

# Civano HOA Newsletter

WINTER 2018

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

## CIVANO HOA BOARD

Mario Mastrosimone  
**President**

Sharon Fields  
**Vice President**

Chris Shipley  
**Treasurer**

Bob Small  
**Secretary**

### Directors

Les Shipley

Andy Delgado-Keller  
Carolyn Finnell

## 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  
Wednesday of every  
month .

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

## Recent Issue

Over the past several weeks, the HOA office has received complaints and calls about dogs in community that have hopped out of their yards and attacked other dogs and owners resulting in injuries.

We all know the Civano community is pet friendly but we also know how important it is to follow the leash rules of the HOA and the City/ County and to make sure your pets cannot get out of your yards.

Please do your part to keep your pets on leashes when not on your lot and help avoid any unwanted incidents with other pets or people!

### A simple reminder below:

**CC&C's Section 5.3 .3 Animals.**  
**5.3.3 .1 No animal, livestock, poultry or other fowl of any kind, other than a reasonable number of generally recognized house pets (and, subject to applicable zoning and other ordinances and governmental regulations) shall be maintained on or in any Lot. No pets shall be kept or raised for commercial purposes . No animals may make an unreasonable amount of noise or create a nuisance.**

**5 .3 .3.2 No structure for the care, housing or confinement of any animal shall be Visible From Neighboring Property.**

**5 .3 .3.3 No pet may be kept on any Lot which annoys other Owners or Occupants in the vicinity . All permitted pets shall be leashed when not on the Lot on which it resides . All persons walking pets shall remove the pet's excrement from the Covered Property.**

**5 .3 .3.4 The Board may determine, in its sole and absolute discretion, whether, for the purposes of this Section, a particular animal is a generally recognized house or yard pet, whether a particular animal is a nuisance, or whether the number of animals is reasonable. The Board may adopt Rules concerning the number and types of pets which may be kept by the Owners.**

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# Spotlight on the HOA

**HOA Elections Volunteers**  
Please consider volunteering for the HOA Board this year. Four board seats are open and we need good people to run and help us keep Civano the great neighborhood it is! Look for mailings that have been sent last month and consider what you can do to be a



part of our HOA Board. Many hands make light work!!

## **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)

## **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](http://www.civano1.com)

\_CALENDAR or FORMS

## Running for the Board—Do I Have What it Takes?

If you're considering running for the board, we ask that you take a few moments to ask yourself the following three questions:

**Do I have the time?:** As a board member, you need to devote at least 1-2 hours of your time every other month to association business. In addition to regular board meetings, you might be active in email discussions and occasional special meetings. We do not require persons with previous HOA experience or legal or financial backgrounds

**Can I make tough decisions when it's required?:** The primary role of the board is to conduct the business of the association. This doesn't just mean approving the budget, but also developing and enforcing policies. Board members are required to step outside their immediate circle of family and neighbors and make decisions based on the greater good of the community.

**Can I do all this and have fun, too?:** It isn't all about policies and tough decisions. Our community is only as good as we make it, and establishing and maintaining a sense of community is a part of a board member's responsibility. Planning and attending functions such as our picnics and being a presence in the community are as important as any policy decisions you may make.

Being a board member can be frustrating at times, but it may also be one of the most rewarding ways you'll find to volunteer your time. If you're interested in running for the board or would like more details about board's responsibilities, please contact the manager or a current board member at the Civano 1 HOA office at 520-546-3862 or via email at [hoa@civano1.com](mailto:hoa@civano1.com) for details.

# Message from the Association President

1/22/18

Greetings Civano Home Owners!

As many of you know, the streets in our neighborhood are beginning to deteriorate at a rapid rate. This is due not just to age, but also the MANY MANY asphalt cuts for utility work (water/sewer/gas/elec/ECT).

Here is one way to try to get the city to come take care of the roads we already pay taxes for. We are asking for volunteers to be the "Squeaky Wheel" to the city. At the end of this letter you will find phone numbers and email addresses for the folks downtown with the power to get this done! Also, there is a sample "script" for anyone who would like to use it.

