



Irvington Road Extension Proposal Draws Civano Neighbors, HOA Interest

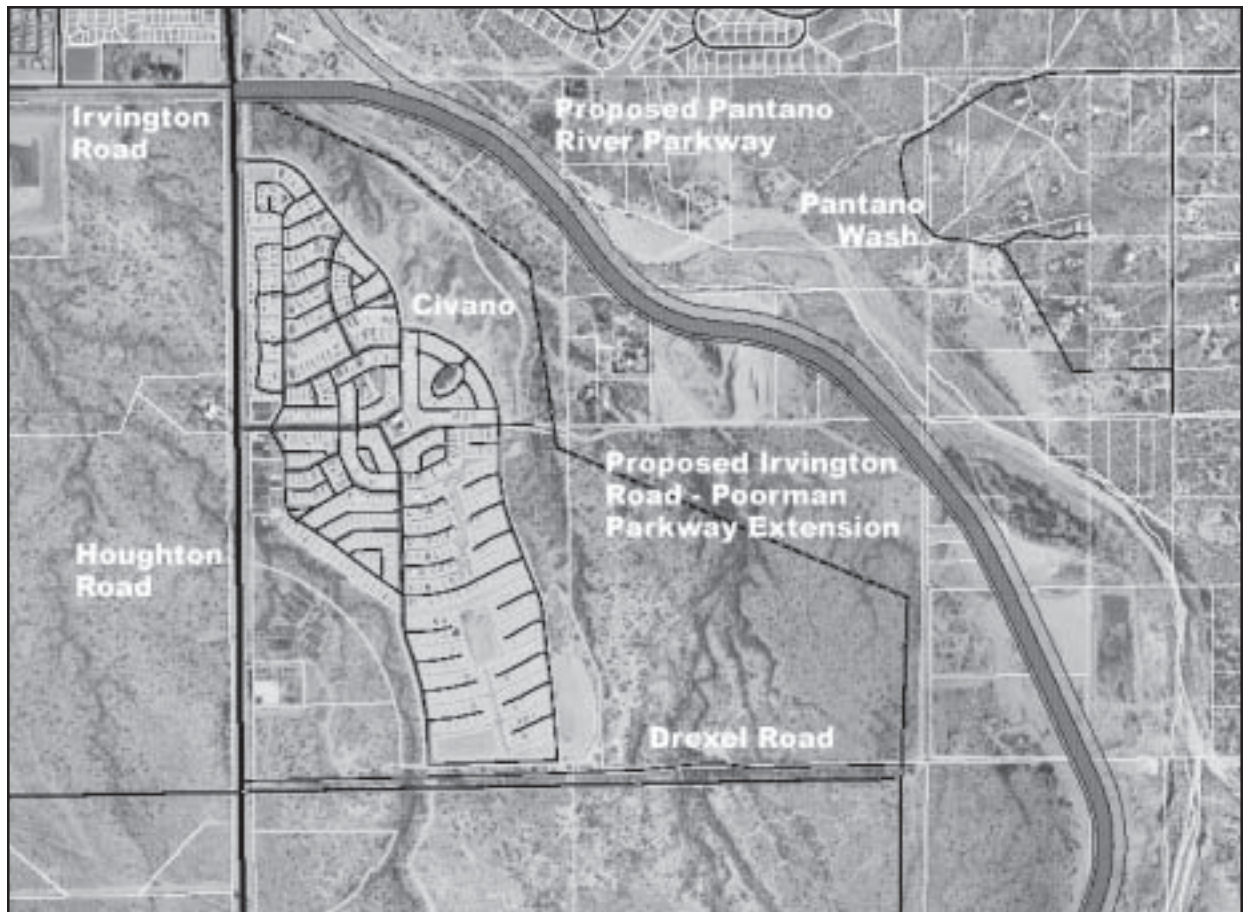
A recommendation from the Houghton Area Master Plan Citizen's Review Committee proposes extending Irvington Road east along the south edge of the Pantano Wash until it meets up with Poorman Road, south of Mesquite Ranch. The road would be a 4-lane, median-divided parkway that would run between Civano Neighborhoods 1 and 3 and the Pantano Wash.

