

The Town Crier

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

7 p.m., Sept. 23 At Civano Community School:

Community Center Caps Neighbors' Agenda

There is a lot happening around the Neighborhood Center area of Civano these days. Besides the functioning dance studio, there are plans for a tavern, a healing arts center and several bed and breakfasts. The urban core of Civano is coming alive.

To help bring the community up to date, we are planning a round table discussion of

the plans for the Neighborhood Center area at the next Civano Neighbors neighborhood association meeting, 7 p.m., Sept. 23, at the Civano Community School.

"This will be your chance to hear from the folks who are planning Neighborhood Center businesses and to give your input. There will be plenty of time for questions and answers, so be

sure to attend," said Paul Rollins, chair, Civano Neighbors Commercial Areas Working Group.

Look for updates and news on the Pulte progress toward the planned area development (PAD), Doucette's several projects, including the Presidio at Civano homes on Mira Lane, what's up with Bednar's North Ridge, and more.

Pulte Makes Presentation; Some Issues Resolved

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

A presentation by a variety of members of the Pulte Homes Civano team at the Civano Neighbors July meeting cleared up a number of questions, raised a few more, and provided a basis for continued dialogue with the neighbors. More than 100 people turned out for the session at Civano Community School.

Pulte team leaders said 260 of the site's 450 acres are developable for between 1,300 and 1,500 housing units, in a variety of housing forms. Much diversity in housing choices includes starter to higher-end homes and "hoffices" (home offices). There will be at least three product types within each "unit" (or smaller

neighborhood), each with multiple elevations.

Pulte officials said homes will be front-, side-, and rear-loaded. The definition of what constitutes each of those descriptions has been one of the issues where Pulte and the neighbors have some differences. They said they felt a consensus of opinion could be reached.

Homes will be energy-efficient, they said, but will not use reclaimed water as the homes in Neighborhood 1 do. Water harvesting and conservation methods will also be integrated into the homes. "Landscaping is just as important as the architecture," one member of the planning team pointed out.

Pulte promised connectivity by road loops, connectors, non-motorized paths, sidewalks separated from streets, and with different levels of landscaping. Reps said their timeline for grading

the first unit area (often referred to as Civano II) is expected within three months.

The planned area development (PAD) – a high-level planning document for all of Civano Neighborhoods 2 and 3 – is expected to be complete late this year or early in 2005.

Neighbors asked a wide variety of questions and made a number of comments. One neighbor said she hoped Pulte was not planning a "sea of tile" look like so many other Tucson communities.

See page 6 for an update on Pulte Civano activities since our meeting.



More than 100 neighbors gather for July meeting at Civano Community School



Pulte's Civano Team leaders G.T. Alley (left) and Dennis Krahn meet with neighbors.

Instant Communication: www.CivanoNeighbors.com

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**CIVANO
NEIGHBORS**
Next Meeting: Sept. 23
At Civano School

On The Trail:

It's Time To Start Training For El Tour de Tucson

By Mike Eng (michaeleng@cox.net)

It's time to think about starting to train for El Tour de Tucson, America's premier community biking event, to be held on Saturday, Nov. 20th. Set a goal for the distance of your choice: 35-miles, 66-miles, 81-miles, or perhaps the whole enchilada, a 109-mile ride around the perimeter of Tucson.

There will also be ¼-mile and 4-mile Kids Fun Rides, as well as opportunities for the hundreds of volunteers needed to support this Tucson community event. This year's 22nd anniversary of El Tour promises to be the best ever. Over 6,500 participants are expected, from the fastest professional riders in the world to beginning riders of every age from Tucson and across the country.



It's guaranteed you'll have a thrilling experience riding in El Tour. It's for a great cause – Tu Nidito, a local non-profit organization that provides support services to children and their families dealing with serious illness and death.

Plenty of assistance is available to help you train and prepare for El Tour. The best place to start for El Tour information is Perimeter Bicycling's website (the ride organizer) at: www.perimeterbicycling.com. Phone number is: (520) 745-2033; email is info@perimeterbicycling.com.

Find out about El Tour Training Classes; El Tour Training Rides; El Tour Health, Fitness & Wellness Conference; cycling tips; route map; online registration, and Q&A's. Another great way to prepare for El Tour is taking the 16-week "Beginning Bicycling" course offered by Pima College-East Campus (just around the block from Civano). Learn about establishing goals, training, nutrition, bicycle mechanics, bicycle fit, and riding in a pack. Course instructors include several world-class cyclists,

including a 1st Place Finisher of Race Across America and El Tour de Tucson. Classes begin August 23.

To register online, go to: www.Pima.edu. One class meets Mondays and Wednesdays from 7:30am – 8:20am; the other class meets on Tuesdays and Thursdays from 8:00am – 8:50am. The fee is only \$45.

If you have questions about riding El Tour, feel free to contact Mike Eng, michaeleng@cox.net, or 731-9763.

