



# Civano I HOA News & Events

## A Message from your Board of Directors

*“There is very little difference between one man and another;  
but what little there is, is very important”. William James*

Serving as the President of CINI's first homeowner-elected Board of Directors has been a significant experience for me. After more than 15 Civano I HOA Newsletter articles, this is my “swan song”. As I glanced through past newsletters there was a resounding theme that echoed the intention of my service: *Community*. And, of course there were six other Board members, you and everyone else who participated by volunteering their time according to their interest.

In no special order, I list some of the things that recognized motivated individuals, rallied an entire community or simply encouraged people to gather together.

*Sandwich Boards . Pet Ownership . Speaker's Series . Holiday Party . Egg Hunt . Town Hall . Published HOA Agendas . Neighborhood Watch . Welcome Breakfasts . 50's+ Game Nights . Town Hall . HOA Meetings . North Park . Tot Lot . Dinners for Eight . Homeowners' Update Form . Block Parties and Potlucks . CARE . DRC Update Book ....*

Thank you one and all. The Board consistently worked on establishing rapport and building homeowner trust; setting and achieving community goals; administering the governing documents; demonstrating fiscal responsibility; and, maintaining and improving common areas.

The spirit of community continues. This time there is a road map that includes the top five community issues as defined by those homeowners in attendance at the February Town Hall Meeting.

The first HOA meeting of the new Board of Directors will be on April 24<sup>th</sup>. I'll be sitting in a different seat observing, and still participating in the process of governance – hope to see you there.

Thais Young

CINI HOA President

The Responsible Pet Ownership Committee members are summarizing the pet questionnaire responses and preparing a report to the HOA Board and to Civano Residents. We thank the many homeowners who took the time to provide their response to the questionnaire.

Activism is my rent for living on this planet." Alice Walker

*"It takes a Committee, but sometimes there is just one person who stands out in dedication of service. Diana Watson's contribution to the Community of Civano has been her role as the Liaison between the Design Review and CC&R Committees - monitoring resident compliance with our governing documents. In her proactive capacity she has attended and actively participated in over 95 meetings and spent many hours compiling information all in the effort to consistently apply and balance community standards with homeowner requests.*

*Diana in reprioritizing her time has resigned from the Design Review Committee but has expressed a desire to remain on the CC&R Committee. The Board would like to acknowledge her unfailing dedication to Civano and its residents. And, while leaving one Committee, we are thankful that she will continue to be integral to our governing document process. We will still benefit from her vast knowledge and her style of service. Thank you Diana!"*

# COMMUNITY PICNIC

**When:** Sunday, April 22nd (Earth Day)

**Where:** The Sports Park (near the south pool, off of Cerulean Way)

**Who:** Open to all Civano Residents (Free!)

**Events:** Winners of the Civano Legacy Art & Essay Contest, Earth Day Information about Native Seed/Search Segway of Tucson, Water Harvesting, Solar Power, and more, Neighborhood Watch Program presented by the Tucson Police Department.

There will be hamburgers, beverages, side dishes, and dessert. Dinnerware will also be provided. For more information please contact Sharlene Gillette at 235-0346 or send an e-mail to [shar5595a@cox.net](mailto:shar5595a@cox.net).

This event is jointly sponsored by the HOA and the NA.



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## Summary of Civano Town Hall Meeting

On Saturday, February 17, 2007, the Civano Home Owners Association convened a Town Hall meeting at Dunham Elementary School on 29<sup>th</sup> Street. Approximately 54 Civano residents attended. The purpose of the meeting was to provide residents an opportunity to address their community concerns in a neutral environment. The meeting was co-facilitated by Tucson mediators Christie Lapitan and Victor Bowleg.

