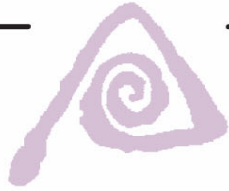


The Town Crier

July 2003

C i v a n o



N e i g h b o r s

Neighbors To Welcome New Civano School July 17; 6 p.m. Open House, 7 p.m. Meeting



Celebrate the opening of the brand new Civano Community School as Schoolmarm Pam Bateman and her staff welcome the Civano Neighbors neighborhood association to an Open House and general membership meeting, Thursday, July 17. Open House starts at 6 p.m., with the neighbors meeting at 7 p.m.

The new school is located at the corner of Civano Blvd. and Mira Lane. Parking on site is limited. There are only about 15 spaces. If you can walk to the school, or park a few blocks away, that will help.

"Doesn't it look great? The colors are so rich and fun," Pam says. "The kids are really looking forward to coming back to the new location this month, and so are the adults!"

"We are going to be doing some landscaping in July, with the help of the school district crews and the generosity of the nursery. We will have quite a few trees, some grass, and water harvesting culverts. We'll be having some work parties to help put all of these things in place, and we'll put the word out to anyone who wants to lend a hand.

"Thank you to everyone who has been so supportive. We feel blessed that the community has embraced us so heartily over the last four years. Thank you for your good thoughts, ideas, help, donations, and sharing of facilities. We really appreciate this neighborhood."

Teachers and students say they are also happy to have a location that can be offered to their neighbors as a meeting place, since space

for meetings and events remains a problem for local groups. "Our hope is that the school will truly be a community space where neighbors can meet, gather, have classes, and much more," Pam said.

The general membership meeting will include a number of updates on issues of concern to neighbors, said Simmons Buntin, spokesperson.

"We view Civano Community School as an experiment in education. This bucks the trend in American education toward bigger and bigger schools. We know the key to success lies in parental involvement, and it is so much easier to get involved in a small, non-intimidating setting where a parent is not one of 1,200 vying for attention. The concept of project-centered learning, where children accomplish something, is exciting. We value the Civano experiment, and will do whatever we can to make it continue to succeed."

—Calvin Baker, Superintendent,
Vail School District

"We will be updated on T.J. Bednar's planned Civano North Ridge development along the Civano Blvd. wash area, have the latest information on the Pulte Homes plans to develop Neighborhoods II and III, note the status of the City of Tucson's action on Fannie Mae's proposed changes to the Memorandum of Understanding and other documents, discuss our stance on the proposed land swap across from Civano, and perhaps more."

Buntin said the Civano Neighbors leadership team is "delighted to be able to hold its summer meeting at the new school and very excited about the cooperative role the school and neighborhood

association will be able to play as we all move forward in our community."

A limited supply of Civano baseball caps, with proceeds going to benefit the neighborhood association, will be on sale at the meeting for \$15 adults and \$12 kids.

Put These Events On Your Fun Calendar

The new Civano Neighbors Newcomers Working Group has been busy and Chair Sharlene Gillette says "come one, come all."

Book Sale To Benefit School July 17

A special Book Sale will be held at our next Civano Neighbors meeting, Thursday, July 17 at the Civano Community School during the Open House from 6-7 p.m. If you'd like to donate books (for children or adults), music, games, and other media, just drop them off at 10331 E. Balance Lane (296-7060) to be sorted and readied for sale. This will be an on-going program.

Newcomers Breakfast Aug. 16

Civano Neighbors will greet new neighbors Saturday, Aug. 16, from 8:30-11 a.m. at the home of Paul Rollins and Jan Moran, 5265 Morning Sky Lane. We hope all newcomers and "seasoned" residents will come out and enjoy the morning.

A New Look For *The Town Crier*

Thanks to generous support from community businesses, *The Town Crier* debuts its new newspaper "tabloid" format and look with our July, 2003 issue. We expect the next issue and many others thereafter to be eight pages of news and views for the entire community. We hope you like it.

We are grateful to the City of Tucson Dept. of Neighborhood Resources for helping us get the first year's issues off the ground. Our new version allows for shorter deadlines (more up-to-date news for you), advertising, more space, and is not subject to city review. *The Town Crier* is a volunteer production and costs are covered by advertising. Any surplus is placed into the neighborhood association general fund.

If you would like to contribute editorial copy or purchase advertising, contact Editor Craig Altschul. Please patronize our advertisers (your neighbors). They have guaranteed publication of *The Town Crier* for a full year.

—Craig Altschul, Editor (craig@mountainnews.com)

Instant Communication: www.CivanoNeighbors.com

Please Support Our Advertisers...Your Neighbors

It's A Dry Heat?