Dinners for Eight, Entertainment Club Start Up Again

By Christie Garrison (chris@chrisgarrison.com)

It's time to reform groups for Civano's Dinners for Eight. This is a great way to get to know others in the neighborhood..

For those of you who have said your house is too small to accommodate eight, or you don't like to cook, here's another opportunity for you:

Buy an Entertainment Book (\$38) and join your neighbors at local restaurants. The Entertainment Book offers two for one meals at many restaurants throughout Tucson. It also has coupons for all kinds of other entertainment; two for one golf, family activities, movies and much more. It's good from now until the end of 2005.

You'll try new and different restaurants, get to know new people, and best of all, you'll be contributing to an organization that works at preventing child abuse.

Two of your neighbors have worked with Parent Aid Child Abuse Center and have witnessed its effectiveness at helping families at risk. If you're not familiar with either program,

On-Going Activities At Civano

Just send an E-mail to lynne_gillette@msn.com to get on the mailing list for Civano Tykes updates.

Interested in connecting with your Gay, Lesbian, Bisexual or trans-gendered Civano neighbors? E-mail us at civanoglb@cox.net to join our group for its next monthly potluck.

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Got to Love Tucson Weather and Those Monsoons

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

This is that time of year where you are sure someone up there has it in for you. Waiting in anticipation with a brand new polished cistern, just finished, I stood and watched those thunder heads just drift on by on all sides with nary a drop for the cistern. My friend, three miles down the road, calls up to report a downpour of major proportions at his house. What the weather is like in Tucson depends on which side of the street you're standing on at the time.

The new Civano energy baseline reports are out and can be found on the Civano neighbors Web site. In general, we are still just meeting the energy and water goals for the project. We noted that the "base" energy use is up indicating more toys and computers (and possibly a few more hot tubs). Heating and cooling energy is about the same. Water use is also up but about the same reduction as last year at 59 percent of potable water use compared to the City. It was noted that the homes without reclaimed water (very small lots, canceled the reclaimed service or have cisterns) only achieved a 54 percent reduction of potable water use. It will be interesting to see the plans for potable water reduction in the new Civano phases without using residential reclaimed water.



Meanwhile:

For the month of September you may expect: Average Temperature - 80.4 F (26.9 C), Relative humidity 42%, Wind speed 8.7 mi/hr (3.9 m/s) and 0 Heating degree days with 257 Cooling degree days base 65 F (18.3 C).



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jan&paul's guest suite at civano

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Nominations Open For Civano Neighbors Leadership Team Through Oct. 21

By Mike Eng, Elections Chair

Are you interested in serving your local community and working to improve our quality of life? Would you enjoy helping to represent and advocate for our neighborhood's interests to the City of Tucson? Perhaps you, or someone you know, would consider being on the Leadership Team of *Civano Neighbors*—your local neighborhood association.

Five (5) elected positions, each with a term of two years, on the *Civano Neighbors* Leadership Team need to be filled:

- **Association Spokesperson**—The Association Spokesperson is the official Contact Person between the City of Tucson and *Civano Neighbors*, and also serves as the association's representative to the general public and media.

- **Treasurer**—The Treasurer is responsible for managing Civano Neighbors' checking account and financial transactions connected with neighborhood association activities.

- **At-Large Members (3)**—Three At-Large Members are needed to help with functions and responsibilities that are shared among all the members of the Leadership Team, including: monitoring local government decisions affecting the neighborhood, leading issue-focused Working Groups, facilitating neighborhood meetings, representing and advocating neighborhood interests with city officials, communicating information to members of the community, and helping to organize community events. Two At-Large Members will be elected for a term of two years, and one will be elected for a term of one year.

Any member of the neighborhood association—defined as all residents, non-resident homeowners, or business owners within the *Civano Neighbors* boundaries—can serve on the Leadership Team. However, elected Leadership Team members may not also simultaneously serve on the Civano I Neighborhood I Homeowners Association (HOA) Board or Advisory Council. In addition to elected members, the Leadership Team also includes the chairs of all neighborhood association Working Groups.

Self-nominations or nominations of others can be made by any of the following methods:

- Submit nominations through the *Civano Neighbors* web site at: www.civaneighbors.com/elections.

- Contact: Mike Eng, Chair of the Elections Committee (michaeleng@cox.net, 731-9763); or any elected member of the current Leadership Team: Simmons Buntin (sb@terrain.org, 722-5977); Craig Altschul (craig@mountainnews.com, 722-0684); Patrick Whelan (pawcivano@yahoo.com, 731-6583); Jack Kelly (JKK85747@aol.com, 731-0150); or Brian Zacher (BrianZacher@smc.com, 546-2074).

Individuals may be nominated for more than one position and will be asked to serve in the position for which they receive the most votes.

Get acquainted with the nominees for the *Civano Neighbors* Leadership Team and learn about how they would like to contribute to our community by attending the next meeting of the neighborhood association on Thursday, September 23 at 7:00 pm, at the Civano Community School.

