

"Now this is not the end. It is not even the beginning of the end. But, it is, perhaps, the end of the beginning."

—Sir Winston Churchill

The Town Crier

Special
Issue

C i v a n o  N e i g h b o r s

Neighbors Support Pulte As Developer; Homebuilder Pledges To Continue Dialogue

In many ways it was historic, in so far as our fledgling neighborhood association goes. Your Leadership Team, on behalf of Civano Neighbors, formally agreed March 2 to support Pulte Homes' plan to purchase and develop Neighborhoods 2 and 3 from Fannie Mae. "This is the first time a builder has made it a

**Text of letter To Bruce Stokes, President,
Tucson Division, Pulte Homes:**

Dear Bruce:

The Civano Neighbors neighborhood association supports Pulte Homes' purchase and successful development of Civano Neighborhoods 2 and 3. Civano Neighbors appreciates the dialogue that Pulte Homes has held with the community as it has considered purchasing and developing Civano Neighborhoods 2 and 3. The neighborhood association has worked diligently to ensure that the development of Neighborhoods 2 and 3 by Pulte Homes or any other developer shall meet not only the explicit standards required by the Civano IMPACT System MOU with the City of Tucson (with the exception of providing reclaimed water to individual lots), but also the overall vision of Civano as the "Tucson Solar Village." This vision includes specific attention and design guidelines to guarantee a pedestrian-friendly community integrated with the existing Neighborhood I; open space, public gathering places, and civic spaces; use of renewable resources; energy and water efficiency; environmental preservation; diverse housing and builders; quality construction; and provisions for mixed-use development. In striving to meet the MOU and Civano vision, Pulte has pledged to consult closely with the neighborhood association in its planning and development of Neighborhoods 2 and 3. Civano Neighbors looks forward to active participation in this collaborative planning process.

Sincerely,

Civano Neighbors Leadership Team

March 3, 2003

priority to engage those of us who live here and care deeply about the success of Civano in meaningful dialogue," said Simmons Buntin, association spokesperson. "This back-and-forth effort has resulted in a level of trust that portends well for the future. There remain issues to be ironed out as we move along, but the time has come to offer our support."

Pulte Homes Tucson Division President Bruce Stokes said his company was sending its recommendation to move ahead with the Civano purchase to company headquarters Monday. Pulte executives have pledged in writing to meet the standards we all feel are crucial to the future success of this unique community founded as the "Tucson Solar Village," and have re-emphasized their commitment to meet regularly with a "working group" of the neighborhood association as detailed planning proceeds.

Pulte executives have met with our neighborhood association leadership team five times since early December, making adjustments each session to bring our concepts closer together. Nearly 100 neighbors met in two separate forums to hear progress reports and to provide input into the process.

"I want to thank all of you for expressing your opinions and for being so involved," Buntin said. Pulte expects a final decision from its headquarters within a few weeks. We will keep all of you posted on future developments.

—Craig Altschul, editor (craig@aminews.com)

March 5,  2003

Preview Of Coming Attractions:

Thursday, March 20: *Neighborhood Association Meeting, 7 p.m. Community Center.*

Speakers, Phil Swaim and Gal Witmer, architects. Subject: *"Focus On Neighborhood I."*

Saturday, April 5: *First Annual Neighbors Picnic, Oval Park, Civano, 4 p.m. (Watch for flyer)*