



TMC Meets With Civano Leadership



TMC and Civano leaders explore a possible hospital and wellness center at Civano

Representatives from Tucson Medical Center and El Dorado Hospital opened up what both groups hope to be an ongoing dialogue with Civano Neighbors at a December 2 meeting regarding the development of 47 acres south of Civano Neighborhood 1. Both TMC and El Dorado are nonprofit community hospitals and part of TMC HealthCare.

"We asked representatives from the City of Tucson and from the Civano community to meet with us to discuss the opportunity to bring hospital services to the Southeast region that would integrate the mission and vision of TMC HealthCare and Civano," said Jack B. Jewett, senior vice president, TMC HealthCare.

"TMC HealthCare is a nonprofit hospital group that includes Tucson Medical Center and El Dorado Hospital," said Jewett. "The hospitals are unique in that they are the only hospitals governed and owned locally in Pima County, meaning all decisions are made by and for Tucsonans."

TMC is exploring the feasibility of offering hospital and other wellness services on the south portion of the Civano commercial area known as The Pavilions. The northern portion of the property would be developed for commercial mixed-use development consistent with the community's vision. This could include retail shops, restaurants and other non-medical service providers.

"Current thinking is that a hospital on this site would be about 90 inpatient beds, an Emergency Department (but not trauma), obstetrics, medical/

surgical services, inpatient and outpatient surgery and diagnostics," said Rhonda Dean, chief executive officer of El Dorado Hospital. The property is currently in escrow while TMC HealthCare investigates the feasibility and compatibility of a hospital for this location.

"A key decision point for moving forward will be whether or not the community wants us here," said Jewett.

TMC has retained the services of Ayers/Saint/Gross, nationally recognized campus planners with a focus on sustainability, development and architecture. Martha Droge, a landscape architect, urban planner and LEED accredited professional, said that "combining sustainable practices, including energy generation and water conservation, with a mix of commercial uses in a new urbanist community provide great opportunities for a unique and innovative hospital for this community."

Civano residents at the December 2 meeting of the Civano Neighbors and HOA discussed the importance of developing a relationship between TMC, Civano and the City of Tucson as the community explores the possibilities for a hospital in that area.

Hector Martinez, planning administrator, City of Tucson, Department of Urban Planning and Design, said that medical services are needed but such a project should meet the overall goals of the surrounding areas.

Droge noted that "It is too soon to discuss design specifics, but we would like to work with the community to develop principles that allow TMC to create a hospital that reflects the needs, values and goals of Civano and other communities in and around the Rincon Valley."

TMC is interested in hearing from the Civano community. Please call Julia Strange, TMC HealthCare, at 324-2017.

TMC Schedules

Community Meetings

TMC has scheduled two meetings with the entire Civano community to discuss plans for the development of the commercial area (Civano Pavilion) on Houghton Road:

January 20, 7 p.m., Civano School: TMC will give a presentation at the Civano Neighbors' community meeting.

January 22, 9 -11 a.m., Activity Center: Planning session with TMC design team and Civano residents.

Questions to: Paul Rollins 296-8181

Instant Communication: www.CivanoNeighbors.com

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NEIGHBORS
Next Meeting: January 20
At Civano School



Announcements

Contributed By Sharlene Gillette

Welcome Packets For New Residents

Many thanks to the volunteers who recently helped the Newcomers Work Group assemble packets of information for new residents. The welcome packets include flyers from many of our Civano businesses, as well as information about Civano activities and events.

If you have information to include in the packets for new residents, we need about 50 copies of your material. Call Sharlene, 296-7060.

We are also looking for more Newcomers Work Group volunteers.

Welcome to Suzanne Tevino, our newest volunteer. Other volunteers are: Pat Canady, Monica Eng, Evelyn Dyson, Paul Rollins, Bonnie Waite and Sharlene Gillette.

Parks and Garden Committee

The Advisory Council Parks and Garden Committee is seeking community volunteers who would be interested in becoming involved in a sub-committee to explore additional recreational opportunities and develop a "master plan" for the sports park. For more information, please contact Ann Williams at 203-8167.