Personal statements by Leadership Team nominees will also be posted on the Civano Neighbors website after October 21st on the CivanoNeighbors.com Discussion Forum and in the next edition of *The Town Crier*.

Elections for all positions of the Civano Neighbors Leadership Team will take place by paper ballot issued to neighborhood association members *attending in-person only* at the annual meeting of the neighborhood association on Thursday, Nov. 18 at 7 p.m., at the Civano Community School.

The City of Tucson recommends that all Neighborhood Association elections be conducted using paper ballots cast in-person only, by neighborhood members attending the annual meeting of the association. The city recommends against absentee ballots or proxy voting, emphasizing that Neighborhood Associations are about personal involvement and participation by members of the neighborhood in addressing community issues.

The Civano Neighbors neighborhood association should not be confused with the Civano Neighborhood I Homeowner's Association (HOA). Civano Neighbors is a "public" entity representing our geographically defined neighborhood to the City of Tucson.

Civano Neighborhood I HOA is a "private" entity, whose membership is based on lot ownership and payment of membership dues in a housing development governed by Covenants, Conditions, and Restrictions (CC&Rs), which function as a legal easement on the uses of their property.

Questions? Contact Mike Eng at 731-9763 or michaeleng@cox.net.

Meet Your Neighbor: Daniel L. McPeak

My name is Daniel L. McPeak, a husband and a father first, and an architect.

Civano was first introduced to us by Rosemary, my mother-in-law, in March 2002. We lived in Boston at that time and had been looking at the possibilities of moving to Arizona for better weather and 'constant' sunshine.

Our second visit was a year later. We had been talking with T.J. Bednar from March thru mid-summer of 2003 with hopes a lot would be left to build a new house on. However with the Bednar lots going fast, we were unable to get a lot and a construction package by the time we were ready.

We packed all of worldly possessions into a Ryder truck in late August 2003, put our only car on a trailer, and flew Liz, two-week old Aidan, and our cat, Nickens, to Tucson. I drove 57 road hours and made a cross country trek with the help of my brother-in-law Ben to meet up with the family three days later. We moved into a small condo near Udall Park on Tanque Verde. We still had visions of Civano on our minds.

With a little research and the good fortune of finding a house that fit our needs already built in Civano, we made our move, putting behind the two-month stint in the condo. A resale became available to us: a Santa Fe built by Bednar in 1999. We finally settled into Civano after the October rains and a two-year pipedream.

Civano was and is unlike any community we have lived in, visited or heard about. We found vitality here that everyone we passed by or passed us shared. Liz and Aidan discovered a community full of moms and kids who met together for a variety of activities such as singing and play groups. I was afforded a luxury of working at home in a relatively stress-free environment with my newly founded architectural consulting firm, Aesthetic Effect, LLC. www.ae-llc.us

My work and connections have provided business here in Civano, from clients wanting additional office or living space for their home, to custom homes on custom lots with a personal touch fitting in with the Civano vernacular, to the Doucette 'Traditions' currently for sale and soon to be constructed in the Desert Country area.

As an architect in the high-end custom residential design for more than a decade, an interesting twist to my experience to date was a call from Simmons Buntin, Civano Neighbors association spokesperson, asking me to be a part of the Pulte Working Group as an architectural consultant for the neighbors.

My role is to try to get a sense of what is actually going to be constructed by Pulte as housing prototypes and variations thereof. It appears to me that Pulte has only three plan types with three elevation strategies, making an iffy nine options at best. Our working group has tackled many issues since the beginning of the Pulte process, with their players, as well as the City of Tucson.

In the last meeting with Pulte at their office, we saw a street layout and lots within each plat for each neighborhood. I am very certain all the big decisions regarding the architecture as they see it have been made down to the tiles on the

continued on page 5



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Per Simmons:

Introducing the Civano Speakers Series

A column by neighborhood association spokesperson Simmons Buntin



"Nothing makes you more tolerant of a neighbor's noisy party than being there." -Franklin P. Jones

One of the underlying yet least quantifiable goals of building "neotraditional" communities like Civano is the opportunity for greater social interaction. Front porches, sidewalks off streets, a canopy of trees, paths that actually lead somewhere, community gathering places: these are all a means to an end.

That end is getting people out of their houses, out of their backyards, out of their cars, and into the formal and informal public spaces of the neighborhood.

At Civano, we've been blessed with a neighborhood design that has a heart. That heart is its Neighborhood Center, and as we're all beginning to hear about more and more, that heart is coming alive. It's alive in its locus of sustainable architecture, like the straw bale construction of the café space (now the activity center).

It's alive in its central draw - not only in location, but in the actual design and (hopefully sooner rather than later) *calling* of the round building, as a neighborhood meeting hall. And it's alive in the number and types of new, mixed-use buildings at its periphery: Alan Boertjens' Johan's Tavern, the Neuser's Ballet Rincon dance studio, the Calhouns' Paper Flower Bed & Breakfast, and many others.

