

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).

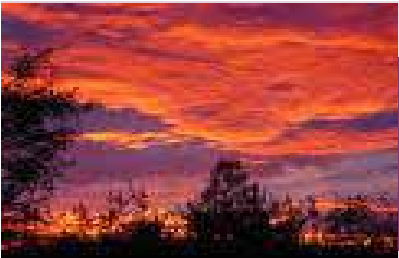
Cortaro Road to Arizona Pavilions Drive (In and Out Burger).

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

Summer 2017

Continental Reserve  
Homeowners Association

**Continental Reserve  
Board of Directors**

**President**  
Mary Johnson  
CNRPres@gmail.com

**Treasurer**  
Jessica Esquivel  
CNR Treasurer@gmail.com

**Secretary**  
Laura Lustro

**Director**  
Donna Summers

**Letter from the President**

Usually I have upbeat news to report after our Annual Meeting in March. This year we had four (4) openings on the Board, but only two homeowners put their names in the running. At the end of the 2017 Annual Meeting we still needed two more directors to fill the Board. Then, a week later, Larry Casoni, retired from the Board after serving as Vice President for nine years. We now have only four (4) board members for a (7) seven-member board, so every vote has to be unanimous and if one person can't make the monthly meeting it has to be cancelled.

Due to obligations with his growing businesses, Bret Holland who had served on the Board and as the Compliance Chair since 2011, did not choose to run again. Also, choosing not to run, was Ted Vignone. Ted came on the Board in 2013, was elected Treasurer, and remained Treasurer throughout his tenure. Thank you all for many years of service to our community. We will miss you and wish you well.

I am very pleased to announce that even with these difficulties, Laura Lustro has returned to the Board and besides being Secretary of the Board, she will continue to serve as the ARC Committee Chair. Our newest member is Jessica Esquivel. Jessica dove right in and accepted the Treasurer position and Finance Chair. Welcome! We are so pleased to have you both and look forward to working with you.

Fortunately, everything is running smoothly. Many thanks to Donna Summers, Landscape Chair who coordinates with our landscape company (The Groundskeeper) to ensure everything is working well. Thanks also to Paul Buhrke, though not a Board member, Paul has accepted the position of Compliance Committee Chair. Paul is also our liaison to the Board for monthly Basin Maintenance.

With 1,326 homes in Continental Reserve we would like to have more volunteers to represent the 14 neighborhoods within the community. We have one Board member in Eagle Ridge, one in Jubilee and two in Amber Crest. That leaves eleven (11) other neighborhoods with no representation on the board.

The Board can appoint members to fill vacancies on the Board. If anyone out there is willing to read the documents and attend one (approx 1 ½ hrs) General Board Meeting each month please contact our manager, Michelle Saulina at Michelle.Saulina@associa.us or if you email me, CNRPres@gmail.com, I'll be happy to pass the info to her.

I hope everyone who participated in our semi-annual community-wide yard sale in April did well. Our next yard sale is scheduled for Saturday, October 7th, 2017.

Monsoon season will be here soon. If you notice water standing in a basin for longer than 48 hours after a rainfall please email our liaison for the basins, Paul Buhrke, at cnrbasins@gmail.com, me at CNRPres@gmail.com or call Associa Arizona at 520-742-5674.

Also, as you travel around the community, if you notice a water leak, please email me at CNRPres@gmail.com, our manager, Michelle Saulina at Michelle.Saulina@associa.us or call Associa Arizona at 520-742-5674.

Please join us at our board meetings. In June, due to scheduling conflicts, we'll meet the 3rd Thursday, 6/15/17, at 6:30 pm. We normally meet the second Thursday of the month at 6:30 pm at Sanctuary Church. As always, we welcome your comments and concerns.

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

**Associa Arizona**

MANAGER  
Michelle Saulina, CMCA  
Michelle.Saulina@associa.us

ASSISTANT MANAGER  
Sarah Blount  
Sarah.Blount@associa.us

Associa Arizona  
6840 N. Oracle Road, Ste 130  
Tucson, AZ 85704  
Phone: (520) 742-5674  
For after hour emergencies press 9

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aazcst@associa.us

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

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.

Reminders

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

**RV & Trailer Parking:** There are no trailers, mobile homes or RV’s allowed on property per CC&Rs, 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.

**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:** When your tree has finished dropping the pods, beans and leaves, please clean up your yard of debris. Please help us maintain the aesthetics of the community.

