

**CIVANO HOA
BOARD**

Bob Small
President

Rick Hanson
Vice President

Chris Shipley
Treasurer

Andy Delgado-Keller
Secretary

Directors
Les Shipley
Carolyn Finnell
Bill Durbin

HOA

MANAGEMENT

Cynthia Valencia
Association Manager
hoa@civano1.com
www.civano1.com

Maggie Roulier
Assistant
(520) 546-3862

Cadden Management
After Hours
Emergency Contact
(520)297-0797

Civano HOA

HOA Board Meeting
3rd Tuesday of every
other month or as
posted.

Design Review Com-
mittee; Second
Thursday of every
month or as posted.

CIVANO HOA NEWSLETTER

www.Civano1.com

APRIL 2014

Message from the Association President

Well, Spring is here (and Summer feels like it is only a couple of days away) and the Civano residents have completed another Board of Director's election. This is especially significant because the nominations and the election processes were conducted by residents who were not involved in the writing of the procedures. It is necessary to establish near-fool proof election procedures to avoid some of the problems that have "plagued" some of our previous elections.

Ordinary residents (and these residents are anything but "ordinary") were chosen to the Nomination and Elections committee (NEC) to "test" the procedures, and the process worked! The NEC has made some suggestions to further refine the election process. I would like to thank the residents who volunteered to help; Karen Berchtold, (Chairperson) Anita Reagan, Mark Levine and Glen Pfeifer and the Ballot Count observers (it was a long night). I would also like to thank the Civano residents who participated in the election. Over 300 ballots were returned -the highest number ever!

The Board is now composed of Bob Small (President), Rick Hanson (V. President), Chris Shipley (Treasurer), Andy Delgado-Keller, (Secretary), Les Shipley, Bill Durbin, Carolyn Finnell. A special thanks goes out to Rick Hanson, who had stepped forward to assume the President's position for the previous three years. It was a challenging time period with the lawsuit, reserve study and the general day-to-day decisions. Thanks again Rick!

Speaking of volunteers (and we always need them!), there are other groups that need to be recognized for their efforts. Civano has over \$1 million in amenities that need to be constantly monitored, repaired or replaced, and the Board of Directors has fiscal responsibility to maintain the amenities and making sure the operating and reserve funds are available to maintain them. The HOA, of course, could just hire professionals at significantly higher cost to the HOA (and in the end the Civano residents) to maintain these amenities, but our community has a number of talented residents that have "donated" some of their valuable time in keeping things up. This group includes the Civano Community Area Assets Committee, (the CCAA). This dedicated group of volunteers, led by Vince Tampio, chair, with members Caryl Clements, Penny Pederson, Ann Edwards, and Mark Levine, work to analyze our amenity repair and maintenance needs and propose improvements.

Other groups include the Finance Committee, the Civano Community Garden, the DRC (Design and Review committee), and the Responsible Pet Care committee. The Morning Coffee Club participates through chipping in for coffee and suggesting using the excess money and for new amenities, such as the new horseshoe pit and bocce ball court next to the garden. And let us not forget Tom Wagner and Ron Canady, who have been volunteering their time and expertise to many of our electrical problems.

Let's also recognize that the ongoing day to day operations and scheduling of our amenities falls on our Cadden Management staff, Cynthia and Maggie. My thanks to both of them for making sure there is a smooth operation in the community.

A final note: Communities like Civano need volunteers to meet our daily challenges. Active volunteers like the people mentioned above, and those who take the time to attend HOA meetings are valued, and e-mail the HOA office about problems in the community. Another type of volunteer is the "quiet" volunteer, a person who picks up after their pet or a piece of paper in the street, checks around their property once a week for trash or weeds, sweeps their sidewalk, or is always on the lookout for persons committing vandalism.

