

# Civano HOA Newsletter

SPRING 2017

[www.Civano1.com](http://www.Civano1.com)

## CIVANO HOA BOARD

Andy Delgado-Keller

**President**

Carolyn Finnell

**Vice President**

Chris Shipley

**Treasurer**

Sharon Fields

**Secretary**

**Directors**

Les Shipley

Bob Small

Mario Mastrosimone

## HOA

### MANAGEMENT

Sean Keegan

Association Manager

[hoa@civano1.com](mailto:hoa@civano1.com)

[www.civano1.com](http://www.civano1.com)

Maggie Roulier West

Assistant

(520) 546-3862

Cadden Management

After Hours

Emergency Contact

(520)297-0797

## 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.

## Civano HOA Board Election Results

Below is the voting results for the HOA Board Elections, the new board members are:

*Thanks to all those that volunteered during the ballot counting!*

Sharon Fields, Mario Mastrosimone and Bob Small.

Totals:

**Bob Small– 209**

**Sharon Fields– 231**

**Mario Mastrosimone– 210**

Joan Tober– 106

Write-in votes:

Judyth Willis– 1

Thias Young– 1

Scott Gaustad– 1

Charlene Gillett– 1

Anita Bhappu– 2

Kevin Nitz– 1



# Spotlight on the HOA

## 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](mailto: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 [www.tucsonaz.gov](http://www.tucsonaz.gov)

## 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](mailto:TDOTSR@tucsonaz.gov) and submit with appropriate checks. [www.civano1.com](http://www.civano1.com) \_CALENDAR or FORMS

## 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



# Civano

# EASTER EGG HUNT

Saturday, April 15,  
8:30-11:00 am  
at Mary Webber Park



Egg Hunt, Activities,  
and a visit from the Easter Bunny

Bring water and a picnic blanket or chairs  
and don't forget to wear hats and sunscreen



# Message from the Association President

**Dear Civano Neighbors,**

**4/1/17**

Thank you to the volunteers who gave their time and effort as they served on the Nomination and Election Committee. The board and community appreciates your efforts greatly!

Congratulations to Sharon Fields, Bob Small and Mario Mastrosimone who were elected to the Board of Directors of the HOA. We look forward to working together for our community.

As Spring has arrived so has the growth of flowers and weeds! Lets help keep our neighborhood looking great by cultivating our yards so the flowers are seen and the weeds are not!

I have noticed that many sidewalks in the community are showing signs of upheaval and several areas are a serious trip hazard. Please take a look at the sidewalks around your homes and consider making repairs so no one gets hurt!

Thanks again to all that volunteer in the community, it makes the HOA a great place to live :)

**Yours In Community,**

**Andy Delgado-Keller. President**

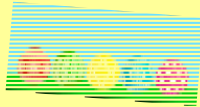


# Message from the Board

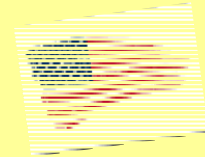
~Community Spotlight~

Some events over the next few months that will need some volunteers to help with are as follows:

April 15: Will need volunteers for the Annual Easter Egg Hunt, Easter is on the 16th this year.



July 4: Will need volunteers for the Annual July 4th Event.



If you are interested in helping out for any of these events or planning another event, please email Mark Levine at: [marsher18@gmail.com](mailto:marsher18@gmail.com)

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**Pool season is upon us!!**



Please remember that pool safety starts with you and the pools are for the use of Civano Residents or visitors only. We ask that you do not lend out your pool keys to anyone, if they need one, please send them to the HOA office.

Also, please follow the posted pool rules at each pool. This helps keep our pools safe and a great place for families and residents to enjoy year round.

**If you see any issues at the pools, contact the HOA office at 546-3862 or stop in and let them know what's happening...**



## ***Spring Plantings Done Right!***

SPRING IS MY FAVORITE TIME OF THE YEAR IN THE DESERT BECAUSE IT BRINGS RENEWAL, INCREDIBLE WEATHER, AND OUTDOOR PLANT COLOR EVERYWHERE. JUST LOOK AROUND AND YOU WILL SEE NATURE AT ITS BEST. TREES HAVE NEW LEAVES AND BUDS, FLOWERS ARE BLOOMING IN EVERY IMAGINABLE COLOR, AND THE SONORAN DESERT IS ALIVE AND VIBRANT. SPRING ALSO BRINGS THE BEST WEATHER FOR PLANTING. SO, NOW IS THE TIME TO CONSIDER HOW YOU CAN IMPROVE YOUR HOME'S LANDSCAPING.

THERE ARE CERTAIN SIMPLE STEPS THAT CAN BE TAKEN TO ENSURE THAT YOUR LANDSCAPING IS WELL DESIGNED, EASY TO MAINTAIN, AND CONSERVES WATER. FIRST, LOOK AT THE AREA TO BE LANDSCAPED OR UPDATED AND ANSWER THE FOLLOWING QUESTIONS:

- Is it in the shade or full sun?
- Is it near a busy street?
- Is it adjacent to the natural desert?
- What does the naturally occurring vegetation surrounding the area consist of?
- Will there be children playing in the area?
- Is it a large space or a small space?



Once these questions have been answered, a plan can be put together to determine what types of plants, trees, irrigation, and other materials should be used. Using the correct plants initially will make for a successful project.

When choosing trees look for ones that have tapered trunks rather than trunks that are the same size at the top and bottom. Also, look for trees that have branches and leaves on the lower portion of the trunk. These assist in photosynthesis and help to strengthen the trunk.

Plant size should also be considered when choosing to add plants. The area to be planted should be examined to determine what type of plant to use. Plants that require shade will wilt easily when planted in full sun. Plants with thorns or sharp edges work well in large open areas but not next to walkways. Desert plants such as cactus, agaves and aloes require little or no irrigation and can usually survive on rainwater while many shrubs and groundcovers may require supplemental irrigation.

