

# GLADDEN FARMS

COMMUNITY ASSOCIATION

July-August 2009 Community Newsletter

## SUMMERFIELD BLOCK PARTY

**W**hat a sight to behold! On one of the warmest days of the year, several residents gathered in the Summerfield park to meet neighbors and have some good old-fashioned fun! It was our Neighborhood Block Party and it was filled with the sights and sounds of summer – the smell of fresh baked pizza, kids playing outdoors, neighbors sharing conversation and relaxing in the park. Gladden Farms Lifestyle events are wonderful opportunities for the community to gather, but our immediate neighbors can often get lost in the crowd. That is why we held this block party and will soon be holding one in each neighborhood park. This one was held in Summerfield, at the neighborhood park on Cottonseed. This wonderful park is nicknamed the Mickey Mouse park because an aerial view shows the recognizable shape of a round head with two ears. It features a basketball court and links into the pathways joining Flor de Algodon, Stonegate and the Compass Park area. Everyone had a blast hanging out with neighbors, enjoying the bounce house courtesy of Sweet Tooth Ice Cream, playing pick-up games of football and basketball and eating pizza from Papa Murphy's! We hope to hold our next one at the park on Emmer in Algodon. That park features a mini-golf putting range and a horseshoe pit.

A special thank you goes out to Russell Peace from NY Life for sponsoring this block party, and to Erika Acorn for hosting it!

If you would like to host your neighborhood's Block Party this year, please contact Kristina Allen at 520-682-1357 for assistance with fliers, sign up sheets, reservations and permits.

# For Your Calendar: Community Events

## Gladden Farms Mommy Mixers

Are you a stay-at-home parent who would like to meet others in the community for support, play groups, and friendship? If so, the new Mommy Mixers group may be for you! **This group meets monthly**, at various locations in the community.

Please contact Erika at 520-638-6658 to inquire about the next meeting.

## 50+ Social Clubs

Are you 50 or older and looking for a way to socialize with others in the community? If so, we have two groups that would love to hear from you.

We have a **50+ Coffee Club that meets on weekday mornings** at homes of members, and we also have a **50+ Social Club which meets in the evenings** to help accommodate those residents who are still working a traditional schedule.

If you would like more information on these clubs or how you can get on the roster, please contact Kristina Allen at 520-682-1357.

## Gladden Farms Family 5K

If you happen to be driving by the corner of Gladden Farms Drive and Lon Adams on a **Monday night around 6:30 p.m.**, you may encounter quite a gathering of people! The Gladden Farms Family 5K group meets there every Monday night and travels along our paved pathways on a 3.1 mile loop. This course is family friendly and open to walkers, runner, bikers, and those pushing strollers. Come on down and meet other families in the neighborhood while taking

advantage of our amazing landscape and getting in shape!

## TOPS Group now forming

TOPS (Taking Off Pounds Sensibly) is now forming in Gladden Farms. If you are interested in this program please contact Kristina at [kallen@ccmcnet.com](mailto:kallen@ccmcnet.com) and she will get your information on the roster to be contacted for the first meeting.

## Blind Wine Tasting

Be sure to join us at **7 p.m. on July 24** at the Association office for our first Gladden Farms Blind Wine Tasting! This event is open to residents ages 21 and older.

Each household will be required to bring one bottle of wine (minimum value: \$10; maximum value: \$25), plus an appetizer to share. The wine must be wrapped so that the label cannot be seen. Participants will also need to bring their own wine glasses (one per person). Once everyone arrives, we will assign each bottle a number and break into groups. Each group will take turns tasting the wine and appetizers. Later, participants will vote for the best bottle of red and white wine. Votes for best appetizer will also be taken. Winners will receive a \$25 gift certificate to a local merchant and will be asked to tell us a little bit about their wine or dish. This is a fun way to learn a little about different types of wine and to meet your neighbors in a social setting. RSVPs are required by July 13.



