

Civano HOA Newsletter

FALL 2016

www.Civano1.com

CIVANO HOA BOARD

Andy Delgado-Keller

President

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After Hours

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Civano HOA

HOA Board Meeting
3rd Tuesday of every
other month or as
posted.

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

Common Area meet-
ing; As needed for
any issues.

Resolution 15-02 Landscaping and Sidewalks

WHEREAS, Article 11, Section 11.1 of the *Amended and Restated Declaration of Covenants, Conditions and Restrictions for Civano 1: Neighborhood 1* (the "CC&Rs") grants the Association the right and power necessary for the reasonable administration of the affairs of the Association in order to effectuate all of the objectives and purposes of the Association; and

WHEREAS, Article 11, Section 11.2 of the CC&Rs empowers the Association's Board of Directors to adopt, amend and repeal rules and regulations pertaining to all aspects of the Association's rights, activities and duties; and

WHEREAS, Article 11, Section 11.2 of the CC&Rs further states that the Association rules are enforceable in the same manner as the CC&Rs:

RESOLVED that pursuant to Section 5.2.4 of the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Civano 1: Neighborhood 1 (the "Declaration"), the Board of Directors of the Association shall provide and maintain the landscaping only in the public right-of-way areas between sidewalks (or bicycle paths) and the street curb on an Owner's Lot or Parcel, as authorized by Section 5.2.4 of the Declaration. On streets without sidewalks or bicycle paths, the Owner remains responsible for the proper maintenance of all landscaping up to the street, sidewalk, walking path or bicycle path.

BE IT FURTHER RESOLVED that the definition of "maintenance" with respect to the above-mentioned undertaking shall be exactly as set forth in Section 5.2.4 of the Declaration, which is restated for clarification as follows: Keeping the landscaping in the subject area neatly trimmed and cultivated; keeping the subject area free of trash, weeds and unsightly material; maintaining and repairing the irrigation system; watering and fertilizing the trees and other plantings as required to keep them alive and attractive; timely and properly trimming all trees, shrubs, plants and ground covers according to their plant culture and landscape design and immediately removing and replacing any dead tree, shrub, plant or ground cover.

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.

Per the City of Tucson Chapter 25 STREETS AND SIDEWALKS Sec 25-12. Repair of sidewalk by abutting owners: failure to repair; no permit fee required.



Spotlight on the HOA

Recent Thefts

There has been more issues with the theft of items from front yards and back patios in the Kay Gartrell/Civano Blvd area to Night Bloom/George Brookbank and Isadore Schifano areas. Items stolen include a metal work, water fountain, cooler and chair cushions to name a few. Most items are being stolen during the hours of 11p-6a. If you see a suspicious person or notice items missing please contact the police to make a report. Call 911 or the

Non-emergency number: 520-791-4444.

Rotunda

Please keep checking the community calendar for Civano events at the Rotunda. If you would like to reserve the rotunda, please stop by the office.

Prefer email?

Send an email to the Civano 1 HOA office at hoa@civano1.com to Opt-In for newsletters, e-mail blasts, and community notices to be sent directly to your e-mail address.

PARKING VIOLATORS

All vehicles need to park in Association approved parking areas. **This means no parking on the decomposed granite areas.**

Homeowner's may report to Parkwise or to the HOA office. Please have the make, model and license plate number of vehicle.

Any violators will be reported to Parkwise at 791-5071

Streets & Traffic Maintenance

To report City issues such as

pot hole repairs, damaged/missing street signs, drainage & wash maintenance, etc... Contact 791-3154 or email at TDOTSR@tucsonaz.gov

HOA CALENDAR

You can always check the Civano 1 HOA calendar for availability & events scheduled. If you are interested in scheduling an event please check the calendar for availability. Also you can print out request forms and submit with appropriate checks.

www.civano1.com

Home and Neighborhood Safety

Crime prevention and personal safety tips to help keep you and your community safe from crime ncpc.org

In these times of economic distress, many people are concerned about the threat of rising crime in their communities. Fortunately, there are ways to help protect your home and your neighborhood from crime. From simple steps like keeping your doors locked to starting a Neighborhood Watch program, there are plenty of things you can do to prevent crime.

