

CONTINENTAL RANCH

the windmill

March / April 2026 Edition

www.crcatucson.com

March 2026

1: Windmill Park Pool
Opens!

2: Landscape -
6:30pm @WP

4: Covenants -
6pm @ WP

5: ARC - 6pm @ WP

17: Board Meeting -
6pm @ CC

19: ARC - 6pm @ WP

April 2026

1: Covenants - 6pm @ WP

2: ARC - 6pm @ WP

4: Easter Egg Hunt -
10am to 1pm @ WP

6: Landscape -
6:30pm @WP

16: ARC - 6pm @ WP

21: Board Meeting -
6pm @ CC

25: Community Yard Sale -
7am to 2pm

President's Message

by Peg Bracken

Greetings Residents,

We are all very excited that the Windmill Park pool will open on March 1st! I hope everyone enjoys a fantastic pool season and the warmer weather. Please remember to be respectful of the rules and the monitors while using the facilities.

Join us for our Annual Easter Egg Hunt Event on April 4th, from 10 AM to 1 PM! This event will feature activities for residents of all ages, ensuring a fun experience for everyone. Just so you know, events for different age groups will start at various times, so be sure to check with the office for specific schedules.

If you're interested in volunteering, we would love your help! Please reach out to the office, as we always welcome additional support for this important event, Continental Ranch's biggest celebration of the year. Your assistance is greatly appreciated!

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

Spring is a beautiful season that brings lovely flowers and pleasant weather. However, it also comes with an unwelcome guest: weeds. To avoid receiving a notice from the office, please take control of any weeds as soon as you spot them. Applying a pre-emergent treatment is an excellent way to prevent weed growth, but it should be done before the weeds begin to sprout. Let's all work together to keep our community clean and beautiful this spring season!

Thank you, and have a wonderful spring season!

Peg

Table of Contents

Page 2	Wild Neighbors: Javelina
Page 3	January & February Recap: Board Meeting at a Glance
Page 4	Cooper's Hawks
Page 5	Community Bulk Item Trash Pick Up
Page 6	Upcoming Events
Page 7	Easter Egg Hunt
Page 8	Volunteers Needed
Page 9	Pet Supply Drive
Page 10	Desert Broom
Page 11	Desert Broom (Spanish)
Page 12-13	Northwest Fire Department Closing Doors
Page 14-15	Calendar
Page 15	Northwest Fire Department Fire Prevention
Page 16	Food Truck Roundup
Page 17	Swimming Pool Rules
Page 18	Do I Need Approval
Page 19	Assessments Due
Page 21	Yard Sale Form
Pages 21-26	Advertisements
Page 27	Useful Numbers Newsletter Policies
Page 28	Management's Message



Wild Neighbors: Javelinas

Javelinas and dogs are not a good mix. There are far more javelina attacks on dogs than humans, and most human injuries occur while they are trying to protect their dog during an attack. Javelinas react to dogs the same way they do with coyotes. They perceive both canines as a serious threat to their young, and a dog barking is also perceived as a threat to the herd. If you see a herd of javelinas while taking your dog(s) for a walk, we advise you to turn around and walk away from the herd. When dealing with wildlife intruding on your property or business, it's safest to let the experts handle it. Call 911 in an emergency. The Northwest Fire District often works closely with Animal Experts, Inc. They are certified wildlife specialists with more than 40 years of experience in the wildlife animal control business involving the humane capture and relocation of animals in the Sonoran Desert. This wildlife safety tip was brought to you by Animal Experts Inc.

www.AnimalExpertsInc.com



January & February Recap: Board Meeting at a Glance

The following are highlights from the regular meeting of the Board of Directors held January 20, 2026 and February 17, 2026, 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 January 20, 2026 Board of Directors meeting, the Board approved several committee recommendations and operational items. The Landscape Committee's request to purchase a replacement trash can at Windmill Park Activity Field was approved. The Board also approved a proposal from Oasis Pool to scrub the pool deck; clean the pool and spa tile; clean the splash pad features and tank; drain, acid wash, and refill the pool and spa; restart the heater; add appropriate chemicals to the pool; and re-seal the tiles around the pool and spa. A service contract with Pacific Office Automation for the office printers was also approved. All motions were unanimously approved.

