

Civano HOA Newsletter

SUMMER 2016

www.Civano1.com

CIVANO HOA BOARD

Andy Delgado-Keller
President

Carolyn Finnell
Vice President

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(Vacant)

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Civano HOA

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

Design Review Committee; Second
Thursday of every
month .

Common Area meeting; 2nd Tuesday of
every month at 2pm
or as posted.

Resolution 16-01 Policy on Designated Parking Spaces

CIVANO I: NEIGHBORHOOD I ASSOCIATION, INC. Policy on Designated Parking Spaces

ADMINISTRATIVE RESOLUTION #16-01

WHEREAS, Article 6, Section 6.2.1 of the Amended and Restated Covenants. Conditions & Restrictions (CC&Rs) of Civano stipulates that "the affairs of the Association shall be conducted by the Board and such officers as the Board may elect or appoint.....; and,

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

WHEREAS, Sections 6.1 and 7.1 of the Bylaws authorize the Board to exercise all of the rights, remedies, privileges and authority accorded to the Association under the Governing Documents and applicable law, except those rights that are specifically reserved to the Members; and

WHEREAS, Section 5.3.5 of the CC&Rs addresses parking in the community as it includes, but is not limited to, motor vehicles, campers, trailers, motorhomes and recreational vehicles; and,

WHEREAS, Section 5.3.5.2 of the CC&Rs specifically states that "Parking or storage of recreation or similar vehicles (including, but not limited to, trailers, campers, motorhomes, mobile homes, van conversions, busses and boats) is prohibited on all portions of the Covered Property, except in the designated parking areas, **if any, as determined by the Board of Directors.....**"; and,

WHEREAS, the Board of Directors wishes to make a determination regarding the term used in Section 5.3.5.2 as "designated parking areas" for

both regulatory and clarification purposes;

NOW THEREFORE, BE IT RESOLVED THAT, in order to ensure the maximum available parking for residents' non-commercial domestic motor vehicles, the Board of Directors, in accordance with its authority under Section 5.3.5.2, hereby clarifies and determines the following:

- All parking spaces on Civano 1 common property shall be used exclusively for the parking of residents' non-recreational domestic motor vehicles and light non-commercial trucks.**
- No parking spaces on Civano 1 common property shall be designated or permitted for use and/or storage by trailers, campers, motorhomes, mobile homes, van conversions, busses and boats or similar recreation vehicles.**
- It is re-affirmed that "a recreational vehicle may be parked on the driveway or the street in front or behind the Lot for a period not to exceed twenty-four (24) hours in any seven (7) day period, for the purpose of loading or unloading the vehicle, or for the purpose of providing temporary parking for a transient guest of an Owner who may be traveling in or towing the recreation vehicle."**

***Please note the above bold letters concerning the storage or parking of campers, boats, trailers etc. If you have one of the above referenced items parked on the common area parking spaces, please make a plan to have it removed and stored in a garage or other offsite storage.**

We thank you in advance for your understanding and cooperation.



Spotlight on the HOA

*Stolen Items *

It has been reported by some homeowners that a person/persons has been stealing items from front yards and back patios in the Kay Gartrell/Civano Blvd area to Night Bloom/George Brookbank. Items include a patio umbrella, water fountain, cooler and ash tray to name a few. 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.

POOLS

Please do not let anyone into the pools if they do not have their own key card. As you will be shown as the last person entering in the system it will make you responsible should something occur.

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 _CALENDAR or FORMS

Summertime Monsoon Safety Tips

The Monsoon season is upon us and each year people are injured or killed by flash flooding, please don't be one of them! Here are some safety tips to keep in mind during the monsoon season. Many of the deaths occur in automobiles that are swept downstream.

- Driving around barricades is illegal and dangerous.
- Do not let children play near storm drains or washes after a heavy rain.
- Avoid low-water crossings.
- Avoid camping in a wash or in the bottom of a canyon with steep side slopes.
- Be especially cautious at night. Flood dangers are much more difficult to see in the dark.
- Even a less serious urban flood can be dangerous. Driving too fast through standing water can cause a car to hydroplane. The best defense is to slow down or pull well off the road (with the lights off) for a few minutes to wait out heavy rains.
- Avoid areas already flooded, especially if the water is flowing fast.
- Do not attempt to cross flowing streams.
- Do not camp or park a vehicle along streams and washes, particularly during threatening conditions.
- If flooding occurs, get to higher ground. Get out of areas subject to flooding. This includes dips, low spots, canyons, washes, etc.
- Roadbeds may be washed out under floodwaters. Never drive through flooded roadways.
- If your vehicle is suddenly caught in rising water, leave it immediately and seek higher ground.
- If a traffic signal is out, treat the intersection as a 4-way stop.
- As little as ten inches of water can float average-sized cars, mini-vans, SUVs and trucks. Strength of the flow is the critical force.
- When in doubt, wait it out, or find a safer route.