Meet Your Neighbors For Coffee

January 15, 2005, 8:30-11:00 a.m. Join friends and neighbors for an informal breakfast to be held in the Activity Center. This event is hosted by Lynne & Sharlene Gillette and is sponsored by the Civano Neighbors Neighborhood Association and the Civano 1 HOA.

Residents, old and new, should bring questions, announcements and information to share. This is a breakfast potluck.

New residents are our guests; others might bring food items (enough for 5-6) to share. Coffee, juice and cookies will be provided.

This breakfast is open to all. We welcome prospective businesses, home owners, renters and any others interested in the community of Civano.

These events are scheduled for the third Saturday of each month. (No breakfasts are planned for December or July 2005.) All dates are posted in the Activity Center.

The Newcomers Work Group invites you to attend. Hope to see you there!

Call 296-7060 if you have questions or want more information.

February Welcome Breakfast

Mark your calendars for February 19, 2005, 8:30-11:00 a.m. Our hosts, Brenda Patrick and Phil Ogden, 10366 E. Cele Peterson, have opened their home for this event.

Come when you can. Meet your friends and neighbors for an informal breakfast.

January 2005

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RIO NUEVO MERCADO DISTRICT - "Civano III"

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

Civano has always been the grand experiment to demonstrate sustainable development for living in the future. Then came Amory Park Del Sol, "Civano II" in the downtown area, and the environmental standards were raised a notch. Each home has increased the utilization of solar energy through the use of solar water heaters and 1,000 watts of solar electric panels. Additionally, the nearness to the downtown district reduced transportation and increased water savings through appropriate landscaping with small lots.

Now comes the Mercado District, in the western portion of Rio Nuevo on Congress Street as a mixed-use project of 100 single-family homes, 160 housing units and about 80,000 square feet of retail space and offices. Project goals, according to our own Gale Marsland, Project Manager, were stated as "Energy, water and transportation efficiency and effectiveness are elements of this project that are as fundamental as good architecture."



The City of Tucson's Rio Nuevo office and the Rio Development Company hosted a groundbreaking November 9 for the Mercado District of Menlo Park, the largest residential project in the Rio Nuevo Downtown revitalization effort. The ceremony included remarks from City Councilman Jose Ibarra, Assistant City Manager Karen Thoreson, project developer Jerry Dixon and Lillian Lopez-Grant, president of the Menlo Park Neighborhood Association.

Why do private developers invest in more Civano-like projects? Because it is good business sense. For those who started the Civano ideals we have always known, "Build it and They Will Come."

For the month of January you may expect: Average Temperature 51.3 F (10.7 C), relative humidity 48%, wind speed 8.5 mi/hr (3.8 m/s) and 236 heating degree days with 0 cooling degree days base 65 F (18.3 C).

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Rick's Ramblings

A column by neighborhood association spokesperson Rick Hanson

Happy New Year!

Civano Neighbors' third year has just begun as the calendar changes to 2005. It's a time of excitement as we work to see Neighborhood 1 built out as initially envisioned in our founding documents and as we encourage developers, the City of Tucson and many other interested parties to see the value of Civano and seek to see the remaining property developed as a sustainable, livable community. And in our organization we've experienced a change in elected leaders for the first time.

For the past two years Simmons Buntin has been our neighborhood spokesperson and Patrick Whelan our treasurer. Both of them were active in the months preceding the formation of Civano Neighbors and they stepped up to fill the two major elected positions to help shepherd the organization through its formative years. We owe both of them a huge thank you for their time, dedication, leadership and their true commitment to our community.

I'd also like to recognize and give a special thank you to Craig Altschul. Craig, with the help of Peggi Simmons, took our neighborhood newspaper, the Town Crier, and with his editorial and advertising expertise, created a marvel. Every two months advertisers were recruited, articles written, writers encouraged and cajoled, pictures taken, ads created, pages laid out and a final version delivered to the printer, all with good humor and professionalism. Again, we owe both Craig and Peggi our heartfelt thanks.