At the February 17, 2026 Board of Directors meeting, the Board received and reviewed the Annual Audit findings presented by J. Todd Lundering, CPA. The Board approved several Landscape Committee recommendations, including planting up to ten Texas Ebony trees along Coachline where previously infected trees had been removed; revamping a damaged trash can and purchasing a new trash can for two pocket parks; replacing three backflows at Rivers Edge, Copper Moon, and Summer Sky; and installing a drain in the drainage channel located on Safflower to eliminate a ponding issue. The Board also heard a presentation from Max Ivankovich of Wyyerd Fiber regarding a proposal to install fiber optic internet at the Office and Community Center; this discussion was tabled until the next meeting. Additional approvals included swim lessons provided by Saguaro Aquatics; use of the Windmill Park Baseball Field by Continental Ranch Little League; renewal of CRCA insurance for 2026; renewal of the Reliable IT Solutions contract for 2026; replacement of the Windmill Park office chairs; window tinting at Windmill Park Office; repairs to the Windmill Park spa and North pony wall; splash pad equipment room wall repair; Community Center concrete curb painting; CRCA perimeter wall painting; Ramada concrete refinishing at Windmill Park; replacement of the Windmill Park pool and spa heater; and repainting of metal surfaces at Windmill Park. 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.



Cooper's Hawks in Continental Ranch

The Cooper's Hawk (*Accipiter cooperii*) is a common year-round resident in Tucson and the most likely hawk to be hanging out in your yard. They are a medium-sized hawk with a dark cap and dark gray wings with a long tail, and they tend to sit very straight-backed with an upright posture. Adults have very fine horizontal stripes that are brick red on their chest and belly, but the juveniles have a white breast with bold, vertical, brown streaks. They are primarily bird hunters, are very agile flyers, and will sometimes chase targets down on the wing. They are often spotted sitting quietly in a yard that has a bird feeder and waiting for an opportunity to ambush a dove or finch not paying enough attention. If your feeders have attracted a Cooper's Hawk, consider it a testament to the quality of the habitat you have created – a two-tier feeding station! If your feeder birds are hunted relentlessly, consider adding shrubs or other cover for them to quickly escape to. This helps ensure that the birds that fall prey are more likely to be those that are injured or sick as part of a normal ecosystem process.

If your area has large trees you may see a pair nesting in Spring, even as early as February. During this time, they vocalize often with a loud pek-pek-pek-pek call and can be seen soaring around in courtship flights. Once they have established an active nest, they can become very protective and may swoop at anything or anyone that comes too close to their nesting tree. If this happens to you, it is best to avoid the area until they are at a less aggressive stage of nesting. They are excellent parents and vigilantly guard against danger, and work overtime to provide their chicks with the food they need to grow strong. In the summer you may see the whole family flying around the area as the adults teach the young how to fly and hunt, and generally become adult Cooper's Hawks.



Jennie MacFarland
Bird Conservation Biologist
Tucson Audubon Society
jmacfarland@tucsonaudubon.org

It's important to note that even if one of these hawks decides to make themselves at home in your backyard, it's illegal to harm or remove them as they are protected under the U.S. Migratory Bird Treaty Act, and doing so can result in a hefty fine and imprisonment. Under rare circumstances, it may be possible to have the nest removed by an authorized expert with U.S. Fish and Wildlife Services, (505) 248-7882. According to Arizona Game and Fish, "common solutions include tolerating small disturbances, staying away from nest sites until the young are able to fly, and keeping small pets inside or in enclosures with a roof." In most cases, a close encounter with a Cooper's Hawk can be a great opportunity to observe and learn about an integral member of the natural ecosystem surrounding Continental Ranch.

For more information on coexisting with these birds of prey, and other local wildlife, please visit the Arizona Game and Fish Department's 'Living with Raptors' page on their website at www.azgfd.com.