Message from the Association Vice President

Dear Civano I residents:

7/28/16

Walking through our neighborhood today, after the harsh winds of last night, I began to reflect on the sadness that overcame me as I saw the devastation of trees and plants. My sadness soon turned to appreciation as I carried on. I knew that this happened before, but that Civano would be taken care of. The grounds of our spaces are astonishingly lovely and kept so through thick and thin. My gratitude for that!

We are so fortunate to live in our own little Mayberry. The streets are always clean and well-groomed. We have tree-lined streets that provide much desired shade in the heat of the summer. I am so happy that we have not only the lovely aesthetics of our vicinity but the beauty of the support we give one another. We need each other. Community is of great import to the soul.

I feel blessed to have the children of Civano freely running about here like no other neighborhood in the United States that I know of. This is a walking territory, a gardening, partying, concert-going, dancing, talks at the Café, fun-loving friendly place to be. We truly have a gem here.

Thank you to those who help organize the get-togethers in which so many residents partake. We are so lucky to have so much. Thanks too, to the spent volunteers that put their free time and energy into taking care of the paperwork, behind-the-scenes projects and decisions that affect us all.

Of course we have our differences. Would we be human if we did not? As Jane Austen wrote in her book Pride and Prejudice "*For what do we live, but to make sport for our neighbors, and laugh at them in our turn*". But truly, when need be, we will be here for one another, just like the big Civano family that we are.

I am so glad to be a part of this place. Many, many, blessings to each and every one of you. Remember to stop and smell the salvia, watch the bunnies and follow the hummingbirds along the way!

With great affection toward the best neighborhood ever,
Carolyn Finnell, VP

Message from the Board

EXTERIOR CHANGES



DRC REVIEW REMINDER

When planning to make changes to the exterior of your home or your lot, please remember to fill out a Design Review Application form, PRIOR to having the work done, and submit it to the HOA office for committee review. If the work is done prior to the form being submitted, the owner will receive a violation letter and subsequent fine for failure to follow the review process.

We would like to avoid this, so please be sure to fill out the forms and have them reviewed before doing any work. The Design Review Application form can be found on the website, by clicking the "Forms" tab or by stopping at the office. <http://civano1.com> - **Note that not all submissions need to be reviewed, please refer to the manual to see which changes do.**



Solar changes

Some changes were made to the Design Guidelines to simplify the solar installation process for owners. Section 33 has been changed to read:

33.1 ITEMS THAT DO NOT NEED DRC REVIEW

33.2 All solar devices that are consistent with A.R.S 44-1761 and that do not impede the effective installation of solar devices on adjacent properties.

This should make this process much simpler for the owner and installer to proceed with their plans.

Paint Colors

There are approved paint colors charts (Dunn Edwards) in the main office that can be used or referenced when choosing paint colors for your home. When planning to paint your home, there are a few things to keep in mind:

1. Design Review Committee (DRC) approval is required whenever a CHANGE is made to an exterior home color in Civano.1 In order to assist the Committee in the approval process you are required to provide specific information so there are no delays.
2. When a home is repainted the SAME EXISTING COLOR, the HOA requires that homeowners provide a color chip, the brand of paint and the LRV (no higher than 64). **(No DRC review required-just color submission)**
3. The Committee has provided the following Paint Submittal Checklist to assist you in your Paint Application Request in order to ensure that your review and approval is a smooth and quick process...**Please see the Design Review Application on the website by clicking on the Forms tab.** <http://civano1.com/pages/forms.html>



*****Please remember that Design Review Application submissions must be submitted by the last business day of the month to be included on the following months DRC agenda. The Design Review Committee meets the second Thursday of each month and no exceptions will be made to this requirement. We thank you in advance to your cooperation and understanding.*****

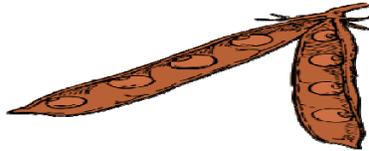
CIVANO HOA NEWSLETTER

A few more things to be aware of...

Pool access issues



Over the past couple of weeks there have been several issues with the card readers on the North pool, Rotunda and the Tot Lot. Attempts have been made to fix this issue only to have the issue return and make access become intermittent at best. Steps are being taken to replace the keypad readers with new reader only access points. This should make access and data retention simpler and not allow for those without cards to access these areas. In the interim, the TOT Lot will be unlocked during daytime hours and the South pool seems to not be affected by this issue so it is available for use.



