

CONTINENTAL RANCH

the windmill

September / October 2025 Edition

www.crcatucson.com

September 2025:

- 1 CRCA Office Closed - Labor Day
- 2 CC Pool Closed for the season
- 16 Meet the Candidates Night! 5pm @ CC

October 2025:

- 11 Community Yard Sale @ 7am - 2pm
- 13 CRCA Office Closed - Columbus Day
- 18 Waste Management Bulk Pick up 6am
- 21 Last Day to sign up for Halloween Decoration Contest
- 23 Halloween Decoration Contest 6:30pm
- 31 Last WP Pool Day of the Season

President's Message

by Peg Bracken

Greetings.

I hope everyone had a great summer! As it comes to an end, I'm sure we are all looking forward to the cooler weather. Just a reminder: the pool at the Community Center will close after Labor Day weekend on September 2nd, but the Windmill Pool will remain open until November 1st.

It's time for the Annual Election, and three candidates are running for three open seats.

It is important to cast your vote to ensure that the quorum is met. Please review your election packets in October and mail or drop off your absentee ballots at the office. In-person voting will take place at the Annual Meeting on October 28, 2025, at 6:00 PM in the cafeteria of Coyote Trail Elementary School.

Over the past two years, we have experienced ongoing cost increases in maintaining reserve limits and sustaining our maintenance services. As a result, it will be necessary to increase assessments in the upcoming fiscal year by as much as 5%. Board members are analyzing expenses, and we will continue to ensure that 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.

I've received several complaints about dog owners not cleaning up after their pets. This issue affects the entire Continental Ranch community, not just one specific area. I ask that you be considerate of your neighbors and take responsibility for your dog. Please make it a habit to pick up after your pet to help keep our community clean and safe.

Thank you for your cooperation.
Peg Bracken



continued ➡

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2025 CRCA Adopt-a-Family

The holidays are around the corner, and as wonderful as the holiday season may be, they can also be stressful, especially for families facing financial hardships. Over the past several years, CRCA has helped numerous local families in the Continental Ranch community through its Adopt-a-Family program. Families in need have been donated a Christmas they never thought they would have, thanks to participation from the kind and gracious members throughout our community. Over the years many tears of joy have been expressed by the adopted families.

It is often quite difficult for CRCA to identify families in genuine need because most are too private about their financial hardships. During the next few months, CRCA will be working to identify families for this year's program. If you know of a family that is in financial hardship and could use a little help this holiday season, please contact Valaree in the office at (520) 297-7600.

Thank you to all those who have been kind enough in years past to help us locate struggling families and determine their needs. The outpouring of generosity from the CRCA Community is always truly amazing.

Subject: Cancellation of Dumpster Event Due to Non-Compliance

Dear Residents,

We regret to inform you that we will no longer be hosting the community dumpster event.

Unfortunately, during recent events, multiple violations of the established rules occurred, including the disposal of prohibited items and failure to follow the posted guidelines. These actions have created safety concerns, increased costs, and placed an undue burden on staff and waste management services.

We understand that many residents appreciated this service, and we had hoped to continue offering it as a convenient way to help keep our community clean. However, ongoing non-compliance has made it unsustainable.

We encourage all residents to utilize regular trash collection services and local waste disposal facilities for any future bulk or special waste needs.

If you have any questions, please feel free to contact the CRCA office by email at: continental.ranch@yahoo.com, via phone at 520-297-7600 or by visiting the office at 9150 N Coachline Blvd (M-F 8:00 am – 6:00 pm.)

Thank you for your understanding and cooperation.

JULY & AUGUST RECAP: BOARD MEETING AT A GLANCE

The following are highlights from the regular meeting of the Board of Directors held July 15, 2025, and August 19, 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 July 15, 2025 meeting, the Board approved Covenants Committee recommendations for fines and pool use suspensions for various unresolved violations and approved the proposal from Taylor Electric to replace seven RAB LED-10 lights at Windmill Park.

At the August 19, 2025 meeting, the Board approved Covenants Committee recommendations for fines and pool use suspensions for various unresolved violations; approved the Architectural Committee recommendation to add 20 new paint color schemes from Sherwin Williams; approved the 2025-2026 operating budget; approved the 2025 Christmas donation drive; approved the 2025 Dog Day at the Pool event; approved the proposal from Alpha Graphics to install window tinting on the Windmill Park office windows; approved the proposal from Desert Sunset Painting to repair the stucco wall on the south side of the Community Center pool; accepted the resignation of Director Smith and appointed interim Director Williams to serve until the next annual meeting.

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.



CRCA INVITES YOU TO THE 5TH ANNUAL..