If the Neighborhood Center is Civano's heart, then its residents are its soul. Waxing spiritual for just a moment, it's fair to say our soul has been around much longer than our heart. Well before the first home was

completed in Neighborhood 1, prospective residents gathered, often off-site, to get to know each other and celebrate their community-to-be. We met most of our neighbors, well before construction even began on our home, through the regular monthly potlucks in the Neighborhood Center courtyard.

Add in the other social and organizational events like the community garden, newcomers breakfast, Civano Tykes, dinners for eight, Civano Book Club, Civano Buyer's Club, advisory council, neighborhood association, and the conclusion is clear: good community design does in fact promote good community interaction. The heart feeds the soul.

So with our heart pumping and our soul swinging, let's get the mind humming along, too. While there have been a variety of outstanding community gatherings, there has been no linkage - thematic, administrative, or otherwise - that supports a regular, intellectual meeting of the minds. To that end, I'm happy to introduce the Civano Speakers Series.

The goal of the Civano Speakers Series is simple: To hold regular monthly lectures with an opportunity for discussion in Civano. We'll tap into our great local pool of Civano talents and resources - experts in the field, artists, writers, philosophers, you, me - and we'll also draw from across Tucson, the state, and even nationally and internationally.

Logistically, the Civano Speakers Series will be held once a month on a regular evening at a regular time. Let's say the second Tuesday at 7 p.m., and last an hour or two. We'll meet at the pub, or in the Neighborhood Center courtyard, or in a bed and breakfast, or at the Civano Community School,

or in an artist's home. While the venue may change, the quality and uniqueness of each lecture and subsequent discussion will be a constant.

Here are some examples: Scott Calhoun reads from his new book, *Yard Full of Sun*, followed by a discussion of designing house and garden in the Sonoran Desert; Mary and Bruce Morganti give a lecture on the role of music in developing children as part of a community, then play a few songs; Mike and Monica Eng direct a slideshow of their bicycle ride through the Rockies, which leads into a chat of the best local rides, as well.

The lectures are oriented for the entire family, open to the public, and designed to get us thinking and talking, which in this day and age isn't such a bad thing. As I step down from my role as Civano Neighbors association spokesperson in November, I'll step into the role of Civano Speakers Series coordinator. My duties include organizing, scheduling, and announcing the lectures. Your role is to come, learn, and have fun.

So please join me in November for the first Civano Speakers Series lecture. Look for more information in all the regular venues soon, including the new Civano Speakers Series Web site at www.CivanoNeighbors.com/speakers.

(buntin@terrain.org)

Quo Vadis Civano: PV Is Attractive Option At Civano

By Marcus Beck (marcus_e_beck@yahoo.com)

(Editor's Note: This is the second of a two part story. The first part appeared in the July issue of The Town Crier.)

This month marks the one-year anniversary of my initial 1kW AC system, based on 30 modules; in October of 2003 I added another 15 modules for a total of 1.5 kW AC. I have also helped put up four systems (unfortunately none in Civano) and hence, my advice to you: Don't let greedy installers hold up the future of renewable energy. Be active, get together with friends and neighbors and have some fun putting up a PV system.

So, what's the total cost for a 1 kW or 2kW system? It will cost you \$250-400 in parts (wire, breaker, conduit, nuts and bolts) for a 1 or 2 kW system, respectively. Depending where you buy your supplies, you can save a bit or end up paying a bit more. Should you not feel comfortable tying the system into grid via the main electrical panel, an electrician may charge \$60-100 for this job, but again, check with your neighbors first and you may discover that some of them can help.

Fortunately, the state will allow you a \$1,000 tax deduction for your efforts of investing in renewable energy, bringing your cost to an attractive \$3,250 or \$6,100 for the 1 or 2 kW option, respectively. That's about \$3.05-3.25/W compared to the national average of \$6.10 per W or \$5.05-5.75 per W if you have the TEP system installed by a commercial installer,

not to mention the fantasy costs if you go with a non-TEP provided system at \$8-10 per Watt.

Why should you bother to install a PV system? Ever considered what will happen to energy prices? They will go up significantly. California learned the lesson the hard way, but is now leading the US in grid-tied PV installations: in 2003 the U.S. market totaled 37 MW of grid-connected PV, California accounting for 35 percent, while Arizona contributes 8 percent. Moreover, think about the value added to your home.

True, at present realtors have mostly ignored energy consumption as a key feature of homes, instead touting square footage, a fireplace or upgraded flooring.

However, as energy costs rise, better insulated homes and features like solar hot water heaters and PV systems will become the dominating features prospective buyers will expect from a home.

