

**CIVANO HOA
BOARD**

**Les Shipley
President**

**Ron Peterson
Vice President**

**Mark Levine
Treasurer**

**Judyth Willis
Secretary**

Lee Rayburn

Chris Shipley

HOA MANAGEMENT

**Cynthia Valencia
Manager**

**Maggie Roulier
Assistant Manager**

(520) 546-3862

Civano HOA Meetings

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

**Design Review Committee;
Second Thursday of every
month**

GOING GREEN!

*Please send your
email
addresses to
hoa@civano1.com and
help us Go Green! We
will make every effort
to limit use of paper
in our effort to keep
our homeowners in-
formed and up to date
regarding HOA issues
and events!*

CIVANO HOA NEWSLETTER

DECEMBER 2009

Message from the President

Dear Homeowners:

In the winter of 2007-2008, notifications of non-compliance with CC&R standards were suspended for all the owners of Voyager-built homes in Civano. The suspension was implemented because your builder had not provided decomposed granite (DG) ground cover, in their landscape package, and at that time some residents were attempting to get Voyager's agreement to add the ground cover, hopefully for all the homes they built. Such use of decomposed granite is required throughout Civano, as stated in our Landscape Design Guidelines, page 2 – "Inert Ground Cover", and in our CC&R's, Article 5.2.4.

Despite those negotiations with Voyager, and even the

appeal to the City Council at the time, became clear that Voyager Homes has stood firm on the terms of their contract, which had omitted a requirement to complete the landscaping with DG.

Now, many months later, several homeowners have gone ahead and completed their landscaping right to the edge of their streets or carriage lanes, as required, but others have yet to complete that work. Since the builder would not step up and do the job, it is time for all property owners to bring their landscaping up to standard.

At a recent meeting of the Civano Homeowners' Association Board of Directors, it was determined that the enforcement of Civano's Covenants, Conditions, and

Responsibilities (CC&R's) as they pertain to the application of decomposed granite on all homeowners lots, would be reinstated in ninety (90) days. The board is sensitive to the issue in light of the realities of the economy and wants to provide ample time for homeowners to come into compliance. The manager will begin sighting all homeowners effective February 1, 2009.

This is a matter of maintaining your property values. Thank you for your attention to this and for helping to get all of Civano looking in the best shape it can be.

Sincerely,
Leslie R. Shipley,
President



DOOR TO THE BOARD.....

A MINUTE NOTE FROM YOUR ASSOCIATION MANAGER:

PAYMENT OF 2010 ASSOCIATION DUES

Please note that the address shown on your 2010 payment coupons for the payment of your Association dues has changed from that used in 2009.

The new address is:

c/o Cadden Community Management
P.O. Box 60040
Los Angeles, CA 90060-0040

If you pay electronically through your bank, please

ensure you reflect this new address when transmitting your payment, and ensure you identify the Association's name and lot number.

Thank you.

HOA MEETINGS: WHAT'S COMING UP



"Sometimes it's the smallest decisions that can change your life..."

-Keri Russell

Civano I Neighborhood I Announcements Board Position Vacancy

The Civano I Board of Directors will shortly experience a vacant position due to the upcoming resignation of Board member Rick Hanson. The Board is soliciting owners who are interested in being appointed to this position, which will fill the remainder of his term through April 2011. Vacancies due to resignations are filled by Board appointment. If you are interested in being considered, please contact the Civano office at 520-546-3862 or email to hoa@civanoI.com.

You will be asked to submit a brief statement of interest. Also, feel free to learn about Board duties and time commitments from a Board member if needed.

HOA ONGOING PROJECTS...

THANK YOU...

A special thanks to the volunteers Jim Reagan, Tom Wagner, Rich Shoffstall, and Bill Brown.

On behalf of the Civano Board Directors, HOA Management, and the community, I would like to thank you for your tireless efforts and commitment as you volunteered, in repairing and replacing the pathway lights along Nightbloom and Civano Boulevard North. We are honored that you have given of your time and would like to let you know that it is appreciated.

Civano Homeowners,

While it might seem that this information is a little premature, we all know how fast the time goes by, especially during the holiday season. With that said, please note the schedule of events in regards to the election of three Board members to be held on at the annual meeting on March 23rd, 2010.

January 26th - Call for Candidate mailer will be sent out to all homeowners in good standing in Civano.

February 22nd - Candidate Submittal Deadline.

March 2nd - Ballot Mailing and Call for Observers.

March 22nd - Vote Count.

