

Continental Reserve HOA
c/o Associa 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 Harkins 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.



www.CReserveHOA.com

Continental Reserve Homeowners Association

Continental Reserve Board of Directors

President

Mary Johnson
CNRPres@gmail.com

Vice President

Donna Summers

Treasurer

Jessica Esquivel
CNRTreasurer@gmail.com

Secretary

Laura Lustro

Directors

Renee O'Connor
Robyn Yewell

Letter from the President

Good News! With the responses to our last newsletter we now have two new board members, which brings the board to six. Welcome, and thank you to Robyn Yewell and Renee O'Connor. Robyn lives in Sombrero Vista and will be finishing out Larry Casoni's term. Renee lives in Paseo Crossing.

We still need one more board member. We currently have one Board member in Eagle Ridge, one in Jubilee, two in Amber Crest and our newest members are in Paseo Crossing and Sombrero Vista. That leaves 8 other neighborhoods with no representation on the board. Our rules allow a maximum of two board members for any given neighborhood. Don't be shy! Come to a meeting and check us out or just send in your bio to our manager, Michelle Saulina, at Michelle.Saulina@associa.us.

It's been a busy summer. Your HOA board and Committees have been hard at work "behind the scenes". Along with Associa Arizona Management, they have been overseeing the day to day activities of the community tracking basins, reviewing ARC submittals, and looking for ways to maintain and improve our community. We seem to always have several projects going on at any time throughout the year!

Monsoon hit with a vengeance and, sadly, took down a few of our trees. Please contact our manager, Michelle Saulina, at Michelle.Saulina@associa.us or me, CNRPres@gmail.com to report any damage to trees and plantings, or if you see standing water after a storm.

The Treasurer and Finance Committee will be working with our manager on the Budget for 2018. We hope to have this ready for the September Board of Directors meeting on September 14, 2017. We try hard to keep our HOA dues low and only ask for increases when necessary. The financial support we receive from our wonderful homeowners funding us with their HOA dues helps achieve those goals. Many thanks to all of you.

Plans for the next Yard Sale are underway and we are looking forward to another successful Continental Reserve HOA Yard Sale. Make a note on your calendar for October 7, 2017 from 7:00 A.M. - Noon. We hang large banners advertising the Yard Sale at the main entrances to Continental Reserve the week before the Yard Sale. You can pick up those bright orange Yard Sale signs at my house. Just email me with your name and how many signs you'd like (CNRPres@gmail.com) and I'll have them ready for you.

The next time you see someone walking their pet, take notice if they have waste bags and, if not, point it out to them. We have installed 8 more Pet Waste signs throughout the neighborhood to remind dog owners of their responsibility.

We will again be utilizing electronic voting for our Annual Meeting and Election next March. Watch for additional details in this newsletter and the February/Winter 2018 newsletter.

Please join us at our board meetings. We meet the second Thursday of the month 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

SENIOR MANAGER

Michelle Saulina, CMCA
Michelle.Saulina@associa.us

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

www.associaarizona.com
aazcst@associa.us

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

Landscaping News

The monsoon rains have given our landscape a tremendous lift and relief from the brutal hot June that we experienced. As a result those rains have brought about some beautiful greenery and blooms within the community. I hope everyone is enjoying them as much as we are. Our current irrigation system within Continental Reserve is showing signs of age and as we briefly discussed in the January 2017 newsletter. The plans are now to begin the replacement process this fall and continue over a three year period. The Board of Directors reviewed bids at the August Board meeting and approved The Groundskeeper for the project. This replacement will be completed in 3 separate phases over a 3 year time frame. Phase I will be scheduled to begin this fall when temperatures cool down, the exact start date has yet to be determined and will take approximately 3 months to complete. We ask for your patience during the digging, constructing and replacing of new lines once the project does begin. Phase II will follow in the fall of 2018 and Phase III in the fall of 2019.

We wish you all the happiest of holidays!

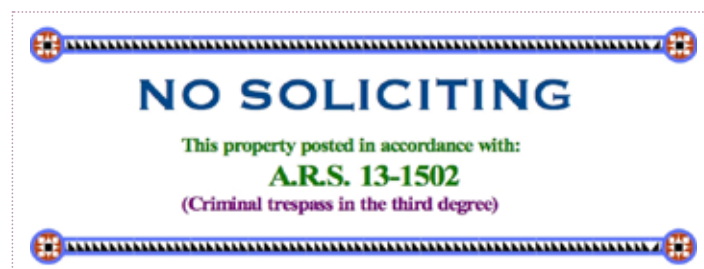
~ The CNR Landscape Committee

2018 Annual Meeting of the Membership

The Continental Reserve Master Homeowners Association Annual Meeting of the Membership will be held on March 8, 2018 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 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!