HALLOWEEN DECORATING CONTEST



Out-BOO your neighbors by entering Continental Ranches
5th Annual Halloween Home Decorating Contest!

Judging will occur Thursday, October 23rd, from 6:30pm-8:30pm

ENTER BELOW FOR A CHANCE TO WIN A PRIZE!

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 21st**. You may also send an email to **continental.ranch@yahoo.com** to register. Houses that do not fill out this registration form will not be included in the judging.

Name: _____ **Phone:** _____

Email Address: _____

Address: _____

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

MEET THE CANDIDATES NIGHT!

Continental Ranch Community Association's
Board of Directors Election is fast approaching!

SEPTEMBER 17TH AT 6:00PM

📍 CRCA COMMUNITY CENTER
8881 N. COACHLINE BLVD



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 three positions coming up for election this year. Each of these seats will be held for a **two-year term**.

Bill Cicala

Resident of CRCA: 21 years

I've been a proud resident of Continental Ranch since 1998 and have served on the Board since 2015. I have served on the Covenants, ARC, Pool, and Landscape Committees, gaining insight into what it takes to maintain our community. Now retired after a 34-year career with Qwest Communications, I remain committed to making a difference. While community work is ongoing, I believe we've made meaningful progress through collaboration with the Board. I'm running for the Board to continue contributing and to help make CRCA an even better place to live.

Fred Fisher

Resident of CRCA: 9 years

I am a semi-retired Operations professional with over 40 years of global experience in Engineering, Manufacturing, and Finance. I've served multiple terms on the board and am running again, bringing a fair, consistent approach aligned with the CC&Rs. I own a local indoor air quality company along with my daughter to support our local community. My background and commitment to balanced, resident-focused decision-making have made me a valuable asset to the board.

Jeff Williams

Resident of CRCA: 31 years

I grew up in New Jersey, earned an Electrical Engineering degree, and proudly served in the U.S. Navy from 1977–1983. My wife and I have called Continental Ranch home since 1994, raising our three sons here in Marana. Now retired from the aerospace industry, I enjoy traveling and time with our grandchildren. Serving on the Architectural Committee for three years, I'm dedicated to keeping our community beautiful, supporting the Board's vision, and ensuring fair, balanced rule enforcement.



Community Bulk Item Trash Pick Up

Saturday, October 18, 2025

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 is 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.



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 15th*** 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*

Continental Ranch Community Association

Paperless Opt-In Form

Our paperless option allows you to receive your HOA account statements via email rather than in a printed, paper format. As a paperless member, you will NOT receive paper statements in the mail and will instead receive an email with your statements attached in PDF format.

This is an optional service for your convenience. If do not choose this option, hard copy statements will continue to be mailed to your primary mailing address. This paperless option applies to semi-annual assessment statements and past due notices. All other HOA notifications will still be sent by regular mail.

CRCA semi-annual assessments are due every May 1st and November 1st, and statements will be emailed to you at least 30 days prior to those due dates. You are responsible for paying your assessment on time, even if you don't receive an email notification.

TO ENROLL, please complete and sign the authorization form below and email to continental.ranch@yahoo.com or deliver to the office at 9150 N Coachline Blvd. We will send you a confirmation email when your enrollment is completed. Please call the office at 520-297-7600 if you have any questions. **Not available to Sunflower and Sierra Point residents.

If you own more than one property, please fill out a separate Opt-In form for each.

Property address: _____

Please email my HOA account statement to me:

Property owner name: _____

Email address (ONE ONLY): _____

Please also email a copy of my statement to (optional):

Property management name and email: _____

Tenant name and email: _____

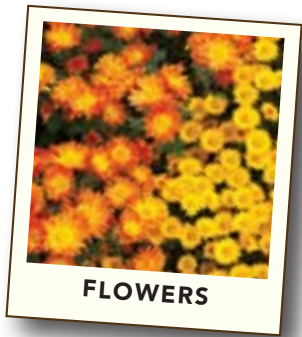
☐ I agree to paperless billing as described above.

Property Owner Signature: _____

Date: _____ Phone #: _____

NOTE: To sign up for our newsletter and/or email blasts, go to <https://crtcacucson.com/latest-news/>

SEPTEMBER



- 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.



Your Desert Garden Monthly **DON'T** List for September

- **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.



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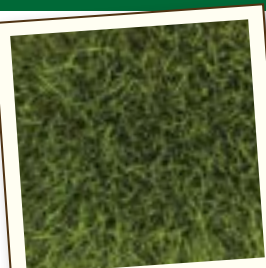
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MONTHLY TO-DO LIST



GRASS

- 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.