Other members of the Leadership Team, either elected or serving as chair of a working group, have provided leadership, research and thoughtful decision making in recommending actions for the neighbors to consider and helping develop our ongoing neighborhood agenda. Through everyone's efforts I have seen Civano Neighbors become established as a knowledgeable, organized and viable voice for our neighborhood.

As we move into the new year, Civano Neighbors continues to progress. The journey, although underway, has many more miles to go with, I expect, lots of twists and turns along the way.

Ongoing projects and issues included in that journey are Pulte's development of Neighborhoods 2 and 3, the remaining build-out of Neighborhood 1, the development issues around the Neighborhood Center, the hospital and related commercial development proposed by

TMC and the Jump firm in the commercial center, the continued need for a regional park in the area, development issues along the Houghton corridor, the future upgrade of Houghton and the proposal for a secondary road along the Pantano Wash...the list goes on and on.

Each of us plays a part in these projects and issues. What do I mean by that? Four things come to mind.

First, continue, as so many of you do, to attend Neighborhood Association meetings to learn more about issues and determine the positions the association will take.

Second, become active on one or more of the working groups focused on the issues described above. Feel free to contact me (RickAndLinda@cox.net or 546-2928) and I'll be happy to link you up with one of the groups.

Third, if there are issues that are of concern, please bring those concerns to me or any other member of the Leadership Team.

Finally, come out and have fun at the activities the association sponsors. Whether it's a monthly breakfast or the spring picnic or some of the activities done in conjunction with the HOA, let's enjoy our life together.

All of us on the Leadership Team wish you the very best for the new year. Happy New Year! Have a happy, healthy and prosperous 2005.

RickAndLinda@cox.net



A Column by Judie Kelly,
Editor of The Town Crier

In My View

I started writing my very first editorial a few weeks ago when I decided that an editor should write an editorial. I called it, "What's Not To Like?"

At the time, I couldn't think of anything that one might not like about Civano. It may have been pre-holiday euphoria or just the thrill of having a new challenge. In any case, I clearly wasn't thinking clearly.

I see now that we have folks who are very upset about a whole bunch of things and in turn, folks who are very upset with the first group. What was I thinking? That we were the Cleavers of Civano, one big happy, functional family? I guess not.

Nevertheless, there are lots of things I like about our little community and I'd like to ruminate on some of those things. You'll find I'm the kind of person who would rather read Craig Wilson in *USA Today* than the "hard news" any day. So, be patient with me and maybe you'll be reminded of some of the reasons we're all living in Civano.

My husband, Jim, and I like our neighbors. It seems that Civano attracts a certain type of individual, and we like that type. We certainly are not a homogeneous group in any political sense, and each of us has our own agenda to a degree, but we all share some common interests.

We are, almost by definition, an environmentally aware group. Some folks are

far more zealous than others, of course, and that's great. I like that about us.

I love the boulevard in front of our house with the big palo verde trees and a variety of desert plants. It looks friendly and lush in a "deserty" kind of way.

We're not pet people, but we like having neighbors with interesting pets. To the east, live Kula and Kappy, the biggest dogs I've ever seen. They're Newfoundland water rescue dogs belonging to your former editor, Craig Altchul and Peggi Simmons. I don't personally know of any water rescues they've made here in Tucson, but they're ready, and they're big.

On our north, is Pooki, a tiny Yorkie, belonging to Acel, Cheryl and Katie Fisher. The Fishers are our new neighbors from Orange, California.

To the south, we have trained cats. At least, Jay and Ellen think they're trained. They whistle and clap their hands for them to come home. I don't know if they've ever come when whistled for, but it could happen.

And, speaking of pets, we like the way most pet people in Civano are good neighbors and pick up their pet litter. Thanks, pet people.

I like it that the alleys are called lanes and that each one has a name. Where I came from, alleys were alleys, and that was where the trash was burned. This is a nice change.

