

CONTINENTAL RANCH

the windmill

May / June 2026 Edition
www.crcatucson.com

May 2026

- 1: Assessments Due
- 1: CC Pool Opens!
- 2: Waste Management Bulk Item Pick Up @ 6am
- 4: Landscape - 6pm @ WP
- 6: Covenants - 6pm @ WP
- 7: ARC - 6pm @ WP
- 19: Board Meeting - 6pm @ CC
- 21: ARC - 6pm @ WP
- 25: CRCA Office Closed

June 2026

- 1: Landscape at 6pm @ WP
- 3: Covenants - 6pm @ WP
- 4: ARC - 6pm @ WP
- 15: Board Applications Due
- 16: Late Fee Applies
- 16: Board Meeting - 6pm @ CC
- 18: ARC - 6pm @ WP
- 19: CRCA Office Closed

President's Message

by Peg Bracken

To all residents,

We had a fantastic turnout at the Annual Easter Egg Hunt on April 4th. Valaree and the staff did a marvelous job organizing this year's event. It was wonderful to see so many of our mature residents and young people enjoying themselves. The weather was perfect for a great spring day.

I want to express my heartfelt gratitude to our residents and the office team for their hard work in setting up and taking down all the equipment. I also wish to extend my deepest thanks to AAA Landscape for their tremendous support, as well as to Boy Scouts Troop. Quite frankly, we could not have done it without everyone's contributions. Everyone came together to make this event the highlight of the season for our community. Thank you all!

Our pools are now open! We kindly ask that you show respect to our pool monitors and fellow guests who are here to enjoy the amenities our community offers. The monitors are here for everyone's benefit, so please adhere to all rules to help us keep the pools open.

Please remember that the pool is not a restroom. If you need to go, kindly use the facilities provided instead of the pool. Last year, we had to shut down the pool several times due to accidents. This not only inconveniences our residents but also incurs costs to restore the water to safe levels before we can reopen. Thank you for your cooperation!



Continued →

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President's Message Continued

This is a friendly reminder that our semi-annual assessments are due on May 1st. Payments will be considered late after May 15th. We have implemented a new system that allows payments to be made online, or you can mail a check or drop it off at the office. Please ensure that your dues are paid on time to avoid going into delinquent status. If you are experiencing financial difficulties, we encourage you to contact the management office to discuss potential arrangements.

Additionally, we would like to remind everyone that we are currently in "weeds" season. Please take extra care in managing weeds in your front yards to help keep our community looking its best.

We also ask pet owners to remember to clean up after their pets during walks. It is your responsibility to maintain cleanliness, not your neighbors'.

Thank you, and I wish you a wonderful summer.

Best regards,
Peg Bracken

2026 Pool Season Update

The Windmill Pool, located at 9150 N. Coachline Blvd., will be open March 1st through October 31st.

The Community Center Pool, located at 8881 N Coachline Blvd., will be open May 1st through September 1st.



LEARN to Swim

Did you know that swimming lessons are available in Continental Ranch? For almost 20 years, CRCA has partnered with Saguaro Aquatics to provide swimming lessons to Continental Ranch residents. Residents who participate in the swimming lesson program enjoy competitive pricing, small class sizes, and the convenience of lessons held close to home. Saguaro Aquatics has committed to keeping class sizes small so that students receive a high level of personal attention from their instructors. Lessons are held at the community center pool on Coachline Blvd, across the street from the skate park. Registration is handled directly between residents and the swimming lesson company. If you would like more information, please contact Saguaro Aquatics at (520) 638-8040.



March & April Recap: Board Meeting at a Glance

The following are highlights from the regular meeting of the Board of Directors held March 17, 2026 and April 21, 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 March 17, 2026 meeting, the Board approved multiple items, including Covenants Committee recommendations for fines and pool use suspensions related to unresolved violations. The Board also approved updated Design Guideline verbiage on page 16 regarding Pool/Spa Draining, the 2026 Integrated Pest Management Contract with AAA Landscape (not to exceed \$16,155.00), and the removal of a split tree behind N. Poudre by Brijer Resources (not to exceed \$800.00). Additional approvals included a proposal from Top Tier to refinish the concrete slabs and BBQs at the Windmill Park Ramadas using reserve component #472 (not to exceed \$4,000.00), and a request for Kidtastics to conduct six two-week swim lesson sessions at the Community Center pool during the summer. The Board further approved Marana Parks and Recreation's use of the Community Center for Senior Group activities—Mondays from 9:00 a.m. to 12:00 p.m., Tuesdays from 9:00 a.m. to 2:30 p.m., and Thursdays from 9:00 a.m. to 3:00 p.m.—in coordination with the Continental Ranch