Bean Pods!

Yes, they are everywhere! Please do what you can to keep your yards and the sidewalks clean as the monsoon and heat continues to help the beans fall from the trees.

Sidewalks

If you have a section of sidewalk that needs repair, please don't wait to get it done. The owners are responsible for any repairs, whether it's cracks or uneven sidewalk, so being proactive helps avoid potential issues with the city and your neighbors!



WEEDS/ TRIMMING/DEAD PLANTS&TREES/OVER HEAD ENCROACHMENT

In accordance with the **CC&Rs Section 5.2.4**. As used herein, 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.**

HOME SAFETY CONSIDERATIONS FOR THE ELDERLY

Courtesy of Wells Fargo Home Advisors

Slips and falls represent the primary source of injury for older people. Falls are the number one cause of injury-related death for males age 80 and older and for females age 75 and older. According to estimates from the Centers for Disease Control and Prevention (CDC), fall-related medical expenses cost Americans more than \$30 billion each year. The CDC estimates that these expenses are projected to increase to more than \$67 billion over the next 20 years. One-third of senior citizens aged 65 or older — or nearly 12 million people — experience falls each year, and almost 5,000 die from falls in the home. The Home Safety Council study finds that while falls are the leading cause of home injury-related death among older adults, measures that can prevent critical falls are missing from many homes. Many caregivers of older adults cite a lack of knowledge and understanding of what actions to take in making the home safer in order to help prevent older adults from falling.

The Home Safety Council suggests that all caregivers conduct a home safety walk-through to identify and fix potential hazards. Below is a list of home safety tips that should be considered when conducting a home-safety walk-through: (1) All stairs and steps should be protected with a secure banister or hand-rail on each side that extends the full length of the stairs. Porches, balconies and terraces should be properly protected. (2) Hallways, stairwells and porches should be well lit. Stairwells should have a bright light at the top and bottom. Light switches should also be located at the top and bottom of the stairs and at both ends of long hallways. (3) Nightlights should be used to help light hallways, bathrooms and stairwells. Keep a lamp or flashlight within reach of the bed. (4) Stairs, steps and all passageways should be free of clutter. Telephone and electrical cords should be kept out of walkways. Furniture should be arranged so there is plenty of room to walk freely. (5) The bathtub or shower should have a nonslip mat or strips on the standing area. Grab bars should be installed around the shower, bathtub and toilet. These grab bars should be sturdy enough to support a person's body weight. (6) Set the thermostat of the water heater at 120° F or lower to prevent accidental scalding. (7) All floors should be kept clean and dry. Promptly clean up grease, water or other spills. (8) Throw rugs and loose carpet should be removed or secured firmly to the floor. (9) A stepladder should be used to reach items on high shelves. A good stepladder has wide treads and easy-to-grab supports. (10) Telephones should be located in each room and emergency numbers posted by each one. (11) Door, drawer and cabinet knobs should be big, easy-to-grab C-shaped or D-shaped handles. These handles are especially helpful for someone with arthritis. (12) Use lamps that can handle 100-200 watt light bulbs. An 85-year-old needs about three times the amount of light a 15-year-old needs to see the same thing.

You should also suggest the older adult consider subscribing to a medical alert or buddy system. Having an easy-to-reach, easy-to-activate tool gives both the older adult and caregiver greater confidence and security.

If, after conducting a home-safety walk-through, you find that the home needs changes, you may have to hire a reputable home-repair contractor. The following guidelines should be considered to help protect against fraud when hiring contractors: (1) Ask friends and neighbors for recommendations. (2) Obtain at least three written estimates for a project. Most contractors provide free estimates. (3) Ask for references. Be sure to check them for positive feedback. (4) Check your local business-license requirements and ask to see the contractor's license. Also ask for proof of insurance and bonding. (5) Do not pay the contractor in full prior to the work being completed to your satisfaction. A small down payment is permissible. (5) Be sure to get a written agreement before work begins or money is paid. The contract should specify both a work and payment schedule. (6) To report complaints or if you have any questions about a contractor, contact the Better Business Bureau or the office of your state's attorney general.

Along with the lack of information, the Home Safety Council also found that caregivers faced difficulties in communicating with older adults about the importance of home safety. The most common reason given for why caregivers had not taken action to make their homes safer was concern over the older adult's reaction. In an effort to ease into the discussion of home safety, the council recommends that caregivers apply safety practices first to prevent falls so that safety improvements are not seen as a consequence of aging. Although talking with older adults about making their home safer can be a sensitive issue, having the conversation and addressing any needed modifications can be the difference in making it possible for older adults to live safely and independently in the homes they love.