The round building fascinates me. It was one of the first nifty things I enjoyed looking at in Civano. I'm eager to see what we as a community will do with it when we take ownership. I'd like to see some sort of art center in there eventually. I'll bet some other Civano artists would like that, too.

I like having the tennis court almost always available when Jim and I want to play. We appreciate the new net and the resurfacing, which was recently completed. I noticed some unsightly black marks from someone playing in street shoes, however. Not a good thing.

I like the meandering path from our house to the tennis courts. It's always good to meander. We also enjoy the walking path around the perimeter, especially now that the weather is cool and the lights work. Thanks, Dave, for seeing to the lights.

The Civano Community School should be a source of pride for us all, whether we have children in school or not. Pam Bateman and her staff do a wonderful job with the children who are, by the way, as in Lake Woebegone, all above average and exceptionally well mannered to boot.

I appreciate all of the folks in Civano who are willing and able to take on responsibilities, huge and small, for the good of the community. You know who you are.

Okay, call me Pollyanna if you must, but I still think there's a whole lot to like about Civano. That's my view.

Now, good neighbors, it's your turn. Let me hear from you. I can't promise that we'll have enough space to print all letters, but I'd like to hear your views on what's happening in Civano.

jkelly64@cox.net

Civano Neighbors Identifies Outstanding Issues for Revised Civano Master PAD Document

Civano Neighbors has reviewed a recent version of the draft master plan and planned area development document created by Pulte Homes. The document will amend the current Civano Master Plan and create new base planning districts for Neighborhoods 2 and 3 (Sierra Morado PAD) and the town center area (Pavilions PAD). It also provides the opportunity for revisions to the Neighborhood 1 PAD (see *Neighborhood PAD Amendments*, page 6).

The review follows two public meetings held by Pulte Homes, as well as Pulte's response to a set of questions submitted by neighbors. The review concluded with unanimous consensus, reached at the December 2 Civano Neighbors special meeting, on a position statement addressing six outstanding issues that must be resolved prior to finalizing the document. These overarching concerns are in addition to numerous comments provided directly to the City on the draft document itself.

The position statement has been forwarded to Mayor and Council, the City's Civano project team and Pulte. It is also available at CivanoNeighbors.com.

The issues are:

1. Public involvement for tentative plat

submittal. By design, the document provides little detail about how Neighborhoods 2 and 3 and the commercial town center area will look, feel, and function. Therefore, the Master Plan and/or PAD(s) must provide a mandatory public involvement process—including notification, presentation, and opportunity for feedback—for each tentative plat submittal.

2. Recreational facilities and district park in

Civano. The Civano Development Agreement mandates that recreational facilities and a district park be planned in Civano. The draft Civano Master Plan and Sierra Morado PAD, however, do not include the facilities or park. The Sierra

Morado PAD must clearly show, both graphically and in narrative format, where the recreational facilities and district park will go. If a deal has been struck with the City allowing the park to be located outside of Civano, then neighbors must be notified in writing of this agreement and should be involved in the process to identify the new regional park and its amenities.

3. Neighborhood commercial placement in

Sierra Morado PAD. Pulte has committed to set aside 1.4 acres of land in Neighborhoods 2 and 3 for commercial development. In doing so, however, it has placed the commercial land within the right-of-way of the existing Drexel Road, placing it just south of the proposed realignment of Drexel. The neighborhood commercial area must be located south of the existing Drexel alignment, within the land actually purchased by Pulte Homes. If the land does revert to residential after three years of marketing it for commercial development, under the proposed Land Use Plan shown in the document, it creates additional residential lots for Pulte that it in fact did not purchase.

4. Garage treatment; land use designation for single-family detached residences on streets with garages on alleys.

Pulte Homes has previously committed that only 33% of homes in Neighborhoods 2 and 3 will be front-loaded, providing for 67% of the homes to be side-loaded (defined as garage in back with side driveway) or on alleys in the rear of the home. If the garage is in front, whether it faces forward or is the 33%, as they are clearly front-loaded. Additionally, the revised Master Plan and Sierra Morado PAD must include a land use designation specifically for single-family detached residences facing streets, with garages on alleys.