Senior Group, with a rental cost up to \$30 per day, permission to place an activity container on the south side of the building if needed, and a contract review in six months. Lastly, the Board approved the rollover of a maturing CD with Vantage West from a 3.9% APY, 12-month term to a new 12-month term at 3.51% APY.

At the April 21, 2026 meeting, the Board approved several Covenants Committee recommendations for fines and pool use suspensions related to unresolved violations. The Board also approved a request from the Seniors Group to place banners at both pools in honor of the 250th anniversary of American independence as part of a competition involving three area schools, placement of an advertisement in the community newsletter regarding a potential dog park, Windmill Park valve replacements using reserve component #452 (not to exceed \$12,331.27), the recommendation of five members to serve on the Nominating Committee, and the renewal of a three-year reserve study update (not to exceed \$3,160 annually). The Board further approved the addition of an extra lot clean-up vendor for Association use.

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.

2026 Easter Egg Hunt



April 4th, 2026, marked the 14th Continental Ranch Easter Festival event! We saw over 1,500 residents in attendance!

A huge thank you to the CRCA residents who generously volunteered their time and contributed to making this special event possible. The two days of setup and cleanup were long and hot with lots to do, and your time and efforts are greatly appreciated.

We would also give a big thanks to our partners at AAA Landscape for their hard work during our Easter event and for providing waters for residents. Of course, we can't forget to thank our vendors who provided food, drinks, and plenty of festivities for our guests. Every year the Scouts of America and their troop leaders help make the Easter egg hunt a great success, and we appreciate all their efforts and participation.

The petting zoo returned this year and delivered tons of fun for the whole family, along with everyone's favorite, James the Camel. The talented face painters and balloon artists and the addition of caricatures were back again too. We'd like to thank Wyyerd Fiber for providing the jumping castles, train rides, and bull riding! They were such a big hit! Our favorite magician, Magical Mr. B, returned to the Ranch to blow the minds of his young audience with his entertaining magic tricks! We also had hand-spun cotton candy, which was a huge hit! Thank you to Spunlight Cotton Candy for bringing their organic and delicious flavors to Continental Ranch!

Of course, we can't forget to thank the following businesses that donated towards this event: AAA Landscape, Marana Fire & EMT Departments, Wyyerd Fiber, Always A'Bear Photography, Diamondback Real Estate, and the Marana Police Department.

Marana Food Bank received many kind donations from our vendors and residents. Our Easter event continues to be a community favorite, bringing a lot of joy every year. The CRCA management team and Board of Directors hope that everyone had an amazing time!



CRCA Board of Directors

There are four (4) seats on the CRCA Board of Directors which will be up for election at the Annual Meeting on October 27, 2026. The positions coming open are currently held by Peggy Bracken, Connie DeLarge, Clement DeLarge and Tim Weiler. The CRCA Bylaws guide the steps and timeline for the election. Anyone wishing to run for the Board in this year's election needs to fill out the Application for Candidacy form and turn it the office no later than June 15, 2026. Continental Ranch is a strong and vibrant community. Its success depends on the volunteers who donate their time by serving on the Board of Directors. Apply for the Board and be a leader in your association.



CRCA - Application For Candidacy To The Board Of Directors

(Please Use Additional Paper If Needed)

Name: _____

Address: _____ Phone number: _____

Number of Months/Years lived in CRCA: _____ Is your CRCA account balance current? _____

CRCA Committees Served on with dates: _____

Hobbies/Interests: _____

Motivation to run for Board: _____

What are the items you wish to achieve while you are on the Board? _____

The Association is a community of neighborhoods governed by the CC&Rs. The Board of Directors is required by law to apply the rules in a uniform manner. How would you approach your fiduciary duty in applying rules and granting waiver? _____

I have read the CC&Rs, Bylaws, and the Design Guidelines and understand as a member of the Board, I have a duty to uphold them. YES _____ NO _____

I understand the time commitment of the position including attending monthly meetings of the Board and up to two committee meetings a month. I understand this commitment of time may range from 6 to 12 hours per month. YES _____ NO _____

Please return the application to the Continental Ranch Community Association office via mail, email or drop box located at office

9150 N. Coachline Blvd. Tucson, AZ 85743
Continental.Ranch@yahoo.com

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.