Now the request: In the Fall the Finance Committee will be working on the 2015 budget for Civano. They will be determining future expenditures and also investment of our Reserve fund. Beginning, in December, we will also start the next round of elections and the NEC will be needing volunteers to oversee that process. We will also be looking for residents who will be willing to serve on the Board. - Bob Small, President

Message from Board Treasurer

The finance committee has reviewed the state of the reserves in view of the maintenance projects anticipated in 2014 and determined that \$150,000 can prudently be invested in certificates of deposit for a term of six months to a year. Using bankrate.com to identify the highest yielding CDs available, the committee recommended to the board that \$100,000 be invested for six months at 1% and \$50,000 be invested for a year at 1.05%. Of course the highest yielding CDs offered will have to be confirmed on the day the investment is made.

The six month CD will be re-invested for a year on maturity. When the one year CD matures additional funds will be combined with the maturing CD, which will be reinvested for another year. Eventually, as the reserve fund increases, \$100,000 in CDs will be maturing each six months. In this way, when large maintenance projects are identified the funds will be available and HOA income will increase in the interim. Initially this practice will yield the HOA in excess of \$1,500 per year, substantially more that we have been earning to date.

Spotlight on the HOA

GRAFFITI

Homeowner's may report Graffiti Removal to phone: (520) 792-2489 or on the website www.tucsonaz.gov/graffiti/report. If it is in the common areas please report to the HOA office.

PARKING VIOLATORS

All vehicles need to park in Association approved parking areas. Homeowner's may report to Parkwise. Please have the make, model and license plate number of vehicle. Any violators will be reported to Parkwise at 791-5071

COMMON AREA

If you observe issues in the common area's please contact Management at 546-3862 or by email at hoa@civano1.com.

HOA CALENDAR

You can always check the Civano 1 HOA calendar for availability & events scheduled. If you are interested in scheduling an event

please check the calendar for availability. Also you can print out request forms and submit with appropriate checks.

FEELING GREEN?

Send an e-mail to Civano 1 HOA office to Opt-In for newsletters, e-mail blasts, and community notices to be sent directly to your e-mail address.

IF YOU RENT YOUR HOME OUT

If an Owner leases his/her lot, the Owner shall give the Association, in writing, the name of the Tenant of the Lot and such other information as the Association may reasonably require. Please forward your tenant's contact information to the HOA. As an owner in Civano, you are responsible for maintaining current information on file at the Civano HOA Office. Pursuant to the Civano 1 HOA (CC&Rs) 5.3.2.5 Leases.

Streets & Traffic Maintenance

To report City issues such as pot hole repairs, damaged/missing street signs, drainage & wash maintenance, etc... The Streets & Traffic maintenance division can be contacted at 791-3154 or email at TDOTSR@tucsonaz.gov

VANDALISM

It has been reported by some homeowners that a person/persons has been vandalizing Civano common areas. HOA Board of Directors has authorized a \$1000 reward for the ARREST AND CONVICTION OF PERSON/PERSONS committing acts of vandalism. Please report to the police department any mischievous activity at either 911 or the Non-emergency number: 520-791-4444.

POOLS

Please do not let anyone into the pools if they do not have their key card it will make you responsible should something occur.

COMMITTEE BUZZ!



DESIGN REVIEW COMMITTEE

One of the principal responsibilities of the Design Review Committee is to promote the use of attractive colors that “work” in the neighborhood when residents paint their homes and businesses. Ideally, homes are painted in colors found in the subdued desert palette and trimmed with brighter desert flower colors. The committee attempts to promote these objectives in a way which is useful to people wanting to paint and which promotes a friendly atmosphere among neighbors. Accordingly, each applicant is requested to obtain the signature of the three nearest neighbors before the committee reviews the paint application. This is simply to encourage good neighbor relations; the committee’s decision isn’t determined by your neighbor’s position.