Setting aside potential gains from selling your home with a PV system, what are the monthly savings on your electrical bill if you had a 1 or 2 kW PV system? On average, 1 kW AC in Tucson will generate 200 kWh of electricity per month. At the current cost of \$0.10/kWh, this amounts to \$20/month of savings for each 1 kW you add to your home. So, \$240/year at \$3,250 equals a payback time of 13 years without any adjustments to increases in energy cost, value added to your home, or corrections for inflation. Correcting for these aspects reduces payback to 6-8 years,

depending on the applied projections. There is a \$5.28 basic charge on your electrical bill. A 2 kW system will save you \$40/month and with a bit of common sense energy management, 2 people can comfortably live at 400 kWh of electricity needs/month.

For example, in my 1,900 sq.ft. home using a high-insulation SIP construction and with the first 1 kW installed at the end of May 2003, nearly 3,000 kWh of PV generated electricity, left 1,000 kWh of surplus generation fed back into the grid for the first 12-month period. There was not a single month where the PV system did not provide more electricity than was consumed. Of course, it isn't just in the technology, but also in how wisely one uses energy.

When I talk to people about the benefits of PV, they realize that it is indeed a very sound technology, no moving parts, exceptional product warranties (20-25 years on the PV panels, 5 years on the inverter are industry standards that cannot be found for any other consumer product), zero noise, heat and toxic gas emissions. However, it is as if critics are looking for a reason not to install a system, so they say something to the effect of that it takes more energy to make a PV system than it

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Civano History 101

A short course in a long adventure

What's in a Name?

Civano Streets Honor Community Leaders

By Paul Rollins



Tucson police officer Joe Curran ("Officer Joe") was looking for a way to memorialize a fellow officer who had passed away in 1997. After discussing his idea of naming a Civano street after the deceased officer with David Case, Civano developer, the two decided to broaden the objective to include all of those community heroes who had... "given to their community without ceremony or recognition."

A committee was established and candidates were selected to have streets in Civano named in their honor. All of the nominees represent the rich community history and deep personal values found in people throughout Tucson's neighborhoods. A "Street Naming Ceremony" took place on the site in May 1998. An historical plaque, showcasing the honorees, is on display and biographies are available in a brochure at the Civano Welcome Center, located in the Neighborhood Center.

Ralph Alvarez - Ralph Alvarez Place: As a Tucson Police Officer, Ralph Alvarez volunteered to patrol in the area where he was born and raised, the Southside's Connie Chambers city housing project which was ridden with crime. Ralph gained the respect and trust of the residents by working hand in hand with the community to create a safer place to live. Ralph Alvarez passed away on December 4, 1996.

George Brookbank - George Brookbank Place: For more than 50 years George Brookbank, an Extension Agent in Urban Horticulture, has brought the science of desert botany to the

residents of Tucson. The author of two gardening books, he has produced over 20 Flower and Garden Fairs in Reid Park, directed the training of hundreds of volunteers gardeners and continues to share his expertise in his regular gardening column in the *Tucson Citizen*.

Harold and Shulamith "Shullie" Eisenberg - Eisenbergs Lane: 1994 Winners of the prestigious Jefferson Award for lifelong voluntary service to the Tucson community, Harold and Shullie were devoted to the fight for civil rights, working tirelessly to desegregate the Tucson public school system in the 1950s. Now deceased, the Eisenbergs were also noted for their contributions to the early planning of Civano.

Karen Gannon - Karen Gannon Place: Karen Gannon played a major role in the establishment of the Tucson Ronald McDonald House, a temporary lodging center for families of hospitalized children. Karen was instrumental in not only securing funds for this project but in physically preparing and decorating the building that can now serve up to 900 families per year. Karen now shares her Tucson home with two adopted children from Russia.

Loveless Gardner - Loveless Gardner Place: In his 41 years working for the City of Tucson, Loveless Gardner was best known for his outstanding work as Director of the Recreational Department. There, he initiated countless programs including the popular Old Time Fiddlers' Contest. Loveless passed away on Christmas Eve 1997 knowing that a street in Civano would bear his name.

Kay Gartrell - Kay Gartrell Place: Kay Gartrell is a devoted advocate for adopted children. She has been on the Foster Care Review Board for many years, and has produced, directed and hosted a Tucson community cable show, entitled "Adoption Awareness" highlighting adoption agencies, social workers, adoption lawyers, reunions, foster care, and special needs adoptions.

Eleanor Maldonado - Eleanor Maldonado Place: Eleanor is probably best known as the "Christmas Lady." As a city bus driver, she decorated her bus every holiday to bring cheer to each of her patrons in her own special way. Through her thoughtfulness to those she did not know personally, she made the day a little brighter for everyone that came in contact with her.

John McNair - John McNair Place: As President of the Pueblo Gardens Neighborhood Association, John McNair, and his volunteers, have saved and repaired 70 homes as part of a City of Tucson Program. He was also Co-Chairman of the Kino Association, which solves problems in five South Tucson neighborhoods. John had the honor of being awarded the Jefferson Award for community service in 1991.

You can read Part II of the Civano streets honor roll and uncover the mystery of Thundersky Lane right here in Civano History 101 in November issue of *The Town Crier*.

Did You Know?