Thinking of RELOCATING and SELLING Your House?

Before a house ownership changes, the HOA is requested to provide a disclosure statement specific to that property. An inspection is completed, and any HOA issues are noted. This will not only include things that are non-compliant, but things like faded paint, or any other changes you made since moving into Continental

Ranch. All these issues, however minor, must be corrected at the time of sale. In many cases, it is just a matter of filling out an ARC form and waiting for approval for a change that was made without prior approval. If this report is requested early in the process, it is usually a simple matter to get the violations corrected. The prospective new owner can then be provided written assurance that the home is in full compliance with HOA governing documents. If you have made any exterior changes at your home without obtaining ARC approval, submit the required ARC paperwork now so that these issues are all resolved well in advance of your listing your home for sale. Examples of items we are finding owners have not submitted ARC applications for include: sheds, pergolas, gazebos, patio enclosures, above ground

spas, play structures, security screen doors, hardscape additions in the front yard, etc. Please contact the CRCA Management office to receive instructions on how to submit an ARC application.



CONTINENTAL RANCH COMMUNITY ASSOCIATION
ASSESSMENTS DUE
MAY 1ST

A semi-annual assessment of \$200 is due May 1st, 2026. Payments after June 15th after 5pm will be considered late. This can be paid in the office with a check or money order or online on your resident portal with a debit/credit card. Please call our office at (520) 297-7600 with any questions!

Efforts Underway for Dog Park

Would you like to see a dog park in our community for the exclusive use of Continental Ranch residents?

Continental Ranch is alone among communities in its vicinity without a place for dogs to run and play off leash. Studies show that dog parks add to the community, support property values, and attract new home buyers.

In 2025, The HOA board approved funds for a dog park in a small portion of Windmill Park subject to members approval. **To move forward with this project, the Continental Ranch Rules and Regulations require homeowners'/members' approval by responding to the annual ballot which will be sent to residents in September.** It is required that 2/3rds of homeowners' vote (one vote per household) and submit the ballot by the deadline this fall. Be sure to look for and vote for or against the dog park question that will appear on the ballot. We encourage all homeowners to respond and vote yes on this matter so we can move forward with dog park plans.

The goal of the Dog Park Ad Hoc Committee is to install and maintain a dog park with no impact on our HOA dues. **The initial cost to install the dog park has already been allocated by the board in our current budget. Annual maintenance costs are expected to be minimal and have little if no impact on future budgets.**

In order to answer any questions and address concerns the community might have, the ad hoc dog park committee will be holding a community meeting at the Windmill Park Ramadas on Tuesday, June 9th @ 6:30 p.m. We hope to see you there.

Dog Park Ad Hoc Committee
Patti Gloy | Carol Coren | Andrea Robins



TOWN OF MARANA
Town Codes

YARD SALES

Yard Sale Etiquette

To help keep our community safe and welcoming, it's important to follow guidelines for placing yard sale signs.

Town officials have the authority to remove signs that are illegally placed or pose safety hazards. Yard sale signs are not allowed in medians or attached to any poles or other signs. Signs shouldn't block pedestrians, bikes, vehicles, or visibility for drivers. When placing yard sale signs or boxes, make sure they are secure and cannot blow away. Residents are reminded to please remove their signs promptly once the sale has ended.

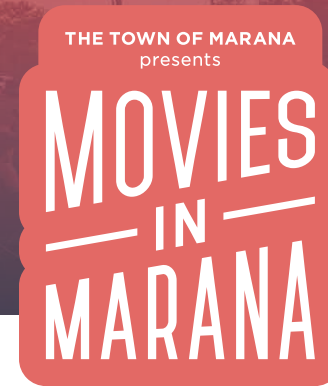
These rules help ensure that public spaces are safe and accessible, together we can maintain a welcoming environment for all in our community.

Marana Town Codes:

17-10-15 B, 17-10-30 C, 17-10-30 F, 17-10-34 K, and 17-10-34 L.



