



Civano I HOA News & Events

A Message from your Board of Directors

September 26th will be the first time in three months that the Board will gather together for the sake of community. The agenda for this evening will include discussions about significant items of interest to each homeowner:

- 2007 HOA Budget – George Luis, as Treasurer, will chair the committee that will review 2006 expenses and submit the financial projections for the upcoming budget year. The Budget is to be delivered to homeowners' 30 days before the fiscal year.
- Dave Stephenson will highlight HOA Legislative updates during his Manager's Report.
- Security for our community at large is a discussion which comes in three flavors – an alternative to our key access to the common areas, a surveillance system and a Neighborhood Watch Program.
- The Houghton Park "concept" that was mentioned in last month's Newsletter needs homeowner input. If the Community is to proceed in the direction of developing this common area, the project will need volunteers. To generate ideas and stimulate discussion, a "suggested" rendering will be available at the meeting.
- Several common areas in Civano will receive a new layer of decomposed granite (the 1/2" screened variety for longevity).
- The HOA will ultimately have maintenance responsibility for the common area in the Pepper Viner development but is only an interested observer during the construction phase. We have, however, sent the builder a letter requesting that they install

both a potable water fountain and lavatory, and await their response.

- A new column to the Newsletter "CARE – Civano Association Residents of Example" was suggested by Daniel McPeak. The first recipient of this award was Bob Small. Vivian Tornero, our second recipient, is recognized in this issue. Please acknowledge your neighbors' community contributions by submitting your CARE nominations to Dave Stephenson (hoa@civano1.com).

- Planning for the Civano Holiday Party will soon be a consideration. Jim Misciagna will be the Board liaison for this event, hosted by the C1N1 Homeowners' Association.

Hope to see you on the 26th. We've had 8 new residents since the May meeting – arrive early and greet them over a "nosh".

Thais Young, C1N1 HOA President

We loved the rain and it really helped our plants. But, as usual, the weeds have taken off and are spreading. Please help everyone at Civano by getting outside this week to rid your yard of weeds.



We really appreciate your cooperation!!

“Without courage, we cannot practice any other virtue with consistency. We can't be kind, true, merciful, generous, or honest.” Maya Angelou



June-August 2006

- Wall - Activity Center: \$185
- North Pool light: \$541
- Path Lights: ???
- Pool ladder tread: \$26

CARE

“Civano Association Residents of Example”

VIVIAN TORNERO

Civano has benefited from Vivian Tornero’s talent as an artist.

Vivian created and donated to the Community, a dog and cat graphic for the Responsible Pet Ownership Committee. Her graphic in conjunction with the Civano triangle will become a logo. The Committee will incorporate this soon-to-be recognizable symbol into their campaign that will remind residents of the importance

of complying with Civano’s CC&Rs as well as obeying City and County ordinances. We take the opportunity of awarding the second CARE Award to Vivian – to express to her our thanks for her heartfelt regard for the Community of Civano.

Cadden Management has a telephone number for after-hour/weekend emergencies that occur in our common areas:

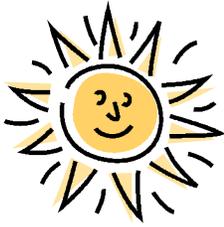


520 297-0797

- Identify that you’re a resident of Civano
- State the nature of the Common Area emergency
- Leave your name and telephone number
- You’ll receive a return call with action to be taken

Our new logo to remind everyone to be a responsible pet owner





**Welcome:
Our New
Neighbors**

Civano is growing to expectations and if we're not careful we could miss the opportunity of a neighborly wave. So in addition to Civano's monthly Welcome Breakfast, this monthly column was thought to be a way to acknowledge new residents in print:

Civano Boulevard (2)

Cerulean Way

Thunder Sky Way (2)

Thunder Sky Lane

Nightbloom Way

Ralph Alvarez Place

Block (or desert pathway) parties – any interest?

Please contact Dave (hoa@civano1.com).

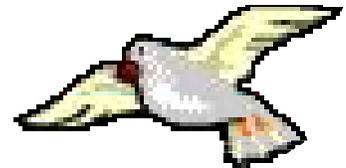
SAYINGS WE FROM THE FAMOUS

The secret of a good sermon is to have a good beginning and a good ending; and to have the two as close together as possible. -- George Burns

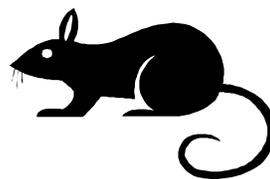
I had a rose named after me and I was very flattered. But I was not pleased to read the description in the catalog: 'No good in a bed, but fine against a wall.' -- Eleanor Roosevelt

This is for the Birds

New construction continues and some of our four-legged inhabitants are again being displaced. The desert wildlife has no where to go but into our yards, common areas and the pool sites. Civano desert wildlife, left to their own survival tactics, not only hunt for new abodes but also scout for new food and water sources. Bird feeders, cat or dog food bowls left outdoors, water meter boxes, and irrigation hoses are some examples of food and water sources. Some homeowners are disturbed by the intrusion and want to know what they can do to keep their yards free of unwanted rodents and reptiles.



We would like to remind homeowners that bird feeders attract not only birds but pack rats and other rodents. These in turn attract snakes. If your bird feeder is attracting mostly pigeons and sparrows, please replace or remove it. These birds take over the habitat from our native birds. Our native birds don't require the extra food and are happy with foraging from the surrounding vegetation. Bird feeders can spread diseases through concentrated excrement left in the area. Also, food that is close to or on the ground attracts mice, packrats, squirrels, and other rodents. So, please spend some time observing the birds that are attracted to your feeders and make the necessary changes. If you are feeding the wildlife, please stop.



Questions? Call David
Stephenson at 520-546-3862

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

The C1N1 HOA Board of Directors meet monthly on the 4th Tuesday of the month. The next meeting will be on Tuesday, September 26th. For information contact our Association Manager, David Stephenson, at hoa@civano1.com or call 546-3862.

The C1N1 HOA Design Review Committee meets the 2nd Thursday of the month. The next meeting will be held September 14th at 6 :00 PM. For information contact our Association Manager, David Stephenson, at hoa@civano1.com or call 546-3862.

The C1N1 HOA CC & R Compliance Committee does not have a regular meeting date and time. For information contact our Association Manager, David Stephenson, at hoa@civano1.com or call 546-3862. The Compliance Reviews will be scheduled as needed on Tuesdays at 5:30 PM. Meetings are by invitation only