By Resident Engineer Al Nichols

When it's hot it's hot. Things could be worse like anywhere in the Southeast where it's 95 F and 95% RH. Been there, done that, not going back. Great weather for the pool and other water sports.

We have tested a water saving device from Home Depot: the 1,300 PSI pressure washer (a smaller version of the one as seen on TV). This device uses much less water than a garden hose and gets the job done much faster with a small electric pump, great for a hot day. It may also be more environmentally friendly for washing dishes. We'll get back to you on that.

Meanwhile: For the month of July you may expect: Average Temperature - 86.5 F (30.3 C), Relative humidity 42%, Wind speed 8.9 mi/hr (4.0 m/s) and 0 Heating degree days with 372 Cooling degree days base 65 F (18.3 C). Current Civano weather conditions are available online at www.civano.today.com.

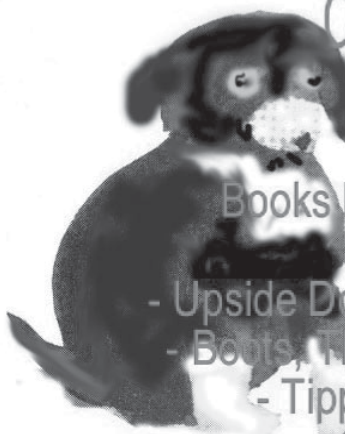


Civano Notary

Sharlene Gillette
10331 E Balance Lane
Tucson, AZ 85747
Phone / Fax 296-7060
email shar5595@att.net

Notary and Fax service. Donations accepted - all profits donated to Civano's Charter School. Services are free to Civano Residents.

CANADY S.W. PUBLISHING



Books by Author, Pat Canady
\$6.00 each title:
- Upside Downside, Downside Upside
- Boots, The World's Best Kid-sitter
- Tippy The Holiday Tree
Order by Email:
canady63@msn.com

Writers • Editors • Publicists

mountain
MARKETING, INC.
CRAIG ALTSCHUL-PEGGI SIMMONS

you have friends in high places...

290-4569

peggi@mountainnews.com • craig@mountainnews.com

ENJOY THE PERSONAL TOUCH!
When you Buy or Sell Real Estate



DICK MONROE
Associate Broker
PAULINE MONROE
Executive Sales Associate
520-663-0030 Res.
520-519-4353 Bus
ReTucson@aol.com



SUCCESS SOUTHWEST
Williams Center Office
5460 E. Broadway Blvd
Tucson, Az 85711

How To Make The Most Money Possible When You Sell Your Home! Contact THE MONROES!
That's our goal for you! As homeowners in Civano, we have a vested interest in our neighborhood home values and are involved in the community. We have 29 years Real Estate experience and take pride in "WORKING" our listings until they are sold. If you are buying or selling a home, put us to work for you.

THE MONROES!



Nippon Motor Service is dedicated to bringing you peace of mind with service you can count on. And to make it even easier on your budget, just bring this offer to Nippon and receive a \$20 savings to use as you wish when your service is \$175 or more.

\$20.00 off

Note: One promotion at a time please.
No cash value. Offer expires August 30, 2003.

www.NipponMotorService.com

Toyota, Saturn, Mitsubishi, Honda

881-8976

4630 E. First Street
Tucson, AZ 85711
near Speedway and Swan



jan&paull's guest suite at civano

5265 S. Morning Sky Lane Tucson, AZ 85747
520-296-8181 520-429-4982 mobile

Web Design
Project Management
Graphics & Writing

10% discount
for
Civano businesses

520.241.7390
info@ocotillodesign.com

www.OcotilloDesign.com

Ocotillo Design
Crafting your virtual sense of place.

Got Your Cap?



Call Patrick Whelan To Order: 731-6583 • \$15 adults; \$12 kids
Also available at Neighbors Meeting while supplies last.
• fundraiser for your neighborhood association •

Per Simmons:

The Sign Of Our Times

A column by neighborhood association spokesperson Simmons Buntin

As Civano matures as a community, some level of conflict—between neighbors and the developer, the developer and the city, and even among neighbors themselves—is inevitable. With our relatively untried model for sustainable development, coupled with passionate neighbors and leading edge homebuilders, this conflict is neither surprising nor something to shy away from.

Our response to that conflict, however, makes all the difference. In the end, our ability to effectively resolve these conflicts determines what the future of Civano will be.

Take the evolving issue of parking, for example. In the beginning, parking concerns were related mostly to the T.J. Bednar homes south of Civano Nursery, between Houghton and Thunder Sky, where there have always been few overflow parking spaces, and no on-street parking.