Choosing a color to paint your home or business can be difficult. If you are considering re-painting in a different color there are several things you can do to make the process easier. First, the HOA office has a book of recommended colors. If you pick one of these colors it is likely our objectives will be met and you will like the result. Suppose you want a color not in the recommended portfolio? It is difficult to visualize how a color will look in a large area based on a small sample. Bearing the desert theme in mind, we recommend you obtain a sample jar of the color you are considering and paint a large poster board completely with that color. Then, hold that poster board against your house in multiple places to get a sense of how it will look in situ. Hold your paint choices against your neighbor’s house as well, to make sure that there is enough contrast in shades and or colors so that your houses will complement one another, but not look the same. This will create diversity and interest, even in subtle desert hues. If you are satisfied after those trials, take a picture or two and submit them with paint chip samples and the rest of your application. Chances are the approval will be easy and the Civano neighborhood will be enhanced by your paint job

RESPONSIBLE PETOWNERS

The Responsible Pet Ownership Committee (RPOC) was created to advise and assist the Board of Directors to identify and implement actions regarding pet ownership which would contribute to a pleasant, safe, and healthy environment for all Civano residents. The HOA provides pet waste stations to keep our community clean and to encourage responsible pet owners to pick up after their pets.

For most of its years Phil Ogden has pushed, pulled and held together this committee. He has served in every leadership position and was recently the secretary. It is because of this committee and Phil’s energy, that it was able to install the various doggy bag stations and see that there were bags for picking up pet waste. Currently this committee orders 12,000 bags/yr. Over the years we have noticed that residents are also supplying their own bags (newspaper and grocery bags) on the order of ~5 resident bags to every HOA bag.

As of May 2014, Phil now feels that it is time to pass the “leash” to someone else. The Civano HOA would like to thank Phil for his many years of service to the committee and to the Civano community. Thanks!

Linda Green last year stepped into assume the chairperson position, but recent new commitments within Civano have forced her to give up her RPOC position. The Civano HOA would also like to thank her for her service. We would also like to thank the other members of the committee for their commitment to the community.

The RCOC is looking for additional volunteers for this committee. Please call the HOA office if interested.

Water Harvesting

Retaining the rain which falls on your property through water harvesting techniques can reduce the risk of erosion, save water and save you money through reduced need for irrigation. Avoiding over-watering of your plants can also save water and money, as well as reduce the loss of trees that may be blown down in windstorms. Trees should be watered near the drip line (the outermost edge of the canopy) encouraging root development away from the trunk itself and outwards, creating more stability for the tree, especially if it has a dense canopy. Watering should be done infrequently on established trees (once every three weeks or so) but watered thoroughly so that root development is deep, thus reducing susceptibility to wind damage. Species that are acclimated to our desert environment should be planted to reduce watering requirements.

A Clip of Civano 1 CC&R's



WEEDS/ TRIMMING/DEAD PLANTS&TREES/OVER HEAD ENCROACHMENT

In accordance with the CC&Rs Section 5.2.4. As used herein, maintenance shall include, but not be limited to landscaping the areas neatly trimmed, cultivated and free of trash, weeds and unsightly material. All trees, shrubs, plants and ground covers shall be timely and properly trimmed according to their plant culture and landscape design and shall be watered and fertilized at such times and in such quantities as required to keep them alive and attractive.

Any dead tree, shrub, plant or ground cover shall be removed and replaced immediately. All ground areas shall be kept free of weeds and cultivated periodically as needed.

CC&R's 5.3.5 Parking

5.3.5.1— No Vehicles shall block any Lot or inhibit access to or from any Lot, to be parked in a manner which restricts the flow of traffic.

5.3.5.2— Parking or storage of recreation or similar vehicles (including but not limited to, trailers, campers, motor homes, van conversion, busses and boats) s prohibited on all portions of the Covered Property....

5.3.5.5— No inoperable, junked or wrecked vehicles shall be parked on any portion of a Lot or on the Common Areas. No vehicles shall be located on Covered Properties in any state of repair or disassembly, except vehicles that are parked wholly with a carport for the purpose of repairing.....



CC&R's—GARBAGE 5.3.4

5.3.4.1—All garbage or trash shall be kept in sanitary, covered containers. Recycling of materials is encouraged. Containers shall not be Visible from Neighboring Property, unless a dumpster has been installed for the use of more than one Lot Owner. All trash and garbage shall be regularly removed from each Lot or Parcel and shall not be allowed to accumulate.

