feel free to ask the monitors or office staff. 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 (18+ years old) nearby to supervise. Also, the limit at any time in the spa is 5. Lastly, please rinse off prior to entering the spa or pool. This will ensure that the chlorine levels remain where they should, and this will also prevent closures due to no chlorine. We do our best to keep the pool facilities in top condition. If you notice anything that needs attention, please don't hesitate to let our office know. We want to make sure that the pools remain a fun activity for all our residents!

It's time for the May 1st assessments! I want to put out a friendly reminder that until 6:00 PM on Thursday, May 15th, you are still in the grace period for payment of assessments without a late fee. We also have a secure drop box located near the Windmill Park office door. Checks or money orders are the only acceptable form of payment in the office. To pay by credit card, make an e-payment, or set up Auto-ACH payments, please go to our website www.crcatucson.com to log into your account. Be aware that there is a bank charged convenience fee for paying digitally. The costs are listed on the website prior to going to your account as well as prior to paying once signed into your account. If you need assistance with the website, just give us a call and we will be happy to help.

On April 12th we were delighted to be able to host the highly anticipated Easter Festival. There were roughly 1100 residents in attendance who enjoyed all the activities, food trucks, and vendors. The Easter Bunny was there in his best attire to greet all the families as well. We are glad that so many residents enjoyed the Easter Festival this year. A big thank you to our Events Coordinator and Office Assistant, Valaree, for planning and running the Easter event. A lot of hard work goes into this event, and Valaree, along with the rest of the office staff, did an amazing job! We also could not have been as successful as we were, without the help of the many volunteers who contributed to setting up, taking down and manning the tents during the extremely hot weather on that day. THANK YOU!

With summer approaching, so do the Monsoon rains. As much as we enjoy the little breaks from the sweltering weather, the rain brings those pesky weeds around. CRCA common areas receive a proactive spraying of pre-emergent in early June. When used correctly, pre-emergent prevents seeds from germinating in the first place, and does not affect already established plants, which means it's best to apply before the first rain. Anytime between now and the start of the Monsoon is a great time to try it out in your yard, and I encourage residents to look into it, if you haven't already.

Lori Wuollet, Community Manager
On behalf of J.J., Sharon, Valaree and Elizabeth

Address: 9150 N. Coachline Blvd.
Tucson, AZ 85743

Phone: (520) 297-7600

Fax: (520) 297-7917

E-mail: continental.ranch@yahoo.com

Web: www.CRCATucson.com

Lori Wuollet, Community Association Manager
lori@hoamanagementsolutions.com

J.J. Velarde, Assistant Manager
jj@hoamanagementsolutions.com

Sharon Duarte, Accounts Manager
sharon@hoamanagementsolutions.com

Elizabeth Landeros, Homeowner Covenants Liaison
elizabeth@hoamanagementsolutions.com

Valaree Cavazos, Office Assistant/
Activities Coordinator
valaree@hoamanagementsolutions.com

Office Hours:
Monday-Friday, 8 a.m. to 6 p.m.
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.