The proposed Pantano River Park would be constructed between the new parkway and Pantano Wash, and crossings between the neighborhood and park/wash would have to be built, as well. Many of you were present when the road extension was initially discussed at the Civano Neighbors general meeting in January.

The Civano I Neighborhood I HOA met earlier this month to discuss the proposed road extension. The meeting was open to the full community, and was held at the Civano Neighborhood Center.

Rich Belt, representing the Civano 1 Neighborhood, Inc. HOA facilitated the meeting. Michael Wynekan, from the City's Department of Urban Planning & Design (and Houghton Area Master Plan project manager), spoke. Representatives from Civano Neighbors neighborhood association and the HOA were on hand to discuss options and next steps for the community.

The purpose of the road is to alleviate anticipated traffic along Houghton Road, eliminating the need for the Arizona



Department of Transportation's long-term recommendation of an 8-lane, concrete barrier-divided freeway on Houghton. Civano Neighbors has already issued a position statement against that recommendation, and may ask neighbors to reach consensus on a position regarding this proposal in the near future.

As currently aligned, the proposal would

require the City to purchase a portion of land from the HOA. Wynekan discussed the proposed road alignment, time frames, and additional details. For further information, contact Rich Belt at 615-9719 or check CivanoNeighbors.com, where information will be posted when available.

Instant Communication: www.CivanoNeighbors.com

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Next Meeting: July 22
At Civano School

On The Trail: Enjoy Fantasy Island While You Can

By Mike Eng
(michaeleng@cox.net)

Perhaps you've heard about the mountain bike trail complex known as Fantasy Island, just across Houghton Road from Civano, and thought it was just for experts. Did you know it also offers some really fun loops for beginning riders too?

You can't do any better than Fantasy Island if you're looking for a safe and convenient opportunity to get into mountain biking. Neophyte riders should head for the south entrance to Fantasy Island, near Rita Ranch. It's only a 3.5-mile ride to the trailhead from Civano. Head south on Houghton Road for three miles (there's a wide shoulder along this section of Houghton), then take a right (west) onto E. Valencia Road. Look for the gravel parking area and the opening through the fence on the north side of the road about ¼ mile before the stoplight at Valencia and Nexus.

Just inside the gate, signs point you in the counter-clockwise, one-way direction of the 6-mile Bunny Loop. It's a gentle flat trail that winds through some pleasant shady mesquite groves and magical cholla cactus forests as it heads north to connect with the more expert trails.

Along the way, you can try out the new, mile-long easy Snake Dance Loop off to the right that joins back up to the Bunny Loop. If you aren't feeling quite ready for the 20 miles of exhilarating roller-coaster single-track at the north end of the Fantasy Island that attracts riders from all around, circle back to Valencia



Fantasy Island isn't just for experts. Photo courtesy Sonoran Desert Mountain Bicyclists.

on the Bunny Loop. (Advanced riders can access Fantasy Island from Irvington and Harrison – just 2 miles from Civano, where there's a large map showing the many loops of the entire trail complex.)

Hopefully, most of Fantasy Island will continue to be protected as open space and parkland, despite the increasing development pressure on Tucson's southeast side. The trail system has been proposed as a regional park and the northern portion is under application for "special resource status" under the Arizona Preserve Initiative.

At one time, Civano had an option on the southern third of the Fantasy Island area down to Poorman Road which would have become Neighborhood IV. Unfortunately, the option was not picked up by Fannie Mae. Because it is state land, the southern portions, encompassing the Bunny and the Snake Dance loops eventually will be auctioned off soon for development. Enjoy it while you can.