5. Sierra Morado parks and open space water harvesting.

It is not clear to what degree usable parks, as formal neighborhood gathering spaces,

are being implemented in Neighborhoods 2 and 3. It is also unclear how other open space areas are being used for water harvesting. The Sierra Morado PAD must include formal parks with turf and other amenities, such as ramadas, that provide for gathering and hosting neighbor events. Additionally, the Sierra Morado PAD must indicate how other open space areas—such as boulevard medians—are being used to harvest water.

6. Private streets with gated entries. The proposed Civano Master Plan allows the use of private streets with gated entries for traditional single-family development, stating that they are for “added security and to minimize non-residential cut-through traffic.” Gated entries, however, contradict the core principles of neotraditional planning—including streets as places of shared uses, accessibility, and openness—as well as the symbolic and actual goals of fostering community cohesiveness. Language permitting gated entries, regardless of street type, must be removed throughout the document, including the Master Plan and PAD(s).

Civano Neighbors, led by the Pulte Working Group, will continue to work with key stakeholders to ensure that the Civano vision of “a mixed-use community that attains the highest feasible standards of sustainability,” according to the Civano Memorandum of Understanding between all developing parties, is not abandoned by the Master Plan and PAD document.

Until these critical issues are adequately resolved, Civano Neighbors cannot support the proposed revisions. In order for Civano Neighbors to continue its support of Pulte Homes' development of Civano Neighborhoods 2 and 3, these changes must be made.

Holiday Fun

The weather was gorgeous, the bingo was hilarious, the carolers were harmonious, the firefighters from Station #17 were informative, the origami demonstration was great, the contests were fun, the crafts were special, the prizes were fabulous and the food was delicious.

It looks like everyone was enjoying themselves at the HOA Holiday Open House on December 10th.



Civano tykes belt out a holiday favorite



Austin and Taylor Gavin await their turn with the fire hose



The Civano volunteer firefighting squad



Zoey Roberson Fisher concentrates on her Holiday craft



How Did We Get Here?

Frequently Asked Questions About Civano



What is Civano?

Civano is an 820 acre master-planned community being built on State Trust land and developed as a public-private partnership. Approved zoning for the community (including all three neighborhoods) anticipates over 2,000+ residential units of all types (single family, apartments, mixed-use, etc.) and in a range of prices. The plan also calls for construction of neighborhood commercial centers with retail, service and office uses plus a 60-acre Town Center (referred to as the Civano Pavilion) for light industrial (e.g., Global Solar on Houghton Road), commercial and institutional enterprises.

How does Civano differ from other master-planned communities?

Civano differs in countless ways from its commitment to energy standards to its balance of commercial and residential properties. Far more than just another master-planned community, Civano addresses the

growing demand for development that potentially enables people to meet their economic needs while promoting social interaction and environmental values. Civano was the first large development in the country to incorporate two complementary principles, sustainable development and new urbanism, to achieve its goals.

What is sustainable development?

More of a process than an exact science, sustainable development has the goal of meeting residents present needs without compromising the ability of future generations to meet their needs. It implies a holistic and long-term approach to developing the built environment. To help Civano achieve this lofty purpose are a set of ambitious and attainable sustainability goals that include:

- Reducing potable water consumption by 65%.
- Reducing home energy consumption by 50% over the 1995 Tucson model energy code.
- Reducing internal vehicle miles by 40%.
- Creating one job on-site for every two residences.
- Reducing landfill-destined solid waste.

What is New Urbanism?

Variously termed traditional neighborhood development (TND), neo-traditionalism, or the New Urbanism, this concept seeks to create communities with the vibrancy of older (pre-WWII) neighborhoods or small towns. These planning principles encourage social development, integrate land uses, emphasize human-scale and regional architecture as well as reduce internal automobile transportation, improve access to open space by cluster development, and seek to attract a range of economic groups.

What is the City of Tucson's role in Civano?