Keeping Your Curb Appeal

The curb appeal of our community depends on each resident maintaining his or her property as completely as possible. For those who keep their homes and yards well maintained, the association thanks you for your efforts and good examples. We encourages all residents to pay particular attention to the following maintenance items.

- ◇ **Exterior paint.** Paint is a quick and easy way to keep your property looking fresh, new and clean. It will also protect against corrosion, weathering and insects.
- ◇ **Landscaping.** Landscaping is extremely important to our community's curb appeal. Please remove dead plants and branches. Keep shrubs properly pruned and flowers well-tended. Keep yards free of leaves, debris and pods.
- ◇ **Driveways and sidewalks.** Please repair cracks, pitted or flaking surfaces and other concrete problems. Remove weeds from sidewalk joints and debris from driveways and sidewalks. Do not use driveways for storage or auto repairs.
- ◇ **Gutters and downspouts.** Please keep them cleaned out to prevent overflowing and flooding.
- ◇ **Window boxes, awnings and decks.** Please replace worn or damaged fixtures, check fittings for stability and paint all items at least bi-annually to match.
- ◇ **Roofs.** Please insure your roofs are properly maintained and cleaned.

Thanks for keeping our community looking sharp.

What's Happening Locally: Summer 2016 ~

Cool Summer Nights at the Desert Museum: Astronomy Night – Arizona-Sonora Desert Museum, join experts from National Optical Astronomy Observatory for a star-studded adventure: Solar Systems of the Universe, learn about the formation of our own solar system and discover the wonders surrounding newly discovered solar systems of distant stars, star-gaze through telescopes, presentation of Fur, Feathers and Fangs, free with admission, 5-10 pm, <http://desertmuseum.org> **August 13**



The Return of the Mermaids - along 4th Avenue and in the downtown area, during summer's monsoon rainy season, the heavens open and the area's mermaids and mermen reappear to sing, dance and maybe, cause a tiny bit of mischief, landlocked streets are transformed into an undersea fantasy wonderland with all-ages events, including free live music, a parade, a children's costume contest at 7 pm, craft-making, face painting, dancing, and endless photo opportunities. 5 pm - 2 am, free, <https://www.facebook.com/pages/Return-of-the-Mermaids/1451290071808709#> **August 13**

9th Annual Colossal Cave 5K Road Race – Colossal Cave Mountain Park, features a T-shirt if pre-registered, technical T-shirt option, awards to top 3 finishers in divisions, \$1,000 for course record, USATF sanctioned/certified, \$25-30, 6:30 am, <http://taggrun.com/event/the-colossal-cave-5k-road-race/> **August 20**

2016 Southern Arizona Salsa & Tequila Challenge – La Encantada Shopping Center, Southern Arizona Arts and Cultural Alliance presents annual salsa competition with up to 50 salsa tastings with chips, over 30 tequila cocktails, tequila and beer samplings, food samplings, and dessert, as well as live entertainment, the best salsa and tequila in the region from participating mixologists and chefs, 520-797-3959 or <http://www.saaca.org> **August 20**

Tucson's 5th Annual Beer Cup - Hotel Congress, Ten Tucson breweries compete for the title of Best Flagship Beer, Best Specialty Beer and People's Choice, this year's judging panel includes Kevin Besley of Odell Brewing Company from Fort Collins, CO, plus a few surprise judges, \$15 designated driver tickets, \$25-30 or \$50 VIP, <http://www.hotelcongress.com/> **Sept 17**

101st Annual Santa Cruz County Fair – Sonoita Fairgrounds, activities include a carnival, 4-H exhibits and auction, several hundred open division exhibits, ranch rodeo, barrel racing, team roping, all-day entertainment, food, premium and sweepstakes awards, BBQ lunch on Sunday prior to 4-H auction, \$3-5, gates open at 9 am, <http://www.sonoitafairgrounds.com> **Sept 16-18**

40th Annual Tucson Greek Festival - St. Demetrios Orthodox Church, celebrates Greek food, drink, and music and offers dance lessons, children's activities, tours of the church, and vendor displays, \$3, Thurs. 5-10 pm; Fri. 5-11 pm; Sat. 4-11 pm; Sun. noon-6 pm, 520-888-0505 or <http://www.stdemetriostucson.org> or <http://www.tucsongreekfest.com/> **Sept 22-25**



Or Current
Resident

Civano HOA

10501 E Seven Generations Way, Suite 109

Tucson, AZ 85747

Phone: 520-546-3862

Fax: 520-546-6795

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

HOA BOARD PHILOSOPHY

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.