You can help protect our rapidly vanishing Sonoran Desert for wildlife and recreation by voting in favor of the Open Space Bond in the upcoming May 18 election.

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IBACOS Comes Clean on Solar Domestic Hot Water Systems in Civano

By Resident Engineer Al Nichols (alnichols@aol.com)

The purpose of a field investigation by IBACOS (*Integrated Building And Construction Solutions*) was to verify the energy performance of solar-assisted residential domestic hot water systems in the community. Systems in 18 homes were monitored for 15 to 24 months. Here are the basics:

1. Many of the systems in the study operated at an annual solar fraction of more than 50 percent, surpassing the goals of the Civano Energy Code.
2. Several systems that had long pipe lengths between the solar collector and water heater, used almost double the non-solar energy, however.
3. Poorly controlled hot water recirculation systems use far more non-solar energy and even more than a conventional system.
4. One "on demand" hot water recirculation system worked best and had no noticeable detrimental impact on energy use.

Based upon this report and other lessons from Phase I of Neighborhood 1, the New Civano Energy Standard is being re-written. The hearings are generally held in the basement of the City's Development Services Department the second Wednesday of the month from 3 - 5 p.m. These are public meetings of the Building Code Committee and open to all. For further information, contact Al Nichols, chairperson of the committee, at 760-0380.

For the month of May you may expect: Average Temperature 73.9 F (23.3 C), Relative humidity 22%, Wind speed 9.2 mi/hr (4.1 m/s) and 4 Heating degree days with 159 Cooling degree days base 65 F.



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Travel Time:

Elderhostel Visits Mata Ortiz, Chihuahua

By Judie Kelly

Elderhostel? Who, me? I never thought I'd consider doing anything that had "elder" in its name, but Jim and I were coaxed by friends to try a short trip to Mata Ortiz, in

Norte. Paquime - or Casas Grandes - the great Puebloan community of northwestern Chihuahua, ascended as a major regional presence during the 13th and 14th centuries for reasons poorly understood by archeologists. They built rectangular walled structures next to their pithouse lodges, much like the Hohokam to the north and west. It is believed that Paquime met a violent end, probably attacked by enemies who burned the city.

The museum at Paquime is a gorgeous modern building, striking in its contrast to the ancient ruins on the same site. The displays therein and the gift shop/gallery are irresistible.

Our lodging at Hotel Hacienda in Nuevo Casas Grandes was surprisingly comfortable and the meals there were quite nice. There wasn't a single reported case of Montezuma's Revenge



Elderhostel trip to Mexican pottery center includes visit to this painting demonstration.

Chihuahua, Mexico. I'd been admiring the Mata Ortiz pots in shops and galleries in the area, and being a potter myself, this seemed the perfect opportunity to give Elderhostel a try.

We spent the first night in Douglas, Ariz., at the Gadsden Hotel which is famous for its grand staircase and its ghosts. We admired the grand staircase and the history of the hotel, but we did not meet any ghosts.

Our group of 44 Elderhostelers and two guides traveled to Nuevo Casas Grandes, by bus, where we visited Paquime & Museo de las Culturas del

among the group.

The potters and pottery were, of course, the reason for the trip, and we were not disappointed. We traveled by school bus to Mata Ortiz from Nuevo Casas Grandes on the third morning, a short distance made long by the narrow rutted roads.

We first met Manuel and Maria Olivas, who gave a fascinating demonstration of how they make and paint their pots. Maria creates the pots by hand with amazing perfection, then when they are "leather hard," she burnishes them with her favorite polishing stone until they are shiny and smooth and ready for Manuel to paint. His brushes are made from Maria's hair, usually seven or eight hairs per brush. The pots are then fired in a



The pottery of Manuel and Maria Olivas fascinated visitors.

primitive kiln which Manuel built out of scrap blocks and miscellaneous items which would withstand the heat.

After the demonstration, we were invited to shop in their "gallery" at the front of their home, and many of us began our buying binge right then and there.