### Phone Script:

Hello (insert city employee name here), My name is (insert YOUR name here) and I live in the Civano I neighborhood. We pay a lot in taxes to the city for the streets in our development and ours are in dire need of maintenance. If they don't get it soon as they are going to need to be completely replaced. Thank you for your time.

### Sample Email:

Greetings (insert city employee name or dept.),

I live in the Civano I Neighborhood and am emailing in regard to the condition of the streets in our development. We pay a lot of taxes to the city for our streets and ours are in dire need of maintenance before they need to be completely replaced.

Thank you for your time, and I hope to hear back as soon as possible!  
(insert name here)

### Street Maintenance Dept

<https://www.tucsonaz.gov/tdot/street-maintenance-improvement-request>

Phone: (520) 791-3154

### Shirley Scott- Ward 4 Council Member

Phone: (520) 791-3199

[ward4@tucsonaz.gov](mailto:ward4@tucsonaz.gov)

### Michael Ortega-City Manager

[citymanager@tucsonaz.gov](mailto:citymanager@tucsonaz.gov)

520-791-4204

For the community,

Mario Mastrosimone



# Message from the Board

## ~Community Spotlight~

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### Free Community Concert~ Saturday February 3 from 5-9 PM

Please consider attending this concert put on by music students from Civano that study at Feagin's Fretboard Music here in Civano Center.

**Feagin's Fretboard Music  
Studio Grand Opening!**  
Come for refreshments and check out  
Feagin's Fretboard Music Studio.

Students will be performing live music in the  
Community Center at the Rotunda.

*Saturday, February 3rd  
5 - 9pm*

\*Our business is located in Community Center, Suite 104,  
directly across from "Beauty Is" Hair Salon.



We ask that you check the calendar for events scheduled before entering the activity center and also ask that you respect those that have an event there whether Exclusive or Non-exclusive. Thanks!



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### Below is the 2018 Board Election Schedule for your information-

#### 2018 Annual Election Schedule

- Mon, January 29th Candidate Application Deadline (4:00pm)
- Mon. Feb.12th Mail-In Ballots sent out by HOA
- Wed. Feb. 28th Deadline for submitting "Questions for the Candidates" (12:00 pm noon)
- Sat. March 3rd Candidates Forum (3:00 – 4:30 pm)
- Mon., March 19th Deadline to sign up as volunteer for "Ballot Count Observer"
- Thurs., March 22nd Deadline for HOA to receive Mail-In Ballots (4:00 pm)
- Fri. March 23<sup>rd</sup> Vote Counting and Election Results Tabulation (10:00 am – 2:00 pm) and Results Announcement.
- Saturday, March 24th Election results announced at **Annual Meeting** at 5:30pm



**ELECTIONS AHEAD**

## ***CALL FOR 2018 ELECTION VOLUNTEERS and Candidates\*\****

### **Civano 1: Neighborhood 1 Association 2018 Board of Directors Election**

The Nominations and Election Committee would greatly appreciate help from volunteers to assist with the 2018 HOA election and to run for one of the four open seats.

***\*\*Interested Candidates, please email the office or return your form by no later than January 29 at 4:00 PM\*\****

### **Ways You Can Help**

**Help stuff envelopes on February 9th & 12th, from 9:30 AM to 12:00 PM**

**Be a “Ballot Count Observer” on Friday, March 23rd, from 10:00 AM to 2:00 PM. Deadline to signup is March 19th.**

If you would like to help or want more information about volunteering, please contact the HOA Office.

Civano 1: Neighborhood 1 Association Office  
10501 E. Seven Generations Way, Suite 109  
Tucson, AZ 85747  
Phone: (520) 546-3862  
FAX: (520) 546-6795  
EMAIL: [hoa@civano1.com](mailto:hoa@civano1.com)

***“Don't ever question the value of volunteers. Noah's Ark was built by volunteers; the Titanic was built by professionals”.***

***Thanks for your consideration to serve our community in this capacity!***

# Civano 1 HOA Community

## BIG BROTHERS/BIG SISTERS in CIVANO! FEBRUARY 1-MARCH 16

Dear Civano Residents,

Thank you for partnering with **Big Brothers Big Sisters of Tucson**. It's wonderful to have your community host a fundraising clothing drive! All proceeds raised stay locally and go back to support our youth mentorship program!