TREES & SHRUBS

- 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.



VEGETABLES

- 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.
- As temperatures drop below 100 degrees, seeds of cool season crops can be planted. These veggies can be directly seeded in the garden later in the month: beets, celery, carrots, chard, endive, peas, green onions, parsnips, lettuce, snap beans, bok choy, broccoli, brussel sprouts, cabbage, cauliflower, collard greens, cucumbers, kale, lettuce, leeks, mustard, radishes, spinach, turnips
- You can put in transplants of tomatoes, lettuce, strawberries, onions, broccoli, brussel sprouts, cabbage, cauliflower, celery, chard, lettuce (head & leaf).



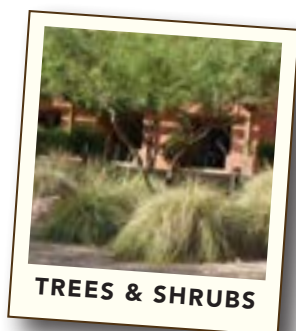
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OCTOBER

MONTHLY TO-DO LIST



- 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

OCTOBER



- This is the season for planting flowers, and local nurseries will have plenty.
 - Dianthus, geraniums and petunias bloom continuously.
 - Lobelia (bright blue) and alyssum borders are popular. They come in white, lavender, pink, or Easter bonnet, which is a white-lavender mix.
 - 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 Anemone, 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, arroyo 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.



Your Desert Garden **Monthly DON'T List for October**

- 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.



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CONTINENTAL RANCH COMMUNITY ASSOCIATION

TUCSON FOOD TRUCK ROUNDUP



**WEDNESDAY
SEPTEMBER 10TH**



**WEDNESDAY
OCTOBER 8TH**

JOIN US AT WINDMILL PARK (WEST
PARKING LOT) FROM 5PM TO 7PM. EVERY
2ND WEDNESDAY OF THE MONTH!



STAY UPDATED ON ALL COMMUNITY EVENTS!



September 2025

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



October 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1 Covenants - 6pm @ WP	2 ARC - 6:30pm @ WP	3	4
5	6 Landscape - 6:30pm @ WP	7	8	9 ARC - 6:30pm @ WP	10	11 Community Yard Sale @ 7am - 2pm
12	13 CRCA Office Closed	14	15	16 ARC - 6:30pm @ WP	17	18 Waste Management Bulk Item Pick Up - 6am
19	20	21 Board Meeting - 6pm @ CC Last Day Halloween Decoration Contest	22	23 Halloween Decoration Contest	24	25
26	27	28 Annual Meeting - 6pm @ Coyote Trail Elementary School	29	30	31 Last WP Pool Day of the Season	

CONTINENTAL RANCH COMMUNITY ASSOCIATION
IS



Looking for Santa



Continental Ranch is looking for a volunteer to join us as Santa at our Photos with Santa event this year. The ideal Santa is **outgoing, friendly, and creative!** The event is 4 hours long. Costume and lunch are provided. Santa is an important part of this event, as he helps to create a special memory for children in the community. If you would like to donate your time, please contact Valaree **by October 15th** at **(520) 297-7600!**

Continental Ranch Community Wide Yard Sale!

October 11, 2025 7:00am – 2:00pm

Registration deadline is Wednesday, October 8, 2024



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 October 10th & 11th at the Community Center. Advertising will appear in local newspapers and on Craigslist. The advertising fee which used to be required has been waived by the Board!

Community Yard Sale Registration Form			
Please return to the CRCA Office by October 8, 2025			
Name:			Phone:
Address:			
Items for Sale:			
For Office Use:	Date:	Staff Initials:	Parcel/Lot:

**CALL
311**

Northwest Fire District Residents can request assistance with snake removal and residential smoke alarm battery changes by dialing 3-1-1.

911
• ALL EMERGENCY CALLS

311
• SNAKE REMOVAL
• SMOKE ALARM BATTERY CHANGES

DIAL 3-1-1

NON-EMERGENCY NUMBER

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

CONTINENTAL RANCH COMMUNITY ASSOCIATION

MARANA FOOD BANK Food Drive

Most needed items:



Cereal & Oatmeal

Canned Meat (Tuna & Chicken)

Canned Soup (Hearty Soups)