We were then transported to the long defunct railroad depot where several of the village potters have their work on display and for sale. Across the street from the depot is the home of Juan Quezada, the founder of the Mata Ortiz pottery tradition.

After spending some time and money in the gallery at the front of his home, then traipsing through the kitchen where several children were having lunch, we were ushered out to the back



Jim and Judie Kelly

yard where Juan Quezada, in his turquoise ostrich cowboy boots, greeted us. He spoke to our group through an interpreter as his daughter decorated a pot and two more pots were prepared and fired as we watched and listened.

When Juan was 14 years old, he found some ancient pots in a cave he had been exploring, brought them home and tried to figure out how to replicate them. He found clay deposits in the area and experimented with the different clays and minerals for paints.

After a time, he was making beautiful pots and began selling them. The entire village had been impoverished since the railroad stopped running through Mata Ortiz, and Juan had found a way to make money.

He taught his family to make the pots, insisting always that they make them as perfect as possible. Later, the entire village became interested and nearly every family in Mata Ortiz has one or more potters now turning out a few pots each week. The village is a wonderful success story, although the homes are still primitive by U.S. standards.

Bubble wrap and cardboard boxes became hot items for those of us who were in a buying frenzy near the end of the day. I never dreamed I'd pay five dollars for an empty, used cardboard carton, but I did. I purchased a stunning Mexican wedding vase from Olga Quezada when she boarded our bus with a few pots as we were ready to leave the village.

It was the most exquisite and expensive piece I bought, and even though I swaddled it in bubble wrap and placed it in a box, the delicate handle broke on the trip home. My daughter suggested that I give up trying to mend it and call it a divorce vase.

More information on Elderhostel is available by calling 1-877-426-8056 or clicking to www.elderhostel.org. Judie Kelly can be reached at jkelly64@cox.net.



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Per Simmons:

Finding Our Center At Civano

A column by neighborhood association spokesperson Simmons Buntin



As Civano grows outward and evolves from one neighborhood with a Neighborhood Center into a full community of three neighborhoods with a Village Center, it's time to find our center. Actually, it's time to find our *centers*.

Of the myriad documents guiding Civano's development, the most fundamental is the *Civano Master Development Plan*. It sets the land uses upon which Civano is planned and designed, and upon which any future development must be based. In the *Master Plan's* section titled "Organization of Land Uses and Circulation Systems," one of the essential elements is this:

"Neighborhood Centers are provided for each of the three development phases, each of which contains neighborhood recreation facilities and meeting areas and are directly linked to the Village Center by pedestrian and bicycle pathways."

The first phase of Civano is Neighborhood 1, with its wonderful Neighborhood Center that Paul Rollins details in his history column. The Village Center is the commercial and light industrial semi-circle of land along Houghton and Drexel—including what once was marketed as the Environmental Technology Business Center, where Global Solar is located. It also includes a spine of mixed residential and commercial uses coming into Civano from Drexel, bridging Neighborhoods 1 and 2.

In Violation?

While Neighborhood 1 clearly has a physical Neighborhood Center, it may actually be in violation of the *Master Plan*, since its recreation and meeting areas are considerably restricted. Officially, recreation is limited to a 5-and-under, fenced and locked tot lot and two treadmills in the HOA Activity Center, which is open only to homeowners, and then only during weekday business hours.

Officially, meeting space is only available with express consent of the developer—sometimes the round building (for a series of Pulte meetings last year), sometimes the activity center (for potlucks and the HOA annual meeting), and more often than not for unsanctioned, informal meetings of residents in the courtyard.

Within the next year, however, this may all change, as the developer sells the Neighborhood Center and makes the round building and attached meeting rooms/offices available to residents in some form. A request to subdivide the Neighborhood Center into

commercial condominiums—which facilitates the sale of individual buildings that share a single lot, as with the neighborhood center—has been submitted to the City of Tucson.