**Big Brothers Big Sisters** has been the nation's prominent youth-service organization for more than a century. Locally, we have provided high quality mentoring services since 1963, helping more than ten thousand of Tucson's children ages 6 to 16. Our vision is that all children achieve success in life. To that end, our mission is to provide children facing adversity with strong and enduring, professionally supported, one-to-one relationships that change their lives for the better, forever.

Warm Regards,







Debra Trager  
Marketing Manager – Donation Center  
Big Brothers Big Sisters of Tucson



Collected By:



### We are collecting:

-  Clothing
-  Jewelry
-  Accessories
-  Handbags
-  Shoes
-  Linens

## Civano Homeowner's Association CLOTHING DRIVE!

Help us raise funds by cleaning out your closet!

Look for the donation Green Barrel



Look for a Drop Box at the HOA Office and the Civano Coffee House!!

## A Quick message from the HSNA

With the start of 2018 I would like to reintroduce the (Houghton South Neighborhood Association), or HSNA. We are a group of neighbors that have come together under a set of by-laws that are produced and approved by the city of Tucson. The basis of our model is to serve all the members of Civano 1, Sierra Morado and the new subdivision Saguaro Trails which is projected to break ground in early 2018. We are the entity that acts as the go between for the city of Tucson and the membership. The qualifications for membership are simple in that by being a property owner or lessee you would automatically be a member of the association. Our funds for operation are gained by advertising and fund raisers. There is no cost to you to be a member of the association. Elections for the Leadership Team are held in the month of November of each year. Terms of service are staggered in a two year commitment.

The officers of the Leadership Team are Ed Thibodeau President, Regina Musetta Vice President, Laura Hinyup Secretary, John Burkholder Treasurer and Christine Thibodeau member at large. Any of us can be contacted by email at ([houghtonsouthneighborhoodassoc@gmail.com](mailto:houghtonsouthneighborhoodassoc@gmail.com)). Please come and join us on the Houghton South Neighborhood Associations Face Book page. Stop by our web page at [houghtonsouthneighborhoodassoc.org](http://houghtonsouthneighborhoodassoc.org) and check it out. You can contact me at ([presidenthsna@gmail.com](mailto:presidenthsna@gmail.com)). The face book page is a closed page to our membership only. Just do a search for us and click on join.

As previously stated we are a volunteer group and pay our expenses out of fun raisers, donations and advertising. If anyone out there is interested in placing a business ad on the web page, let us know with an email to ([houghtonsouthneighborhoodassoc@gmail.com](mailto:houghtonsouthneighborhoodassoc@gmail.com)) and one of us will call you and discuss the program and cost. Until we can get more funds flowing into the association, we will pass on information concerning anything to do with the City of Tucson and the Tucson Police Department via face book and the web page. Our intention is to sometime in the future establish a quarterly news letter.

E.L. (Ed) Thibodeau/President HSNA



## What's Happening Locally: Winter 2018 ~

### **The World's Greatest Treasure Hunt -Tucson Gem and Mineral Show**

**Jan. 27 - Feb. 11, 2018:** Near the start of every year, Tucson becomes a playground for the world of international gem and mineral trading, collecting, and bargain hunting when the Tucson Gem, Mineral & Fossil Showcase arrives. Navigate Tucson's largest event with this useful information for visitors, retail dealers, and show owners.



**Fort Lowell Day 2018 Saturday - February 10, 2018 | 12:00 PM to 4:00 PM TUCSON'S HISTORY WILL COME ALIVE DURING 38th ANNUAL FORT LOWELL DAY-** The public is invited to visit the historic Fort Lowell neighborhood and celebrate Tucson's bygone days at the 38th Annual Fort Lowell Day/La Reunión de El Fuerte Celebration, Saturday, February 10, 2018. The day includes a wide variety of free activities and displays where visitors can learn about this hidden corner of Tucson's past.

