

Continental Reserve HOA
c/oAssocia Arizona
6840 N. Oracle Road, Suite 130
Tucson, AZ 85704

ADDRESS SERVICE REQUESTED

Directions to Sanctuary Methodist Church:

From Continental Reserve -

Take Silverbell to Cortaro – towards I-10 (east).

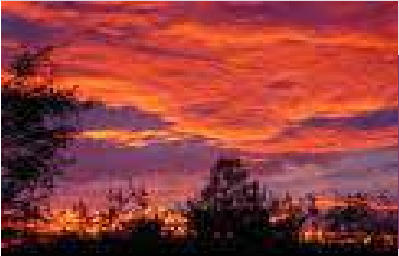
Cortaro Road to Arizona Pavilions Drive (In and Out Burger).

Turn south (right) at Arizona Pavilions Drive.

Go past the 4 way stop. Go past Tower Theaters and Channel 13.

The road will end at a business park called Continental Commerce Park.

Enter the business park going straight and that road will end at their front door.



THE COMMUNICATOR

Spring 2017

Continental Reserve Homeowners Association

**Continental Reserve
Board of Directors**

President
Mary Johnson
CNRPres@gmail.com

Vice President
Larry Casoni

Treasurer
Ted Vignone
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Secretary
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Directors
Donna Summers
Bret Holland

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Associa Arizona
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Phone: (520) 742-5674
For after hour emergencies press 5

www.associaarizona.com
tucinfo@associa.us

In order for us to help serve you better, please have your account number or address ready for the client solutions representative.

Letter from the President

Happy New Year!

We are off to a great New Year! First of all, I'd like to send out a big "welcome" to all new homeowners in Continental Reserve. We are so pleased you chose to live in our community!

Your board, along with our manager, is working on several items including expediting the ARC submittal process and follow-up on completed submissions.

Our new landscaper, The Groundskeeper, working with our Landscape Committee has Continental Reserve Loop and the community looking great. There are still openings on the Landscape Committee, as well as other committees, for homeowners who would like to become more involved.

The Annual Meeting of the membership will be held on March 9, 2017 at 6:30 P.M. We will have 4 (four) Board positions to fill. We will again use "on-line" voting for our membership this election. If you don't have Internet access you may vote the "old fashioned" way via the postal service. Just request a paper ballot by contacting Associa Arizona at 520-742-5674 or tucinfo@associa.us.

The Continental Reserve Spring Community Yard Sale will be held on Saturday, April 1st. The Yard Sale is publicized in the Explorer, Tucson paper, and Craig's List. We also hang large banners advertising the Yard Sale at our two main entrances the week before the Yard Sale. If you wish to participate, you can pick up Yard Sale signs at my house or at one of our General Board Meetings. Just email me with your name and how many signs you'd like (CNRPres@gmail.com) and I'll have them ready for you to pick up.

Look for articles in this issue regarding: the annual meeting and on-line voting, a financial update from your Treasurer, details about the Yard Sale, irrigation and tree maintenance from your Landscape Chair and information on front yard landscaping from the Architectural Review Committee.

As you travel around the community, if you notice a water leak, please email either me at CNRPres@gmail.com or you can contact Associa Arizona at 520-742-5674 or tucinfo@associa.us.

Please, come to a Board Meeting and meet your Board members. We meet the second Thursday of the month at Sanctuary Church. The meeting schedule is on the back of this newsletter. As always, we welcome your comments and concerns and you can pick up those Yard Sale Signs at the Annual Meeting in March too!

Mary Johnson, Board President
Continental Reserve HOA Board of Directors
CNRPres@gmail.com

CC&Rs, HOA, ARC, DRG...what are they, and what do they mean to me as a homeowner?

What is the CC&R? This legal document, the Covenants, Conditions and Restrictions, places specific controls on the property and provides the framework for the Home Owners’ Association (HOA). All properties in Continental Reserve are subject to the CC&Rs originally established by the developer. When you purchased your home you agreed in writing to abide by this document and were given a copy at the closing.

