

CONTINENTAL RANCH

the windmill

January / February 2026 Edition

www.crcatucson.com

January 2026

- 1: CRCA Office Closed
- 2: CRCA Office Closed
- 7: Covenants –
6pm @ WP
- 12: Landscape –
6:30pm @ WP
- 15: ARC – 6pm @ WP
- 19: CRCA Office Closed
- 20: Board Meeting –
6pm @ CC

February 2026

- 2: Landscape –
6:30pm @ WP
- 4: Covenants – 6pm @ WP
- 5: ARC – 6pm @ WP
- 16: CRCA Office Closed
- 17: Board Meeting –
6pm @ CC
- 19: ARC – 6pm @ WP

President's Message

by Peg Bracken

Happy New Year to everyone! I hope you all had a wonderful and safe time welcoming the 2026 new year.

In December 2025, we had a great turnout for the Photos with Santa event at the community center. The management company did an excellent job with the decorations, making the event even more special. I also want to congratulate the winners of the Holiday Decorating Contest!

Our next event is the annual CRCA Easter Egg Hunt, scheduled for the end of March. We have lots of fun and exciting activities planned for the kids, so it's an event you don't want to miss. As always, we are looking for volunteers to help us make this event a success. Volunteering is a great way to give back to our community, so please reach out to the office and let them know if you can.

With spring just around the corner, please take control of weeds as soon as you see them to avoid receiving a letter from the office. Pre-emergent is always an excellent option, but it is best applied before weeds begin to sprout.

Finally, please be considerate of your neighbors when taking your beloved animals for walks. I have noticed that some dog owners are irresponsible and leave their dog waste for neighbors to pick up. Please carry bags and pick them up after your furry friends. It is not your neighbor's job to pick up your pet's mess.

I would like to remind everyone that we have a new computer system in place. I encourage all residents to set up an account so you can view your financial records and any outstanding violations in your account. Please provide your email address to the office, or visit the office if you need any assistance with the setup process.

Wishing you all a safe and happy New Year!

Peg Bracken



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Leash your Dog

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

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

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



November & December Recap: Board Meeting at a Glance

The following are highlights from the regular meeting of the Board of Directors held November 18, 2025 and December 16, 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 180 days.

Board Actions:

At the November 18, 2025, Board of Directors meeting, the Board approved several committee recommendations and operational items. The Architectural Committee's request to allow the Barbershop to place an advertising flag in the common area for 21 days during the holiday season. The Landscape Committee's recommendation to remove 21 Coachline trees infected with Canker Fungus was approved. After extensive discussion, the Board approved the Senior Group's request to rent the Community Center at a zero-dollar rate up to three times per week, contingent on daily setup/takedown and submission of a detailed schedule. The management contract discussion was tabled to the next meeting. The Board approved the 2024–2025 annual financial audit and tax returns by J. Todd Lundering, CPA, and authorized autopay for CRCA utility accounts. The Follow My Lead Line Dance class was approved to extend from March through May 2026. Capital improvements were also approved at Windmill Park Pool, including replacement of remaining pool lights by Taylor Electric, (Reserve Comp #501(B)), and pony wall and miscellaneous stucco repairs by Desert Starr Masonry & Repair. All motions were unanimously approved unless otherwise noted.

At the December 16, 2025, Board of Directors meeting, the Board considered Landscape Committee recommendations regarding the proposed Dog Park and annual tree maintenance. After reviewing options, the Board unanimously approved the East (Ramada) location as presented by the Landscape Committee/ADHOC Dog Park Committee. Additionally, the Board approved the proposal from Brijer Resources to perform CRCA's annual tree trimming services. All actions were unanimously approved.

Manager's Report:

The community manager provided the Management report to the board which included the status of all projects recently completed and/or currently underway since the previous Board meeting.



Covenants Corner

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

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

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

Trash cans - CRCA issues hundreds of notices to residents to remind them that trash cans are not supposed to be visible from the street. This means that trash cans should always be stored in the backyard or in the garage unless proper screening is in place for the front side yard. Some residents have sought ARC

approval to build a small screen wall on the side of their house so that they have a place to effectively hide their cans without having to pull the cans all the way into their backyard.