Look for healthy plant material of good quality, consider using natural desert vegetation to help reduce water usage, and use materials that complement the area to provide a natural and attractive look. Be patient while your new plants and trees adjust to their environment and grow to their mature size. Enjoy your landscape and happy planting !!! Provided by Sonoran Oasis Landscape~

## ***HAPPY SPRING!!!***

**A few Reminders~**

**CC&R's 5.3.5 Parking**

**5.3.5.1**– No Vehicles shall block any Lot or inhibit access to or from any Lot, to be parked in a manner which restricts the flow of traffic.

**5.3.5.5**– No inoperable, junked or wrecked vehicles shall be parked on any portion of a Lot or on the Common Areas. No vehicles shall be located on Covered Properties in any state of repair or disassembly, except vehicles that are parked wholly with a carport for the purpose of repairing.....

**CC&R's—GARBAGE 5.3.4**

**5.3.4.1**—All garbage or trash shall be kept in sanitary, covered containers. Recycling of materials is encouraged. Containers shall not be Visible from Neighboring Property, unless a dumpster has been installed for the use of more than one Lot Owner. All trash and garbage shall be regularly removed from each Lot or Parcel and shall not be allowed to accumulate.

**5.2.5 NUISANCES:** Dust Control; Construction Activities. No rubbish or debris of any kind shall be permitted to accumulate upon or adjacent to any Lot or Parcel which creates a nuisance or renders any such property or activity on the Lot or Parcel, unsanitary, unsightly or offensive. Each Lot and Parcel shall be landscaped and maintained in a manner which will minimize the possibility of dust being transmitted into the air and over adjacent properties... Lots and Parcels must be kept in a neat and tidy condition...No noxious or offensive activity shall be carried on or permitted on any Lot or Parcel, nor shall anything be done which may be, or may become, an annoyance or nuisance...

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**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;

## ...16-01 continued

**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:

1. 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.
2. 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.
3. It is re-affirmed that "a recreational vehicle may be parked on the driveway or the street in front of 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."

Thank you in advance!



### *What's Happening Locally: Spring 2017 ~*

#### **8TH ANNUAL COPPER CLASSIC**

The Eighth Annual Copper City Classic Vintage base ball Tournament will be held April 8-9 2017 at Warren Ballpark. The Arizona Territories Vintage Base Ball League and the Friends of Warren Ballpark Tournament will again host the tournament. The tournament will be dedicated to two World War II veterans who played on the 1941 Bisbee Bees Minor League team before heading off to war: Clarence Maddern, Bisbee's first native born male player to make the Big Show and Bert Shepard, who, in 1945, served as a shining example to all badly wounded warriors that life was still worth living when they came home from battle. Hope to see you at the tournament.



**PIMA COUNTY FAIR, APRIL 20-30**

**MAIN GATE HOURS: MONDAY – FRIDAY 1:00PM – CLOSE SATURDAY – SUNDAY 10:00AM – CLOSE**

**TSRA 43rd ANNUAL RODDER DAYS APRIL 28-30, 2017 ~ Located at Historic 4th Avenue! For more information call: 520-991-3600**

**32nd Annual Tucson Folk Festival May 6-7 ~ Great music, great fun, for more information go to: [tucsonfolkfest.org](http://tucsonfolkfest.org)**

**Wyatt Earp Days May 27-29:** An event in honor of one of Tombstone's most famous lawmen, Wyatt Earp. Activities include gunfights, chili cook-off, hangings, and an 1880's fashion show. You can also find Street Entertainment and a Wyatt look-alike contest. Sponsored by the Tombstone Lions. Event Information Bill: 520-457-3511 Entertainment: Pat 520-457-3451 or visit their website at [www.WyattEarpDays.com](http://www.WyattEarpDays.com)

**Pima County Home & Garden Show June 26-28 at the TCC-** The Pima County Home & Garden Show is the one place where you can talk face to face with hundreds of vendors, compare prices, learn the latest strategies for green building, remodeling, gardening and save lots of money with show only discounts. This Home & Garden Show provides everything you'll need to put together your next home improvement project. Landscaping, contracting, design, entertainment, remodeling, or anything in between.





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](mailto:hoa@civano1.com)  
Website: [www.civano1.com](http://www.civano1.com)



**INFO YOU CAN USE!!**

**HELPFUL WEBSITES:**

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

**More HOA Items**  
**Painting**

Many homes in the community are in need of painting as they have faded or have striping and/or cracked paint areas on them. Please take a few moments to look at your homes exterior to see if it's time to paint. The HOA office has the approved color schemes available for you to view and there is also the Dunn Edwards link on the website with the same colors available where you can order color chips from as well. Below is a few paint contractors that you can use if you'd like:

- Windows & Walls– John Lauer #245-4617
- Stetson Painting - Jerry #247-3343 - [stetson@stetsonpainting.com](mailto:stetson@stetsonpainting.com)
- Pamblanco Painting – Joseph - #520-668-8855 – [joseph@pamblancopainting.com](mailto:joseph@pamblancopainting.com)
- Boyd Custom Painting – Ryan - #520-891-0165 – [rboyd022@gmail.com](mailto:rboyd022@gmail.com)
- L&M Painting – Leo - #520-991-9933 – [leomartinez\\_1006@msn.com](mailto:leomartinez_1006@msn.com)

**Still an issue, trees that overhang the streets, garbage trucks keep hitting them and they really need to be trimmed back! There have been several instances in recent weeks where this has happened. If you're not sure, look and see if there are scrape marks higher up in the trees out by the road, I see them as I drive the community. Thanks in advance!**