The CC&R requires the establishment of an Architectural Review Committee (ARC) and provides for Design Review Guidelines (DRG). The Architectural Review Committee (ARC) is a body of homeowners who are charged with the responsibility of reviewing all submissions for modifications, additions, or alterations to properties in Continental Reserve to ensure they comply with the standards as outlined in the Design Review Guidelines (DRG).

The stated purpose of the Design Guidelines is to provide an overall framework to:

- achieve visual harmony with the natural desert environment by;
 - ◆ striving for minimum visual impact
 - ◆ minimize reflectivity and reduce glare
 - ◆ harmonize with existing colors and textures of the surrounding desert
 - ◆ create the sense of a timeless, upscale and quality community with a cohesive and consistent neighborhood character
- create visual strength through the well-considered use of appropriate natural materials;
- protect the natural Sonoran Desert environment;
- establish a review process appropriate for changes within the community; and
- reflect the initial developer’s effort to
 - ◆ create a sustainable community that accommodates its growth responsibly on social, economic and environmental levels;
 - ◆ operate on a set of shared values, engendering a pride of place and sense of heritage; and
 - ◆ reduce the negative effects of development on the environment.

The CC&R state that any changes to the exterior of the home or landscaping require the owner to file a submittal with the Architectural Review Committee and obtain written approval prior to beginning any modifications.

The Design Review Guidelines (DRG) establishes minimum standards, which are designed to assist the homeowner in planning a project that will be consistent with the above stated goals. Copies of the submission form and the DRG can be obtained either from Associa or on the web site. Only after this written approval is received and any other required permits are obtained may work commence.

It remains the homeowner’s responsibility to ensure that the project is completed in a manner that is consistent with the submission, as well as any stipulations on approval, and all provisions of the DRG. Regardless of who completes the work, (be it the homeowner, or an outside contractor), this responsibility always remains with the homeowner.

The ARC meets the second Tuesday of every month January-November, unless posted. To ensure that your proposed home improvement is reviewed in a timely manner, please submit your request form to Associa Arizona by the end of the previous month for processing. Submissions received after this time will result in your submittal not being reviewed until the following meeting.

2017 ARC submittal deadlines:

- January 31 for February 7 meeting
- February 28 for March 7 meeting
- March 31 for April 11 meeting
- April 30 for May 9 meeting
- May 31 for June 6 meeting
- June 30 for July 11 meeting
- July 31 for August 8 meeting
- August 31 for September 12 meeting
- September 30 for October 10 meeting
- October 31 for November 7 meeting

Front Yard Landscaping

The stated goal for landscaping is that all lots and parcels, (excluding that which is enclosed by the perimeter wall around the rear yard) be “landscaped in a manner consistent with the natural desert”.

The original Homebuilder Guidelines required the builder to plant each front yard with a total minimum of 17 plants: two trees, five larger (5 gal.) plants, and ten smaller (1 gal.) plants. The HOA recognized that if all plants were maintained and allowed to grow to full maturity the yards would be “over planted”. Some plants would die and some would have to be removed to make room as the other plants mature.

In October of 2007 the HOA reduced the requirement so that homeowners are only required to maintain a minimum of 10 plants. One of those must be a tree, but to allow for some who might desire a more desert type landscape, a 4-foot minimum height Saguaro or a 6-foot minimum Ocotillo may be substituted, and will count as a tree. At least three of the larger size and six small plants make the balance of the requirement.

To aid homeowners in selecting plants there is an Approved Plant List, Appendix A in the Design Guidelines. But only plants designated with the letter “N” (for Native) or “T” (for Transitional) may be used anywhere on your lot. Those plants that are designated with a letter “P” are restricted to the rear privacy area only.

The only ground cover approved for areas outside the privacy walls is crushed rock. Rock colors must be earth tones, no reds, greens, whites etc. No patterns or logo may be made using the rock colors.