Civano is a public-private partnership between the City of Tucson and the private developer, Fannie Mae American Communities Fund. (There were other developers at the beginning of the project.) The City took on the Civano project in 1991 to assist the State Land Department with the specialized marketing and review work associated with this unique project.

Through a series of documents and agreements, the City continues to oversee the Civano development to insure that guidelines are followed and environmental and other goals are met. The City has a long-term interest in improving the quality of land planning and development to enable Tucson to meet the demands of growth, while minimizing the strain on the supply of natural resources.

Why does Civano have businesses in the Neighborhood Center?

Civano is a sustainable development and mixing land uses is one of the most effective ways to minimize automobile trips and maximize pedestrian and bicycle opportunities. An effective land use strategy to reduce auto trips is to mix employment with residential housing. Providing residents of Civano with employment opportunities within the community will reduce off-site trips for that purpose and reduce total vehicle miles traveled. Civano has a goal of having one job available for every two homes completed.

How can I learn more?

Besides being a faithful reader of *The Town Crier*, the best ways are to explore the extensive Civano Neighbors web site www.civano1.com, the HOA web site www.civaneighbors.com, and to become actively involved in the Civano community. There are two complimentary organizations, the Homeowners Association (HOA) and the Civano Neighbors Neighborhood Association, plus numerous clubs and groups that welcome your participation. Monthly potluck dinners are held at the Civano HOA Activity Center and monthly Welcome Breakfasts are held either at the activity Center or in private homes.

I have touched on only a few of the questions frequently asked by newcomers to Civano. Civano has a long and fascinating story and, hopefully, this brief attempt has whetted your appetite for more. Perhaps we need an ongoing forum for Q&A's. How about a permanent Q&A section on the Civano Neighbors web site or a regular article in *The Town Crier*?

(Article was excerpted in part from City of Tucson publications.)

proll5082@aol.com

Did You Know?



The first logo paid homage to Civano's original name

The familiar logo we use today was not Civano's first logo. There were two others that were quite similar to one another. The original logo (circa 1988) depicted Civano's commitment to solar energy and included the community's original name "Tucson Solar Village." In 1996, the original developer, Case Enterprises, replaced the Tucson Solar Village tag with "A Model Sustainable Community" to reflect the broader sustainability goals of Civano. That logo was used only briefly, being replaced by today's logo in 1997.



The second logo reflected the expanded Civano vision

Did You Know?



jan&paul's guest suite at civano

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Want To Contribute to the Next Town Crier?

All Civano residents are invited to contribute.

Contact the editor, Judie Kelly today!



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

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Neighborhood 1 PAD Amendments Headed For Community-Wide Survey

Following a series of discussion meetings and consultation with the Civano 1 HOA Board and the City of Tucson's Department of Urban Planning & Design, Civano Neighbors formed a Neighborhood 1 PAD Amendment Task Force at the December 2 special meeting.

The goal of the task force is to create the wording for the proposed amendments within a time frame that allows any amendments supported by neighbors to be incorporated into the Neighborhood 1 PAD, as amendments. The opportunity to amend the PAD has arisen because of the Pulte Master PAD process.

The task force will create the survey, manage its distribution and receive, analyze and report on survey results, which will also be forwarded to the City.

In summary, the amendments include:

- Incorporate all of Block 1, the southern portion of Block 2 and the southern portion of Lot 527 (school site) into the Neighborhood 1 PAD.
- Allow cars to back out of commercial/mixed use properties directly into the thoroughfare or parking lot.
- Re-zone parking lot to the east of the Neighborhood Center and add the parking spaces to the Commercial area parking pool.
- Change maximum residential density to allow more units in low rise (one to two story) apartments.
- Allow community-approved signs for home-based, mixed-use and commercial businesses.

The amendments' language is subject to change based on the outcomes of the new task force.

Look for the survey in your mailbox soon, take a few moments to respond, then find out more at the January 20 Civano Neighbors general meeting and on CivanoNeighbors.com.