Community Bulk Item Trash Pick Up

Saturday May 2, 2026

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!

EVENTS 2026

UPCOMING

MAR
1

**WINDMILL PARK
POOL OPENS**
5 AM

APR
4

EASTER EGG HUNT
10 AM

APR
25

**COMMUNITY
YARD SALE**
7 AM

MAY
2

**WM BULK ITEM
PICK UP**
6 AM



FOR MORE INFORMATION CALL
(520) 297-7600
OR VISIT CRCATUCSON.COM

Continental Ranch Community Association
Presents:

Easter Egg HUNT

Saturday, April 4th,
from 10am to 1pm @ Windmill Park!

This event is for CRCA Residents only

Parents, please pick up a raffle ticket and
wristband from the CRCA office in advance of
the event date.

We will be collecting non-perishable food
items for the Marana Food Bank. Donations
are greatly appreciated!

Schedule

10:15am 0-2 yr old
10:45am 3-4 yr old
11:15am Special needs
11:45am 5-6 yr old
12:15pm 7-8 yr old
12:45pm 9-10 yr old

Photo Booth
Train Rides
Caricatures
Petting Zoo!

Live Magic!
Face Painting!
Food Trucks!
Jumping Castles!
Local Vendors!
Bubble Fairy!

Continental Ranch Community Association



VOLUNTEERS NEEDED!

We need your help!

The new year has only just begun, and Continental Ranch is already hard at work planning our 14th annual Easter Egg Hunt! This is CRCA's biggest occasion of the year, and the many wonderful residents who volunteer their time and effort to it are crucial to its success.

We are looking for Continental Ranch residents to help with setup the day before the event, **April 3rd**, as well as volunteers for booths and cleanup on the day of, **April 4th**.

For more details, please contact the CRCA office at
520-297-7600.



Continental Ranch Community Association

Pet Supply Drive!

CRCA is now accepting donations such as leashes, toys, blankets, crates, unopened food, and more for local shelters in need!



You can drop off your generous donations at the Windmill office located at 9150 N. Coachline Blvd.

DESERT BROOM

Landscaping tips



We Beautify the World

Welcome to the unique Sonoran Desert landscape of Phoenix and Tucson, where the **Desert Broom**, native to this region, has found its way into managed landscapes, creating unintentional challenges for residents. This hardy plant tends to thrive near water sources like drip emitters and culverts, causing a bit of a landscaping headache.



safety of residents and their properties. By addressing fire hazards proactively, you're aligning with community safety standards and regulations, creating a secure living environment for all HOA members.

And here's a bonus – the removal of desert broom positively impacts water conservation efforts. These plants, adapted to arid conditions, can be replaced with native species requiring less water, contributing to sustainable water management practices within your community.

But fear not! Swift removal of desert broom from your property can bring numerous advantages, contributing to the overall well-being of your community and its residents. Let's explore three key benefits:

1. Enhanced Aesthetics and Property Value: Say goodbye to the invasive and visually unattractive desert broom! Swift removal not only improves the overall aesthetics of your property but also creates a more appealing and well-maintained landscape. This boost in visual appeal can positively impact property values within your HOA community, bringing joy to homeowners and adding value to the entire association.

2. Preservation of Native Flora and Ecosystems: Embrace the beauty of native flora! Desert broom's invasive tendencies can displace native plant species, but with swift removal, you're preserving the unique flora and ecosystems within your community. This is vital for maintaining a diverse and balanced environment, supporting local wildlife, and contributing to the overall ecological health of the area.

3. Mitigation of Fire Hazards and Safety Concerns: Safety first! Desert broom is known for its flammability, especially in wildfire-prone regions. Swift removal significantly reduces the risk of wildfires, enhancing the

BEST PRACTICES FOR DESERT BROOM CONTROL: To control those young desert broom plants, pull or dig them out by their roots to avoid resprouting. Remember, remnants of roots left in the ground can regenerate into new plants.

Tips: Pull them out after a nice soaking rain, they will come out much easier. Do not just cut them down with pruners, they will grow back stronger with multiple new stems.