## Gladden Farms Community Association 3rd Quarter Board of Directors Meeting

The third quarter Board of Directors Meeting will be held on **Tuesday, August 25 at 2 p.m.** in the Association office. This meeting is open to all residents and owners of Gladden Farms.

## Neighborhood Advisory Committee News

The Board of Directors voted to establish a Neighborhood Advisory Committee during their first quarter meeting on February 24. This committee will interface with the Board of Directors and the Association Management Team for the purpose of providing information and organized volunteer efforts on behalf of the Association. They will participate in discussions regarding the future of the community and offer ideas and suggestions that will benefit the community as a whole. The committee will be holding its next meeting on **Tuesday, August 11 at 6 p.m.** in the Association offices.

If you are interested in becoming a member of the committee, please contact Kristina Allen at [kallen@ccmcnet.com](mailto:kallen@ccmcnet.com) or 520-682-1357 for a copy of the Committee Volunteer Form and future meeting dates.

## Resident Orientation and Pizza Mixer

Are you new to Gladden Farms? Have you ever lived in another Homeowners Association? Do you have any questions regarding the role of the Association? Do you like pizza? If you answered "Yes" to any of these questions, please join us for our Resident Orientation. This is a great opportunity for you to meet your Association staff, meet your neighbors and learn a little more about your community.

This orientation will be held at **6 p.m. on July 14** at the Heritage House, in the Association office. The office is located at the corner of Tangerine Farms Road and Heritage Park Drive (end of Gladden Farms Drive). Pizza will be served, courtesy of Papa Murphy's Pizza located in the Fry's Shopping Center at Silverbell and Cortaro.

RSVPs are REQUIRED, as a minimum of five residents is required for this orientation. Please contact Kristina at 682-1357 to RSVP.

## Tree Pruning and Maintenance

As the seasons change and pruning time approaches, the Association office receives several calls about how to prune trees. We have a booklet from the USDA Forest Service available in our office. We are also pleased to announce that AAA Landscape will be hosting a Tree Pruning Clinic at the grove of trees on the corner of Lon Adams Rd and Gladden Farms Drive on **July 18 from 10 a.m.-Noon**. Please RSVP with Kristina Allen to attend this clinic.

## MOVIE TICKETS

ARE AVAILABLE IN THE ASSOCIATION OFFICE AND ARE GOING FAST!

AMC Silver Passes can be picked up for \$6.00 each. These passes are good for any showing of any movie, after the opening week, or when the theater no longer states "No Passes" on that title.

We have also partnered with Tower Theatres, located off of Cortaro Road by Wal-Mart, to bring you Premiere Passes for \$7.50 each. These tickets are good for ANY movie at ANY time with NO restrictions. Enjoy!

Please note that the Association office can not accept payment by credit or debit card and does not keep change available. We prefer payment by check, made payable to GFCA. Thank you!

# Quick Announcements

Summer is upon us and there are several things to touch base on.

## PETS

Several homeowners and residents of Gladden Farms are pet lovers. We love that this is a very active community and that those pet owners are taking advantage of our parks and trails. With summer comes heat and an increase in traffic in those parks. We would like to ask all of our pet owners to contact us if you see that any of our waste stations are in need of supplies or service, if any of our dog watering stations are not functioning properly, or if you happen to notice any area in need of landscape attention because of an irrigation leak. Because you are frequenting the parks you are an amazing resource as an extra pair of eyes. We also ask that you have your pets on a leash and in your control at all times while in the neighborhoods and common areas.

## UNSUPERVISED CHILDREN

During the summer there are more children in the neighborhood during the day. This is the perfect opportunity to talk with those kids about respect for common areas and property. The ramada roofs in our parks are not a seating area, nor are the tops of our play structures. We want to preserve our spaces and ensure that they are in perfect working order for everyone and we want to make sure that no one is injured. If at any time you see someone either damaging property or doing something unsafe in a common area please feel free to contact the Association office at 682-1357 or contact the local police department.