March 23rd - Annual Meeting.

Please consider what is yours to do and give some thought to running for a position or volunteering to be an observer. Your service will be greatly appreciated.

Sincerely,
The Civano Nominations and Elections Committee

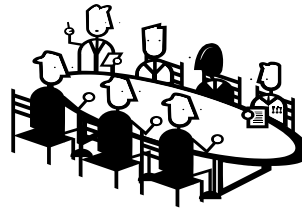
Acts of Vandalism

HOA Board of Directors has authorized a \$1000 reward for the ARREST AND CONVICTION OF PERSON/PERSONS committing acts of vandalism.

It has been reported by some homeowners that a person/persons has been vandalizing the pathway lights along Nightbloom and Civano Blvd N.

It is recommended that you report to the HOA office any mischievous activity with a description of person/persons and/or to the police department, the Non-emergency number: 520-791-4444 or for emergencies call 911.

COMMITTEE BUZZ!



Nominations and Elections Committee

Upcoming Elections, the committee will notify homeowners. In order to vote they need to be on the deed and in good standing.

Events Committee

Preparing for the holiday party December 12th

Garden Committee

Clean up of the garden: Everyone needs to make some time to clean up and get their plots ready for winter - the best time to garden in Tucson.

CC&R Committee

The Committee has agreed that they did not need to meet monthly any longer. They will meet the sec-

ond Tuesday of each month while there are ongoing issues, but call meetings only quarterly otherwise.

Rotunda Committee

With the probability that major funds will not be needed for structural repairs, the committee agreed to begin researching moving the kitchen area to the east alcove. This is the only area in the rotunda where reasonable access to water is available. If financially and physically possible, this will allow the existing kitchen room to be converted for lockable storage and secures the building controls and telephone equipment cabinet. Mark agreed to take the lead in getting bids for the kitchen relocation.

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

Rumor Has It....

Homeowners can prune common areas trees (or even their own trees) and leave the debris for the Landscape Maintenance Contractor to pick up?

False

Though you may believe you are being helpful, tree trimming should always be performed by a professional and this is why we have

contracted Civano Nursery.

Why do the trees constantly need to be trimmed? Our streets and planting areas throughout the neighborhood are very narrow and with most of our trees encroaching over the roadways and sidewalks it is a constant task to contain them in this urban landscape.

All common areas trees are

the responsibility of the Landscape Maintenance Contractor.

Should you need a tree trimmed prior to the next scheduled visit please contact our HOA office at 546-3862 and they will be happy to accommodate you wishes.

INFO YOU CAN USE!

HELPFUL WEBSITES:

1. CITY OF TUCSON: <http://www.ci.tucson.az.us/>
2. TUCSON MAPS & RECORDS
<http://tdotmaps.transview.org/mandr/>
3. CHECK YOUR ASSESSMENTS:
<http://www.tucsonaz.gov/dfast/fastweb.html>
4. PIMA COUNTY DEVELOPMENT SERVICES:
<http://www.pimaxpress.com/>

5. RESEARCH YOUR PROERTY: http://www.asr.pima.gov/links/frm_advancedSearch_v2.aspx?search=Property
6. RADAR VAN DEPLOYMENT: <http://tpdinternet.tucsonaz.gov/Radar/index.asp>
7. NEIGHBORHOOD RESOURCES:
<http://www.ci.tucson.az.us/dnr/>
8. Our Family (Formerly Our Town and/or Family Counseling Agency)
Mediation (520) 323-1706



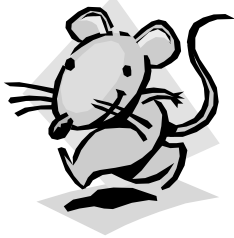


Or Current Resident

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



Pack Rat Prevention Tips

Pack rats are a natural part of our desert environment, but can become a nuisance around homes destroying landscapes and getting

into things like cars, garages, attics, air conditioners, BBQ's and other semi-enclosed areas.

Some tips on making your home less attractive to pack rats:

- Do not allow Agaves, Aloe, Yuccas and Desert Spoons

and other cactus to grow in tight groups.

- Do not allow a skirt of dead branches to form on Desert Spoons, Agaves, and Yuccas. Keep the base trimmed.
- If you feed the birds, only put out loose seed in the morning, so all food is gone before the rats forage at night. Do not use bird block or feeders.
- Clean up foliage and bean pods around your yard.

For more tips please see the [Civano 1 Website](http://www.Civano1.com).

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.