While it's not clear if there is a buyer for any or all of the buildings, Community of Civano director Judith Kilroy has said in previous meetings with residents that the round building and its connected meeting rooms will be made available first to residents. It's expected that it will be offered at a reduced price—or perhaps even at no cost—to the HOA.

Without casting a vote as an HOA member one way or another, I'd first like to cast a vote as a Civano stakeholder. If the round building is to truly serve as a meeting hall for all Civano residents, then a non-profit organization with a broader Civano scope than the HOA may be better suited to own and operate the building.

The HOA's purpose is to represent homeowners, and undoubtedly will do that quite well. Without a charter to provide meeting space for those residents who are not HOA members—like renters, those building homes at Civano, and perhaps even Civano-based businesses—however, the HOA will by its nature favor homeowners over other residents.

A Civano-based organization that fully represents all residential and business stakeholders, on the other hand, could more fairly manage the round building for meetings and events. Additionally, such an organization could relieve the financial burden that may be associated with maintaining the round building—though it's not likely an organization could function without some financial assistance from homeowners, through the HOA or otherwise.

Is there a Civano-based organization that could own and operate the round building? Not yet, unless the Civano Institute is interested. Now may be the time, then, to begin discussions with the Community of Civano to see if the round building could be deeded to an organization, and then actually form and incorporate the organization. It's no small task, yet something worth pursuing not only in light of the *Master Plan*, but more so for effective community building: having a truly accessible recreation and meeting center in Neighborhood 1. Additionally, it's a tried and true model for New Urbanist communities, beginning with Seaside.

Pulte Under Same Plan

As we work to solve this challenge, we also must not forget that Neighborhoods 2 and 3, to be developed by Pulte Homes, fall under the same *Master Plan*, and therefore must also have

neighborhood centers with recreation and meeting areas.

In discussions and multiple meetings between Pulte, Civano residents, and other stakeholders, Pulte expressed concern about physical neighborhood centers modeled after the Neighborhood 1 Neighborhood Center. In a memo to Civano Neighbors dated February 10, 2003, Pulte Tucson Division president Bruce Stokes said, "With the addition of the central/core gathering areas in Neighborhoods 2 and 3, as well as the previously presented recreation facility [along Drexel, near the Village Center], it is possible that we may reduce the number of 'village common' parks that were on the original land plan."

Pulte's point is that there's only a limited amount of space that will be set aside for maintained open space—and using additional space for a neighborhood center may mean less for pocket parks. That conclusion warrants further review, as well.

With recent negative quotes in the *Tucson Citizen*, *Arizona Daily Star*, and the *New Urban News*, and even Civano planner and designer Stefanos Polyzoides himself expressing considerable concern, it appears as if it's a foregone conclusion that neighborhood centers will not be built in Neighborhoods 2 and 3.

I believe that conclusion is wrong. Physical neighborhood centers in Neighborhoods 2 and 3 fortify the idea of one Civano, which is paramount for Civano Neighbors and the City. Additionally, they present the opportunity for mixed-use live/work spaces to help meet Civano's onsite employment goals, integration with parks to help meet our open space requirements, and creation of the all-important "sense of place."

Of course, they also provide the essential recreation and meeting space called out in the *Master Plan*.

The Commitment

As Pulte moves forward, we have a commitment both from Pulte and the City to continue our collaborative discourse. The discourse, which will be spearheaded by the Civano Neighbors Pulte Working Group chaired by Patrick Whelan, will be just one part of a public involvement process that will occur as a planned area development (PAD) for Neighborhoods 2 and 3 is crafted and the *Civano Master Development Plan* is revised.

We will work diligently to ensure the neighborhood center portion of the *Master Plan* remains in place. Like Neighborhood 1, Neighborhoods 2 and 3 must have core areas that create centers physical, social, and cultural for the neighborhoods themselves and the Civano "village" overall.

