

CONTINENTAL RANCH

the windmill

July / August 2025 Edition

www.crcatucson.com

July 2025

- 2 Covenants
6pm @ WP
- 3 ARC
6:30pm @ WP
- 4 CRCA Office
Closed
- 7 Landscape
6:30pm @ WP
- 15 Board
Meeting
6pm @ CC
- 17 ARC
6:30pm @ WP

August 2025:

- 4 Landscape
6:30pm @ WP
- 6 Covenants
6pm @ WP
- 7 ARC
6:30pm @ WP
- 19 Board
Meeting
6pm @ CC
- 21 ARC
6:30pm @ WP
- 29 Board
Meeting to
Certify Slate
of Candidates
5pm @ WP

President's Message

by Peg Bracken

Greetings!

I hope you are enjoying the sunny weather this summer! It's wonderful to see our community making the most of the pools, especially with the kids on school break. However, I would like to remind everyone to help prevent contamination that could affect our amenities (please refer to pool rule #12). If emergency services are needed to sanitize the pool, it incurs additional costs for the Association and requires the pool to be closed for 36 to 48 hours. This can be a significant inconvenience for homeowners who want to enjoy the amenities. Thank you for your cooperation! Please remember to follow all the rules and show kindness and respect to one another, as well as to the pool monitors.

I'm excited about the upcoming Fourth of July festivities! The town will be hosting celebrations at the Silverbell District Park crossroads on July 4th, as advertised. Please prioritize your safety and enjoy the holiday! Let's take this opportunity to express gratitude for our nation's Independence Day and honor the men and women who sacrificed their lives for the freedoms we often take for granted. Additionally, please take care of your pets during the fireworks celebrations. If you find a lost pet, kindly contact Marana Animal Control.

As a monthly reminder, please be considerate of your neighbors by cleaning up after your pets while walking them. This practice is essential for maintaining a pleasant environment for all.

Lastly, we want to include a note for this month's newsletter about those who knew Sandy Padilla, as the information was submitted too late for our last publication.

Sandy Padilla passed away in April 2025. She is survived by her husband, Tony, as well as her children and grandchildren.



continued ➡

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President's Message Continued

Sandy was a longtime member of the Senior Citizens and Retirees of Continental Ranch (SCRCR) for over 20 years. During her time with SCRCR, she served as the coordinator for the Activities and Sunshine committees and also acted as the SCRCR Hostess. Her attention to detail was commendable. Whether it involved storing SCRCR medical equipment, transporting members to appointments, or providing the "Thought of the Day," Sandy was a highly valued member of SCRCR.

Her congeniality and kind-hearted nature were unmatched.

Thank you,
Peg Bracken



CRCA Notice to Residents

HOA violations occurring after hours and on weekends must be reported to the management office or Board of Directors via a written complaint, which can be found on the association website at www.crcatucson.com. Under Arizona statutes, written complaints cannot be anonymous; however, personal information such as email address and phone number are kept confidential.

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



MAY & JUNE RECAP: BOARD MEETING AT A GLANCE

The following are highlights from the regular meeting of the Board of Directors held May 20, 2025, and June 17, 2025, 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 posting of approved minutes to the website.

BOARD ACTIONS:

At the May 20, 2025 meeting, the Board approved Covenants Committee recommendations for fines and pool use suspensions for various unresolved violations; approved the Design Guideline Amendment for sections “Signs section, item 5”; approved an action in lieu for Rockridge Construction to repair erosion areas at Stonebrook/Chesapeake as well as drainage in Marbella II along Twin Peaks; approved to discontinue the dumpster events due to residents not following the rules; approved renewing the current CDARS2 CD; approved closing the current ICS manual account and opened a new ICS automatic account; approved the closure of the current Vantage West Money Market account and move remaining funds to the Alliance Bank Money Market account; approved line dance lessons at the Community Center; approved replacing the current postage machine with a new autofeed postage machine for the office; approved the HVAC Maintenance plan renewal from American Conditioned Air; approved Oasis Pools to replace the Spa jet pump; approved Kidtastics to use the Community Center pools for lessons; approved changing printing services to Alphagraphics; approved Aquatic Therapy to use the Community Center pool for therapy sessions.