Work with your neighbors to keep your neighborhood clean and orderly. Keep spare keys with a trusted neighbor or nearby shopkeeper, not under a doormat or planter, on a ledge, or in the mailbox. Set timers on lights when you're away from home or your business is closed, so they appear to be occupied. Illuminate or eliminate places an intruder might hide: the spaces between trees or shrubs, stairwells, alleys, hallways, and entry ways. With many law enforcement agencies cutting costs, it has never been more important for citizens to work together to prevent crime

Neighborhood Safety Tips For Parents~

Know where your children are~ Help children learn important phone numbers~ Set limits on where your children can go in your neighborhood~ Get to know your children's friends~ Choose a safe house in your neighborhood~ Teach children to settle arguments with words, not fists~ Work together with your neighbors!

Unfortunately no neighborhood is completely immune to crime. However, there are steps you can take to help keep your family and your neighborhood safe.



Message from the Association President

Dear Civano Neighbors,

9/30/16

Fall has arrived! Oktoberfest is in the planning and we need residents to become involved. This event and Halloween are always a fun time in Civano. The Coffeehouse always has offerings for younger residents and several blocks within the community have special happenings for trick or treaters. It takes all of us to make these events a success.

We as a community need more participants to help diversify the activities in Civano. Many residents have expressed a concern about the lack of planned activities for the various age ranges that make up our community. Retirees, young families, teenagers, tweens and toddlers, there can be something for everyone but it takes involvement, planning, getting the word out and getting it done.

This will give you an idea of what is going on already in the community; Men's Coffee, Women's Coffee, Saturday Morning Welcome Coffee. There are also several groups that meet regularly, a few of these are; Knitting, Water Aerobics, Games Group, Book Groups, Sewing/Quilting and Art For Children. Activities for different seasons of the year; The Food Truck Round Up during the spring and summer as well as Soup Suppers during the fall and winter months. These activities are open to all. For days and times of these activities, contact the HOA office.

If there is some other community activity or group you'd like to see started, come to an HOA meeting and make your voice heard. Residents and ideas are always welcome and appreciated. Together, we can keep Civano an inclusive and welcoming place to live and enjoy life.

Yours In Community,

Andy Delgado-Keller. President



Message from the Board



~Rotunda Use for Residents~

Remember to fill out the form to be added to the calendar and if your date changes, please notify the HOA office!

RESOLUTION 15-01.

The use of the Parks and Facilities is subject to the provisions of the Association's Resolution 15-01, Parks and Facilities Use Policy, and the Amended and Restated Covenants, Conditions and Restrictions for Civano1 Neighborhood 1 ("CC&Rs"), Article 3.

SPECIAL USE FEES.

The Association has the right to charge Special Use Fees for the use of the Civano Parks and Facilities [CC&Rs, Section 3.1.1]. The Special Use Fees shall be set by the Association's Board of Directors from time to time, in its absolute discretion. Special Use Fees are authorized to be collected from the actual users of Parks and Facilities so that all of the costs of operating the Common Areas are not funded fully through Annual Assessments, but rather are borne, at least in part, by the Owners, Occupants and other Persons who use the Parks and Facilities.

Reservations will be First come First serve basis. A signed form is needed for ALL events!

The Community Center User Special Use Fee Schedule

Please indicate the category:

- **EXCLUSIVE**- Private Event: Special Use Fee \$50.00 Plus the REFUNDABLE SECURITY DEPOSIT of \$250.00
(Must be hosted or held by a Civano 1 Association member.)
- **Non-Exclusive** gatherings (Facility may be shared with other non-exclusive events.)

*PLEASE NOTE THAT THE START AND END TIMES INCLUDE SET UP AND CLEAN UP TIME. YOU CANNOT BEGIN SET UP PRIOR TO START TIME INDICATED UNDER ANY CIRCUMSTANCES.

RENTING YOUR HOME?

If you are a Civano homeowner and you are renting your home, make sure your renter is aware of the restrictions and rules that apply to the home and the common areas. Many renters are unaware that there are certain restrictions, such as no parking on the landscaped areas, that architectural regulations apply, that dogs are to be leashed off the lot, etc. It is the responsibility of the homeowner to ensure this information is provided to the renter. If you have not provided these documents to your renter please do so. Just call the management office at 520-546-3862 and he can email you a set of documents. Be reminded that if your rental agreement requires the renter to maintain your yard and landscaping, or even assessment payments, the Association will still recognize only the owner as the responsible party. Finally, if you are renting your home, make sure we have your correct phone number and correct address on record. Thank you!

