

**CIVANO HOA
BOARD**

Rick Hanson
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Directors
Barbara Lamb
Les Shipley
Mario Mastro Simone

HOA

MANAGEMENT

Cynthia Valencia
Association Manager
hoa@civano1.com

Maggie Roulier
Assistant

(520) 546-3862

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

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

Civano HOA

HOA Board Meeting
3rd Tuesday of every
month

**Design Review Com-
mittee; Second**
Thursday of every
month

CIVANO HOA NEWSLETTER

www.Civano1.com

NOVEMBER 2012

Message from the HOA President

Hello Neighbors:

I hope this fall season finds all of you in good spirits and enjoying the neighborhood. We have a multitude of amenities, ranging from walking paths to two swimming pools to our Activities Center, all overseen and maintained by the Civano 1 HOA. Keeping all of these amenities in good shape involves a huge number of actors, including you. While the Board of Directors holds the ultimate fiscal responsibility to maintain the amenities, making sure the operating and reserve funds are available to keep them up, that's really a small part of the overall picture. I'd like to recognize some of the crew behind the scenes and thank them for the huge role they play in caring for our amenities.

First, two of our members, Tom Wagner and Ron Canady, have been volunteering their time and expertise to maintain the lights scattered along the paths throughout Civano, sometimes even changing out fixtures damaged by vandals. Thank you, guys!

Next, let's thank the volunteers on our Civano Community Area Assets Committee, better known as the CCAA. This dedicated group of volunteers, ably led by Chair Ann Edwards, with members Richard Bates, Caryl Clements, Craig Geiger, Penny Pederson, and Jerry Walker, meets and works diligently to analyze our amenities repair and maintenance needs, develop solutions, and work with our staff to arrange bids for work. One key area of the committee's work is to monitor and update our reserve study, which in Civano is an ongoing work-in-progress as we're still a relatively young community. Another group that's helped with community amenities is the Morning Coffee Club. These individuals, through their chipping in a buck for coffee and suggesting and then delivering new amenities, such as the ping pong table in the Activity Center and the new horseshoe pit and bocce ball court next to the garden, have quietly and positively impacted Civano for the benefit of all of us. Thank you, all.

Let's also recognize that the ongoing day to day operations of and scheduling of our amenities falls on our Cadden Management staff, Cynthia and Maggie. My thanks to both of them for making sure the pools are cleaned, the landscape contractor is trimming the trees, and the water bills for the community garden are paid, etc... Finally, I'd like to recognize the you I mentioned at the beginning of this column. Each of us helps maintain our amenities through our monthly assessment. Thank you to everyone for the financial commitment you make every month support the community. It is much appreciated. And please continue to also do the work each of you does to notify the office when you see an amenity that needs repair or when you identify a potentially hazardous situation anywhere on the property. Everyone working together helps keep Civano the fabulous community it is.

Yours in Community, Rick

HOA MEETINGS: WHAT'S COMING UP

November 20th - Civano 1 HOA Board Meeting at 7pm

November 30th - Deadline for DRC application submittals to be reviewed at the December 13th DRC meeting at 6pm.

Spotlight on the HOA & its Committees

Nominations & Elections Committee

The 2013 Nominations and Elections Committee (NEC) will soon be appointed by the President to oversee elections next year. If you are interested in serving on the committee, please contact the office to express your interest.

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. As an owner in Civano, you are responsible for maintaining current information on file at the Civano HOA Office.

Late HOA office hours

We are open late on Wednesday's until 6:30pm for your convenience.

PARKING VIOLATORS

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

WEEDS/DEBRIS

Please clean up your yards. Make them weed and debris free.

Don't Forget!!

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 Provisional Design Guidelines for more info. They are available on the website, or by contacting the management company at 546-3862.

COMMON AREA

If you observe issues in the common area's please contact Management at 546-3862.

Update on Tober Lawsuit

Pima County Superior Court Judge Scott Rash entered Judgment on July 16, 2012 in favor of Civano 1 HOA and the individual Board members who were included as Defendants in the lawsuit filed by Joan Tober in May 2011. The Judgment included an award of attorney fees and costs, payable by Plaintiff Tober to the Association, in the amount of \$41,992.00. Ms. Tober's attorney has filed the necessary paperwork to appeal the Judgment to the Arizona Court of Appeals, Division 2. Every losing party in a Superior Court case has the right to appeal to the Court of Appeals. The appeals process will take a minimum of six months and is more likely to take 8-10 months. The process involves both parties submitting legal briefs to the Court of Appeals after a preliminary period of getting the complete record transferred from Superior Court. In order to preclude collection action by the Association to collect the amounts awarded in the Judgment, Plaintiff Tober needs to file a bond in Superior Court for the amount of the Judgment.