## PARKING

The sounds of the ice cream truck, kids on skateboards and bikes, visitors coming in from out of town... these are just some of the sights and sounds of summer in Gladden Farms. Summer is also a perfect time for a reminder on our parking policy and waiver program. The governing documents of the Association state that parking is restricted to driveways and enclosed garages. However, the Board of Directors realizes that there are times that parking will exceed the space you have. These are the times for our parking waiver program. If you know that you will be having out-of-town guests, that you need to bring in your RV, boat or trailer, or that you will be cleaning out your garage and therefore parking in the street just call the Association office and we will be happy to work out a parking waiver for your situation. Driving down the neighborhood streets can become a tight squeeze when there are several cars parked on the street. Some of those block mailboxes and can make it very difficult to see a child on a bicycle or skateboard. By obtaining waivers it lets the Association know about any increase in traffic or parking in a neighborhood and we can then help you find locations that may have less of an impact on your neighbors.

## RAMADAS

If you are planning a birthday party or other family gathering, remember that all of the ramadas in Gladden Farms are available for reservations. Contact Kristina Allen at 682-1357 or check availability online at [www.gfcalifestyle.com](http://www.gfcalifestyle.com)

We have a beautiful community and great open spaces for outdoor activities, we appreciate your efforts to maintain that standard of living and thank you for your efforts to help the community!

# Backflow Testing Update

In the last several issues of our newsletter, we have included information on the backflow prevention valves and the required annual testing of those valves. In your second quarter statements you received a notification letter informing homeowners that the 2009 annual testing would be performed between July and October of 2009 and at a rate of \$23.50 per home. You have now seen this charge appear as a “Quarterly Benefited Assessment” on your 3rd quarter statement, which was due July 1, 2009.

The required testing for all homes in Gladden Farms will begin in July and be concluded in October. A certified and licensed backflow tester will be entering the easement area in your front yard to perform the test. No one is required to be home, the technician does not need access to your home or your back yard, simply the water valves on the side of the home. If your device fails the test, a notification will be left for you on your door. A copy of that notification will be sent to the town of Marana Water Department and you will receive a letter from them giving you a timeframe for repair. If your device passes the test, you will receive no notification, but a copy of your test results are available from the Town of Marana Water Department and also from the Association offices.

AAA Landscape and the Association would like to thank you in advance for removing any insulation or wrapping on the water valves on the side of the home. This will allow the technician easy access to the valve and ensure that the testing is done at a fast pace.

If you have received a letter from the Association stating that you have been placed on the do not test listing or that you have opted out of our scheduled

testing, your home will not be tested as part of this schedule.

If at any time you have questions, please feel free to contact Kristina Allen in the Association office at 520-682-1357.

## Community-Wide YARD SALE

Thank you to all 46 homes that participated in the Community-Wide Yard Sale, and to those who donated items to Goodwill afterwards!

Our next Yard Sale is scheduled for November 7, and Goodwill will be joining us again. Look for sign-up sheets in your next newsletter.



# DID YOU KNOW THAT...

## • Our grass is coming back in now...

The transition from Winter Rye grass to Bermuda grass generally happens once the low daily temperature is consistently above 65 degrees.

This year when we turned the water on to green everything back up again we found a major mechanical failure in our pump, meaning there was not sufficient pressure in the irrigation lines. After an inspection and shipping time on the new impeller we have resolved the issue and expect that you will see the green grass in Gladden Farms that you all have come to expect.

## • The Board of Directors has updated the collection policy...

Included in every homeowners' 3rd Quarter statement, due on July 1st, is a copy of a memorandum and the new collection policy. There are some important things to note about this new policy.

1) Payments are due on the 1st of any quarter and payments received after close of business on

the fifteenth day are now considered late. Fees and additional collection efforts begin on the sixteenth day.

2) We have entered into an agreement with an attorney's office and they will be handling collection efforts on accounts that are delinquent for more than 120 days. If an account is referred to the attorney for action, all correspondence relating to charges on the homeowners account will be with the attorney's office rather than the Association office.