Stopping Solicitors

On advice of our attorney, the HOA posted “No Soliciting” signs at all entries into Continental Reserve. We were advised (at that time) that the signs would meet the requirement of A.R.S. 13-1502, and Marana Town Code 9-2-5, and would make soliciting illegal in all of Continental Reserve.

Marana P.D. has since advised us that they will not enforce the no soliciting laws unless the individual property is posted. So if you want to prevent solicitors from ringing your doorbell, we recommend you post a small notice right at your doorbell. Note that political and religious organizations are exempt.

Below is an example for your use. You can even cut it out and place it right at the doorbell, so that solicitors will have no excuse for not seeing it.

www.CReserveHOA.com

Community Wide Yard Sale

Saturday, October 7, 2017 from 7 am – noon

All residents are welcome to participate at no charge!
Just put your items out by 7 am 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 President, Mary Johnson. You may email Mary at CNRPres@gmail.com and request how many signs you would like.

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 sub-divisions within Continental Reserve Homeowners Association. 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 sub-division. So, If you can't figure out the color of your house, Associa Arizona 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, 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 sub-division. 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.

www.CReserveHOA.com

Attention All Homeowners

Starting after December 2017 the inspector will be noting the condition of the paint on your mailboxes. If the paint is faded, blotchy or peeling you will be asked to take care of it. NOW would be a great time to remedy it!

Please refer to the articles in this newsletter. One is in regards to painting your home and one is in regards to painting your mailbox. Let's strive to keep Continental Reserve a community we are proud to live in!

Mailbox Paint Colors

The next time you go out to your mailbox to get your mail, please take an objective look at your mailbox. Does it look tired, need painting?

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.
As always, you should submit an ARC form **before** starting the project.

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

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
Sveldt Sage #SW 6164 (Sherwin Williams)

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

Weeds

We had a healthy summer monsoon this year and with that comes the return of **"those"** weeds on the properties. A friendly reminder that the Association's CC&Rs require the removal of weeds and any noxious grasses on your property.

New Pet Waste Signs



In June we installed 8 new bright green Pet Waste signs throughout the community. We hope that our pet owners will continue to pick up after their pooches and those that don't will begin immediately as there is a \$300 fine for not picking up after your dog.

PLEASE do not leave your pet feces or pet waste bags on the grounds for the landscapers to pick up as it's your responsibility not theirs and could result in a fine. Please dispose of pet waste bags and feces properly. We thank all of you for helping to make and keep our community beautiful.

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 ARC has established exterior lighting standards. A complete list of those standards can be reviewed in the Design Guidelines by contacting Associa Arizona at 520-742-5674 or online at 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 ARC are aware of this issue and are doing the best to insure that you will not receive a violation notice.

As of now, the ARC 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 ARC 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!

Thinking of Selling Your House?

There are many things to consider when selling a house, but its important to contact the HOA's management company (Associa Arizona) when you are putting your house on the market.

Before a house changes owners, the HOA is requested to provide a disclosure statement specific to that property. An inspection is done and any violations of the HOA rules are noted. This will not only include things that are non compliant, but things like missing plants, faded paint, or any changes that were made without specific prior HOA approval. All of these issues, however minor, must be corrected at the time of sale. In many cases, it is a matter of filling out a 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 rules.

If this request is not made in advance, the report may not be available in time for corrections to be made before closing, and in some cases until the day of closing. This puts a prospective buyer in the position of either accepting responsibility for correcting all violations or cancelling the purchase.

Don't take that chance. Request your disclosure statement early, and work with the HOA to help you get everything into compliance. It will make your sale go smoother and that compliance assurance can be a selling point to a prospective buyer.

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.



For the best results,
trust the
#1 real estate team
in Continental Reserve

	List \$ / Sold \$	Days on Market
<u>Taylor Team</u>	98.74%	21
<u>Other Agents</u>	95.93%	75

Our team puts \$7500 more in the sellers pocket and sells 3X faster!! *



*Based on sales and data reported by brokers to the TARMLS 01/01/16 – 12/31/16 for the community of Continental Reserve.

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.

Save the Dates!

Sanctuary Methodist Church
7620 N. Hartman Lane, Suite 146

Call to Order 6:30 pm

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 SEPTEMBER 2017

Total	264
Boat/Trailer/RV	8
Desert Broom	3
Driveway	3
Duty of Maintenance	12
House Numbers	1
Landscape	5
Lighting	2
Parking	206
Play Structure	1
Recreational Vehicle	2
Satellite Dish	3
Sunscreens	1
Tree/Bush Encroaching	4
Unapproved Alterations	6
Weeds	7