The following description provides an overview of the activities of the day:

The facilitators gave brief introductions of themselves. Participants at the meeting were asked to share their names, how long they have lived in the Civano community, and one thing that they love about living in Civano. Some of the things that residents named as to why they love living in Civano included: the beauty of the buildings, the uniqueness of the buildings, the energy-efficiency of the homes, the green building philosophy behind the development of the community, the friendliness of neighbors, the feeling of living in a village, being able to move around the community without using a car, the school, and the dark night skies.

The facilitators reviewed ground rules for the meeting along with the goals and purpose of the meeting. Although some solutions could be explored, the main focus of the meeting was on listing the concerns of the residents. First, the floor was opened for any issues to be raised. The facilitators then summarized the issues that had been presented in emails and sent to the HOA prior to the Town Hall Meeting. Once

these issues were listed, participants were asked to name additional concerns. Participants were encouraged to name any and all issues that they wanted to address as a community. These issues were recorded on poster paper at the front of the room.

Once participants had generated a list of issues, a vote was taken on each issue in order to prioritize the order in which they would be addressed. After voting by a show of hands, the top five issues were identified. At this point in the meeting, participants were provided a lunch break.

One of the top issues raised by participants involved defining the Home Owners' Association and the Neighborhood Association, their differences, and the role and responsibilities of each association. After returning from the break, participants were informed by Bob Small of the Neighborhood Association and Thais Young, President of the Home Owners' Association, about the function of each organization. A main point in this discussion was differentiating the Neighborhood Association as a public entity and the Home Owners' Association as a private entity. (Clarifying the roles of each association is important in determining how to proceed with addressing the issues raised at the meeting by residents.)

The facilitators then turned to the top five issues that had been voted on by participants. As the meeting time came to a close, the top issues were listed on poster paper, and residents were asked to sign up for a group(s) with which they would be willing to meet at a later date to address the issue. According to Paul Coache of the Home Owners' Association, the purpose of the groups would be, first, to determine if other working groups already exist that could address the issue. Second, the group's goal would be to find a part of the issue that can be resolved and to make recommendations to the Home Owners' Association about a solution. Third, the group would also need to recognize the parts of the issue that may not be as

easily resolved and also bring those for further discussion.

The facilitators handed out evaluation forms for participants to fill out and thanked residents for taking the time to attend. Paul Coache made closing remarks, also thanking residents for attending and asking for a commitment to move forward together in a positive manner to address the issues that were raised in the meeting.

### List of issues and questions

**The Civano residents who attended the Town Hall Meeting generated a list of the following issues and questions that they want to address:**

- Development of the Neighborhood/Community Center area
- Who has access to the Community Center?
- Access to the exercise room
- Skate Park/Freestyle Bicycle Park
- How do we improve the recreation facilities for teens?
- Improvement to parks—make more useable
- Playground equipment for kindergarten through Grade 5
- Youth climbing over the wall to get to the pool/tennis court
- Improvements to security (theft, vandalism, graffiti)
- Positives vs. negatives in meetings
- Availability of discussion on the HOA Website
- Concern that online discussion about issues prevents face-to-face interaction regarding issues
- Traffic control
- Design guidelines—especially lighting
- Issues around the dark streets—benefits vs. negatives, i.e. children's safety including at bus stops
- Parking—outside lot; during sporting events; inadequate parking in general
- Differences between the HOA and the NA
- NA vs. HOA, what limits their interaction?
- “Mixed use”—Where is it within the community? Owner occupied? Residents using homes for commercial purposes? Ability to lease out part of residence? Definition of “mixed use”—differences in City definition, CC&R definitions and residents' understandings of mixed use
- Even enforcement of CC&
- Forming of a Planning Commission or Committee that would include both NA & HOA members
- Proactive thinking and planning for widening of Houghton Road
- Relationship with the Pulte neighborhood
- Potential for elder specific housing
- Potential for Fannie Mae to be phased out? Charter Middle School—the possibility for it? What amenities would come with it?
- Cover for Tot Lot
- Access for handicapped to facilities
- Cats/Dogs—barking, bio-waste