**The 70th Tombstone Vigilante Days- February 17-19** This year, 2018, the **Tombstone Vigilantes** celebrate our 70th year of service to the community of Tombstone, Arizona and to Cochise County. Come see us Saturday, February 17th, through Monday February 19th, 2018. There will be plenty of street entertainment from 10:00AM to 4:00PM daily.

### **Cruise, BBQ & Blues Festival & Car Show February 17, 2018 10:00am - 3:00pm Oro Valley MarketPlace**

Blending science, mechanics and design is an innovative art form in its own right. Car design is a ubiquitous but often overlooked art form which SAACA brings to light through our annual Classic Car Show.

**THE 30TH ANNUAL ARIZONA RENAISSANCE FESTIVAL- FEBRUARY 10-APRIL 1 2018!** Over 2000 Unique Artisan Shops, games and rides for the kids, food and drink, Merriment & Mingling!!! For more info go to: [arizona.renfestinfo.com](http://arizona.renfestinfo.com)

### **Annual Tombstone Wild West Days March 17-18 -Salute to Troops**

**The Tucson Rodeo & Parade February 17-25 Parade on the 22:** This colorful, exciting Parade is presented each year and keeps the spirit of the first Parade back in 1925. Now known to be the largest Non-Motorized Parade in the country. It still achieves its success through the community's participation and the dedicated work of its members, volunteers and the generosity of the Sponsors.

**The Lone Stranger! Running January 5 through March 25, 2018 at The Gaslight Theatre-** Wearing a mask to protect his identity, The Lone Stranger fights to bring justice to the lawless frontier. Astride his white stallion, Thunder, he strikes terror into the hearts of the gunslingers of the Old West. Join him and his friend Tonka, as they come to the aid of those in need as the Gaslight Theatre Gallops into the sunset with the Lone Stranger!



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> | 5. <b>CITY OF TUCSON:</b> <a href="http://www.ci.tucson.az.us/">www.ci.tucson.az.us/</a>   |
| 2. <b>TPD Non Emergency Contact:</b> 520-791-4444  | 6. <b>TUCSON MAPS &amp; RECORDS :</b> <a href="http://tdotmaps.transview.org">tdotmaps.transview.org</a>   |
| 3. <b>Park Wise:</b> (520) 791-5071 ; <a href="http://www.parkwise.tucsonaz.gov/index.php?q=parkwise">www.parkwise.tucsonaz.gov/index.php?q=parkwise</a>       | 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> |
| 4. <b>Pima Animal Care Center:</b> (520) 243-5900 ; <a href="http://www.pimaanimalcare.org/">www.pimaanimalcare.org/</a>                                       | 8. <b>NEIGHBORHOOD RESOURCES:</b> <a href="http://www.ci.tucson.az.us/dnr/">www.ci.tucson.az.us/dnr/</a>   |
|  | 9. <b>Streets &amp; Traffic Maintenance:</b> <a href="http://www.tucsonaz.gov/transportation/streets-maintenance">www.tucsonaz.gov/transportation/streets-maintenance</a>                  |

**More HOA Items**  
**Street Sweeping**

**The Streets will be swept during the week of February 5-9. The crew will be doing all streets during this time so please be aware of them as you drive in and out during each day.**

**Some Management items~**

Contacted 3 light companies about replacing the tennis court lights with LEDs  
Contacted 3 pool companies for bids to do the replaster of the north pool and the cool decks at both pools  
Submitted the police report to the insurance company and solicited quotes for the repairs from 2 contractors.  
I dropped off the speaker system so Stick's and Strings can adapt the new microphones to the system  
I went to TPD to pick up the Accident report from investigators that happened in early November.  
Did site tours on 4 separate dates, most issues were for weeds and painting. 89 Letters sent out for painting and 13 for other issues.  
Spoke with 3 owners about paint colors in the community and choices for their homes.  
Corresponded with other owners that received friendly reminder letters for parking.  
We mailed out the first of the election docs Call for Candidates