SEEDLING VIGILANCE: Keep a watchful eye on desert broom seedlings within landscape shrub canopies. Their vigorous taproots make removal challenging once established, so early intervention is key to prevent persistent growth.

With these simple tips, you're not just removing desert broom – you're nurturing a healthier, more vibrant community landscape. Happy gardening!



LANDSCAPING TIPS brought to you by the Arizona Landscape Contractors' Association, the Sustainable Landscape Management (SLM) and the Arizona Certified Landscape Professional (ACLCP) programs.

www.ALCA.org



AAALandscape.com

PHOENIX OFFICE
602.437.2690

TUCSON OFFICE
520.696.3223

ESCOBA AMARGA (ROMERILLO)

Consejos de paisaje



We Beautify the World

Bienvenido al paisaje único del Desierto de Sonora en Phoenix y Tucson, donde la Escoba amarga, originaria de esta región, ha encontrado su camino en paisajes controlados, creando desafíos involuntarios para los residentes. Esta resistente planta tiende a crecer cerca de fuentes de agua como emisores de goteo y alcantarillas, provocando dolores de cabeza.



¡Pero no temas! La rápida eliminación de la escoba amarga de su propiedad puede aportar numerosas ventajas y contribuir al bienestar general de su comunidad y sus residentes. Explore tres beneficios clave:

1. Estética y valor de la propiedad mejorados: ¡Diga adiós a la escoba amarga, invasiva y visualmente poco atractiva! Una eliminación rápida no sólo mejora la estética general de su propiedad, sino que también crea un paisaje más atractivo y bien mantenido. Este aumento en el atractivo visual puede impactar positivamente el valor de las propiedades dentro de su asociación de residentes, brindando alegría a los propietarios y agregando valor a toda la comunidad.

2. Preservación de la flora y los ecosistemas nativos: ¡Adopta la belleza de la flora nativa! Las tendencias invasivas de la escoba amarga pueden desplazar a las especies de plantas nativas, pero con una eliminación rápida, se puede preservar la flora y los ecosistemas únicos dentro de tu comunidad. Esto es vital para mantener un medio ambiente diverso y equilibrado, apoyar la vida silvestre local y contribuir a la salud ecológica general del área.

3. Mitigación de riesgos de incendio y asuntos de seguridad: ¡la seguridad es lo primero! La escoba amarga es conocida por su inflamabilidad, especialmente en regiones propensas a incendios forestales. La eliminación rápida reduce significativamente el riesgo de incendios, mejorando la seguridad de los residentes y sus propiedades. Al abordar los riesgos de incendio

de manera proactiva, se está alineando con los estándares y regulaciones de seguridad de la comunidad, creando un entorno de vida seguro para todos los miembros de la asociación de residentes.

Y hay una ventaja: la eliminación de la escoba amarga tiene un impacto positivo en los esfuerzos de conservación del agua. Estas plantas, adaptadas a condiciones áridas, pueden reemplazarse con especies nativas que requieren menos agua, lo que contribuye a prácticas sostenibles de gestión del agua dentro de su comunidad.

MEJORES PRÁCTICAS PARA EL CONTROL DE LA ESCOBA AMARGA:

Para controlar las plantas jóvenes de escoba amarga, sáquelas de raíz para evitar que vuelvan a crecer. Recuerde, los restos de raíces que quedan en el suelo pueden regenerarse y convertirse en nuevas plantas.

Consejos: Arráncalos después de la lluvia, saldrán mucho más fácilmente. No los cortes con podadoras, volverán a crecer más fuertes con múltiples tallos nuevos.

VIGILANCIA DE LAS SEMILLAS Y PLÁNTULAS:

Pon atención a las plántulas de escoba amarga dentro de las copas de los arbustos. Sus vigorosas raíces dificultan su eliminación una vez establecidas, por lo que la intervención temprana es clave para evitar un crecimiento persistente.

Con estos sencillos consejos, no solo eliminará la escoba del desierto, sino que también fomentará un paisaje comunitario más saludable y vibrante. ¡Feliz jardinería!

