

## **General Meeting Notes**

**September 23, 2004**

Civano Community School

Attendance: 41 people

Meeting was called to order at 7:03 p.m. by Patrick Whelan, Treasurer.

### **NOTES AND ANNOUNCEMENTS**

- Patrick Whelan explained the differences between Civano Neighbors and the Home Owners Association.
- Lynne Gillette is hosting a meeting of those interested in home solar electric installations Sept. 30 at her home, to include Tucson Electric program and local installers
- A pre-school planning meeting is set for Sunday, Sept. 26, 4:30 p.m. in the Activity Center
- The next Welcome Coffee is at the home of Jan Moran and Paul Rollins Saturday, Oct. 15.
- A bake sale was held before this meeting to benefit the pre-school concept.
- Ingrid Anderson said the new Civano Merchants Association has begun to meet regularly. Three working groups have been developed to look at signage options, events (a Civano Wildflower Festival is scheduled for March 2005), and marketing.
- Paul Rollins, chair of the Civano Neighbors Commercial Areas Working Group, reported that Tucson Medical Center has made an offer for all of the land in the commercial sector owned by original Civano developer David Case. TMC would own about 40 of the 60 acres assuming the purchase is completed. Rollins said TMC plans to work with the neighborhood association in a cooperative manner.
- Simmons Buntin, spokesperson, reported that the dedication of Mary Webber Park, in honor of the late Civano "pioneer" resident, is expected to be held sometime in October
- The Civano Speakers Series (more information at [www.civaneighbors.com/speakers](http://www.civaneighbors.com/speakers)) will begin in November, coordinated by Buntin.
- Editor Craig Altschul announced a new management team for *The Town Crier* newspaper. Judie Kelly becomes editor; Brian Zacher and Shelly DeVere will manage production; and Paul Rollins will handle advertising sales. The group will work with Altschul for the November issue and take over completely following its publication.
- *Other notes:*

- Civano ball caps are for sale at \$15
- The signs neighbors see about “inert filling” at Houghton and Drexel refers to the fill-in of the quarry area
- The fill-in will prevent mosquito problems. The signage was grandfathered in
- Reminder not to let children play in dumpsters was given
- Christie Garrison reminded neighbors that “Dinners For Eight” were still forming

## **NOMINATIONS OPEN FOR LEADERSHIP TEAM ELECTIONS**

- Neighbors were reminded that elections for the Leadership Team will be held at our November 18 Annual Meeting. Nominations, which can be given to any member of the Leadership Team, are due by October 18. More information is available at [www.civanoneighbors.com/elections](http://www.civanoneighbors.com/elections).

## **NEIGHBORHOOD 1 NEIGHBORHOOD CENTER ROUNDTABLE**

Paul Rollins moderated a “roundtable” with neighbors planning to open businesses in or around the Neighborhood 1 Neighborhood Center.

- Christie Garrison said she planned to open a General Store on the corner lot on Civano Blvd., north of the neighborhood center. No date set.
- Duane Bateman and Casey Stockdale said their two families are investigating an apartment complex and are presently working with the city on feasibility—the apartments would likely be sets of three on two lots (six apartments total, each building three stories high). No date set.
- Al Nichols said his company, Al Nichols Engineering, has moved into its Solar Built office/residence just south of the neighborhood center.
- Judith Willis is mulling several options, including a knitting shop, for her live/work building under construction on the east side of Civano Blvd., south of the neighborhood center. Construction expected to be complete just prior to Christmas.
- Jennifer Neuser is operating Ballet Rincon out of its new studios on the west side of Civano Blvd., south of the neighborhood center
- Scott Calhoun said he plans a bed and breakfast which could open by January on the east side of Civano Blvd., south of the neighborhood center.
- Ingrid Anderson plans a fitness and healing center, focusing on yoga and pilates, on the east side of Civano Blvd., south of the neighborhood center. It could open in January.

Rollins reported on other projects:

- Johan's Tavern, long held up by city issues, is once again postponed until next spring, until trash regulations can be resolved.
- Wolfgang Infomatics occupies the entire second floor of the office building in the neighborhood center.
- Madera Realty and Mortgage is operating on the lower level of the office building.
- Nicola Young, a Civano resident, plans at least four small, upscale inns surrounding the neighborhood center, and has purchased five lots. She already operates two others in Tucson.

## **UPDATE ON PULTE**

Patrick Whelan, Chair of the Pulte Working Group, updated neighbors on Pulte's plans.

- Pulte has provided Civano Neighbors a copy of its "combined" draft Master Plan and PAD (Planned Area Development) document as of Sept. 23, 2004. Whelan said it was promised on Sept. 14, but did not arrive until Sept. 23.
- These documents are available for review online at [http://www.civanoneighbors.com/civano/neighborhood2\\_3/pulte/#master\\_pad](http://www.civanoneighbors.com/civano/neighborhood2_3/pulte/#master_pad)
- Pulte will hold its public meeting of the PAD Wednesday, Sept. 29 at Secrist Middle School. He urged a good attendance.
- After considerable discussion, members of the neighborhood association authorized (through unanimous consensus) the Leadership Team to direct a letter to Pulte Civano project manager G.T. Alley advising that Civano Neighbors has not had enough time to study the document and that several exhibits were not included. We would expect to study it carefully and will provide our input to Pulte, and the City of Tucson, as soon as it can be reviewed in a timely manner.

The Annual Meeting of Civano Neighbors is Thursday, Nov. 18, 2004 at Civano Community School and includes leadership team elections.

The meeting was adjourned at 8:55 p.m.

Respectfully submitted:

Craig Altschul  
Simmons Buntin