

**CIVANO HOA
BOARD**

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(520) 546-3862

**Cadden Management
1870 W. Prince Rd., #47
Tucson, AZ 85705**

**After Hours
Emergency Contact
(520)297-0797**

Civano HOA Meetings

**HOA Board Meeting 4th
Tuesday of every month**

**Design Review Commit-
tee; Second Thursday
of every month**

CIVANO HOA NEWSLETTER

www.Civano1.com

MAY 2010

Message from the President

What is Compliance?

Q: What does Compliance mean?

A: It simply means being a good neighbor.

As Civano 1 Neighborhood 1 homeowners, you purchased your home as well as the neighborhood of Civano 1 Neighborhood 1. Each homeowner signed and received the Civano 1 Neighborhood 1 CC&R's and Design Guidelines as part of their home purchase. These governing documents allow all homeowners to enjoy the standard of living that we have all come to expect and appreciate in Civano 1.

Cadden Management, as the HOA's contracted Management Company, does conduct regular compliance rides through all developments of

the neighborhood. We would greatly appreciate your cooperation in complying with the CC&R's. While this is not always easy, your Board does sincerely appreciate your cooperation in working together to maintain Civano 1 Neighborhood standard of living.

The highest reported areas of non-compliance are the following:

Weeds - We know that it is difficult with monsoonal rains, but please do your best to take the necessary measures to alleviate your properties of weeds. Whether it is by hand-pulling, utilizing pre-emergent, or having a professional landscaping service – your neighbors will appreciate your diligence.

Unapproved Modifications – Your Design Review Committee (DRC) works very dili-

gently to provide speedy responses to your DRC requests. We ask that BEFORE you invest any money or time in any improvements on your property, please submit an Architectural Review Request to your DRC. It is painless and the committee is happy to work with you. CC&R Article 4.

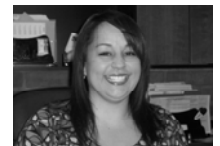
Please utilize the stated DRC process. Submission forms can be found online at the HOA website, in your Design Guidelines received at contract signing and at your close of escrow, or by contacting your Management office at (520)546-3862.

Let's be caring neighbors and maintain the look and friendliness of our association.

Les Shipley, Board President

DOOR TO THE BOARD.....

A MINUTE NOTE FROM YOUR ASSOCIATION MANAGER:



PROPERTY MODIFICATIONS

ANY CHANGES TO YOUR LANDSCAPING OR YOUR HOME must be approved by the DRC BEFORE you start on your project. The applications are in the HOA office or on the civano1.com website. Most applications are approved. The DRC will help you get your plans in compliance with our rules. The DRC is there to help you. There have been too many improvements made without going through the proper channels. This could cost the homeowner a great deal of money out of their pocket to get into compliance. Reminder please submit your DRC application by the end of the month for the next meetings review.

HOA MEETINGS: WHAT'S COMING UP

The next HOA Meeting will be Tuesday May 25th at 7 PM in the Rotunda Building. Getting on the HOA Board Agenda; Issues that need to be addressed as official agenda items must be turned in to the HOA Management office one week prior to the Board Meeting. For items that need to be discussed at length or for issues that have accompanying documentation or would require a vote of the Board, a one (1) week prior submission is required. So if you have an issue that will take up a significant amount of time, or requires that Board Members review the related documentation, please turn in agenda items one week in advance of a Board meeting. Items received less than one week in advance of a Board meeting cannot be added to the Board agenda and will be added to the following month if you would like. If you have questions, call the HOA Office at 546-3862. Also there is the Open Forum portion of the meeting but we can only allow 3 minutes per person to address your concerns at the meeting because of time constraints.

"When you come to the end of your rope, tie a knot and hang on."

~ Franklin D. Roosevelt

Some of the HOA's issues...

Side Notes...

-Common Areas!

The designated Open Spaces in our community are cooperatively owned by all of the Civano 1 Neighborhood 1 property owners. If you have an open space adjacent to your property, this is not part of your property. Homeowners shall not alter, amend or make any improvements to any Open Space area. If an open space adjacent to your property requires attention, please notify the HOA Management office.

-Weeds!

Fighting weeds is a constant battle during the growing season. The key is to get them under control and then prevent them from returning.

PARKING: We all know that we do have issues with not enough parking here in Civano. The only places to park are in your garage, in a parking bay or parking lots. There is **NO PARKING ON DG or SIDEWALKS.** There is serious problem of some people violating these rules so we **WILL BE** enforcing these rules more closely. Also homeowners it is your responsibility to make your tenants aware of the rules in Civano.

LANDSCAPE ISSUES: The HOA wants to thank everyone who replenished their DG (Decomposed Granite). The people who haven't yet done so you will be receiving another letter unless you made prior arrangements with the office.

YARD

MAINTENANCE:

The rains are over for now and it is time to remove those weeds and dead wildflowers. Now would be a great time to trim your trees and shrubs to make your yard more presentable to your fellow neighbors to avoid a letter from the HOA office.