### Prioritizing of issues and questions

**Residents at the meeting were then provided with an opportunity to vote on their top five issues from the above list, in order to prioritize the order in which issues may be addressed.**

**The list below indicates in parentheses the number of votes received.**

- Development of the Neighborhood/Community Center area **(30)**
- Who has access to the Community Center?
- Access to the exercise room
- Skate Park/Freestyle Bicycle Park **(11)**
- How do we improve the recreation facilities for teens?
- Improvement to parks—make more useable **(3)**  
Playground equipment for kindergarten through Grade 5
- Youth climbing over the wall to get to the pool/tennis court
- Improvements to security (theft, vandalism, graffiti) **(11)**
- Positives vs. negatives in meetings
- Availability of discussion on the HOA Website
- Concern that online discussion about issues prevents face-to-face interaction regarding issues
- Traffic control **(3)**
- Design guidelines—especially lighting
- Issues around the dark streets—benefits vs. negatives, i.e. children's safety including at bus stops
- Parking—outside lot; during sporting events; inadequate parking in general **(16)**
- Differences between the HOA and the NA **(8)**
- NA vs. HOA, what limits their interaction?
- “Mixed use”—Where is it within the community? Owner occupied? Residents using homes for commercial purposes? Ability to lease out part of residence? Definition of “mixed use”—differences in City definition, CC&R definitions

and residents' understandings of mixed use **(20)**

- Even enforcement of CC&R's **(21)**
- Forming of a Planning Commission or Committee that would include both NA & HOA members
- Proactive thinking and planning for widening of Houghton Road **(3)**
- Relationship with the Pulte neighborhood? **(2)**
- Potential for elder specific housing **(4)**
- Potential for Fannie Mae to be phased out? **(22)**
- Charter Middle School—the possibility for it? What amenities would come with it?
- Cover for Tot Lot
- Access for handicapped to facilities **(2)**
- Cats/Dogs—barking, poop

#### **Groups and members**

**Residents who attended the meeting were provided the opportunity to form groups according to the top five issues. Group members were asked to list their names and phone numbers on poster paper, indicating their interest to meet with a group to discuss follow up action(s) on the issues.**

**As the groups were forming, some discussion occurred among residents about which issues might be combined. As a result, "Parking" and "Mixed Use" were added under "Even Enforcement of CC&Rs."**

**"Development of the Neighborhood/Community Center area" was added to "Potential for Fannie Mae to be phased out." The issues with the next largest number of votes, "Skate Park/Freestyle Bicycle Park" and "Improvements to Security" were then added to the list in order to form two additional groups.**

1) Potential for Fannie Mae to be phased out, (including discussion of Development of the Neighborhood/Community Center area):

Diane & Walter Joyce  
Sylvia Edwards  
Bob Small  
Bill Herron  
Eileen Gavin  
Dave Tuggle  
Monica Eng

2) Teens, Skate Park/Freestyle Bicycle Park:

Bob Small  
Beth Morgan

3) Improvements to security (theft, vandalism, graffiti):

Suzanne Hansen  
M. Taylor

4) Even enforcement of CC& R's (including parking, Mixed Use):

Mark & Vicki Francis  
Stephen Hansen  
John Young  
Diana Watson  
Jean Coache  
Sam & Bev Attolia  
Jennie Lending  
Carol Anne McDougal  
Annette Herron  
Mike Adkins  
Don and Fran Rice

**Evaluation Summary**

Of the 54 participants at the Town Hall meeting, sixteen (16) turned in completed evaluation forms.

1 participant wrote "very good idea" across all of the

evaluation questions.