(buntin@terrain.org)



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Civano History 101

A short course in a long adventure

The Civano Neighborhood Center
Bringing Sustainability into Architecture and Urbanism

By Paul Rollins



Before any models were built; before the pool and tennis courts, and before any homes existed, the Civano Neighborhood Center was completed.

Designed for a mix of uses including the possibility of offices, café, retail stores, and meeting spaces, the Neighborhood Center was to serve as the commercial and social center of the first neighborhood and as a demonstration of innovative sustainable building technologies.

Designed by noted architect and planner, Stefanos Polyzoides, the Neighborhood Center was built at a

particular interest was the kiva-inspired, round "meeting hall." The original design included an outside meeting ramada to the east of the round building where the tot lot is now located.

The completed Center is a wonderful demonstration of sustainable building technologies: The round building is double-walled adobe; the two story office building is 1"x 6" wood frame; the current Activity Center building is straw bale, and the front office building and conference room is built with Rastra, a wall system made of concrete and recycled polystyrene waste.

Besides double-walled adobe, the round building features a unique "cool tower" that, when operating, cools down the adobe walls at night. The cooled, thermal-mass walls then help lower

sunlight into electricity, solar hot water, special Anderson recycled windows, high efficiency lighting, sustainable carpets (carpet tiles that can be recycled repeatedly), and passive solar orientation.

Even the landscaping is a model of sustainable design. With the exception of the grass play area, the plaza landscaping is designed using the principles of xeriscaping with a focus on drought-resistant, native plants. The original large tree, over 100 years old, was salvaged from the Civano land before construction began. When the fenced-in, garden area was completed, it was dedicated to Carol Goodwin, one of the first and certainly most dedicated Civano Pioneers.

But the most unique feature of the Neighborhood Center is the office complex cooling system. This water-source cooling system uses a heat exchanger that includes the courtyard fountain and underground rainwater cistern for heat dissipation. The integrated air conditioner comes on as required which is about 50 percent of the time. So, the courtyard fountain is not just for looks, it helps cool the buildings.

In the words of Polyzoides... "By intent, the design of the Neighborhood Center responds to the challenge of environmental sustainability. The design endeavors to introduce sustainability into architecture and urbanism. This thinking, in combination with a mindful attention to other social, technical and cultural factors, can create complete environments in the desert that are both familiar and new, leading us to new beginnings."

(proll5082@aol.com)



The Community Center was designed as a mixed-use facility.

cost of approximately \$2,700,000 of which \$300,000 was a grant from the Arizona Department of Commerce for the demonstration of innovative technologies.

During the design stage, those of us working at Case Enterprises, the original Civano developer, were elated at the prospect of creating what we were certain would become the heart of the community. There was much debate and gnashing of teeth over the various options being considered. Of

the temperature in the building through much of the day. It's an ancient technology that operates much like a giant evaporative cooler but without the need of a fan. The Civano tower even has a baffle that directs the cooled air to the courtyard when desired.

Located on the cool tower roof is a weather station that is tied into the energy management system. To minimize the spray of water into the courtyard during high winds, the system regulates the operation of the cool tower and fountain.

Additionally, the Neighborhood Center includes a PV (photovoltaic) system that converts

DID YOU Did You Know?

The Neighborhood Center is comprised of four commercially zoned buildings on about one acre of land. Of an approximate total of 17,800 square feet, about 12,000 square feet is rentable office space. The "round building" with its offices is about 2,900 square feet while commons areas of bathrooms, hallways, etc., make up the balance of the 17,800-square-foot total.

A self-guided, fourteen-point tour of the Neighborhood Center sustainable technologies is available to everyone at the Model Information Center in the round building.