POOLS: Please adhere to the pool rules. The weather is starting to heat up and more people will be using the pools. Parents **PLEASE** watch your children when they are going swimming. We don't need any accidents to any of our children. No one should be swimming in their street clothes or unsupervised.

ACTIVITY CENTER:

Please make sure that you submit the reservation form for the Activity Center to assure availability. The forms can be found on the civano1.com website.

BARKING DOGS: Please be considerate of your neighbors. Please refrain your dogs from barking incessantly and becoming a nuisance. If you have issues with a barking dog please contact the HOA office or Pima Animal Control at (520) 243-5900 or refer to the website www.pimaanimalcare.org. Please be aware that there are new laws in effect.

COMMITTEE BUZZ!



CC&R Committee

Parking Violation Procedure - A proposed new parking violation procedure that would allow us to respond much more quickly to parking violations, which are generally of a shorter term than the multi-step procedure that is in place for other infringements. It is unfair to homeowners to expect them to wait for months to have such obvious violations taken care of. Win will take the ideas we agreed upon and formulate them into a proposed action item for the board to rule upon.

DRC They have formed a Task Force to review and modify the DRC'S. They are well on their way to submitting their efforts to the HOA Board for approval. The biggest problem they are facing is the fact that homeowners **ARE NOT** using the DRC process to do modifications to their property. Most applications are approved or they will help to work with you so the plans will be approved by the DRC Committee. This Committee meets on the 2nd Thursday of the Month at 6 PM in the Rotunda

ROTUNDA The work on moving and improving the new serving area is finished. The old kitchen area is now the new storage area. The next project is painting the outside stucco area on top of the Rotunda Bldg. This should be done the first or second week of June. The adobe walls around the entire building are our next project. Bids are in process of being submitted to the Committee and should be approved at the May HOA meeting.

PARKS & GARDEN They are working on a shade structure for the area where the sandbox is at. They want to remove the sand and put some tables and chairs under this shade structure. There are 7 or 8 spaces still for rent. \$50 for first 6 months then \$25 for the next 6 months. They are also working on getting some of the water leaks fixed.

EVENTS The next community event will be the 4th of July parade and swim party. Call Mark Levine at 886-8825 if you want to help. It should be similar to last year's party. This committee is looking for a chairman.

RESPONSIBLE PETOWNERS They are in the process of purchasing more doggie bags for the community. Please use these bags or your own from the grocery store to pick up after your pet.

BUDGET & FINANCE This committee is looking for a few people to help with the finances of CIVANO. We will be working on our Reserve Study, annual budget and reviewing our expenses in general. Call the HOA Office if interested. This is about your annual dues.

NOMINATION & ELECTIONS They are in the process of reviewing their procedures and making any change to this process to help make future elections run more smoothly.

"Civano is about building community ..." Civano 1 Phase 1 Specific Plan, paragraph 1.1, pg 2, revised Oct 12, 1998

Don't Forget!!



...to pick up after your pets! The Association continues to receive complaints regarding pet owners not cleaning up after their animals. Please be courteous to your neighbors and always carry a scooper, trash bag, or other method of removal. And remember, it's the law!!



...Modifying the exterior of your property requires approval from the Association. There are even some projects in your rear yards that require approval. Check out Civano 1 Neighborhood 1 Design Guidelines for more info. They are available on the website, or by contacting the management company.



...Feeling Green? Send an e-mail to Civano HOA office to Opt-In for newsletters, e-mail blasts, and community notices to be sent directly to your e-mail address. You will be removed from the paper mailing list for newsletters & community notices. Your e-mail will never be sold, rented or otherwise utilized other than for HOA business.



Or Current
Resident

Civano HOA

10501 E Seven Generations Way
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Tucson, AZ 85747

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If you rent your home out:

Pursuant to the Civano 1 Neighborhood 1 Homeowners Association Covenants, Conditions, and Restrictions (CC&Rs) 5.3.2.5 Leases.

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 required by your governing documents. Information will be kept on file and used for emergency purposes only. As an owner in Civano, you are responsible for maintaining current tenant information on file at the Civano HOA Office. If you have not done so please contact the HOA office immediately and update your information.

HOA BOARD PHILOSOPHY & MISSION

Your Board of Directors was elected by you to serve on your behalf in the management of Civano. The Board has a fiduciary duty to follow the governing documents and to set forth rules and standards for the protection of both owners and the community and for the enhancement and preservation of property values.

The Board's determined philosophy and mission goes deeper than preserving home values, balancing budgets and enforcing rules. The Board is here to promote a sense of community and to ensure a high quality of life for Civano residents through responsible leadership.

Building community spirit is more than informing residents about board action, improvements and enforcement. It is about putting people first by asking their opinions and listening. It is about developing programs and policies to enhance community spirit, pride, enthusiasm and involvement. And lastly, it is about transparency, openness and communication.