Then, as the homes built out in the more “traditional” University bungalow and more “natural” Desert Country areas, full-time parking on streets and in driveways became an issue. More recently, with the completion of the Doucette courtyard homes along Civano Boulevard and Seven Generations, the lack of

residential parking has surfaced.

Finally, with much anticipated interest in live-work development surrounding the Neighborhood Center—as has always been planned—the issue of commercial parking especially in relation to residential parking comes to the forefront.

How shall we deal with these issues, which have in many cases now grown into legitimate conflicts? One solution mandated by the city is completion of a new parking inventory, which resulted in striping of on-street parking spaces as well as stand-alone lots, and the addition of many new “No Parking” signs. That appears to be the sign(s) of our times.

But it’s clear that these are only limited resolutions. Fortunately, they won’t be the only solutions. At the last Civano Neighbors general meeting—when parking concerns continued to be discussed—the neighborhood association formed the Parking Working Group, chaired by long-time resident Rick Hanson.

With a dedicated group of residents representing the neighborhood association and more

importantly interacting with other parking stakeholders, we can take these discussions to a new level with the goal of actually solving the problems.

Resolving the parking conflicts will take an open discourse, and that’s where conflict resolution comes back in. Some among us, I fear, don’t appear to want this discourse. They would rather that one group, or perhaps the directors of that one group, deal with the problems without receiving input from its members, and more importantly without even communicating with its members.

They dictate that sides be drawn—organizationally or otherwise—when in reality the full problems have not even been defined. As right as this handful of folks believe they are, this approach is simply wrong, and is antithetical to community building.

Solutions to community-wide problems cannot be dictated when they both impact and are in effect implemented by the community itself. A dictatorial approach may work in Castro’s Cuba, but it won’t work in a democratic Civano, where the will of the people—defined by active discourse and informed consensus—shall prevail. That’s the true sign of our times.



Simmons Buntin

Civano Neighbors Newsfronts

Bednar, Leadership Team Meet On Civano North

Members of the Civano Neighbors leadership team met with Ted Bednar of T.J. Bednar and Co. in June to review the latest set of plans for the Civano North development along the wash on Civano Blvd.

The plans have been substantially revised since originally submitted months ago to the City of Tucson, and Bednar said he was hoping the re-submission would carry the endorsement of our neighborhood association.

Several suggestions for further refinement were proposed by the leadership team representatives, which Bednar said he would investigate. The plan, as of press time, is to follow our normal procedure of a thorough review by the entire leadership team with recommendations made to the association membership to see if consensus on an endorsement can be achieved. Look for news at our July 17 neighbors meeting.

Pulte Decision Moving Along; Intertwined With MOU Action

Pulte Homes’ Paula Meade told *The Town Crier* that the company’s plans to purchase Neighborhoods II and III from Fannie Mae are moving along, but are intertwined with the City of Tucson’s acting on the proposed changes to the Memorandum of Understanding, Civano IMPACT System, and Development Agreement.

Pulte has continued its dialog with the neighborhood association, meeting once again

with leadership team members to review the first set of home plans for the first neighborhood the company plans to develop. She said the dialog will continue as the project moves to fruition, presumably sometime later this summer.

Neighbors Reach Consensus On MOU; Sent To City

Following the Civano Neighbors May meeting where members refined and approved the neighborhood association’s response to Fannie Mae’s proposed changes to the Memorandum of Understanding (MOU), Civano IMPACT System, and Development Agreement, the document was shared with all appropriate City of Tucson decision-makers.

There had been no decision on the changes by press time. The entire document is available at www.CivanoNeighbors.com.

Neighbors Challenge Lack Of Parking

Neighbors along East Seven Generations Way have sent a letter to the City of Tucson, Fannie Mae, Civano Neighbors, and others concerned about “the growing (as Civano grows) problem of parking” by the residents of the street. The letter said there were 16 homes completed along the north side of the street and others are currently under construction on the south side. There are no parking bays on either side.

Civano Neighbors spokesperson Simmons Buntin said the issue on East Seven Generations, as well as other parking issues, particularly in the commercial corridor, have led to the neighborhood association creating a working group to look into all of the parking issues, with the goal of influencing decision making on solving the issues.

-Rick Hanson (lsrahansand@theriver.com).

Bednar Wins Energy Honors For Civano Home

T.J. Bednar and Co. was named Tucson’s most energy-efficient homebuilder by the Tucson/Pima County Energy Commission, U.S. Dept. of Energy, and the City of Tucson Department of Operations.