**Signs in Common Areas:** No signs are to be placed in the Common Areas of the community per CC&Rs, section 5.3.8 for any personal nature from owners. If you have questions and need details please contact Associa Arizona. Any signs found in common areas will be removed and discarded.

Thank you, Town of Marana!



On May 10th, I noticed a silver, tall, box shaped post with a Town of Marana logo had been erected right in front of one of the Coyote Trails monuments. I took a picture on my iPhone and sent it to the Town via their “My Marana” app. I asked why it was blocking the view of the monument and the subdivision’s name.

They responded within the hour stating they would investigate. On May 19th, I received an email from the Town of Marana changing the status from “In Process” to “Closed”. They moved the post behind the stone part of the monument. I could hardly believe how quickly and efficiently the issue was addressed.

No complaints about “Red Tape” or bureaucracy with the Town of Marana! If you haven’t installed the “My Marana” app yet, you should.

Check out the “before” and “after” pictures.



Continental Reserve Exterior Home Lighting

An overall exterior lighting concept for Continental Reserve has been carefully developed. The intent of this lighting concept is to create a unified, natural effect, which will not interfere or compete with the dramatic nighttime panorama of views of the desert, surrounding mountains, and the valley below. In order to preserve the dramatic night sky, which tends to be obscured by excessive local lighting, the DRC has established exterior lighting standards. A complete list of those standards can be reviewed in the Design Guidelines by contacting Associa Arizona at 742-5674 or online at [www.CReserveHOA.com](http://www.CReserveHOA.com).

All exterior, wall-mounted, decorative garage fixtures must be of a sconce-type configuration, with complete shielding of the light bulb. In most instances, the homebuilder has already installed these types of lights on the majority of homes in Continental Reserve. That being said, a few homes have been built and provided with carriage-type lights on the front of the house. These types of lights, which plainly show the bulb through clear glass, are in violation of the current Guidelines. Associa Arizona and the DRC are aware of this issue and are doing the best to insure that you will not receive a violation notice.

As of now, the DRC will allow the homeowner to continue to leave the carriage-type lights on the home until such time that the homeowner wishes to upgrade to sconce-type lighting, or until the home is sold. Prior to the sale of the home, the homeowner will be required to replace the carriage lights and bring them into compliance with the Design Guidelines. Regardless if the homeowner wants to upgrade the lights or is selling the home, an Architectural Request Form will need to be submitted for approval indicating the type of new light fixtures to be installed.

When it comes to exterior floodlights, Associa Arizona has received several complaints from homeowners regarding neighbors who install floodlights that shine directly into (or onto) an adjacent rear or side yard. One of the lighting Design Guidelines states:

**The following types of lighting are prohibited: (1) Mercury Vapor Lamp Fixtures, (2) Unshielded lighting that produces glare or where the unshielded portion of the lamp can be seen from the property line, (3) bare lamps.**

Simply stated, floodlights are NOT allowed in the Continental Reserve subdivision. Likewise, any other type of unshielded light (security lights, lampposts, motion sensor lights, etc.) that shines onto adjacent properties will not be allowed. If you currently have this type of lighting, you will be required to provide a cover so that the bulbs and/or direct light does not spill onto another property. Homeowners who have this situation from neighboring properties are encouraged to contact Associa Arizona to report the violation.

As stated in last month’s issue, it is the community’s intent to work with all homeowners regarding home improvements. The Design Guidelines exist to provide beauty as well as continuity throughout Continental Reserve. The DRC wishes to thank all those who submit the necessary forms for home improvements.

If you feel this article was helpful and would like to see other home improvement topics discussed and explained in this newsletter, such as storage sheds, play systems, home extensions, etc., please contact Associa Arizona and let them know!

Night Patrols

As you know, the Board of Directors contracts with a third party vendor to be on site twice weekly. Bishop Security was the vendor contracted for the past five years. Recently due to a contract increase from Bishop Security, Continental Reserve was no longer able to continue to have a relationship with them. The Board of Directors reviewed three additional vendors to provide the night parking compliance service.

As of May 16, 2017, Vet-Sec Protection Agency will now be processing these inspections between the hours of 11:00 pm and 5:00 am. As with Bishop, Vet-Sec Protection Agency does not provide security inspections for Continental Reserve. They are only contracted to patrol for parking violations. If during a drive Vet-Sec Protection Agency sees something suspicious they will call it in to the local authorities, but they are not providing security service to the community. If you park in your driveway we recommend you keep the doors locked. Vehicle break-ins have been reported to management.



