



CIVANO HOA NEWS

FEBRUARY 2009

CIVANO HOA

MEETINGS

- HOA Board Meeting Feb. 24 7pm
- Annual Meeting Mar. 31 @ 7pm
- DRC Feb. 12 & Mar. 13
- CC&R Feb 19 & Mar. 17

HOA BOARD

Les Shipley
President

Ron Peterson
Vice President

Mark Levine
Treasurer

Judith Willis
Secretary

Lee Rayburn
Director

Rick Hanson
Director

Chris Shipley
Director

HOA Management

Lexi Hamblin, CAAM
Manager

Maggie Roulier
Assistant Manager

(520) 546-3862



CIVANO 1 HOA CALL FOR CANDIDATES FOR THE ELECTION TO THE BOARD OF DIRECTORS MARCH 24, 2009 ELECTION

Effective **February 6, 2009**, nominations for candidates for three seats on the Board of Directors of the Civano 1: Neighborhood 1 Homeowners Association (the "Association") are open. **Nominations close February 27, 2009 at 4:00PM.**

Qualifications and information for candidates to the Board of Directors include:

- Candidates must be Members of the Association in "good standing," meaning that a candidate must not be delinquent in the payment of any Association assessments (dues);
- Co-owners of Lots shall not be entitled to serve on the Board of Directors at the same time; therefore, if co-owners of a lot are nominated to the Board and are elected, only the co-owner with the most votes will serve.
- Candidates must be owners of a lot or parcel in Civano 1; therefore, each candidate's name must appear on the official County records or title as the lot owner. (In the case of ownership by a corporation or other entity, it shall designate to the Association (in writing) its representative for purposes of election to the Board and membership in the Association.)
- There must be at least one director from each land use classification; therefore, the ballot will be organized accordingly.
- Each director will be elected for a two-year term.

Any Member may nominate himself or herself or another Association Member for election to the Board of Directors. All nominees must complete the form on the back side of this page and submit it with a biography or resume and, if desired, a position statement. Each candidate's submission may not exceed 250 words. The voting power of each membership shall be in accordance with the Declaration of Covenants, Conditions and Restrictions for Civano 1, Neighborhood 1.

After completing the form you may drop it/or mail it to:

Association Office
Civano 1: Neighborhood 1 Association, Inc.
10501 E. Seven Generations Way, Suite 101
Tucson, Arizona 85747

Respectfully,

2009 Nominating and Elections Committee

**Civano 1, Neighborhood 1, Association Inc., HOA
Nominating & Election Committee 2009
Board of Directors Election 2009
Candidate Application Form**

Homeowner's Name: _____
(Please print or type as you wish it to appear on the ballot).

Homeowner's Signature: _____

Homeowner's physical address in Civano:

Street: _____ Lot# _____

Homeowner's mailing address if different from above:

Street: _____

City, State & Zip: _____

Homeowner's Phone Number & Email Address:

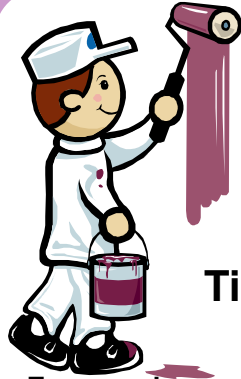
Phone Number(s): _____

Email Address (s): _____

Resume and/or Biographical sketch: (you may include a position statement and may attach another sheet to this form if necessary :

Please note: Candidates names will be arranged in alphabetical order when published with his/her unedited personal statement and mailed to the Homeowners as part of the nominating and election process.

Casita Variance Forms are now available at the HOA Office and on the HOA website at www.civano1.com. Owners with secondary dwelling units on their lots are strongly encouraged to apply for the variance as it will be a permanent part of your lot file, even if the home is sold to someone else. The variance allows you to rent out your casita or garage apartment without violating the governing documents. If you have questions, call Lexi at 546-3862.



The Colors of Civano By: Mike Ewing

Tips for Selecting Exterior House Colors

Everyone's eyes scientifically receive different information and it's coded differently to each brain. Since color perception varies greatly between individuals, it is certainly going to be hard for us to find a common ground, but in hopes we can.

Daniel McPeak- Architect and DRC Member

Changing your exterior home colors in Civano requires approval by the DRC, who uses the following information in considering requests. Please contact LEXI at 520 546 3862 for the necessary forms to complete when considering an exterior color change.

The Civano four color palette (red, green, yellow, and purple) offers homeowners a variety of color schemes to explore. This is the palette set forth in Civano's original **General Guidelines and Requirements**. Achieving the range of colors we are seeing in the community is a result of the many ways colors can be mixed. For example, take red and add some green to it and you have brown, add white to that and you have tan... This diversity can create challenges for the DRC. We continue to remind neighbors that orange and more commonly blue, are not in the palette. The greater challenge may be coordinating surrounding homes. Color, value, and intensity all come into play during the evaluation process. Color chips and photographs of neighboring houses are helpful. However, sometimes the on-site review in daylight becomes essential to the final decision.