Civano Common Area Assets Committee - Survey Results

The CCAA sent out a survey in the last newsletter regarding the possibility of adding new amenities for the use of our community members. Please see the following results of the survey:

RESULTS OF SURVEY FOR NEW AMENITIES

1. Add a play structure for older children in the South pool area

Interested. 11 Not Interested. 8

2. Add assorted play structures for older/ younger children in various common areas throughout the community

Interested. 12 Not Interested. 6

3. Plant street trees on both side if Nightbloom, South of Seven Generations

Interested. 19 Not Interested. 3

4. Add a Bocheball and a Horseshoe pit in the South Rust Lane parking common area

Interested. 18 Not Interested. 5

5. Add a shade structure over the Basketball court.

Interested. 11 Not Interested. 7

Added Interest in:

Volleyball court

Don't forget the dog park!

More park benches along the walking path.

Secure the swimming pools. Vandalism is costing us thousands of \$\$ and harassment and intimidation of residents. No good having an amenity we can't use because it's being sanitized.

Install a full court Basketball area. Can't have a real game on a half court. Run a little, it will do us good. At least 2 groups could use an end of the court at the same time.

No horseshoe pit - bouncing and rolling could possibly damage cars parked around the perimeter. Bocheball only at the Rust Lane parking common area. Also the addition of these trees planted around the perimeter of Rust Lane common area. Fill in the gaps.

Hot tub at one pool area.

Need a light to show entrance to Civano off of Houghton. At night it's hard to see the actual road coming in.

Benches along the paths on Nightbloom between 7 Generations and Mire ? Lane.

Also street side landscaping on Nightbloom and replacement of shrubs in many of the common walkways between houses.

If we add basketball shade, use solar panels to generate electricity to run the pool. Can lease equipment.

Add many more benches at intervals throughout Civano.

Before adding additional facilities consider repairing tennis courts.

Please landscape the common areas on Nightbloom as promised when homes were built.

Dog park

Labyrinth

More storage in rotunda

More folding chairs and tables with storage carts in Rotunda,

I highly recommend putting shrubs or cacti along South Civano Blvd gravel pits that stand empty in front of the Neighborhood 1 residences. Most of Civano's development has an array of nice shrubs, trees and cacti and we stand barren. Why is that? Our lot is on corner of Thunder Sky and S Civano Blvd

South Pool- heated for year round swimming

Hand rails installed for pool exercise

Plant street trees on West side of Civano from Wayne Moody to Thunder Sky

None- don't want dues to increase. This place is not a play ground for children or old poops!

Sand volleyball court

More Common area landscaping (where bare)

Benches on Nightbloom



Or Current
Resident

Civano HOA

10501 E Seven Generations Way, Suite 109

Tucson, AZ 85747

Phone: 520-546-3862

E-mail: hoa@civano1.com

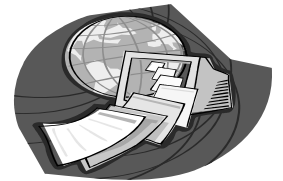
Website: www.civano1.com



INFO YOU CAN USE!!

HELPFUL WEBSITES:

1. **TPD ONLINE CRIME REPORTING:** <http://www.tucsonaz.gov/reporting/incident-reporting.php>
2. **TPD Non Emergency Contact:** 520-791-4444
3. **Park Wise:** (520) 791-5071 ; <http://parkwise.tucsonaz.gov/index.php?q=parkwise>
4. **Pima Animal Care Center:** (520) 243-5900 ; ww.pimaanimalcare.org/
5. **CITY OF TUCSON:** www.ci.tucson.az.us/
6. **TUCSON MAPS & RECORDS :** tdot-maps.transview.org
7. **RESEARCH YOUR PROPERTY:** www.asr.pima.gov/links/frm_advancedSearch_v2.aspx?search=Property
8. **NEIGHBORHOOD RESOURCES:** www.ci.tucson.az.us/dnr/



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.