Over the years, by some mysterious process that no one seems to understand, this landscape rock seems to just disappear. The HOA recently purchased many tons to replenish the common areas, both on the loop and in some communities. Those colors were Apache Brown (5/8 inch) and Coronado Brown (1/2 inch) to match existing rock.

For the Approved Plant List and further information consult the Homeowners Design Guidelines.

Go to: www.CReserveHOA.com
Select: “All Documents”
Scroll down to: “UPDATED 2014 Design Guidelines”

Landscaping News

In the fall of 2016 all of the Continental Reserve irrigation flow zones associated with our aging irrigation systems were replaced. We now must address the balance of the irrigation system as it continues to age. The plan is for this to all be replaced in three phases in the next 3 years which was part of the original plan based on our reserve studies. Reserve funds will allow us to do this according to plan. Maintaining and replacing these systems is desperately needed and will reduce leaks, breaks and overall water usage.

Additionally, our Continental Reserve tree inventory is quite impressive as the current trees throughout the community have added tremendous value because of current size and age of the inventory. This is also on the 2017 plan to begin the process of having a percentage of the trees maintained, trimmed and evaluated by The Groundskeeper arborist specialist and division. All of the trees will be addressed as needed yearly and this will be now be an ongoing project moving forward for our community.

Reminder- Pet waste transmits disease. Please leash and clean up after your pet. Town of Marana Ordinance 96-02

Happy New Year to you all!
CNR Landscape Chair
Donna Summers

Get to Know the Carpet Police Team!

crptcop@aol.com

www.carpetpolice.com

520-877-9300



Carpet Police has received more "Super Service" awards from Angie's List than any other carpet & tile cleaning company in Tucson.

Carpet Police is one of only 5% of all carpet cleaning companies in AZ to qualify as an "IICRC Certified Firm".

We are members of the BBB (Better Business Bureau) and have obtained and maintained an "A+" rating for 11 years.

Our technicians have a minimum of 5 years experience and we have over 100 years of combined floor care service.

Carpet Police uses the most powerful trucks in the industry valued at over \$100,000.

Our licensed technicians are certified and have passed thorough background checks.

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ADDITIONAL SERVICES OFFERED:

*Air Duct Cleaning
*Tile Cleaning & Repair
*Upholstery Cleaning

*Rug Cleaning
*Pressure Washing
*Odor Control

*Water Damage
*Urine Decontamination
*Carpet Repair

Minimum charge required

"The Continental Reserve Homeowners Association has no means of evaluating goods or services of our advertisers and, therefore, cannot accept any responsibility for these ads."

Finance Committee Report

The Finance Committee of the Continental Reserve Homeowners Association is happy to provide a year end recap for 2016. Although we went slightly over budget in 2016 due to some issues with our aging irrigation system as well as our retention basins both needing additional work, it will have no impact on the strong financial condition our community enjoys. With the help of our homeowners paying their HOA dues on time and us working to get delinquent homeowners current, our accounts receivables continue to shrink every month. That is the reason along with a strict eye on our budget that we are able to keep HOA dues relatively low. Moving forward in 2107, we will continue along this path that has served us so well.

Sincerely,
Ted Vignone
Treasurer and Finance Chair

Reminders

Trash Cans: Trash service days in the Continental Reserve Community are on Tuesdays and Thursday. Cans must be stored away on all remaining days. Cans can not be visible from the street or neighboring properties on non-collection days. If they are sited on non-collection days you will receive notice.

RV & Trailer Parking: There are no trailers, mobile homes or RV's allowed on property. CC&R section 5.2.13 states these vehicles are not to be parked or maintained on the property. No variance may be granted on this item.

Holiday Lighting: This is a friendly reminder that holiday lights may be installed as early as November 15th and must be removed no later than January 15th. Thank you.

Flood Lights: Flood lights are not accepted in the Continental Reserve Community on the front of homes. If flood lighting is observed on the front or side of your home you will be requested to remove them.

Tree Debris: The trees have finished dropped the pods, beans and leaves. Please be sure to clean up your yard of tree debris to maintain the aesthetics of the community.