Outgoing Mail?

Q. Where can I go in Civano Neighborhood 1 to mail letters?

A. The only outgoing mailbox in Civano Neighborhood 1 is located on the north side of the Neighborhood Center just west of the doors to the hall leading to the bathrooms. All outgoing mail for Civano is picked up during regular mail service Monday through Saturday.



CIVANO HOA NEWSLETTER

A few more things to be aware of...

New Pool access readers!



New card access readers have been installed on the South pool, North pool, Rotunda and the Tot Lot. The data base has been updated and many old cards have been removed along with key codes. If you're having issues with your card, please stop in the office so we can make sure it's correctly in the system. If your card no longer works, bring it to the office so we can get you a new card!



TRASH CONTAINERS!

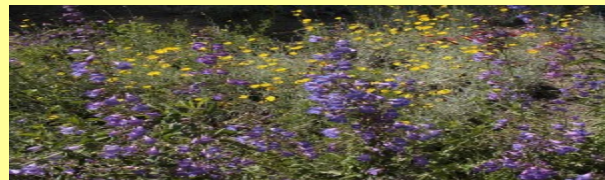
Please remember to store your trash and recycle containers out of the view of neighboring properties once your trash has been picked up. Thanks!

LOVE YOUR DOG, LEASH YOUR DOG!



We love dogs—we really do. That's why the association has a leash restriction for dogs on common association property. Allowing your dog to run free can frighten neighbors, and cause soiling of the streets and neighbors' yards. We have already experienced instances of dogs off the leash frightening other pets and persons, and leaving waste on neighbors' front yards. If you own a dog, we trust you can be counted on to comply with the Association's leash law. And pleasepick up after your dog, even when on the leash.

Seasonal Wild Flowers ~



In accordance with the **CC&Rs Section 5.2.4. ...**, maintenance shall include, but not be limited to landscaping the areas neatly trimmed, cultivated and free of trash, weeds and unsightly material. All trees, shrubs, plants and ground covers shall be timely and properly trimmed according to their plant culture and landscape design and shall be watered and fertilized at such times and in such quantities as required to keep them alive and attractive. **Any dead tree, shrub, plant or ground cover shall be removed and replaced immediately. All ground areas shall be kept free of weeds and cultivated periodically as needed.**

*****A good time to trim or cut back your wild flowers is during the months of October and June to help ensure their regeneration during the spring and monsoon seasons***.**

Increase Your Lighting Efficiency and save \$\$\$

Appropriate lighting contributes to our comfort and our ability to work and thrive in the buildings we occupy. Our choice of light bulbs and natural light sources, as well as their placement within the indoor environment, plays a big role in the overall health of our families and our impact on the environment.

Standard incandescent light bulbs, which are commonly used in most households, have many environmental downsides. About 90% of the power used by incandescent bulbs is given off as heat, and only 10% is actually converted into light. Besides wasting electricity to generate a small amount of light, energy is misused in creating heat, which can adversely affect indoor climate control. These light bulbs last a fraction of the time compared to some of the alternatives widely available today.

Compact fluorescent light bulbs are about three to four times more efficient at converting electricity into light. One compact fluorescent light bulb also eliminates the need to produce and dispose of up to a dozen incandescent bulbs, and saves us around \$25-50 in electricity costs over the lifetime of the bulb.

Light bulbs differ in the quality of color they deliver. Light bulb manufacturers have dramatically improved the quality of color given off from all light bulbs, with a goal in most cases to replicate the quality of light coming from indirect sun, which is the best quality of light for work. Full spectrum light bulbs provide a more balanced light by filtering out the excess yellow and green light emitted by ordinary light bulbs. Studies have found that full spectrum light should help you to read for longer periods of time with less eye strain. You should also experience a warmer and more pleasing, natural looking environment. Colors will look truer and more vibrant and the contrast will be sharper.

Stress

Making It A Positive Force In Your Life

Imagine your life without stress. As ideal as it sounds, a stress-free life would be a life without change and boring indeed. One way of defining stress is simply as any change to which we have to adapt. If you have been juggling the complexities of working in or running a business, maintaining important relationships and trying to have some leisure time enjoyment, you are very familiar with the tug of war that stress plays in our daily routines.