Bare Bulb Lighting

The Board of Directors would like to remind all owners that some lighting is not accepted within the community. Recently it has been noted that several homes in the Continental Reserve Master Homeowners Association have hung strings of lights on the homes where the bulbs are visible. These style of lights if used cannot be visible to neighboring properties.

Per the Continental Reserve Master Homeowners Association Design Guidelines:

“All exterior lighting must provide for complete shielding of light sources. Care should be taken to shield the lamp from view. One should see the effect of the light, not the lamp itself.”

If you have strings of lights with bare bulbs we ask that you remove them or hang them as to not allow for the bulbs to be visible from neighboring properties.

If you have questions or concerns on this matter you may contact Associa Arizona at 520-742-5674 or aazcst@associa.us.

Reminder to Pet Owners

We are proud to be a pet-friendly community that offers a clean and comfortable living environment for everyone - and their pets - to call home.

Previously there have been gentle reminders to all the pet owners in Continental Reserve in the newsletters to always remember to carry disposable dog waste bags with you when walking with your pet. We have seen evidence that some residents are not picking up after their pets. It is important to remember that not picking up pet feces is a public health issue and a civil violation. (Marana Ordinance 96-02). Picking up is part of being a responsible pet owner and is just the right thing to do. One of the most common forms of disease transmission between dogs is through fecal matter.

Additionally, another concern that has been expressed is that certain individuals allow their pets to be off their leash and the unleashed dogs jump on other residents and/or other pets. As a reminder, pets must be on a leash at all times.

Again, thank you to our pet owners who clean up after their pets. By taking a few simple steps to clean up after your pet, you contribute to keeping Continental Reserve beautiful! Thank you for your cooperation!

For your Info

- Cleaning up your tree and/or shrub debris is not part of the Groundskeeper’s job. Please hire your own landscaper. The entire Continental Reserve Homeowner Association should not have to pay to clean up your debris with increased dues.
- Dumping is illegal and if you are seen doing so you will be reported to the Marana Police.
- If your house hasn’t been painted in 8-10 years you should take a hard look as it probably is in need of a paint job. There are several reasonable, reliable painters out there. Please know that you’ll receive a letter when the inspector notices your house is overdue to be painted. This goes for your mailboxes too.
- As always, you should submit an ARC form before starting the project. Paint schemes for each neighborhood and the ARC forms are available on the website: [www.CReserveHOA.com](http://www.CReserveHOA.com).

Does Your Mailbox Need to be Painted?

We had a paint contractor match all of our mailbox colors by neighborhoods. Find your neighborhood on the lists below to see your paint color name and color code. You can refurbish your mailbox to look like it did when it was new.

Amber Crest*	Entrada*	Sierra Crest/Sierra Ridge
Featherstone	Oracle Ridge	Turquoise Vista
Sombrero Vista	Stone Ridge	

Saddle Up #SW 9099 (Sherwin Williams)

\*Mailboxes that are currently a “rust finish” may be prepped and painted with the Saddle Up color.

Jubilee has Saddle Up mailbox and post, but the flag and trim are a light pistachio green. Saddle Up #SW 9099 (Sherwin Williams), with green accents.

Eagle Ridge	Diamante Vista
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Sveldt Sage #SW 6164 (Sherwin Williams)

Paseo Crossing	Pinnacle Vista	Summit Point/Coyote Trail
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Roycroft Pewter #SW 2848 (Sherwin Williams)

Painting Your House

With the age of our community and the blazing Arizona sun, many of the homes are in need of a new coat of paint. If you are planning on painting the exterior of your home, there are a few things you need to know.

First, you need to submit an ARC submittal form to paint your house, gate or mailbox, etc to Associa Arizona. The July 10, 2014 Homeowner Guidelines addendum to 3.6 states “In general, all exterior painting using paint matching the original color used on the exterior of all structures needs prior approval. Prior approval is required for any contemplated color changes.”

Also, there is a list of the colors that was supplied to the HOA for each of the subdivisions within CNR. Although it does not show which color scheme was used on each specific house, it does list each scheme that was approved for use within that subdivision. So, If you can’t figure out the color of your house, Associa has the list of approved colors for your individual community or if you know the name of your sub-division, you can log-in to the website [www.CReserveHOA.com](http://www.CReserveHOA.com). choose “All Documents,” scroll down to “Approved Paint Colors.” Then either download the document or just open the document. Scroll through the document to your sub-division and the list of your approved paint schemes and paint color codes.