**When participants were asked if they were able to express their concerns at the meeting, 15 participants answered.**

- 15 participants answered "yes"

**When asked what was good about the meeting, 14 participants answered.**

**The answers were:**

- "Getting together voices"
- "Peace and progress"
- "Finding out what the major concerns are"
- "Openness of it"
- "Getting people to solve issues together"
- "Kept on task"
- "Recognition of issues of concern. Wow! There are lots."
- "Range of issues brought out"
- "Being able to express concerns"
- "Sharing common concerns"
- "Expressed feelings and problems"
- "The emphasis on getting comments documented and making sure all issues were included--the positive approach was very good."
- "Get volunteers for action committees working together"
- "Being able to meet separately from the HOA and NA meetings—a neutral environment—everyone was able to address their concerns."

**When asked what was not good about the meeting, 10 participants answered.**

**The answers were:**

- "Too many items to ever be able to address—condense more"
- "Not enough time"
- "List was too enormous to ever get to it all"
- "It fell apart at the end—complete lack of control and direction"
- "Ran out of time to set up groups"
- "Too slow"
- "Could have been more focused"

- "Some definitions of HOA and NA were done at the end of documenting comments, but would have been better done first"
- "Went well"

**When participants were asked if they would like to attend another Town Hall meeting to generate solutions, 15 participants answered.**

- 11 participants answered "yes"
- 3 answered "possibly" or "probably"
- 1 answered "may not need to (because of commitments)"

**When participants were asked if the meeting was well-publicized, 14 participants answered.**

- 12 participants answered "yes"
- 2 answered "maybe" and "well enough"

**When participants were asked what recommendations they would make for future meetings, 8 participants answered. The answers were:**

- "Hold them in Civano if the numbers agree"
- "Greater emphasis on possible solutions"
- "Possible solutions posted ahead and research done on feasibility"
- "More structure"
- "Maybe a little shorter time—2 1/2 hours maximum"
- "More solutions to problems"
- "Focus on defined tasks and not allowing many new tasks to be added"
- "Next logical steps"

**When participants were asked to rate the location and the facilities, 14 participants answered. [1=poor 5=acceptable 10=excellent]**

- 2 participants rated the location a "5"
- 2 participants rated the location a "7"
- 3 participants rated the location an "8"
- 2 participants rated the location a "9"
- 4 participants rated the location a "10"

- 1 participant rated the location "great"

**When participants were asked to rate the facilitators, Victor and Christie, 8 participants answered. [1=poor 5=acceptable 10=excellent]**

- 1 participant rated the facilitators a "7"
- 1 participant rated the facilitators an "8"
- 1 participant rated the facilitators a "9"
- 4 participants rated the facilitators a "10"
- 1 participant responded with "Talked too long, continuance (?) quickly"

**Recommendations**

- Advertise the groups using several different formats (newsletter, online, fliers), and provide other Civano residents the opportunity to join the groups.
- Hold a follow-up Town Hall Meeting, if possible at Civano, two to three months from now. The purpose of the meeting would be to explore the follow-up actions of the groups, determine progress, and to explore what may be preventing action.
- Publicize a complete list of the issues generated at the February Town Hall Meeting to see if residents want to form any additional groups.
- Provide neutral facilitation for the small groups as requested by the groups.
- Groups should be allowed to determine their direction and focus.
- Have groups establish goals and document progress towards goals.

Civano 1 Neighborhood 1 HOA  
10501 E. Seven Generations Way  
Suite 101  
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**SCHEDULE OF HOA MEETINGS**

Unless otherwise specified, meetings are open to all Homeowners & held in the HOA ACTIVITY CENTER in the Civano Neighborhood Center, Suite 101

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\*\*\*\*\***The C1N1 HOA Board of Directors** meet monthly on the 4th Tuesday of the month. The next meeting will be on Tuesday, April 24th. An Executive (Closed) Session will begin at 6:30 P.M. with the Regular (Open) Session starting at 7:00 P.M.

**The C1N1 HOA Design Review Committee** meets the 2nd Thursday of each month. Submittals must be received by the last day of the *prior* month to be included on the DRC Agenda.

**The C1N1 HOA CC & R Compliance Committee** meets on the third Thursday of each month at 5:30 PM. Meetings are by invitation only.