All the Civano streets and boulevards are Tucson city streets except for those in the T.J. Bednar Villas 1 section where they are owned by the Civano HOA.

Civano Boulevard is a Tucson north/south reserve artery and could be used as a detour street for Houghton Road in case of emergency.

The main entrance road to Civano was named Seven Generations Way (formally E. Nebraska Road) to reflect ideals expressed in the Native American Iroquois Confederacy Maxim: "In our every deliberation, we must consider the impact of our decisions on the next seven generations."

(proll5082@aol.com)

Meet Your Neighbor...

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roof as far back as May of this year. The bottom line that I see is that we may not be able to get Pulte to build a demonstration model such as Civano, but what we can do is become a demonstration neighborhood for Pulte.

Perhaps a little of what makes us who we are without regard to the ideas of New Urbanism can simply be stated that we will be a great community for

Neighborhoods II and III to follow. Civano is truly its people and how we interact with each other and the City of Tucson.

As a parent and a member of the Civano HOA, I have taken action to start a discussion thread relating to the security and use of the neighborhood pools on the CivanoNeighbors.com discussion forum. I was involved in many discussions where the violations of the rules of the pools and misuse of facilities came up. I found that non-HOA members, non-Civano residents, had been using the pools this summer at all hours

of the day and night. They had gotten copies of keys illegally, jumped the fence, picked the lock or were allowed to use the pools without HOA member supervision.

A security service was hired to patrol the pools as a result of concern for this issue. I have noticed a change already.

Other interests that drive my spirit include watercolor painting, writing, photography, bird watching, research, and motorcycle riding. dreams.

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Civano Neighbors Newsfronts

Pulte...continued from page one

Since Our Meeting: Pulte's 'Terraverde at Civano'

Following the July 22 general meeting, members of the Civano Neighbors Pulte Working Group met with Pulte Homes representatives to gauge progress and address other issues.

"Pulte has demonstrated its commitment to continue its discourse with the community," said Pulte Working Group chair Patrick Whelan. "Now, as always, we urge Pulte to document its integrated vision for the neighborhoods. We look forward to seeing the draft PAD, which we anticipate will clearly promote resource-efficient, pedestrian-oriented, mixed-use development in Neighborhoods 2 and 3."

A draft of the PAD, along with a draft of the amended Civano Master Development Plan, is expected in September.

At the follow-up meeting, Pulte announced its intentions to call Neighborhoods 2 and 3 "Terraverde at Civano." The meeting also included a discussion of the 1.5-acre commercial area, movement of Drexel Road onto Bilby Road, use of traffic-calming roundabouts on Drexel, and the importance of an overall hierarchy to the street layout that allows residents to easily access the commercial "town center" area long Drexel and Houghton. Pulte Working Group members also advocated for continuing Civano Neighborhood 1's neotraditional design - through such important elements as prominent and accessible formal parks - while acknowledging the additional challenges associated with developing around the area's many small washes.

"Civano is defined and designed as a demonstration project," Whelan concludes. "In Terraverde at Civano, Pulte has a golden opportunity to demonstrate its allegiance to building a community, not just a subdivision."

For further information, or to participate in the Pulte Working Group, contact chair Patrick Whelan at pawcivano@yahoo.com or 731-6583.

Welcome 'Coffees' Scheduled; Sept. 18 Is Next Up

September's "Meet Your Neighbors For Coffee" event will be held at 10394 E. Seven Generations Way and will be hosted by Jean and Paul Coache. This is an excellent opportunity to meet new and old friends. Bring questions and suggestions. Open to all. The event is scheduled from 8:30 - 11 a.m., Saturday, Sept. 18.

Mark your calendars for the next two Welcome Coffees: Saturdays, Oct. 16 and November 13 - both from 8:30 - 11 a.m. Watch the CivanoNeighbors.com Web site Announcements and Calendar, and the next *Town Crier* for locations and details.

Information Needed For Neighbors Welcome Packets

All Civano and neighboring businesses, artisans, groups and clubs are urged to put informative materials, businesses cards, notices, etc. in the Welcome Packets.

These packets are given to new homeowners as they arrive at Civano. This is a good way to let new folks know what is available in and near Neighborhood One and it is, of course, free publicity.

Bring your materials to Sharlene Gillette, 10553 E. George Brookbank Place, or call 296-7060. Please provide 30 or more copies of your materials. We deliver packets to 10-15 new residents every month. We are a volunteer work group and can always use more volunteers and materials. Call 296-7060.

If you are a new resident and did not receive the packet of materials, please call the number listed above.

Welcome New Advertiser: Southern Arizona Wireless

A new local Wireless Internet Service Provider with a goal of "providing a quality service offering to our neighbors in Civano" is the newest advertiser in *The Town Crier*. Neighbor Luis Martinez said the service is a "no wire" or "wireless" solution, offering a high-speed, cost-effective solution for Internet access via wireless.