5.2.5 NUISANCES: Dust Control; Construction Activities. No rubbish or debris of any kind shall be permitted to accumulate upon or adjacent to any Lot or Parcel which creates a nuisance or renders any such property or activity on the Lot or Parcel, unsanitary, unsightly or offensive. Each Lot and Parcel shall be landscaped and maintained in a manner which will minimize the possibility of dust being transmitted into the air and over adjacent properties. Although normal construction activities shall not be considered a nuisance or otherwise prohibited, Lots and Parcels must be kept in a neat and tidy condition during construction periods. No noxious or offensive activity shall be carried on or permitted on any Lot or Parcel, nor shall anything be done which may be, or may become, an annoyance or nuisance to Persons or property in the vicinity of such Lot or Parcel or to CIVANO: TUCSON SOLAR VILLAGE or which will interfere with the quiet enjoyment of each of the Owners and Occupants.

Attention: Tennis and Pickle Ball Players.

A meeting to discuss adding a Pickle Ball court to our Civano Tennis court will be held in the Activity Center on May 9th at 6:30 PM. If you have any input please plan on attending. If you can't attend but have input please call Ann Edwards at 271-3926 or email the HOA office at hoa@civano1.com.

Pickleball Clinic/Demo At The Civano Tennis Court

The Civano tennis court has been modified to include a pickleball court. It is one of the fastest growing sports in North America for ALL ages.

Pickleball

Learn more about Pickleball from Wikipedia.

<http://en.wikipedia.org/wiki/Pickleball>

Another link from the American Pickleball association demonstrates the game.

http://www.usapa.org/whatis_pball/video_promo.html

Tape is currently used to mark the pickleball lines that will be painted after we determine a color that works best for both tennis and pickleball.

Here is what our tennis/pickleball court looks like.



Mel Mashman started a General Discussion thread on the Civanoneighbors.com site and would like to start a Civano Pickleball Club (CPC). He requests that interested participants use that thread to communicate.

He is holding a pickleball clinic/demo day as a get-together to help determine the interest level in the community.

When: 10AM on Saturday, May 3rd

Where: The Tennis/Pickleball court adjacent to the North Pool.

Please come just to say hello even if you are headed north soon. The objective is to introduce players to the sport and gather existing players to create an opportunity to play more often. If you have a paddle, bring it along. Don't be shy.



Or Current Resident

Civano HOA

10501 E Seven Generations Way, Suite 109
Tucson, AZ 85747
Phone: 520-546-3862
Fax: 520-546-6795
E-mail: hoa@civano1.com
Website: www.civano1.com



INFO YOU CAN USE!!

HELPFUL WEBSITES:

- TPD ONLINE CRIME REPORTING:** www.tucsonaz.gov/reporting/incident-reporting.php
- TPD Non Emergency Contact:** 520-791-4444
- Park Wise:** (520) 791-5071 ; www.parkwise.tucsonaz.gov/index.php?q=parkwise
- Pima Animal Care Center:** (520) 243-5900 ; www.pimaanimalcare.org/
- CITY OF TUCSON:** www.ci.tucson.az.us/
- TUCSON MAPS & RECORDS :** tdotmaps.transview.org
- RESEARCH YOUR PROPERTY:** www.asr.pima.gov/links/frm_advancedSearch_v2.aspx?search=Property
- NEIGHBORHOOD RESOURCES:** www.ci.tucson.az.us/dnr/
- Streets & Traffic Maintenance:**
www.tucsonaz.gov/transportation/streets-maintenance

**Civano 1: Neighborhood 1 Association
Board of Directors Election
March 14, 2014**

Ballot Count Summary

Total Ballots Issued	699
Total Ballots Cast	300
Participation Rate	43%
BOARD OF DIRECTORS	
NOMINATED CANDIDATES	
Carolyn Finnell	267
Chris Shipley	263
Les Shipley	259
Joan Tober	83
WRITE-IN CANDIDATES	
Andy Delgado-Keller	167
Betty Nichols	1
Manny Cabranes	3
Simmons Buntin	1
Mare Smith	1
Louis Cruz	1
Dick MacCarver	1
Alan Boertjens	1
Linda Green	1