FOR MORE DETAILS:
Call (520) 382-2520 or visit maranaAZ.gov/community-and-neighborhood-services



A Free Movie Series in Marana Parks

2026 SCHEDULE

MAY 16 - TEEN BEACH MOVIE

#SplashSavvy Night

Crossroads at Silverbell District Park

JUNE 20 - ZOOTOPIA 2

#DogLife Night

Gladden Farms Community Park

JULY 18 - THE MUPPET CHRISTMAS CAROL

Christmas in July Night

Ora Mae Harn District Park



THIRD SATURDAYS | MAY-OCT | 6:00-9:00PM



AUG 15 - THE EMPEROR'S NEW GROOVE

Friendship Night

Continental Ranch Community Park

SEPT 19 - INDIANA JONES AND THE LAST CRUSADE

Adventure Night

Ed Honea Marana Municipal Complex

OCT 17 - HOCUS POCUS

Fall Festival (2-9PM)

Marana Heritage River Park



FOR MORE DETAILS, VISIT:
maranaAZ.gov/events

#MaranaEvents



May 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1 Assessments Due CC Pool Opens	2 Waste Management Bulk Item Pick up at 6am
3	4 Landscape Committee 6pm at WP	5	6 Covenants Committee 6pm at WP	7 ARC 6pm at WP	8	9
10	11	12	13	14	15	16
17	18	19 Board of Directors Meeting 6pm at CC	20	21 ARC 6pm at WP	22	23
24	25 CRCA Office Closed	26	27	28	29	30
31						



June 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1 Landscape Committee 6pm at WP	2	3 Covenants Committee 6pm at WP	4 ARC 6pm at WP	5	6
7	8	9	10	11	12	13
14	15 Board Applications Due	16 Assessment Late Fees Applies Board of Directors Meeting 6pm at CC	17	18 ARC 6pm at WP	19 CRCA Office Closed	20
21	22	23	24	25	26	27
28	29	30				

ROOTING OUT WEEDS

Landscaping tips



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As we embrace the changing seasons, maintaining a lush and weed-free landscape becomes a top priority. In this edition, we're delving into the art and science of weed removal – providing you with expert insights, tips, and strategies to keep your outdoor space thriving.



TYPES OF HERBICIDES: Consider using pre-emergent and post-emergent herbicides to keep weeds at bay. Pre-emergents create a barrier to prevent seed germination, while post-emergents target existing weeds.

MANUAL REMOVAL: Sometimes, a hands-on approach is the most effective. Equip yourself with the right tools and protective gear for manual weed removal. This method provides precision and allows you to target weeds directly.

BENEFITS OF A WEED-FREE YARD: Maintaining a weed-free yard goes beyond aesthetics. It promotes a healthier environment for your plants, reduces competition for nutrients, and minimizes the risk of pests and diseases. Plus, it ensures your landscape thrives in its full splendor.

UNDERSTANDING WEEDS: With the recent rainstorms, the lush conditions have triggered the emergence of weeds. It's essential to identify these intruders to implement effective control measures.

HOLISTIC APPROACHES: For those inclined towards holistic solutions, consider exploring natural alternatives. From vinegar-based sprays to introducing beneficial insects, there are holistic methods that complement traditional approaches.



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CO DETECTOR END OF LIFE

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source: nfp.org

www.nwfdaz.gov



WORKING SMOKE ALARMS SAVE LIVES

Test your alarms every month.

Have smoke alarms on every level of your home, inside bedrooms, and outside sleeping areas.

If you are deaf or hard of hearing, use smoke alarms with a vibrating pad, flashing lights or strobe light. These accessories start when your alarm sounds.



Northwest Fire District

(520) 887-1010

www.nwfdaz.gov



Source: usfa.fema.gov, nfp.org

There is no poop fairy.



⊗ **Dog Poop Doesn't Biodegrade Like Wild Animal Poop**

We feed our dogs food that's very different from the food wild animals eat, therefore, dog waste does not biodegrade quickly like wild animal waste. Because of the sheer number of pets in suburban neighborhoods and in local parks, this hardy dog waste accumulates.

⊗ **Dog Poop Contains Harmful Bacteria, Parasites.**

Dog waste can contain harmful organisms like E. coli, giardia, salmonella, roundworms, hookworms, and cryptosporidium. These can be passed on to you or your pet, and may cause health problems.