"There are no phone lines or coaxial cables needed," Luis said. "There is no need to worry about slow downloads, busy signals, or disconnections. Our 'always on' solution keeps you connected to the Internet."

The company offers both residential and business service in Civano. Luis said the connections are monitored from their Network Operations Console, "so if there are any issues with your service, we'll probably know about it before you do. We're right in the neighborhood."

Call Luis for more information at 393-8170 or e-mail to info@southernarizonawireless.com, or click to www.southernarizonawireless.com. We hope you will support all of our advertisers.

Doucette Homes Receives Award Of Merit For Civano Sol

Doucette Homes has received a 2004 Gold Nugget Award of Merit in the category of Best Sustainable/Green Residential Project for its Civano Sol model at the Community of Civano.

The competition honors innovative housing designs and commercial, recreational and land planning achievements.

Doucette Homes, Inc., founded by Thomas L. Doucette, has crafted over 1,500 Tucson homes known for their quality and design. Today, Doucette says the company is "renewing our commitment to Tucson's future; we answer the consumer's need for a strong sense of community by creating architectural and sensitive site planning solutions."

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

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Editor:

Craig Altschul, 290-4569;

Contributors this issue:

Craig Altschul, Markus Beck, Simmons Buntin, Mike Eng, Sharlene Gillette, Lynne Gillette, Rick Hansen, Paul Rollins, Al Nichols.

Photos this issue: Mike Eng

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
Michael Eng, 731-9763;
michaeleng@cox.net
Jack Kelly, 731-0150;
JKK85747@aol.com
Jim Kelly, 885-6601
jkelly64@cox.net
Brian Zacher, 546-2074
Brian.Zacher@smsc.com

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Civano Neighbors Newsfronts

Doucette Follows Up With Neighbors On Presidio, Other Civano Neighborhoods

By Craig Altschul
(craig@mountainnews.com)

Tucson Developer Tom Doucette updated neighbors on his plans for several new projects within Neighborhood 1. He plans on building 20 detached, single-family homes to be known as Presidio at Civano on Mira Lane near the Civano Community School. The homes will be "an updated version" of the Doucette Presidio homes at Williams Center (Broadway and Craycroft).

He said the four floor plans would range from 1,200-1,800 square feet, with price points from about \$140,000-200,000. His goal is to begin site improvement by the end of the year.

Doucette's semi-custom Traditions homes are for sale now, he said. They will be built on 22 lots in the Desert Country area and are priced

from \$220,000-278,000. He explained his plans for Block 2 across the pedestrian walkway, east of Nightbloom. The homes, ranging from 1,800-2,600 square feet, with prices from mid-\$200,000 to mid-

\$300,000 will include both Traditions models and the Arizona Ranch style built in Tanque Verde Woods (Tanque Verde and Houghton).

A four-acre strip outside the Civano I specific plan (actually Neighborhood 3) remains unplanned at this point and both Doucette and Pulte are considering how to develop it. Neighbors have expressed interest in a commercial or institutional use in that area, including a middle school associated with Civano Community School at Nightbloom and Mira.

An orchard was originally planned to be located on a portion of the Block 2 land, and Doucette said he would preserve that option. Anyone interested in managing an orchard on the community's behalf should contact association spokesperson Simmons Buntin at sb@terrain.org or 722-5977.



Tom Doucette returns to Civano Neighbors meeting with more information on several neighborhood I projects.

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writers • editors • publicists



craig altschul + associates

290-4569

peggi@mountainnews.com • craig@mountainnews.com

Civano Turns Into United Nations As Neighbors Host International Friends

By Rick Hansen (rickandlinda@cox.net)

The world seems to be a very troubled place these days; frightening, mysterious and unfriendly to both visitors to the United States and for those from the United States visiting other countries. Some Civano residents are helping to change that impression by being friends to international students and helping to make the world a little better place.

Scott and Deirdre Calhoun, Rick and Linda Hanson, Penny Pederson, Paul Rollins and Jan Moran, and Esther and Sidney Sharif are all volunteers with International Friends, a program that matches international students and American families.

The students they befriend represent a veritable United Nations. They include Pookam Anaokar, India; Majie Fan and her husband Yan Wei, China; Anna Denisse Fisher de Leon, Mexico; Shan Lu, China; Hohammad Rahman, Bangladesh; Ashiq Reza, Bangladesh; Jian Sheng and his wife Helen, China; Shakhir, India; Hassan Suleiman and his son Adoum, Chad; and Katia Viera, Brazil. Just added as new hosts this fall, Sharleen, Lynn and Amelia Gillette have agreed to be a friend to a newly arrived Chinese student.

International Friends, a non-profit corporation, has worked cooperatively with the University of Arizona since 1952 to find friends for international students attending the university. Linda, the organization's chair, explains the core purpose as simply encouraging individual friendships between students and hosts.

"If you or a loved one were going to school half a world away, wouldn't you want to know friendly people were waiting there to provide an introduction to the new community and a respite from the stresses of coursework and deadlines?"