Below is an excerpt from the **Policies, Procedures and Pre-Approval** booklet (also found on the Civano web site at www.civano1.com):

Exterior Painting Review

When proposing changes to exterior paint colors, homeowner is to provide specific color chip and/or sample, product manufacturer's information, and drawings or photographs as required to indicate locations of proposed changes and their relationship to existing house colors to remain and surrounding adjacent homes to the DRC for review. The review of paint colors is a two step process. The proposed color chips will be reviewed at a DRC meeting and actual sample of the paint on the building will be reviewed during daylight hours.

Lexi has a new book of house photos showing some of the more recent colors in the neighborhood.

We hope this information is helpful to those considering changing exterior colors on their home to better understand the process and how approval is given by the DRC.

It's all about.... your Property Values.

A Message From Your HOA Board and CC&R Committee.

In Civano and elsewhere, homeowners sign and agree to specific Covenants, Conditions and Restrictions for their neighborhoods for the purpose of protecting the value of their homes, often the single largest investment they will ever make. CC&Rs specify standards that will help to protect and grow these investments through the design and maintenance of our homes.

In today's troubled real estate market, Civano homes may have held their values better than the average Tucson home, because of our amenities, our overall design, and our adherence to CC&Rs.

It is felt that Civano is looking better overall than in previous years. Lots of older homes have been repainted, landscaping improvements have been made, and most folks know and adhere to the simple regulations regarding tidiness, trash cans, and parking.

Site tours are conducted regularly to ensure that homeowners adhere to the documents they signed, and notices are sent to help them comply. These tours are not to set up "gotchas" but are opportunities to get in step with your neighbors to keep Civano up to the standards which will continue to protect our property values.

So, simply put, keep your property's value up by following the rules. Here are some of the most common pitfalls to avoid:

Paint. Houses, privacy walls, and garages show their age. All walls, but especially those that face south or west can fade, show dirt, and show spray marks over time.

Parking. Vehicles need to be parked only on paved surfaces, and cannot be stored on any lot. Trailers and RV's are out.

Unauthorized changes. Design changes and additions, including painting, signs and landscaping, may require prior approval from our Design Review Committee. Check with the HOA office if you have any doubts.

Common Area Décor. Art work, bird feeders, and other items should remain within your lots lines and not in common areas.

Sidewalk obstructions. Tree limbs need to be trimmed seven feet above the city's sidewalks, and shrubs cannot be allowed to obstruct pedestrians.

Debris. It will soon be time to clean up the winter tree debris that has been collecting, and construction debris needs clean-up as well.

Outside storage. Construction materials, supplies, and tools stored outside need to be out of sight of neighboring property. Trash cans stored outside must be out of sight as well.

Landscaping. Trees, shrubs, plants, and ground covers must be trimmed and cultivated, kept free of weeds, and kept attractive. Wildflowers are welcome when they arrive, but are treated under the same guidelines.

If you should, receive a letter, it is best to respond to the HOA office to let us know your plans. We all want to keep Civano looking first-class, and keep our property values to the max.

Sidewalk Maintenance Responsibility

Although the HOA took over the responsibility for landscape maintenance of the rights of ways, the gravel area between the sidewalk and street, from the Homeowners, Owners are still fully responsible for the maintenance of their sidewalks. An excerpt from Board Resolution #06-01:

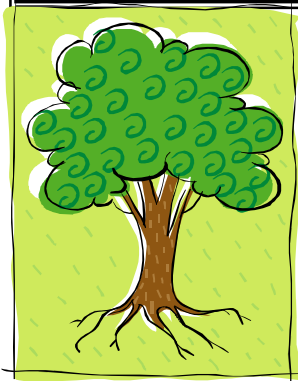
“Each Owner shall maintain in good condition and repair all paved and concrete areas located on the Owner’s Lot or Parcel, including sidewalks, driveways, and parking areas. This includes without limitation any damage caused by any tree (including roots), plant, or shrub for which the Association has maintenance responsibility.”



Upcoming Civano Nursery Projects

Since spring is a great time to plant in Tucson, the Nursery will soon be replacing dead and missing trees and shrubs. If you would like to report a location where a shrub or tree needs to be planted, please contact the HOA office. After a complete inventory of the common areas has been conducted, planting and growing will begin!

Tree roots in certain areas are beginning to lift sidewalks. Although the maintenance of the sidewalks is the Homeowners responsibility, arborists with Civano Nursery toured the community and noted approximately one dozen trees where the roots need to be cut in an effort to prevent sidewalk damage. Root cutting will only take place if it will not damage or kill the tree.



Civano I Neighborhood I HOA
10501 East Seven Generations Way #101
Tucson, AZ 85747
Phone: 520-546-3862
Fax : 520-546-6795
Email : hoa@CivanoI.com



Mini Town Hall Meeting

The DRC is reviewing and considering policy amendments on the following topics:

- Project completion delays
- Unapproved exterior paint colors
- Driveway landscaping decorations
- Lot drainage
- Paint samples left on houses
- Recording DRC violations, due process procedures
- Decorative lighting
- Backflow pipe covers
- Electronics on patios
- Continuous wall paint colors

The DRC would like to hear your thoughts on these issues
Thursday, February 12, 2009 at
7:00 p.m. in the HOA Activity Center