The Winner

The Home Energy Efficiency Award was a competition among 17 local builders (7 production; 10 custom), but it was a Bednar Civano home that won. Some 21 homes were tested during December and January using the national Home Energy Rating System (HERS). Doucette Homes, another Civano builder, received an Honorary Mention.

Baby, It’s Hot Outside

Malachi Gabriel Robertson Fisher discovered Tucson summer temps in a hurry when Civano Neighbors leadership team member Tahnee Robertson gave birth to 9 pound, 4 ounce, 20.5 inch Malachi (pronounced Ma-la-kai) June 14.



Malachi

Tahnee, Larry, and sister Zoe say the name comes from the last prophet in the Hebrew bible and means angel or messenger. The stone malachite links him to his Arizona birthplace. Tahnee declined to give a date when the little guy would head his first working group.

Do you have a special moment you’d like to share with your neighbors in *The Town Crier*? Send the picture to the editor (craig@mountainnews.com).

Be a good neighbor Please clean up after me!



Responsible Pet Ownership Working Group

Parks Working Group Looking For Volunteers

Volunteers are needed by the Civano Neighbors Regional Parks and Trails Working Group to help track and get engaged on a number of important issues that will have long-term implications for the future quality of life here on Tucson's southeast side. *Issues and opportunities include:*

- Getting a Pima County **Open Space Bond** onto the November 2003 ballot that would protect open space, trails, and wildlife habitat in the Sonoran Desert.
- Determining how the master developer for Civano Neighborhoods II and III will meet its potential obligation to the City to build a \$4M **park and recreation center** for area residents.
- Keeping the **City Council focused** on implementing the Parks and Recreation Department's master plan to create a regional park on the city, county, and state land across Houghton from Civano. Influential investors have been actively lobbying to swap this land and make it available for housing development.

- Help with the efforts of Pima County and others to create a **Houghton-Irvington Regional Park** across from Civano that would include a range of recreational amenities and protect the renowned 20-mile network of mountain bike trails known as "Fantasy Island."

- Joining the **Cienega Creek Corridor Council**, which is focused on developing protective measures along Cienega Creek in the Rincon Valley just east of Civano. The future development of this area will have an impact on trail networks and future recreational opportunities for residents.

- Attending the monthly meetings of the **Tucson-Pima County Bicycle Advisory Committee** and advocate for bike lane connectivity and safety improvements on the southeast side.

If you have an interest and would like to volunteer to monitor any of these important issues on behalf of your neighbors and the community, please contact Mike Eng, chair, Regional Parks and Trails Working Group, michaeleng@cox.net or call 731-9763.

The Town Crier is the newspaper of Civano Neighbors, our neighborhood association.

Next issue: September, 2003.

Editor:

Craig Altschul, 290-4569; craig@mountainnews.com

Contributors this issue: Pam Bateman, Simmons Buntin, Mike Eng, Sharlene Gillette, Al Nichols, Peggi Simmons

Photos this issue: Al Nichols

Leadership Team:

Spokesperson: Simmons Buntin, 722-5977; buntin@terrain.org

Treasurer: Patrick Whelan, 731-6583; pawcivano@yahoo.com

Members At-Large:

Craig Altschul, 290-4569; craig@mountainnews.com

Alan Boertjens, 296-1053; alanboertjens@aol.com

Michael Eng, 731-9763; michaeleng@cox.net

Jack Kelly, 731-0150; JJK85747@aol.com

Tahnee Robertson, 731-0572; tnr5@comell.edu

Advertising Info:

craig@mountainnews.com

Please Support Our Advertisers...Your Neighbors

ARTIST
STEPHANIE JOHNSON

MURALS
• indoor • outdoor

HENNA BODY ART
• parties • individuals • classes

ART LESSONS
• adult • youth

PHONE: 722-1878

www.civanoneighbors.com /stephanie



Can You Dig It?

Let Civano Nursery take the hard work out of gardening. We can deliver and even plant any combination of trees, shrubs or ground covers.

Order your dream garden today!

We're Your Nursery



CIVANO NURSERY

5301 S. Houghton Rd.
Tucson, AZ 85747
546-9200
www.civano-nursery.com
Lic#113712C-21

Some restrictions apply. See Civano Nursery staff for details.

We Deliver & Plant Trees

Johan's Tavern

Food
Soups, stews, salads, casseroles, snacks

Beverages
Import & domestic microbrew beers, wines, non-alcoholic drinks

Entertainment
Darts, NTN trivia, TVs, acoustic music

Coming this fall to the corner of Civano Blvd. & Seven Generations

CIVANO NEIGHBORS
Next Meeting: July 17
At Civano School
6 p.m. - Open House
7 p.m. Meeting