Not a homestay program, the friends get together an average of once a month to share experiences, do fun things and learn from each other. While the students are the expected beneficiary, I have often found that it is Linda and I and other hosts who gain the most, learning about different cultures and countries while experiencing Tucson and Arizona and North American culture(s) through another's eyes.

The experiences Linda and I have had are many and varied. We've taken students to Austin's Ice Cream Parlor for lunch, toured Civano, cooked a meal together, attended spring training baseball games, and explored Tombstone, Tubac and Bisbee on day trips. Almost all of the Civano hosts have taken their students to the Desert Museum.

Last Thanksgiving in Civano, the Sharifs, Penny, Art & KT Burdett, and the Hansons prepared a progressive dinner with the students visiting four homes for a four-course meal. The

evening finished with everyone sharing something from their culture with the group. The offerings ranged from Mongolian love songs to Arabic poetry to Bangladeshi music to Forrest Gump. It was an evening none of us will forget.

Here is how some students describe their experiences. Jian explained his hosts "brought so much first-time experience to my life in the U.S., the first time to go to the Desert Museum, the first time to visit the Art Museums in Tucson and Phoenix, the first time to watch the football and baseball game and even my first time to enjoy the Mexican cuisine. Out of so many wonderful memories about my first times, I've been exposed to the common life of the Americans and their deep warm hearts to people from all over the world."

Shikhar (whom some of you met at Jan and Paul's open house) adds "International Friends was a 'homecoming' for me. To be frank, I never expected such unconditional acceptance of people from foreign lands. But what I have experienced is a testimony to the intrinsic goodness of the people of this country, and this is especially true of Paul and Jan (my host family). They are exceptional people and I am lucky to have them."

Hassan noted "Thanks to the International Friends, I have always felt at home in this country and have enjoyed life just as the citizens do. What could be praised more than some one who opens his/her door and heart to a newcomer from another part of the world. This has such a positive impact. Richard and Linda have made my fellow Fulbrighters [Fulbright Scholarship Awardees] Isaac Ferrera from Honduras and Rhodesia Celay from the Philippines feel so much at home.

"They have also extended their kindness to my son Adoum, for which I am so grateful. We have been here in Tucson for the last two years. They have taken us deep into the American culture. We have enjoyed from the most traditional to the most modern homemade dishes, even food courts, from museums to live cultural exhibitions to sporting events. This has allowed us to experience America beyond the academic environment and acquaint us with the American lifestyle, which we appreciate very much indeed."

Finally, Majie wrote "Our local family is really my family in Tucson. We help and love each other; we spend a lot of time and make lots of fun together. We never feel alone in a foreign country because their love is just like from parents and friends!"

If you have an interest in international friendship and understanding, International Friends is always interested in recruiting new host families and individuals. Over 400 international students arrive at the U of A each year and approximately half of them ask to participate in International Friends.

If you are interested in hosting one or more students or would like to learn more about International Friends, feel free to contact me (546-2928 or rickandlinda@cox.net) or visit the organization's website at w3.arizona.edu/~ifriends/

Quo Vadis:

continued from page 4

will ever generate. Nothing can be further from the truth than this myth.

Studies have shown that for current thin-film based technologies (like the TEP-provided system using 30 panels/kW) energy-payback is realized in 1 to 3 years, while for multicrystalline and crystalline (like the TEP-provided systems using just 10 panels/kW) systems it is 3 - 4 years.

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To the contrary, they not only consume (more) energy during the process of being manufactured, but they continue to consume energy throughout their entire lifespan.

I may or may not have convinced you that investing in PV *now* is an extremely smart move. Unisource, the parent company of TEP is up for sale.

It is not clear if the Sun Share program will continue. But if you have a system and a service contract, it is binding. So purchase now before it is too late.

Let's work together, get with friends and neighbors and prove that Civano is a true community where the future has arrived - demonstrating the feasibility sustainable living with the help of PV.

Disclaimer: Some of you may know me and be aware that I work as a senior scientist at Global Solar Energy (GSE), a Civano business developing and manufacturing unique, next generation, flexible, light-weight, portable photovoltaics. Unisource is also the parent company of Global Solar Energy.

However, TEP (Unisource) subsidizes each PV system, not just the Option 2 and 3 TEP-provided systems, and Global Solar is not involved at any level with the Sun Share program and hence, does not profit from it in any way. This article does not express the views of either Unisource, TEP or GSE, and any mistakes are mine. (MB)

Meet Your Neighbors For Coffee

Sept. 18, 2004

Hosts: Paul and Jean Coache
10394 E. Seven Generations Way
8:30-11 a.m

Civano Neighborhood Center: What's Next?



Our Next Civano Neighbors Meeting Sept. 23:

The Civano Neighborhood Center in Neighborhood 1 will be the topic for a roundtable discussion at our Civano Neighbors general meeting, 7 p.m., Sept. 23 at Civano Community School. It's an important topic to all of us who live here, so please plan to attend.