At the June 17, 2025 meeting, the Board approved Covenants Committee recommendations for fines and pool use suspensions for various unresolved violations; approved the Landscape Committee recommendations to remove several trees from the community; to approve return of the current leased copier/printer at the end of the contract and purchase individual printers for each station; approved the replacement of a LED light at the Community Center pool.

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.





STAR-SPANGLED SPECTACULAR

**FRIDAY, JULY 4TH
5:00-9:30PM**

Crossroads at Silverbell District Park
7548 North Silverbell Road

Fireworks at 9:00PM

Car Show • Art Activities • Inflatables • Food Trucks • Splash Pad



FOR MORE DETAILS, VISIT:
maranaAZ.gov/events



#MaranaEvents





BIRDING AT EL RIO

Join Pima County Conservation Lands and Resources birding expert Jeff Babson at El Rio Preserve for some summer birding – which in the Sonoran Desert means searching for species like Black-chinned Hummingbird, Brown-crested Flycatcher, and Bell's Vireo, just to name just a few. There may even be a few early fall migrants around.

Remember to wear comfortable shoes and bring plenty of water; wearing a hat and sunscreen is recommended.

Date(s): Tuesdays May 6, June 3, July 1, August 5

Time: 7 AM - 9 AM

Location: El Rio Preserve

Cost: \$5.00 (Resident) | \$6.25 (Non-Resident)

Ages: 12 & Up





When planning wildfire risk reduction, start with the home. Regularly clear debris and flammable materials from gutters.



**NORTHWEST
FIRE DISTRICT**

(520) 887 - 1010

www.nwfdaz.gov



Source: nfpa.org/firewise

Continental Ranch Homeowners Association

MONTHLY BOD MEETING

Available through Zoom!



JULY 15TH &
AUGUST 19TH

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. Board meetings are held every third Tuesday of the month at 6pm.

JOIN THE ZOOM HERE

[TTPS://ZOOM.US/J/98719262540?PWD=AAY6JD0EKTRZNIGOCFVLOUKCEK66DX.1](https://zoom.us/j/98719262540?pwd=AAY6JD0EKTRZNIGOCFVLOUKCEK66DX.1)

CONTINENTAL RANCH COMMUNITY ASSOCIATION

Summer **FOOD DRIVE**

**HELP US COLLECT NON-PERISHABLES
FOR OUR COMMUNITY!**

**JULY-
AUGUST**

**WINDMILL PARK OFFICE
9150 N COACHLINE BLVD**

**ACCEPTING CANNED FOODS, WATER, JUICE, CEREAL,
SAUCES, OATMEAL, SNACKS, NOODLES, CANNED
FRUITS/VEGETABLES, HOT CEREAL, FOOD PACKETS,
ETC.**





CONTINENTAL RANCH
COMMUNITY ASSOCIATION

SCHOOL SUPPLY DRIVE

JULY 1ST – JULY 31ST

JOIN US IN MAKING A LASTING IMPACT ON THE EDUCATION
OF OUR LOCAL MARANA STUDENTS! YOUR CONTRIBUTION TO
OUR SCHOOL SUPPLY DRIVE CAN HELP BUILD A BRIGHTER
FUTURE. WE ARE COLLECTING ESSENTIALS LIKE
**NOTEBOOKS, PAPER, PENCILS, PENS, BACKPACKS, AND
MORE.** YOUR GENEROSITY CAN MAKE A WORLD OF
DIFFERENCE. THANK YOU FOR YOUR SUPPORT!

DROP OFF LOCATION :



WINDMILL PARK OFFICE
9150 N COACHLINE BLVD

MONTHLY TO-DO LIST



GRASS

- Plant your Bermuda lawns if you haven't already.
- Fertilize Bermuda grass lawns with 1/2 pound of actual nitrogen per 1,000 square feet.
- Apply iron to your lawn once per month.
- If it's time to dethatch, do it during May through August. Dethatch every two years at a minimum to rejuvenate the grass.