CONSEJOS DE SEGURIDAD presentados a usted por los programas Arizona Landscape Contractors' Association, Sustainable Landscape Management (SLM) y Arizona Certified Landscape Professional (ACLP).

www.ALCA.org



AAALandscape.com

PHOENIX OFFICE
602.437.2690

TUCSON OFFICE
520.696.3223

CLOSE BEFORE YOU DOZE



Because of synthetic materials, furniture and construction, fire spreads faster than ever before. Closing doors helps stop the spread of fire.



FIRE PREVENTION: you can make a difference.

Smoke outside:

Many things in your home can catch on fire if they touch something hot like a cigarette or ashes. It is always safer to smoke outside.

Never smoke around medical

oxygen: Medical oxygen can explode if a flame or spark is nearby. Even if the oxygen is turned off, it can still catch fire.



**NORTHWEST
FIRE DISTRICT**

FOR MORE INFORMATION

(520) 887 - 1010

www.nwfdaz.gov



Source: usfa.fema.gov



March 2026

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



April 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1 Covenants - 6pm @ WP	2 ARC - 6pm @WP	3	4 Easter Egg Hunt - 10am to 1pm @ WP
5	6 Landscape - 6pm @ WP	7	8	9	10	11
12	13	14	15	16 ARC - 6pm @ WP	17	18
19	20	21 Board Meeting - 6pm @ CC	22	23	24	25 Community Yard Sale - 7am to 2pm
26	27	28	29	30		

TUCSON FOOD TRUCK

ROUNDUP!

MARCH 11TH

APRIL 8TH

4:30PM-
7:30PM



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

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.

DO I NEED APPROVAL?



WITH SPRING AND THE SEASON FOR HOME IMPROVEMENT PROJECTS AROUND THE CORNER, WE THOUGHT WE WOULD REFRESH THE COMMUNITY ON SOME COMMON ITEMS THAT REQUIRE APPROVAL FROM THE ARCHITECTURAL REVIEW COMMITTEE.

ARC APPROVAL NEEDED

- ✓ New Outside Lighting Fixtures
- ✓ New Pool or Spa
- ✓ Paint Colors
- ✓ Pavers or Extending Driveway
- ✓ Front Metal Screen Doors
- ✓ Wall Alterations
- ✓ Adding a Gazebo, Ramada, or Pergola
- ✓ Sheds

PLEASE BE SURE TO REFER TO THE DESIGN GUIDELINES FOR MORE HOME IMPROVEMENTS THAT NEED ARC APPROVAL.

THE ARCHITECTURAL COMMITTEE MEETS **EVERY FIRST AND THIRD THURSDAY** OF THE MONTH. ALL ARC SUBMISSIONS MUST BE MADE THROUGH THE ONLINE PORTAL. **NO LATER THAN NOON THE TUESDAY PRIOR** TO THE MEETING.

FOR ANY OTHER QUESTIONS, PLEASE CONTACT THE OFFICE AT **(520) 297-7600** OR EMAIL US AT **CONTINENTAL.RANCH@YAHOO.COM**



CONTINENTAL RANCH COMMUNITY ASSOCIATION

ASSESSMENTS DUE

MAY 1ST

A semi-annual assessment of **\$200** is
due **May 1st, 2026**.

Payments received after **5pm on May
15th** will be considered late.

Please call our office at **(520) 297-7600**
with any questions!

LEARN * DISCOVER * ENGAGE

TUCSON POLICE ARIZONA

TMC for Children

SPARKY

Safety First Saturday

2026

March 7, 2026

10 a.m. - 2 p.m.

Learn, Discover and Engage!

- Over 30 public safety agencies outside of the mall with their vehicles and equipment to highlight the work of public safety
- Over 40 vendors inside of the mall offering health & safety education, information and demonstrations
- K-9 Unit demonstrations
- Car seat safety checks
- Vehicle extrication demonstrations
- FREE** booster seats
- FREE** bike helmets

Tucson Mall
4500 N. Oracle Road • Tucson, AZ 85705

Continental Ranch Community Wide Yard Sale!
April 25, 2026 7:00am – 2:00pm
Registration deadline is Wednesday, April 22, 2026



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 April 24th & 25th 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 April 22, 2026

Name: _____ **Phone:** _____

Address: _____

Items for Sale:

For Office Use: _____ **Date:** _____ **Staff Initials:** _____ **Parcel/Lot** _____



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.