The Association understands the difficult economic climate and would like to encourage all homeowners to contact us to discuss your delinquent account prior to any additional collection efforts being started. The managing agent for the Association and the Board of Directors pride themselves on working with homeowners to provide innovative solutions for everyone.

If you have any questions or would like to review your account, please contact either myself or Kristina Allen at 520-682-1357.

## • Lifestyle events are held with little to no cost...

A common misconception in the community revolves around our Lifestyle events and who "pays" for them. Our Lifestyle events are open to all residents and homeowners in Gladden Farms and their guests. Our

Lifestyle Director, Kristina Allen, not only focuses on volunteer efforts in the community but also on sponsorship, advertising sales and partnerships with local businesses. Those efforts reduce the cost of any Lifestyle event, many times to no cost at all. For our year to date in 2009 the Lifestyle event budget is only under funded by less than \$200, which will be made up in future event sponsorships.

**ALL ABOUT PARTIES!**  
PARK APPROVED \* HIGH QUALITY & CLEAN  
**624-8111**  
CALL 7 DAYS A WEEK  
9am - 7pm

- \* JUMPING CASTLES
- \* SLIDES
- \* COMBINATIONS
- \* OBSTACLE COURSES
- \* VELCRO WALLS
- \* BUNGEE RUNS
- \* JOUST ARENAS
- \* DUNK TANKS
- \* WATER SLIDES

- \* POPCORN MACHINES
- \* COTTON CANDY MACHINES
- \* SNO-CONE MACHINES
- \* HOT DOG STEAMERS
- \* CARNIVAL GAMES
- \* GENERATORS

LICENSED **WWW.JUMPINTUCSON.COM** INSURED

# 2nd Annual FREE Family Fishing Trip

As the sun came up over Silverbell Lake on Sunday, June 21, several of our residents were enjoying a wonderful partnership between the Association and the Arizona Department of Fish and Game. It was our second annual FREE Fishing Day.

This wonderful program allows families to learn about fishing in Arizona without needing any equipment. We were joined by Joe Fagan, a licensed fishing instructor, who talked a little about the types of fish found in the area and provided fishing poles and bait for everyone to use. No license? No worries! This fishing day did not require one.

When we schedule this event in 2010 we will be trying to get the Saturday before Father's Day, and we are currently working with the instructor on scheduling a Winter class, including how to tie your own flies, followed by a day of fly fishing at the lake.



**10% Discount for new clients**

Your Gladden Farms Neighbor!

**Full Service Accountant**

Betty Lariar, EA  
Personal Taxes  
Small Business Specialist

All States Covered

Phone: 520-682-3752  
E-mail: bettylariar@gmail.com



**Silver Breeze**

**Heating & Cooling, L.L.C.**

ROC# 253734 Licensed, Bonded and Insured

Service and Repair  
Maintenance Agreement  
Installation

**Bruce Lee**  
Owner/Technician

**Phone (520) 579.7889**  
Fax (520) 579.9001  
silverbreezehc@yahoo.com

**St. Christopher  
Roman Catholic Church**

12101 W. Moore Road  
Marana, AZ 85653  
520-682-3035

Fr. Abrán Tadeo, Pastor  
Confessions: 1/2 hour before each  
Mass or by appointment

Mass Schedule:  
Tues-Fri: 9:30 AM  
Sat: 5:00 PM Youth Group  
Sun: 7:00 AM English  
Sun: 8:30 AM Spanish  
Sun: 10:30 AM English

Our Coffee Shop is open Mon-Fri  
7AM - 4PM & Sun 7AM - 1PM

# Developer's Update

We are pleased to report that we have cooperatively resolved the issues that existed between us and our project lender. At the end of May, the scheduled foreclosure action against the remainder of our vacant property at Gladden Farms was cancelled, and all of the issues and claims that existed have been completely satisfied. We're ready to move forward with a new clean slate!