All approved original paint colors are listed. You can then either, type the color name and number into your browser to see the color, or go to a paint store with the “SW, ICI, Frazee, DE” color codes for an exact color match. You cannot substitute a color that is “close”, in many cases you will need to have the color mixed to match the color code and scheme that was approved.

Changing Colors - If you wish to paint the house a color other than the original color scheme, you must choose from one of the schemes that were originally approved for your subdivision. But, you must follow the whole scheme, you cannot “mix and match” the colors. There is one additional restriction, in that you may not use the same color scheme as your immediate neighbors.

Continental Reserve Master Association ARC Process

All ARC requests that include front yard hardscape and wall construction/modifications must follow these procedures. The submittal will not be deemed complete without the following:

- A Residence Modification Design Review Fee of \$25.00 (non-refundable) payable at the initial submittal phase by check made out to Continental Reserve Master Association. This fee is to cover the cost related to reviewing any proposed modifications, changes, minor additions, etc., to an existing home and the post construction inspection of the project.
- Upon receipt of the ARC submittal, the owner must also supply the HOA a \$100.00 Deposit in the form of a check payable to Continental Reserve Master Association. The Deposit of\$100.00 is refundable after a post construction inspection confirms the project has been completed in conformance with the Design Guidelines as approved by the Architectural Review Committee.
- Management must be notified within 30 days of completion of the project to schedule the post construction inspection.
- All submittals must include a completed ARC form from the Continental Reserve Master Association which includes all project details, the owner’s signature and dates for project scheduling.
- When applicable, drawings including all dimensions, setbacks, colors, and samples must be supplied.
- If an incomplete submittal is received, the owner will be notified of any missing items. If the submission is not completed within 60 days of notice it will be automatically denied and the owner will need to re-submit with completed information for consideration.

The Jeremiah Taylor Team

helped twice as many families buy and sell homes in 2016\*

Thank you for making our team the #1 real estate team in **Continental Reserve.**

The Jeremiah Taylor Team520.477.0758www.ContinentalReserveHomes.com

Keller Williams Southern Arizona1745 E River Rd #245, Tucson AZ 85718

KW

KELLERWILLIAMS.

SOUTHERN ARIZONA

The Jeremiah Taylor Team

Real Estate services designed to fit **you**'s needs

\*Based on sales and data reported by brokers to the TARMLS

The association reserves the right to refuse any advertisement. Members: Our advertisers are people who are interested in Continental Reserve and in providing for their needs. Advertisers are willing to support that interest with their dollars, which help fund this newsletter. We hope you will remember our advertisers when purchasing goods or services. \*Prime Ad Placement will be extra and based on availability.

www.CReserveHOA.com

Tree Maintenance Program

At the April board meeting the Continental Reserve Board of Directors approved a yearly tree maintenance program beginning this fiscal year based on the maturity level of our current inventory. Given the size of these mature trees additional attention and trimming requirements do exist. On a yearly basis the Groundskeeper will determine and recommend specific trees for removal and trimming. Removals will only happen if the trees are determined to be unhealthy, pose a risk to the community, or are in possible danger of future weather related issues. Our community currently has quite the inventory of mature trees and given the size and maturity the Groundskeeper has determined a replacement value of approximately \$2500 a piece. Each and every one of our trees was inventoried by the Groundskeeper back in 2016 when they were awarded the landscape contract.

We recently had this tree vandalized (butchered) on Continental Reserve Loop. If anyone has any information regarding this please notify Michelle Saulina at Associa immediately or contact Marana PD.

If there is a tree that is in need of attention near or adjacent to your home, please do not take it upon yourselves to trim as these are community property. Please notify Michelle Saulina at Associa at Michelle.Saulina@associa.us so that the tree can be addressed and trimmed in a professional manner.

We will continue to strive to make your community a beautiful environment and one that you’re proud of.

The Landscape Committee  
Donna Summers, Rick Rice and Elaine Teske

Save the Dates!

Sanctuary Methodist Church  
7620 N. Hartman Lane, Suite 146

Call to Order 6:30 pm

- June 15, 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 MAY 2017	
Total	238
Boat/Trailer/RV	7
Desert Broom	3
Driveway	2
Duty of Maintenance	21
Landscape	2
Lighting	2
Parking	163
RV	2
Satellite Dish	5
Trash/Recycle Container	1
Tree/Bush Encroaching	1
Unapproved Alterations	9
Weeds	29

www.CReserveHOA.com