Styrofoam Caps For Cacti

And Other Tucson Winter
Gardening Oddities



Even though you might have moved to Tucson for the winter sun, by now you've probably realized that it can get downright cold here at night. A 40 degree swing between our daytime high and low temperatures is not uncommon. In fact, last winter I recorded two consecutive nights of low temperatures in the mid-teens. Those nights were record lows that laid waste to many tropical plants. In the nursery, our ficus trees froze *inside* our greenhouse.

Understandably, many gardeners are taking freeze warnings a lot more seriously this year. Those people putting Styrofoam cups on the tops of their cacti are not practicing some kind of New Age holiday decorating—they are serious about protecting the tender growing tips of their cacti. And those retirees putting white tents of cloth over their citrus are, for the most part, not reliving their boy scout days—they are trying to keep the frost from damaging their tangerines.

The award for the most ambitious frost protection in Civano should probably go to

Paul and Jean Coache. On my walk to work the last few cold mornings, I've spied a massive ten-foot-high assemblage of sheets and clothespins in their back yard protecting their passion vine.

A few general rules for covering plants are as follows:

- 1 Never use plastic. It will freeze to the leaves of your plants. Quilted frost cloth or blankets and sheets are better.
- 2 Remove the covering the next day to allow the ground around the plant to heat back up.
- 3 When covering trees, don't tie the cover to the trunk like a lollipop wrapper, rather let it drape down to the ground.

If you have any further questions about the cold hardiness of specific plants, feel free to contact me at the nursery, 546-9200, ext. 10.

By Scott Calhoun, resident green thumb

Can You Dig It?

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We Deliver & Plant Trees

THE TRADITIONS OF CIVANO:

Energy and water conservation -- Clean Environment -- Quality of life
Christie Garrison and Roger Waite are making a difference in the air we breathe and the water we drink in our homes at Civano.

Here's what some Civano neighbors are saying:

"The air in our home smells so clean and fresh". Lynne, Sharlene and Amelia Gillette

"Our house was sprayed by a skunk. Your air purifier completely removed the odor from our home".

Mary Pagel www.ctutor.com

"We have used one of your air purifiers for eight years. The clean air greatly relieved Jan's breathing problems and we've never turned it off". Jan Moran and Paul Rollins

"We painted our bedroom and sanitized it for 4 hours with your air purifier. There was no paint odor that night". Marie and Luis Martinez

"During the many days of painting walls in our new home, it was unbelievable to return the following morning and find absolutely no paint odor. It has also eliminated our concern for the litter box being noticeable to visitors". Tom and Kay Wagner

"A few days with my air purifier, and I was able to stop my allergy medication". Bonnie Waite

Our air purifiers service a whole house using only 90 watts of power and have no filters to replace. They remove odors, mold, dust, pet dander, dust mites, pollens, bacteria, viruses and parasites using the same processes indoors that nature uses outdoors to deal with pollution and toxic air. The EPA says our tightly built homes have air that is 4 to 5 times more toxic than outdoors.

We are installing the first of our whole house water purification units in Civano. The process wastes no water. We'll show it to you soon.

Free, no obligation trial of an air purifier in your home. Give us a call.

Christie Garrison – 520-546-4500

Roger Waite – 520-546-1206

New! Civano Speakers Series

Promises Diverse and Intelligent General-Interest Lectures, Readings and Discussions

The Civano Speakers Series—a monthly general interest lecture followed by discussion, open to all neighbors—is set for 2005.

Each session will be held at the HOA Activity Center, following monthly potlucks on the fourth Sunday of each month, unless otherwise stated.

Sessions begin at 7 p.m., and last from one to two hours, including discussion.