You may recall reading, or hearing about, our lender's desire to cease funding any further work at Gladden Farms, and their initiation of a foreclosure action in order to force a resolution. This has certainly been the major issue for us to deal with over the past five months. Thankfully, this issue has been

We look forward to new homebuilding activity, continuing landscaping improvements, and better maintenance of the undeveloped areas during the second half of the year.

resolved without stretching out any longer, and without any litigation being involved.

Your master developer has invested a significant amount of additional capital into the development in order to achieve this

solution. We remain fully committed to the long-term development and success of all of Gladden Farms.

Now, it's time to address this difficult economy and get things moving again.

We look forward to new homebuilding activity,

continuing landscaping improvements, and better maintenance of the undeveloped areas during the second half of the year. Thank you to all of our Gladden Farms residents for your continuing support.

RECEIVE YOUR NEWSLETTER ELECTRONICALLY  
*and help the Association go green!*

The community newsletter is the main communication source for the homeowners in Gladden Farms, and it is also a line item expense in our annual budget. You have the opportunity to sign up and receive the bimonthly newsletter electronically now, rather than in hardcopy form. Not only does this have a positive impact on our environment, it also has a positive impact on our annual expenses. If you sign up now, you could save the Association approximately \$10.20 per home per year. If we had half of our homes sign up we could save as much as \$5,100 a year! The more homeowners join us in being green, the more green we will save!

All you have to do is send an email to [kallen@ccmcnet.com](mailto:kallen@ccmcnet.com) with your name, property address, and email address and you will be all set!

# MONSOON SAFETY

from Northwest Fire/Rescue

## RAINSTORMS

Summer rains will soon bring relief from Tucson's torrid temperatures. Whether they come in crashing thunderstorms or gentle downpours, these rains will also bring some of the most hazardous driving conditions of the year.

- During our hot June weather, oil from vehicle engines and tires, along with oils from the asphalt itself, rise to the surface and mingle together on our roadways. When water hits these collected oils, roads become very slick, especially in the first few minutes of a shower before the mixture of oils and water has the chance to run off the pavement. Drivers should be aware of conditions and slow down. Skidding is likely if you must brake suddenly, so it's advisable to allow extra stopping distance in front of you.
- Summer rains frequently flood dry washes and can make your usual routes impassable. The best advice is to never try to drive across any running water, even an amount that looks shallow.
- Emergency personnel may have barricades at some, but not all, dangerous areas. Motorists who move or attempt to drive around barriers to drive through running washes put themselves and their passengers in danger. Drivers may be cited, as well as billed by the emergency service agencies called to rescue them.

## DUST STORMS

Dust storms also come up suddenly in the summer and can restrict your visibility to a few feet. Severe dust storms can appear as solid, moving walls of dust, reducing visibility suddenly and totally. Driving in such a storm is extremely dangerous. If you are caught in a dust storm, Northwest Fire/Rescue advises that you:

- Turn on your radio to catch severe weather bulletins.
- Reduce your speed and turn on driving lights.
- Pull off of the roadway as far as possible if you cannot see 300 feet in front of you, even as far as the right-of-way fence, and then **TURN OFF YOUR LIGHTS**. If you leave your lights on, other motorists may head toward you, thinking that you're driving on the highway, and crash into you.

Do not take evasive action to avoid blowing tumbleweeds. They are light masses of small, brittle stems, and are not hazardous to automobiles.



**MHC Healthcare**  
quality healthcare with a heart

**682-4111**  
13644 N. Sandario Rd. Marana, AZ

Hours: 8 a.m.-9:00 p.m. M-F  
8 a.m.-4:30 p.m. SAT.