When the adjustments inherent in our daily lives become too frustrating or prolonged, the harmful effects of stress can occur. We may become less efficient on our jobs, less tolerant of others and even experience physical consequences such as headaches, high blood pressure or sleep disturbance. These physical changes are red flags, a signal that we are pushing our bodies too far. They are not meant to be ignored.

Because stress cannot be eliminated from our lives, it is useful to be aware of ways that we can use stress positively or reduce some of its negative impact. Here are some suggestions to begin the process.

You may want to start by making a personal appraisal of your stress level. Major life changes such as a move, job change or divorce are by nature stressful and can make it harder to cope with smaller stresses. Daily hassles, like the inconsiderate driver, the forgotten wallet, and the surprise work deadline, are stressors which can and do add up. The result often is a sense of limited control over our time, our relationships and our personal priorities.

As you consider your current lifestyle, note the physical and emotional reactions that are part of your personal response to stress as well as some of the tools that you have used to weather the storms of stress in the past. You probably already have many useful techniques at your disposal but here are some ideas that I have found personally helpful and which I recommend to those wanting to improve their stress coping skills.

Physical Activity: While regular exercise helps to reduce the negative effects of stress, a short walk during a harried day offers immense benefits as well. Removing yourself from a stressful environment allows you to regroup both emotionally and mentally.

Prioritize: Write down and review what is most important each day. Check off and congratulate yourself on your accomplishments rather than berating yourself for what you were not able to do.

Be Good to Yourself: Get appropriate sleep and nutrition. Nurture yourself through your relationships with others and through your spiritual life. *Laughter and fun are great stress relievers!* Allow yourself to share your stress with others.

Would You Rather Be Happy Or Right? Recognize that you can't handle every situation perfectly and may not have all of the answers. Heated disagreements with others can raise our stress levels and accomplish little. Look for compromises, take a time-out from confrontations and recognize that things eventually do work out.

At times, the assistance of a mental health professional is useful when the changes in our lives are too overwhelming. However, a few simple changes can often turn stress into a more positive force in our lives.





NEW FAA REGULATIONS FOR COMMERCIAL DRONES

Community associations operating small drones for things like property inspections, security or architectural rule enforcement must comply with the Federal Aviation Administration's (FAA's) new rules effective August 29, 2016.

DRONES

- Must weigh less than 55 lbs
- Cannot exceed 100 mph
- Must stay below 400 feet in altitude
- Can only operate during daylight hours
- Must comply with unmanned aircraft system (UAS) registration requirements
- Must remain within the visual line of sight of the drone operator and any visual observers

DRONE OPERATORS

- Must be at least 16 years of age
- Must clear a background check by the Transportation Security Administration (TSA)
- Must obtain a Remote Pilot Certificate with a small UAS rating
- Must conduct a pre-flight inspection to ensure the aircraft is safe for operation
- May be required to make the aircraft available to the FAA for inspection or testing

Visit www.faa.gov/uas/ for a complete list of regulations.

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What's Happening Locally: Fall 2016 ~

THE ANNUAL CIVANO OKTOBERFEST- NOVEMBER 5 from 3:00PM to 10:00 PM in the Ronda Activity Center- All are welcome, food, fun and good neighbors!



Tucson Meet Yourself Folklife Festival 2016 – six festival areas, celebrate the richness and diversity of the arts of Southern Arizona's folk and ethnic communities: ethnic food, performances, folk arts demonstrations, music, " exhibits and foodways programming, traditions of health and wellness, traditional dancers of the Pascua Yaqui tribe and the Tohono O'odham nation, free, 520-792-4806 or <http://www.tucsonmeetyourself.com>- **Oct 7, 2016 - Oct 9, 2016**

28th Annual Buckleaw Farm Pumpkin Festival & Corn Maze - unlimited wagon rides, 3 corn mazes (all ages), including: Check-point Scavenger Hunt Maze, Farm Scene Investigation Game Maze, and a Farm Tracks Kiddie Maze (maps and game cards at ticket booth), inflatable slide and obstacle course, jumping castle, pedal carts, pumpkin painting, duck races, sand mountain, kids hay maze. Date: **Oct 8, 2016 - Oct 30, 2016** Location: Buckalew Farms 17000 W. Ajo Way Tucson, AZ 85735 Hours: 10 am – 5 pm, weekends Website » Phone: 520-822-2277 Price: \$10