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

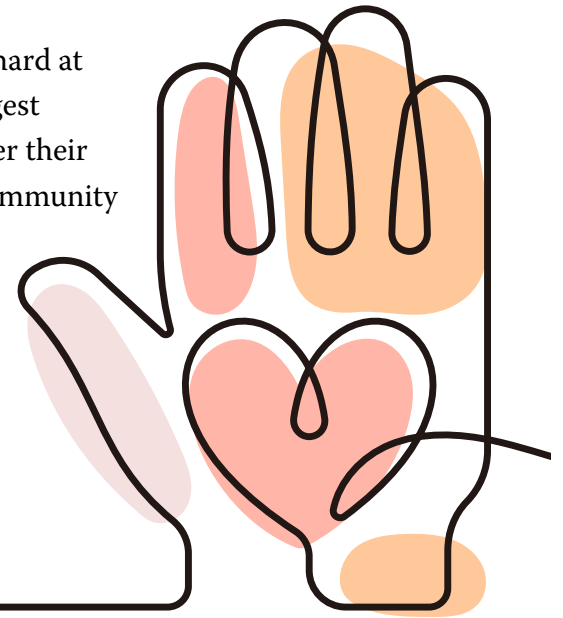
Landscape Parking – Residents should only park vehicles in their driveway, not in the landscaped portion of their front yard. This is a violation that the Association office staff tends to hear about through complaints since it typically occurs overnight and weekends, when the CRCA staff is not performing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

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



Volunteer Help

The new year has only just begun and Continental Ranch is already hard at work planning our 15th annual Easter Egg Hunt! This is CRCA's biggest occasion of the year and the many wonderful residents who volunteer their time and effort to it are crucial to its success. If giving back to the community was on your list of New Year's resolutions, please consider helping out at this year's event. We are looking for Continental Ranch residents to help with setting up the day before the event, April 3rd, as well as volunteers for booths and clean-up on the day of April 4th. For more details, please contact the CRCA office at 520-297-7600.



Thanking our **Community Volunteers**

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

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

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

*We ♥ our
Volunteers*



PHOTOS WITH

Santa!



Happy Holidays!
From CRCA



PHOTOS WITH

Santa!



CONTINENTAL RANCH COMMUNITY ASSOCIATION

CASA DE LOS NIÑOS

HOLIDAY WISH LIST DRIVE



WE WANT TO THANK ALL OF THE CRCA MEMBERS WHO DONATED TO OUR CASA DE LOS NIÑOS DRIVE! WE APPRECIATE YOUR KINDNESS AND GENEROSITY. WE CAN'T WAIT FOR THESE DONATIONS TO BE SHARED WITH FAMILIES THIS HOLIDAY SEASON.



Continental Ranch Community Association

* DOG DAY * AT THE POOL!

Continental Ranch pups
had a woofin' good time
at Windmill Park pool!

Thank you to
everyone who
participated in the
event.



JANUARY

MONTHLY TO-DO LIST



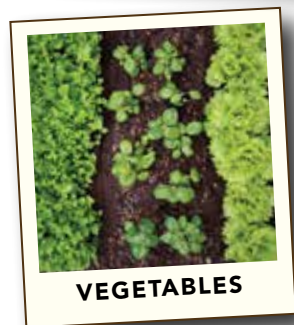
- Fertilize once a month with Ironite for a dark green lawn and less mowing.
- If you did not over seed the Bermuda grass, water the dormant Bermuda at least once a month.



- January is bare-root rose planting time. Bedding plants can still be planted.
- Plant flowers and veggies in pots and place on your patio or entry-way.
- In order of choice, plant roses on an east, south, or north exposure, west. Plant roses where they can have afternoon filtered shade.
- Prune established roses for optimum blooming in April.
- Cut canes back approximately one half. Remove all dead canes. Thin to remove weak or old canes. Strip off all leaves. Seal all cuts on canes with wood glue or a prepared sealer to prevent cane borers from boring into the cane.



- Move living Christmas Trees outside to a shaded, cool location. Transplant into permanent location as soon as soil temperatures warm.
- Plant fruit and shade trees as early in January as you can. Plant bare root trees before they leaf out. Plant potted deciduous trees.
- Prune deciduous fruit trees and grapes.



- **PLANT SEEDS:** beets, bok choy, carrots, chard, collard greens, leeks, lettuce, mustard, green onions, peas, potatoes, radishes, rutabagas, spinach and turnips.
- **PLANT TRANSPLANTS:** artichokes, asparagus, broccoli, cabbage, cauliflower, chard, lettuce
- Prepare your soil for a spring/summer garden. Organic matter, mulch, manure or compost is very important.

FEBRUARY

MONTHLY TO-DO LIST



GRASS

- Ryegrass should be watered about once or twice a week depending on the weather. Bermuda grass needs water about once a month.
- Bermuda will begin to turn green when nighttime lows reach about 65 degrees.



FLOWERS

- Freshen up flowerbeds by removing faded or spent blooms.
- Bare-root roses should be in the ground this month, the earlier the better.
- Begin fertilizing established roses with granular fertilizers about the middle of the month.
- Clean out dead or diseased wood in roses.
- Remove weak and crossing canes and old leaves to discourage insects and disease.