[www.mhchealthcare.org](http://www.mhchealthcare.org)

- Family/Pediatric Practices
- Internal Medicine
- Well Woman Exams
- Laboratory Services
- Radiology/X-Rays
- Pharmacy
- Dental Services



**NORTHWEST MEDICAL CENTER**  
Marana

**URGENT CARE AND OUTPATIENT SERVICES**  
8333 N. Silverbell Rd. (SW Corner of Silverbell & Continental Reserve Loop)  
**HOURS:** 9 a.m. to 7 p.m., 7 days a week • **PHONE:** 520-202-7700  
**PHYSICIAN REFERRAL:** 866-NW4WELL (866-694-9355)



**STANGER'S LANDSCAPE & MASONRY**  
Personal Service, Lowest Prices, & Guaranteed Workmanship

Mike Stanger  
Owner

11118 W. Willow Field Dr.  
Marana, Az 85653

(520) 304-7502  
(520) 850-6238  
[stangerslandscaping@hotmail.com](mailto:stangerslandscaping@hotmail.com)



SECURE . CLEAN . ACCESSIBLE

# Continental Ranch SELF STORAGE

Easy I-10 location  
Gated  
Security cameras  
Wide variety of unit sizes  
RV storage up to 36 ft.  
Climate-control units  
Access 6 a.m. to 9 p.m.

Visa, MasterCard,  
American Express  
and Discover accepted

Call our Manager  
for Specials!

5650 W. Coca Cola Pl., Tucson, AZ 85743  
P 520.744.1400 F 520.744.7579  
[www.storage-tucson.com](http://www.storage-tucson.com)


We would like to thank our advertisers for helping to offset the cost of this publication.

Please know that all ads are paid for solely by our advertisers and are not an endorsement by the Association.

If you would like to be an advertiser in our newsletter, please contact Kristina Allen at [kallen@ccmcnet.com](mailto:kallen@ccmcnet.com). Thank you!

Are you being treated the way you deserve to be treated?

## Just Checking.



**VantageWest**  
CREDIT UNION

Call  
**520.298.7882**

Move your everyday checking to us.

Membership eligible; requirements must be met. Certain restrictions may apply. Subject to change without notice.

Weststar 

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
July 2009			1	2	3 OFFICE CLOSED	4 Independence Day
			5	6	7	8
12	13	14 Resident Orientation 6 PM	15	16 ARC Meeting	17	18 Tree Pruning 101 – 10 AM
19	20	21 Volunteer Meeting 6 PM	22	23	24 Wine Tasting 7 PM	25
26	27	28	29	30	31 ARC Application Deadline	

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
August 2009						1
						2
9	10	11 NAC Meeting 6 PM	12	13	14 ARC Application Deadline	15
16	17	18 Volunteer Meeting 6 PM	19	20 ARC Meeting	21	22
23	24	25 Board of Directors Meeting – 2 PM	26	27	28	29
30	31					

# GLADDEN FARMS

COMMUNITY ASSOCIATION

12375 N. Heritage Park Drive  
Marana, AZ 85653

## CCMC: Your Professional Management Team

Capital Consultants Management Corporation (CCMC) is pleased to provide Gladden Farms with professional management services designed to maintain and enhance your membership in this unique community. If we can be of any assistance to you, please contact us!

**Brian Shull, PCAM, Community Manager**

• [bshull@ccmcnet.com](mailto:bshull@ccmcnet.com)

**Kristina M. Allen, Admin Coordinator & Lifestyle Director**

• [kallen@ccmcnet.com](mailto:kallen@ccmcnet.com)

12375 N. Heritage Park Drive  
Marana, AZ 85653

Phone 520.682.1357

Fax 520.682.1361

Web [www.gfcalifestyle.com](http://www.gfcalifestyle.com)



member of:



## INSIDE THIS ISSUE:

- 1 Summerfield Block Party
- 2 Community Events
- 4 Quick Announcements
- 5 Backflow Testing Update
- 6 Did You Know That
- 7 2nd Annual Free Family Fishing Trip
- 8 Developer's Update
- 8 Go Green With Your Newsletter
- 9 Monsoon Safety
- 11 Event Calendars