16th Annual Roundup & Open House- Experience the cowboy way of life - the rugged and adventurous spirit of America's pioneers while helping to preserve this 22 room 1880s historic ranch house at the Roundup & Open House, **10am to 4pm on Saturday, Nov. 5** in Sonoita, Arizona. Free admission, with a \$10 donation per vehicle requested which includes a wagon ride. Live Western music, enjoy barbeque and Dutch oven cobbler, and authentic cowboy coffee compliments of Arbuckles' Coffee Roasters. Come enjoy the day and experience the cowboy way of life! **Directions:** To get to the Empire Ranch (from Tucson) take I-10 east to exit 281 (Scenic Highway 83). After 18 miles, make a left just after the "Historic Empire Ranch Site" sign between mileposts 40 and 39.

Arizona Trail Days features a FREE Path of the Ancestors fun run for kids starting at 11am, talks about family-friendly hikes on the trail, an Outdoor Expo, birds from Wildlife Rehabilitation Northwest Tucson and activities for kids. Enjoy music by Cadillac Mountain, delicious eats from It's Greek to Me, and Arizona Trail Ale and cheer on the folks finishing the Colossal Vail 50/50 race! Date: **Nov 12, 2016** Location: Colossal Cave Mountain Park 16721 E Old Spanish Trail Vail, AZ 85641 Hours: **11 am - 3 pm**

22nd Annual Downtown Parade of Lights: Armory Park, holiday parade with commercial, non-profit, community entries, Santa, lighted vehicles, floats, music, food and musical groups, free, 6 pm, 520-837-6501 or <http://www.downtowntucson.org/visit/parade-of-lights/> « back to events Date: **Dec 17, 2016** Location: Armory Park Tucson 219 S. 5th Ave. Tucson, AZ 85701



WEDNESDAYS @ 6:30PM

OCT 19 – NOV 16

CIVANO ROTUNDA on the BIG TV

With every click and swipe, we can access unimaginable amounts of information online. We also leave a trail of personal data, revealing secrets about our health, habits, beliefs, and plans. This fall, join the UA College of Social & Behavioral Sciences for a series of discussions with national experts who will explore the benefits and dangers of the digital age.



OCT 19

Relationships and Privacy in a World of Tinder, Twitter and Hello Barbie

From baby photos posted on grandma's Facebook page to Snapchat selfies, today's children and teens are growing up publicly online. The unprecedented rise of virtual interactions and access to digital information raises concerns about how new technology is influencing young people and their relationships with peers, loved ones, and the world at large. How is the first digital generation managing their online identity and interactions and how will they redefine "privacy"? How is the digital divide influencing the way kids and parents communicate? What can families, schools, communities, and kids do to ensure safe and fulfilling interactions in an online world?



OCT 26

Fame and Shame in the Digital Age

In the digital world, we leave a trail of photos, videos, conversations, and other information that can be easily obtained and posted online for everyone to see forever. For journalists trying to hold governments and corporations accountable, this information can be helpful in exposing wrongdoing. For private citizens and celebrities, however, the online publication of personal information can be devastating. In the complicated information age, how do we balance the public's right to know with the individual's right to privacy?



NOV 02

What Are We Willing To Give?

Companies collect information from customers to provide customized services and stay competitive. Customers too can find high value in exchanging their information for personalized services. But is the data market always a win-win situation? What are the trade-offs you make when you pay for services with personal information? In this conversation, we will shed light on the hidden privacy challenges that new technology-based services bring about. We will also delve into the future of corporate data collection and digital advertising, including facial recognition technology, mobile location analysis, and the "internet of things."

Continued next page.

Conversation on Privacy series continued...



NOV 09

Wearing Your Doctor on Your Wrist

Your medical tests, mobile health apps, and wearable devices (like fitbits) produce data that reveal insights into your health and behavior. What happens to that data? This conversation will reveal how new and emerging technologies, such as personal wearable devices that can collect and transfer information on your wellbeing, are changing public health, the practice of medicine, and employment and insurance – now and in the future. We will highlight the biggest risks to your privacy and meaningful ways to maintain control over your personal information without losing the health benefits of the digital revolution.