TREES & SHRUBS

- Fertilize fruit, nut and shade trees, shrubs and vines.
- Pecan trees and grape vines need a zinc rich fertilizer to help them produce their best.
- Now is the time for shaping citrus trees a little, if you must. Normally there is no need to prune citrus like regular fruit trees. Try to let the citrus foliage grow to about knee high.
- The best fruit is produced on the lower two thirds of the tree so raising the skirt reduces the amount of the fruit you will get.
- Clean out dead wood.
- Remove any suckers growing from below the graft.
- Shape your ornamental shrubs so the new spring growth will fill in the bare branches and holes left from pruning.
- While pruning frost damaged plants, wait and prune after new growth has started.



VEGETABLES

- **PLANT SEEDS:** beans, beets, bok choy, carrots, swiss chard, cucumbers, leaf lettuce, melons, mustard, onions, peas, potatoes, radishes, spinach, , sunflowers, turnips, watermelons, Martha Washington asparagus (roots or crowns).
- **PLANT TRANSPLANTS:** artichokes, asparagus, chard, kohlrabi, lettuce, onion, peppers and tomatoes.
- If you set out transplants before mid-February protect them from the cold.
- Prepare your soil for a spring/summer garden. Organic matter, mulch, manure or compost is very important.
- Fertilize producing vegetable gardens.
- Corn may be seeded after mid-February. Plant short day varieties (less than 70 days).



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

February 2026

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22	23	24	25	26	27	28

COMMUNITY SURVEY

LOCAL HAZARDS & RISKS



What hazards concern
you in your community?



#CommunityRiskReduction

**TAKE THE
SURVEY:**



shorturl.at/zVgeb

CONTINENTAL RANCH COMMUNITY ASSOCIATION

TUCSON FOOD TRUCK ROUNDUP

JAN 14TH
4:30PM TO 7:30PM

FEB 11TH
4:30PM TO 7:30PM



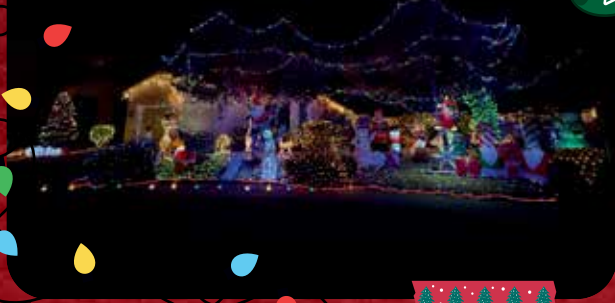
**JOIN US AT WINDMILL PARK (WEST PARKING LOT) FROM
4:30PM TO 7PM. EVERY 2ND WEDNESDAY OF THE MONTH!**



STAY UPDATED ON ALL COMMUNITY EVENTS!

Holiday Decoration Contest

7392 W. River Rim PL



1

WINNERS!