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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Ana Holcomb

Contact: Hablo Español
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 ☎ 520-954-2159
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- *Child/senior proofing
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Insured by NCUA. NMLS #411592. Loan must remain open minimum of two years to avoid repayment of fees. Minimum \$10,000 advance at funding. Fees waived include appraisal fees, title fees, flood determination fee, and recording fee. Maximum fees waived up to \$975. Primary residence with up to 90% Loan to Value. The Annual Percentage Rate shall be subject to modification and adjustment any quarter hereafter until this loan is fully paid and discharged. Offer good through December 31, 2026. Certain restrictions apply.



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

Thornsdale & 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 Summer!

Happy Spring and Summer! I hope this edition of The Windmill finds everyone in good spirits as we transition from a beautiful spring into the busy summer season. This time of year always brings a renewed sense of energy to the community, and it's been great to see so many residents outdoors enjoying the parks, playgrounds, and pool facilities.

Pool Season Is Here

Pool season is officially underway, and we're excited to welcome everyone back! The Community Center pool will be opening on May 1, just in time for school summer break, and pool monitors will once again be onsite at both locations to assist with rule enforcement and safety. As always, we ask residents to take a moment to review the posted pool rules, as they are in place to ensure a safe and enjoyable experience for all.

A few friendly reminders: children under the age of 6 are not permitted in the spa per Pima County health codes, and those ages 6–13 must be supervised by an adult. Please avoid hanging on lane lines, bringing glass or food into restricted areas, or allowing non-resident groups access to the facilities. Also, rinsing off before entering the pool or spa helps maintain proper chemical levels and prevents unnecessary closures.

We take pride in maintaining our facilities and appreciate residents who report concerns—those extra sets of eyes help us address issues quickly. Please also be mindful of pool equipment and furniture so everyone can continue to enjoy these amenities throughout the season.

Assessments Reminder

It's that time again—May 1st assessments are due. Homeowners have a grace period through June 15th to submit payments without a late fee. For your convenience, the office offers a secure drop box for after-hours payments. Checks or money orders are accepted in the office, while online payments, credit card options, and Auto-ACH enrollment are available through the owner portal at www.crcatucson.com (please note that convenience fees apply). If you need assistance accessing your account, our team is always happy to help.

Community Events & Appreciation

Our annual Easter Festival continues to be one of the highlights of the year, with attendance over the years ranging from more than 1,100 to 1,200 residents. It's always wonderful to see families enjoying the egg hunts, games, vendors, and visits from the Easter Bunny. These events take a tremendous amount of planning, and we extend our sincere thanks to our staff, event coordinator Valaree Cavazos, and the many volunteers who help make them successful—often in very warm conditions! Your time and dedication truly make a difference. We'd also like to recognize our Board members and committee volunteers who dedicate countless hours to serving this community. If you've ever considered getting involved, we encourage you to reach out—fresh perspectives are always welcome, and many opportunities require minimal time each month.

Seasonal Reminders & Projects

As summer approaches, so does monsoon season. While the rain brings welcome relief from the heat, it also leads to increased weed growth. Our landscaping team will once again apply pre-emergent treatments to common areas in early June to help prevent weeds before they start. Residents are encouraged to consider applying pre-emergent in their own yards prior to the first rainfall for best results.

Spring and early summer are also ideal times to complete exterior home improvements and landscaping projects. Please remember that most visible changes require Architectural Review Committee (ARC) approval prior to starting work. The ARC meets regularly, and staff are available to assist with questions and applications.

Community Courtesy & Reminders

A quick reminder to be courteous while enjoying shared spaces—this includes picking up after pets, properly disposing of waste, and being respectful of neighbors. If you observe vandalism or concerns in common areas, please report them to the appropriate authorities and notify the office when applicable.

For covenant-related concerns, certain issues—such as backyard violations not visible from the street, street parking concerns, or short-term rentals—normally require a formal complaint form with supporting documentation. These forms are available on the website or through the office.

As always, thank you for being an engaged and valued part of the community. Whether you're attending events, volunteering, or simply enjoying the amenities, your participation helps make this a great place to live. Wishing everyone a safe, fun, and enjoyable summer season!

Lori Wuollet, Community Manager
On behalf of Valaree, JJ and Briana

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Office Hours:
Monday-Friday, 8 a.m. to 5 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.