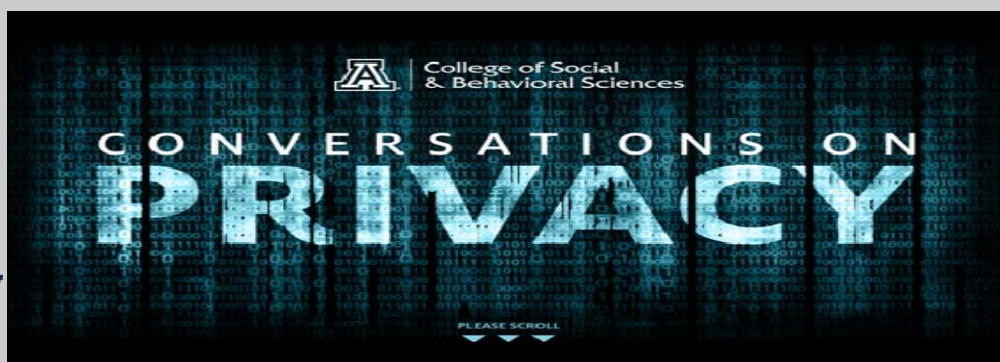
NOV 16

Finding the Right Balance for Democracy

Through our phones and other personal devices, governments have an unprecedented ability to collect data on our whereabouts, conversations, habits, purchases, and connections. Many are concerned that this new level of surveillance will impede free speech and the ability of social movements to organize. At the same time, however, illegal groups and networks use these same devices to organize, recruit, and do harm. Surveillance of these “dark networks” can do much to protect society at large. This conversation grapples with how a democratic society strives to achieve an acceptable tradeoff between individual privacy rights, the rights of free speech, and national security.



THE UNIVERSITY
OF ARIZONA



WEDNESDAYS @ 6:30PM

OCT 19 – NOV 16

CIVANO ROTUNDA on the BIG TV

10501 E Seven Generations Way

Tucson, AZ 85747



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
Website: www.civano1.com



INFO YOU CAN USE!!

HELPFUL WEBSITES:

- | | |
|--|--|
| 1. TPD ONLINE CRIME REPORTING: www.tucsonaz.gov/reporting/incident-reporting.php | 5. CITY OF TUCSON: www.ci.tucson.az.us/ |
| 2. TPD Non Emergency Contact: 520-791-4444 | 6. TUCSON MAPS & RECORDS : tdotmaps.transview.org |
| 3. Park Wise: (520) 791-5071 ; www.park-wise.tucsonaz.gov/index.php?q=parkwise | 7. RESEARCH YOUR PROPERTY: www.asr.pima.gov/links/frm_advancedSearch_v2.aspx?search=Property |
| 4. Pima Animal Care Center: (520) 243-5900 ; www.pimaanimalcare.org/ | 8. NEIGHBORHOOD RESOURCES: www.ci.tucson.az.us/dnr/ |
| | 9. Streets & Traffic Maintenance: www.tucsonaz.gov/transportation/streets-maintenance |

A Few HOA Management Items

- ◆ Sent out 5 requests for quotes on the Renewal Ln seal coat and repairs to the bike path. ACE Asphalt, Holbrook Asphalt, Sunland Asphalt, Bates Paving and B&C Paving were the vendors that were asked.
- ◆ Sent an email blast to owners concerning recent thefts in the neighborhood.
- ◆ I met with an owner to discuss the changes she is planning on making to her 3rd garage space, she will be submitting a DMR form next week.
- ◆ I met with an owner on Renewal Ln, she asked to see the DRC minutes from this year. We provided her the minutes and conversed with her and addressed some of the concerns with her home.
- ◆ Met with an owner about allowing a miniature pony to visit the Alzheimer's group, documentation was dropped off.
- ◆ We have completed the installation of the remaining card readers in the north pool, south pool, rotunda, tot-lot and the tennis court. Other than a few old cards no longer working, the new readers are operating as designed.
- ◆ Made several trips to the north pool parking lot due to complaints that the pool parking spots were being used by non-swimmers/court users. Did take pictures and made note of cars parked there and no one was using the facilities.
- ◆ Sent invoices out to the builders for their monthly dues.