FLOWERS

- Cut back on fertilizing established roses to encourage plants to slow down for the hot summer.
- Water roses deeply as temperatures rise. Fertilize roses at half rate every six weeks during the summer. Water deeply both before and after fertilizing to prevent fertilizer burn damage.
- Hose off roses in the early morning to increase humidity and control spider mites.
- Flowers for summer color include: celosia, coreopsis, cosmos, gazanias, globe amaranth, portulaca, zinnia, salvia, vinca (periwinkle), gomphorena, verbena, pentas, summer snaps, potato vines and dusty millers.
- Flowerbeds will need irrigation every other day through the summer.
- Use ammonium phosphate in flower beds to increase and keep flowers blooming.
- Nurseries still have summer flowers, but you will have to water them every day in the morning for about two weeks before you can reduce watering to every other day.



VEGETABLES

- Tomatoes don't do well when it's over 90°F. Nurse the plants through the summer while providing shade and they will begin producing again in the fall. Alternatively, pull them out and plant new ones in the late summer for fall production. Be watchful for Tomato Horn Worms.
- Plant seeds for beans (pinto and snap), corn, Armenian cucumbers, melons, pumpkins, winter squash, sunflowers
- Plant transplants: peppers, tomatoes.
- Keep plants moist. Wilted leaves in the morning are a sign of moisture stress. Late afternoon wilting may be heat stress.
- Shade tomatoes, squash, peppers and cucumbers to reduce the heat and help them survive a little longer. Mulch on top of the soil also cools it and helps retain moisture.
- Use sunscreens that offer no more than 50% sun reduction.
- As your melons come in, place a board beneath them. This will keep them off the moist soil and prevent insects from attacking them.
- If you have problematic soil with lots of weeds, solarize your vegetables plots. Water the area to be solarized deeply and slowly, then cover with clear plastic, anchoring the edges to contain the moisture. Don't use black plastic. Leave for four weeks. The heat beneath the plastic will be intense, upward 140-150 degrees, cooking many of your gardening problems and weed seeds.

TREES & SHRUBS →



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AUGUST

MONTHLY TO-DO LIST



GRASS

- You can still plant Bermuda grass.
- Fertilize Bermuda grass lawns with nitrogen according to the directions on the package.
- Apply Iron one per month according to the directions on the package.
- Apply one inch of water per week to Bermuda lawns.
- Raise the mowing height to 2.5 to 3 inches.
- If your grass needs to be dethatched, you can still do it in August.



FLOWERS

- Cut back on fertilizing established roses.
- Water roses deeply.
- Hose off rose plants in the early morning to increase humidity and control spider mites.
- If roses show yellowing from iron deficiency, add an iron supplement.
- You can still plant summer flowers to plant, however you will have to pull them up and plant the winter flowers during late October, so there's not much time left.



TREES & SHRUBS

- Apply nitrogen fertilizer to fall ripening fruit trees like oranges and tangerines late in the month.
- Apply nitrogen and zinc to pecan trees.
- Pecans also need more water than most other shade trees.
- Increase water to trees and shrubs as it gets hotter. Apply mulch to the ground around the base of heat sensitive plants keep the roots cooler and prevent evaporation. Keep the mulch several inches away from the trunk.
- Apply chelated iron to bottle brush, pyracantha, silk oak, and other plants with iron deficiency symptoms.
- Cut off spent blooms to stimulate rebloom
- Native and imported heat tolerant plants can be planted. They will need to be watered on a regular basis until fall.
- Transplant palms. Protect newly transplanted trees from heavy winds and dust storms by staking.
- Late August or early September fertilization will benefit most plants.
- August is a good time to plant bougainvillea, yellow bells, oleanders, acacias, cassias, eucalyptus, mesquites, and palo verdes. During their first few weeks, they will need daily watering.



VEGETABLES

- Plant seed for fall vegetables: Snap Beans, Bok Choy, Broccoli, Brussels Sprouts, Cabbage, Chinese Cabbage, Carrots, Cauliflower, Collard Greens, Corn, Cucumbers, Kale, Kohlrabi, Lettuce (Head & Leaf) Leeks, Mustard, Green Onions and Summer Squash.
- Transplant tomato plants.
- Prepare flower beds for fall plantings. Irrigate and then cover with clear plastic for six weeks.
- August is a good time to plant melons.

CONTINENTAL RANCH COMMUNITY ASSOCIATION

Tucson FOOD TRUCK Round Up!



