

Continental Ranch Community Association

9150 N. Coachline Blvd. Tucson, AZ 85743 Phone: (520) 297-7600 Fax: (520) 297-7917

Landscape Committee Meeting – May 04, 2026

Minutes

- I. **Call to Order 5:53 P.M. at the Windmill Park Office**
- II. **Roll Call:** *Present:* **Patrick Chamblee**
 Doug Childress (Chairperson)
 Bill Cicala
 Clement DeLarge (Board Liaison)
 Patti Gloy
 Larry Lemieux
 Alexis Stern
 Lori Wuollet (Mgmt. Representative)
- III. **Approval of May 04, 2026 Meeting Agenda** approved by motion (**Gloy/Cicala**).
- IV. **Approval of April 06, 2026 Meeting Minutes** approved by motion (**Stern/Lemieux**).
- V. **Guests:**
 - A. **AAA Landscape:** Mr. Valencia, Account Manager for CRCA's landscape maintenance contractor was in attendance and provided an update on current landscaping efforts throughout the community. Humberto reported that the crew is following the cycle map and addressing individual homeowner complaints, with a current focus on capping spaghetti lines. The Bermuda grass is beginning to establish, and the rye grass is expected to die off with the warmer temperatures anticipated next week. Once the Bermuda is fully established, the turf will be aerated. Regarding Silverbell irrigation, no records were found for a large-scale valve installation, only scattered individual installations; Humberto will continue reviewing records, as the reserve study quantity differs significantly from the number of valves quoted. Two oak trees at the Silverbell monument are being monitored, with irrigation valves opened daily for one hour in an effort to revive them. Possible insect activity was also noted on the opposite side of the monument, and Juan will inspect the area. Installation of the Texas Ebony trees is pending Bluestake clearance and is expected next week. Humberto will also follow up on the revised bids for the monument desert landscape project.
- VI. **ADHOC Dog Committee report:** Ms. Gloy reported no new information is available.
- VII. **Management Report:** Reports from AAA Landscape continue to be received each Tuesday and are promptly forwarded to the Committee for review. Wyyerd Fiber has completed its work within the community, with final confirmation of completion still pending. AAA Landscape has scheduled the oak tree installation for this week, and scheduling is also pending for the backflow replacements; seasonal backflow covers have been removed. The Activity Field at Windmill Park is currently transitioning to

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Bermuda turf, and AAA will provide an update at the meeting. Several proposals are included in the meeting packet for Board consideration, including the 4G cartridge replacement from AAA Landscape, a revised pool drainage estimate from Desert Starr, and a proposal from Brijer Resources regarding the Pocono trees previously discussed. AAA is also continuing to review the valve replacement project at Silverbell to determine whether all valves require replacement and to reconcile discrepancies with the reserve study inventory. Additionally, lantanas on Twin Peaks that were damaged by vehicles were cut back by AAA to encourage regrowth.

- VIII. Year to Date Budget Review:** the year-to-date budget was included in the packet for review.
- IX. Board Actions:** The Board approved the proposal from AAA Landscape to replace the Windmill Park valves using reserve comp# 452 NTE:\$12,331.27 and approved the ADHOC Dog Park Committee submission for a newsletter article in the May/June Newsletter.
- X. Unfinished Business:**
- A. Irrigation Valves – Reserve Comp #1013 – update advised still researching the amount of valves to ensure correct.
 - B. Texas Ebony Tree Installation – update advised will be installed this week pending the weather.
 - C. Windmill Park Pool Drainage Proposal – Discussion ensued. **MOTION (Cicala/Lemieux)** to approve the proposal from AAA Landscape to repair the Windmill Park Pool Drainage NTE: \$5,298.00. Unanimously approved.
 - D. Irrigation Cellular – Reserve Comp #1025 – Discussion ensued. **MOTION (Cicala/Lemieux)** to approve the proposal from AAA Landscape to upgrade the irrigation cellular from 3G to 4G under reserve Comp#1025 NTE: \$25,767.48. Unanimously approved.
- XI. New Business:**
- A. Pocono Way Tree Proposal – Discussion ensued. **MOTION (Lemieux/Stern)** to accept the proposal from Brijer Resources to remove the two Oak trees as presented NTE: \$1400.00. Unanimously approved.
- XII. Next meeting date: June 01, 2026, at 6:00 P.M. at the Windmill Park Office.**
- XIII. Meeting adjourned at 6:33 PM.**