2017 Annual Meeting of the Membership

The Continental Reserve Master Homeowners Association Annual Meeting of the Membership will be held on March 9, 2017 with sign-in beginning at 6:15 pm and call to order at 6:30 pm.

The meeting will be held at Sanctuary Methodist Church, 7620 N. Hartman Lane, Suite 146. The Continental Reserve Master Association has chosen to implement online voting this year. You will receive notice via USPS mail by postcard with the online voting instructions. Please contact Associa Arizona if you need a full hard copy pack and do not have online access for voting.

This year we will be electing four (4) members to the Board of Directors, providing a community update and discussing homeowner concerns. All owners are encouraged to attend and meet the Board members, Board candidates and Committee members. We look forward to seeing you there!

If you are unable to attend, PLEASE VOTE ONLINE to ensure quorum is obtained for the annual meeting to be conducted. Thank you!

Holiday Decorating

It was wonderful seeing all the neighborhoods decorated for the holidays. Some neighborhoods had entire streets decorated. Good job to all the homeowners taking pride in their property and making our neighborhood look festive!

Occasionally, some can get carried away with their decorating. Just to be clear, restrict all your decorations to your own property. Placing anything in the common areas is prohibited.

In the future, anything placed on common property will be removed and disposed of. If any damage is found to any plants, irrigation system or other common resources and the person can be identified, they will be billed for any damages.

Ten Reasons to Volunteer for the Association

1. **Protect your self-interests.** Protect your property values and maintain the quality of life in your community.
2. **Correct a problem.** Has your car been towed, or do you think maybe maintenance has been neglected?
3. **Be sociable.** Meet your neighbors, make friends, and exchange opinions.
4. **Give back.** Repay a little of what's been done for you.
5. **Advance your career.** Build your personal resume by including your community volunteer service.
6. **Have some fun.** Association work isn't drudgery. It's fun accomplishing good things with your neighbors.
7. **Get educated.** Learn how it's done—we'll train you.
8. **Express yourself.** Help with creative projects like community beautification.
9. **Earn recognition.** If you would like a little attention or validation, your contributions will be recognized and celebrated.
10. **Try some altruism.** Improve society by helping others.

COMMUNITY WIDE YARD SALE

Saturday, April 1, 2017
from 7 am – noon

All residents are welcome to participate at no charge!
Just put your items out by 7am and have it done by noon.

From noon to 1:30 pm Goodwill trucks will be parked at the Continental Reserve Park for homeowners to drop off their unwanted items.

Keep safety in mind for your next one! Here are a couple suggestions:

Prepare to move your sale items out quickly, close garage door ASAP, keep little ones and pets away from the street, have two or more people selling and hide \$\$ away from view.

These sales can be fun if you prepare right for some unexpected dangers like criminals “casing” garages, speeding vehicles unaware, and theft. Buyers arrive early, so please be safe.

The Board of Directors is offering bright orange signs with arrows on them for you to post on the corners of your streets to direct traffic to your home. The signs are available to you at no charge and will be provided to you by the Association President. You may email the Association President at CNRPres@gmail.com and request how many signs you would like.

Save the Dates!

Location: Sanctuary Methodist Church
7620 N. Hartman Lane, Suite 146
**map on back page*

Call to Order 6:30 pm

February 9, 2017
April 13, 2017
May 11, 2017
June 8, 2017
July 13, 2017
August 10, 2017
September 14, 2017
October 12, 2017
November 9, 2017
December –No Meeting

If you have any questions please contact Associa
Arizona at (520) 742-5674.

VIOLATION LETTERS MOST COMMON FRIENDLY REMINDERS JANUARY 2017

Total	316
Basketball hoop	3
Boat/Trailer/RV	6
Driveway	14
Duty of Maintenance	36
Landscape/Palm Trees	1
Lighting	8
Parking	181
Repaint	6
Satellite Dish	26
Screen Door	1
Trash/Recycle Container	3
Tree/Bush Encroaching	3
Unapproved Alterations	10
Weeds	18