May 2004

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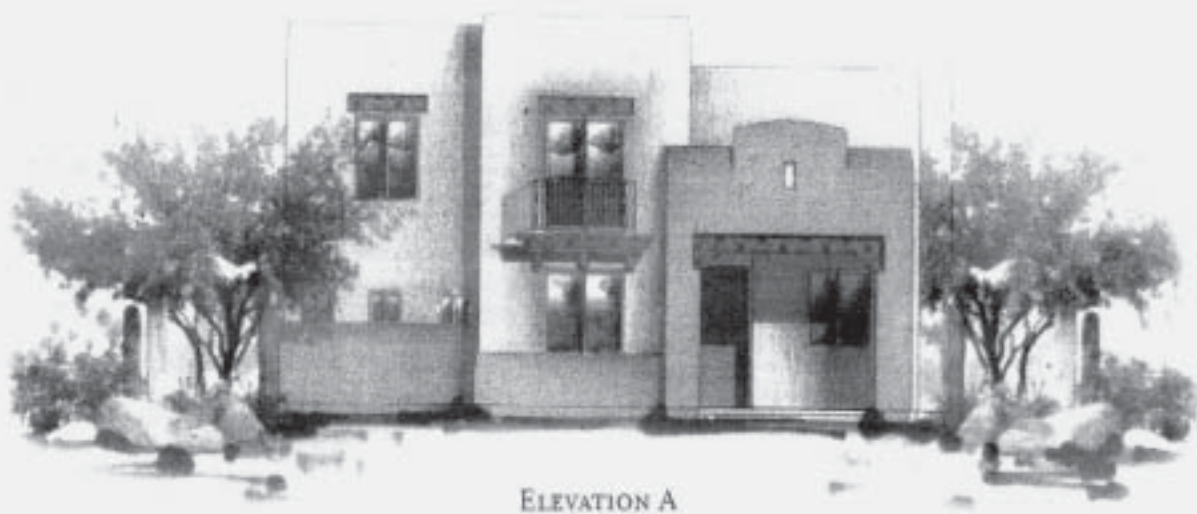
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Civano Neighbors Newsfronts



Voyager Homes Begins Construction Surrounding Mary Webber Park

Voyager Homes unveiled three new models at the March 18 Civano Neighbors general meeting, that will fill the twenty lots surrounding the oval Mary Webber Park, just east of the Neighborhood Center.

The homes, called the Nina, Pinta, and Santa Maria, are part of the "Promenade," and were designed by a Mexican architect around the old Mexican town concept. Accordingly, the two homes at the entrance lots to Richard Ashleigh Circle will be two-story, while single- and two-story homes will be available in the remaining lots.

Construction has begun on two models, and home sales are expected to begin shortly. The homes, which will range from 1,825 to 2,600 square feet, will be in the traditional Territorial and Mission styles native to old Tucson and Mexico, and feature a mix of materials, including stucco, metal porch roofs, wrought iron, and wood. Two- and three-car garages will be both attached and detached, and may share common driveways for some lots. All are accessed off alleys. Casitas also will be available above garages.

"The floor plans will have flexible options that give you over 100 ways to customize your home," says partner Wayne Smith, who with MW2 completed the original RGC Courtyard homes on Morning Sky Lane.

Dedication Soon For Mary Webber Park

Now that the Oval Park has been officially renamed the Mary Webber Memorial Park, community members have joined together to support the renaming by contributing to the plaque and dedication. Tucson's Santa Theresa Tileworks completed the custom tilework and glazing in mid-April. The plaque will be mounted onto a large boulder and placed at the park. Dedication has not been scheduled as of press time, but will be held some time between mid-May and mid-June. Look for more information on CivanoNeighbors.com.