7086 W Deserama Dr



2

7227 W Kiwi Ln



3

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

CRCA



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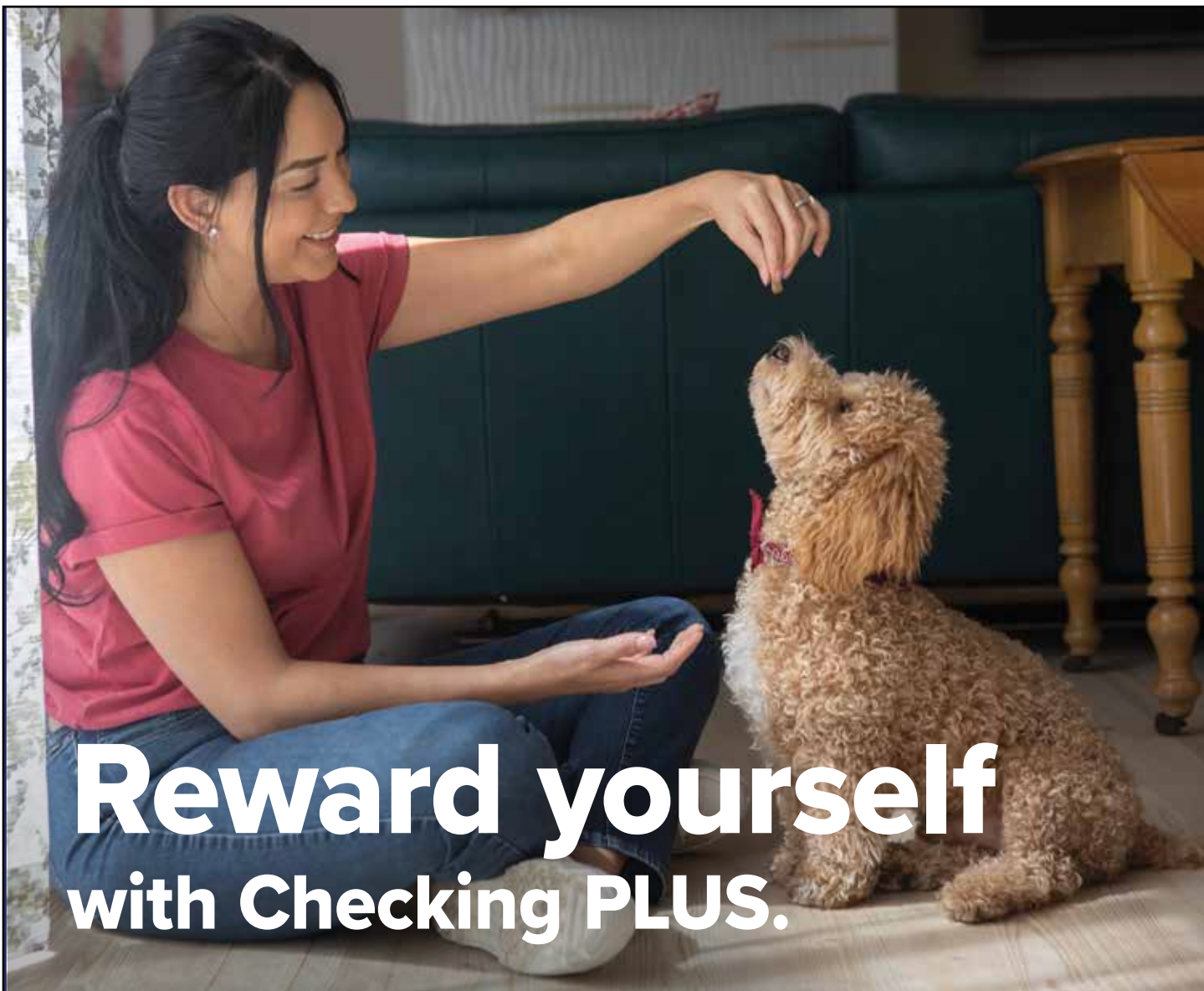


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Useful Numbers

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 NEW YEAR!

Happy New Year! We hope everyone made it through the holidays in good health and that 2026 is already off to a great start for you and your family.

The holiday season was filled with wonderful moments of connection and generosity across Continental Ranch. It was truly heartwarming to see so many residents attend the annual Photos with Santa event. With more than 40 families in attendance — including a few four-legged friends — Santa had a fantastic time meeting everyone!

Another highlight of the season was the incredible generosity shown through the Angel Tree program. Thanks to caring residents and the CRCA Board, a beautiful collection of gifts was donated this year to Casa de los Niños, along with a substantial contribution to the Town of Marana Food Bank. Year after year, Continental Ranch continues to demonstrate that when times are challenging, this community rises together with compassion and generosity.

Over the past year, the Association has experienced several unfortunate instances of vandalism. These include two incidents at the activity field that resulted in damage to the turf and the in-ground trash receptacle, as well as one incident at the Windmill Park playground that required a professional remediation company to remove graffiti from playground equipment. Vandalism not only impacts the appearance and enjoyment of our shared amenities, but it also creates unplanned repair expenses that ultimately affect the entire community and can contribute to increased dues. Residents are encouraged to report any suspicious behavior immediately to the Marana Police Department. Community awareness plays an important role in prevention—see something, say something.

Community involvement remains the foundation of a thriving Association — especially one as large and diverse as Continental Ranch. Today, CRCA and its sub-associations include 4,440 residential lots and 37 commercial properties, including three apartment complexes. The Board of Directors dedicates countless hours each month to guide the community forward, and their commitment is vital to the Association's success.

While Board service is not for everyone, there are many other meaningful ways to get involved. The Covenants, Landscape, and Architectural Committees meet one to two times per month and offer residents a chance to learn more about the inner workings of the Association while collaborating with neighbors. Committee and Board meeting minutes are always posted to the website after approval, making it easy to stay informed—even if you're unable to attend meetings in person.

Finally, on behalf of the entire management team, we would like to sincerely thank the Continental Ranch Board of Directors and residents for allowing us the continued opportunity to serve this community. We do not take your trust for granted and remain committed to providing professional, responsive, and high-quality management services in the year ahead.

Thank you for being part of what makes Continental Ranch such a special place to call home. We look forward to another successful year together.

On behalf of J.J., Valaree, and Briana

Lori Wuollet
Community Manager

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

Briana Herbert, 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.