Canned Vegetables

Instant Potatoes & Rice

Peanut Butter

Nut Butters

Macaroni & Cheese

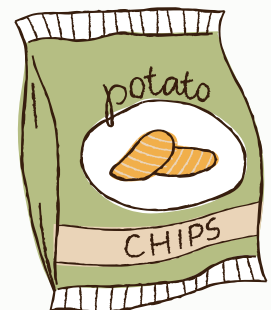
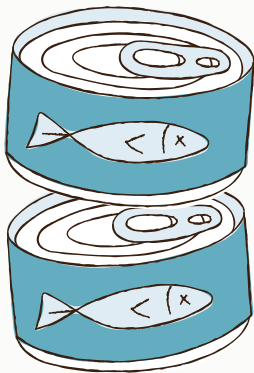
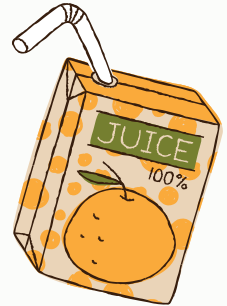
Pasta

Ramen Noodles

Rice and Beans

Canned tomato Products

Soup packages (only hot water needed)



*You can drop off donations at the CRCA office located
at 9150 N. Coachline Blvd.*

D & J Landscape Maintenance, LLC

520-272-9978

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Visit us at: 8689 North Silverbell Road, Tucson, AZ 85743

CogiratContinentalRanch.com



LET'S WORK TOGETHER

With decades of experience, I provide expert guidance to make selling or buying your home smooth and stress-free.

As a Residential Specialist, I provide reliable and professional services that prioritize achieving results.

When you're ready, I'm here to help you make it happen.





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- *painting
- *Assembly/installations
- *grab bars/ada equipment
- *Child/senior proofing
- *yard work/trim
- *coolers
- *power Washing carport/driveway
- *complete door services
- *pocket/track doors
- *pet doors (also in walls)

- *minor electrical
- *furniture/blinds/shades
- *electromeric roof coating
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Oct 11

Community Yard Sale



Oct 18

new bulk item pickups



Halloween decor contest

Oct 23

Dec 13

Photos with santa



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

🏠 The Annual Meeting is Almost Here! 🏠

Mark your calendars—the 2025 Annual Meeting will be held on Tuesday, October 28th at Coyote Trail Elementary School. Annual meeting packets with all the details will be mailed out toward the end of September. We encourage every homeowner to participate—your vote counts toward meeting quorum requirements.

Meet the Candidates Night will take place on **Tuesday, September 16, 2025 at 5:00 PM** in the Community Center, just before the regularly scheduled Board of Directors meeting at 6:00 PM. This is a great opportunity to meet the individuals running for the Board and learn about their visions for our community.

☔ This Year's Monsoon Season

This summer has brought an unusual lack of rain (so far). Our Covenants Liaison is actively addressing weed violations, but homeowners are responsible for maintaining their yards once notified. We appreciate the patience of residents who keep their properties well maintained while nearby lots are addressed.

👤 Welcome to New Staff

We are pleased to welcome **Briana Georgian** to the CRCA team. Briana brings with her a background in property management, along with a passion for photography. As a military wife, she brings resilience, adaptability, and dedication to everything she does. Her experience and enthusiasm will be a wonderful addition to our community operations.

💰 Annual Budget & Assessments

The Board has finalized the Annual Budget for the upcoming fiscal year. To offset rising operational costs, the semi-annual assessment will see a slight increase of 5%. This adjustment will bring the current \$190.00 assessment to \$200.00, which equals an increase of \$1.67 per month. These funds help ensure that CRCA continues to maintain the quality and services our community depends on.

🌐 Stay Connected - Newsletter & Paperless Billing

As a reminder, the CRCA bi-monthly newsletter is distributed only via email and is available on our website. If you haven't subscribed yet, please visit www.crcatucson.com or contact the office at continental.ranch@yahoo.com to be added. You can also sign up for paperless billing for upcoming semi-annual assessments—contact us to make the switch and help us save on printing costs and reduce paper waste.

👻 Halloween Decorating Contest

Back by popular demand—the **Continental Ranch Halloween Decorating Contest!** Show off your spooky creativity and compete for bragging rights in the neighborhood. To register your home or volunteer as a contest judge, please call the office at **520-297-7600**. Wishing everyone a safe and fun fall season, we look forward to seeing you at Meet the Candidates Night and the Annual Meeting!

On Behalf of Sharon, JJ, Valaree and Briana,

Lori Wuollet

Community Manager

CRCA Contact Info

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Tucson, AZ 85743
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Fax: (520) 297-7917
E-mail: continental.ranch@yahoo.com
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Lori Wuollet, Community Association Manager
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J.J. Velarde, Assistant Manager
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Sharon Duarte, Accounts Manager
sharon@hoamanagementsolutions.com

Briana Georgian, Homeowner Covenants Liaison
briana@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.