WEDNESDAY
July 9 2025

WEDNESDAY
August 13 2025

Join us at Windmill Park (West Parking Lot) from 5pm to 7pm. Every 2nd Wednesday of the month!



STAY UPDATED ON ALL COMMUNITY EVENTS!



Don't Be A Noisy Neighbor

Fortunately, many Continental Ranch residents are gathering again with friends and family, and what better way to do it than an old-fashioned house party? While enjoying time spent celebrating with loved ones, please don't forget to be mindful of your neighbors, especially when it comes to noise.



The Marana Police Department is the authority on noise enforcement, and the non-emergency police department can be reached at 520-682-4032. Be sure to review Chapter 11-5 'Noise' from the Town of Marana Code of Ordinance for full details, but in general, loud noises should be significantly reduced or turned off between the hours of 10:30 p.m. and 7:00 a.m. Cheers to birthdays, BBQs and bar mitzvahs, cheers to get-togethers for no reason at all, and cheers most of all to neighbors being considerate of their neighbors.

Place Your Ad Here

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



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



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
3	4 Landscape – 6:30pm @ WP	5	6 Covenants – 6pm @ WP	7 ARC – 6:30pm @ WP	8	9
10	11	12	13	14	15	16
17	18	19 Board Meeting – 6pm @ CC	20	21 ARC – 6:30pm @ WP	22	23
24 31	25	26	27	28	29 Board Meeting to Certify Slate of Candidates – 5pm @ WP	30



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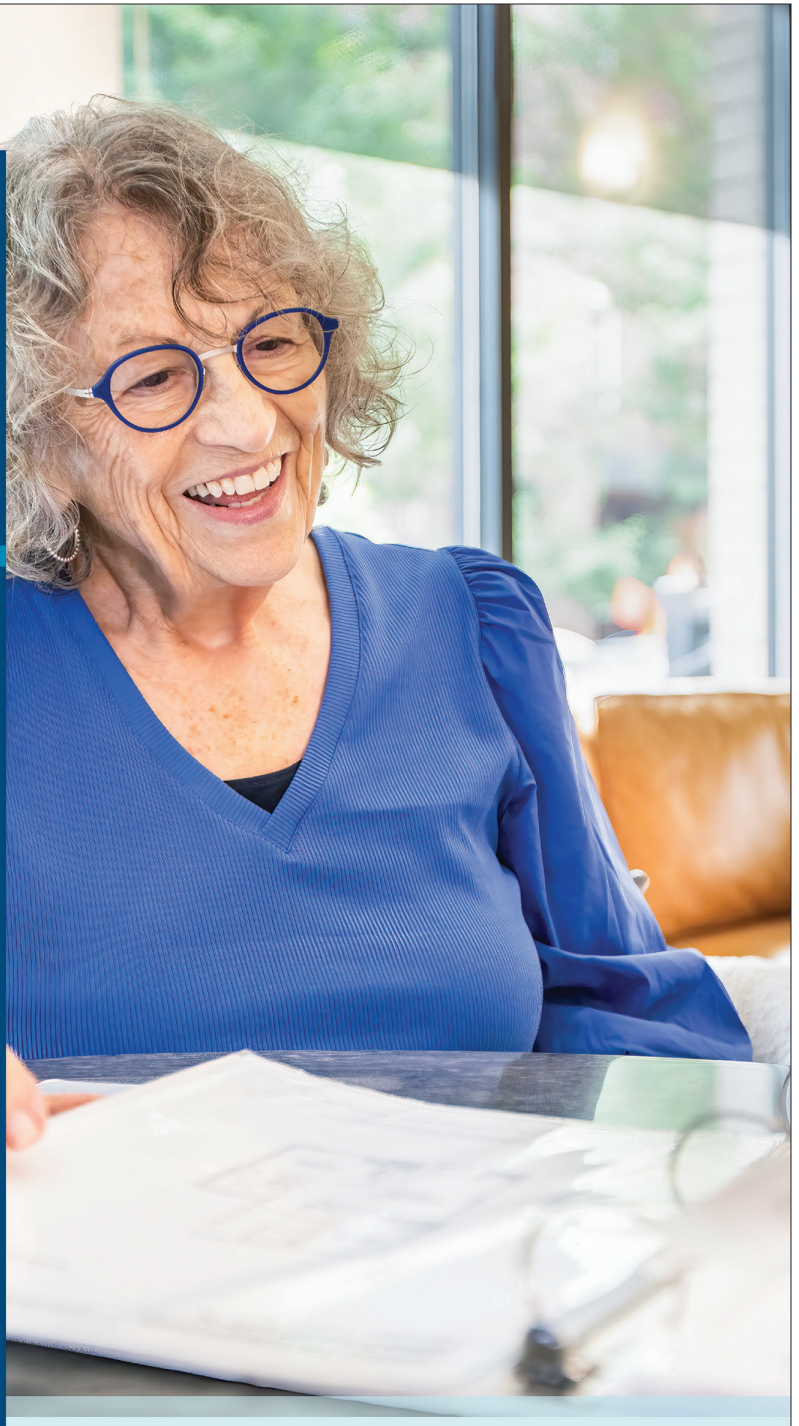
Think Ahead To Stay Ahead