Ana Holcomb



Scan me






Contact: _____ **Hablo Español**
 ✉ ANASELLSRE@GMAIL.COM
 ☎ 520-954-2159
 🌐 BUYINGSELLINGTUCSONHOMES.COM

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D & J Landscape Maintenance, LLC

520-272-9978

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

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



Free Estimates

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Owned
Business



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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.....



Piano Lessons for Really Cool Kids... of ANY Age!

*Affordable! By Appointment!
Your piano/keyboard or mine!
The ULTIMATE BRAIN exercise for ALL AGES.*

- Focused curriculum on age appropriate technique; fundamentals, understanding and reading music; music appreciation and enjoyment.
- Contemporary teaching style; individualized to student's needs and learning style.
- Certified professional educator with 25+ years' experience; University of Wisconsin graduate, with Level 1 Clearance.
- Tucson client referrals spanning 20 years.
- Located in Continental Ranch.



*For more information call
Teresa L. Baker at
520-360-5328*

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
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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 Spring, Continental Ranch!

Happy Spring! The gorgeous March weather has arrived, bringing longer days, sunshine, and the official kickoff to pool season. It's one of the best times of year to enjoy all that Continental Ranch has to offer.

Pool Season Is Here

As the pools reopen, we ask everyone to please take a moment to refresh yourself on the CRCA Pool Rules. They are posted in the pool areas, on the website, and in this newsletter. The rules most commonly violated include:

- Underage persons in the spa
- Food and drink in the pool area
- Hanging on lane lines
- Not showering prior to entering the pool
- Diving or flipping into the pool
- Letting in large groups who do not reside in CRCA

These rules exist to ensure safety and enjoyment for all residents and will be enforced. Staff are always happy to answer questions.

A reminder as well: human waste contamination is the number one reason for temporary pool closures. If you see something concerning, please notify a pool monitor immediately so we can address it quickly.

Spring Projects & ARC Approvals

Spring's mild temperatures make it the perfect time to tackle exterior home improvements and landscaping updates before the summer heat returns. Please remember that most exterior modifications—including repainting, front yard landscape changes, and other visible improvements—require Architectural Review Committee (ARC) approval prior to installation.

The ARC meets twice monthly, and many projects can even be approved by management the same day. If you have questions about repainting (including fascia and body paint maintenance), converting to more water-wise landscaping, or improvements near wash areas behind your property, please contact the office. We're here to help guide you through the process.

Pet Courtesy Reminder

As you enjoy Windmill Park and other common areas, please remember to pick up after your pets and dispose of waste properly—tied closed and placed in a public trash can or your own receptacle. Not a neighbor's. It's simple courtesy and helps keep our community beautiful for everyone.

Easter Egg Hunt – Don't Wait in Line!

Our annual Easter Egg Hunt is fast approaching, and we're excited to welcome families to the lush green field behind the office for one of CRCA's premier events.

If you have children participating (especially those under 11), please stop by the office ahead of time to pick up wristbands and raffle tickets. Don't forget to bring your I.D. Picking them up early—Monday through Friday, 8 a.m. to 5 p.m.—means more time having fun and less time waiting in line on event day. Everyone in the office is looking forward to seeing you there!

Board & Volunteer Appreciation

We also want to thank our Board members and committee volunteers who dedicate significant time each month to serve this community of more than 3,400 homes. Their thoughtful decision-making and commitment help keep Continental Ranch one of the best places to live. If you're interested in serving on a committee—some require less than an hour per month—please contact the office. Fresh perspectives are always welcome.

Spring is truly a season of renewal, activity, and community connection. Thank you for doing your part to help keep Continental Ranch safe, beautiful, and welcoming.

Wishing you all a healthy and happy Spring season!

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