The plaque reads:

Mary Webber Memorial Park

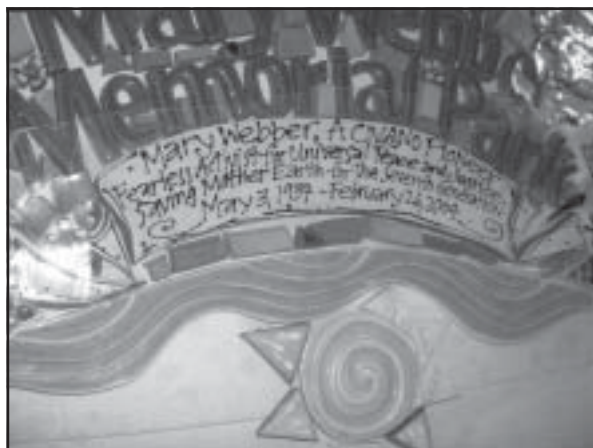
Mary Weber, a Civano Pioneer

Fearless Activist for Universal Peace and Justice

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If you would like to donate to support the plaque and dedication, which are arranged and funded solely by the community and other friends of Mary, such as the Metropolitan Energy Commission, please make your check payable to Simmons Buntin and deliver either to Tahnee Robertson or Simmons Buntin.



Civano Datebook:

Meet your neighbors for coffee Saturday, May 15 from 8:30-11 a.m. at the home of Greg and Evelyn Dyson, 5043 S. Thunder Sky Lane Lane. Local artists and merchants have donated door prizes. It's open to all, says Sharlene Gillette. Come when you can.

Check Out Civano Buyer's Club Now

Civano Buyer's Club is a non-profit, member-based cooperative for purchasing individual and bulk natural foods, vitamins, and other goods through the Tucson Cooperative Warehouse.

Members receive discounted prices by purchasing items together through a monthly price list and online order form. Deliveries are made onsite every four weeks.

"Our families save a lot of money and time by purchasing bulk items like soy milk, cereal, and frozen treats through the Civano Buyer's Club," says coordinator Billie Harris-Buntin. "It's also a lot of fun to get neighbors together every four weeks on a Saturday morning."

Everyone who purchases through the Buyer's Club is also encouraged to volunteer, since orders are large and require unloading, checking, and distribution.

Contact Billie at 722-5977 to participate .



The Town Crier is the newspaper of Civano Neighbors, our neighborhood association. We publish six regular issues per year.

Next issue: July 2004.

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Craig Altschul, 290-4569;

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Civano Neighbors Newsfronts

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Judie's 'Killer Cheesecake' Is Javalina's Winner

Civano's Judie Kelly was the winner of *Javalina's Coffee and Friends* baked-goods contest in our March, 2004 issue. Judie won five free drinks at the new headquarters for Civano, Mesquite Ranch, and Rita Ranch coffee lovers. *Javalina's* is located in the new shops at the Rita Ranch Shopping Center, corner of Valencia and Nexus Roads. Judie says her "killer cheesecake" recipe came from her mother.

Crust:

1 pkg. Zwieback, 1/2 cup melted butter

1/4 cup sugar, 1 teaspoon cinnamon

Crumb Zwieback in blender or with a rolling pin. Mix all ingredients and pat 3/4 mixture on bottom and sides of a 10" spring-mold pan.

Cheese filling:

2 lbs. cream cheese, 4 eggs well beaten

1/8 teaspoon salt, 1 teaspoon lemon juice

1 cup sugar

Cream the cheese, beat eggs and sugar till thick. Add to cheese with lemon juice and salt. Beat well. Pour into crust lined pan and bake 20 min. at 375.

Top filling:

1 pint sour cream

1 teaspoon vanilla

4 teaspoons sugar

Blend sour cream, sugar and vanilla. Spread over partially baked cake, sealing edges with the mixture. Sprinkle with remaining crumbs. Bake 10 minutes at 475. Cool in pan and refrigerate for several hours. Remove from fridge for a while before removing from spring-mold sides and serving. Makes 12 generous servings.

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Picnic Time In Civano

Our second annual Civano Neighbors Spring Picnic was held Saturday, April 24 at Civano Community School. More than 150 Civanoites turned out on a beautiful Tucson day, making this the most successful event yet for our neighborhood association. The photos by neighbor Mike Eng prove that a good time was had by all.



See you next April