All About Long-Term Care Insurance

Thursday, July 10 • 3:00 PM to 4:00 PM

While you may never need long-term care, it helps to be ready if you ever do. Meet Bill Counts, an independent insurance broker who's an expert in this field. He'll provide a basic overview and address common concerns about coverage, finances, and protecting your nest egg. Bring your questions, and take home strategies for greater peace of mind.

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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



Citizens Police Academy



The Citizens Police Academy is designed to provide our citizens and business community with a greater understanding of the Marana Police Department and its operations through classroom instruction and hands-on experiences. This Academy is a 42-hour block of instruction taught by department employees that showcases several units in the department.

The program objective is to further our partnership with the community and make the Town of Marana an even better place to visit, work and raise a family.

There are two academies a year, one in the spring and one in the fall.

Upcoming Citizens Police Academy Term: August 27, 2025– November 19, 2025; click the link to register:

[\[Town of Marana\] MPD Citizens Police Academy](#)

Every Wednesday, 6:00 p.m. – 9:30 p.m.
Location: Marana Police Community Room

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

Management Message

☀ Summer is Here – Pool & Yard Reminders ☀

Pool season has officially arrived, and we're excited to see residents enjoying the community's sparkling pools! Our team works hard to keep the pool areas clean, safe, and well-maintained. If you notice anything that needs attention, please don't hesitate to notify the office. With your help as extra sets of eyes, we can often resolve issues more quickly.

As a reminder, **please take a moment to review the community pool rules.** Pool monitors and staff are here for your safety and to ensure everyone has a pleasant experience. Unfortunately, we've received reports of disrespectful behavior—especially during weekends and evening hours. This kind of conduct is not acceptable.

Please note:

- **Pool monitors have the authority to enforce the rules.**
- **Residents are responsible for their guests' behavior.**
- Violations may result in:
 - A **30-day suspension** of pool key card access
 - A **\$25 fine** for rule violations
 - Immediate removal from the facility if necessary

If you witness any rule-breaking or inappropriate behavior, **please alert the pool monitor** so the matter can be handled promptly.

🌱 Monument Landscaping Project Complete!

We're excited to share that the **Silverbell/Coachline** and **Twin Peaks** monument areas have been beautifully updated with fresh desert landscaping! The **Silverbell monuments now feature a stunning CR logo on both sides**, adding a touch of pride and identity to our entrances.

A huge thank you goes out to the **Landscape Committee**, the **Board of Directors**, and **AAA Landscape** for their hard work and dedication to this project over the past several months. Your efforts have truly enhanced the look and feel of our community!

🌿 Yard Care Tip: Beat the Weeds Before the Monsoons!

Triple-digit temperatures mean fewer weeds, but they'll be back with the monsoon season! Now is a great time to apply a **pre-emergent herbicide** to your yard to prevent future

growth. Many local landscaping companies, including those advertised in this newsletter, can help you take this proactive step.

📢 Covenants Liaison

We would also like to inform the community that **Elizabeth Landeros has resigned from her role as Covenants Liaison.** We sincerely thank her for her service and dedication to the community. We are actively looking for someone to fill this important position.

On behalf of JJ, Sharon and Valaree

Lori Wuollet, Community Manager

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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.