January 30

Yard Full of Sun— A Reading

Scott Calhoun, resident, author and Civano Nursery Garden Center manager

February 27

Local Politics and Running for Office: My Personal Experiences

Esther Sharif, resident and candidate for state legislature, Nov 2004 election

March 30

Civano – A History (Begins Independent Civano History Series)

Paul Rollins, resident and broker

April 24

Cosmic Questions: Our Place in Space and Time

Rob Vugteveen, UA Flandrau Science Center

May 22

Riverfall: Poems— A Reading

Simmons Buntin, resident, poet and editor, *Terrain.org: A Journal of the Built & Natural Environments*

June 26

Citizens Council Protecting the Cienega Corridor

Emily Brott, Sonoran Institute

July 24

Wireless Networks, Communities and Security

Luis Martinez, resident and wireless internet provider

August 28

The Empire Ranch: A Historical Review

Phil Ogden, resident and retired UA professor

September 25

The Sustainable Passive Solar Residence: A Year in Review

Rich Michal, resident and architect/engineer

October 30

Civano Ghost Stories

Pat Canady, resident and author

November 27

Clinical Hypnotherapy: A Branch of the Complimentary Healing Arts

Catherine France, resident and clinical hypnotherapist

Sessions in 2006 are likely to include topics on Civano artists, bird watching, Civano archaeology, New Urbanism, Civano's critters, Saguaro National Park, regional preservation efforts and more.

For more information about each session or to sponsor a session (fund refreshments), please visit www.CivanoNeighbors.com/speakers, or contact Simmons Buntin at sb@terrain.org or 520.241.7390.

January 2005

Get To Know "Long-Time" Resident Christie Garrison

Christie has been a Tucson resident since 1997. She and her family were introduced to Civano when they went on the Innovative Housing Tour the month they came to town. At that time, they felt it was too far out from the city. She and her family became involved with Sonora Cohousing and participated in the planning of that project for a year before deciding they were more suited to Civano. After enduring the RGC crisis, they finally moved here in March 2000. This qualifies Christie and her daughter Molly as long-time residents in Civano.

Prior to moving to Tucson, Christie and her family lived on a sailboat in St. Petersburg, Florida and in an earth sheltered house in the Black Forest, near Colorado Springs, before that.

Molly is Christie's twelve-year-old daughter, a sixth grader at Civano Community School. Christie's parents, Roger and Bonnie Waite joined Christie and Molly in Civano to help out while Christie finished school. They have stayed on and may become permanent members of our community.

Christie worked as a nurse for 20 years and recently received her degree in Human Services. She has a strong connection to her church, St. Francis in the Foothills, where she is active in community outreach. She is also active in working with Pima County Interfaith Council and the League of Women Voters.


Christie admits she is torn between staying in Civano where she has dreamed of building a general store on her property at the triangle where Seven Generations meets Civano Boulevard across from the neighborhood center, and moving back into town where she can be more effective working in the larger community.

Christie's son Michael and his wife Cass live in Colorado Springs with their two boys Ethan and Damijan. Michael, who is in the U.S. Air Force, is soon to be deployed to the United Arab Emirates.

Christie's hope for this community is that it will continue to grow and prosper. She hopes to see continued diversity, thriving

businesses and peaceful camaraderie among neighbors. She loves the way people have rallied around to work through the challenges of the past six years.

Christie said, "Anything that is new and different has its growing pains, and I think that what we have now is worth all the struggles and crying and the hard, hard work people have put into it. If it never gets any better than it is today, Civano is a beautiful place to be and has more to offer than any housing development/community I know of."




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"Working and caring for YOU, the whole deal through."

Specializing in CIVANO, where I live, work and play, as well as Vail, Corona De Tucson, Rancho Del Lago and the Southeast area. I am actively involved representing folks in Civano for home sales and purchases including new home construction.



Meet Your Neighbors

New or old, get to know your neighbors here

Welcome To The Neighborhood Jeff And Yeka Bruner



Jeff and Yeka Bruner at home with their one-year-old daughter, Camila.

Meet your new neighbors, Jeff and Yeka Bruner and their one-year-old daughter, Camila. They are new, not only to Civano, but also to Tucson, having lived most recently in Mexico City.

Having Jeff's parents living in Tucson was a big factor in their decision to relocate here. After looking at a number of houses in the area, Yeka decided they should have a home built in Civano. She said that the *Sunset Magazine* article touting Civano as a great community in which to live helped her make the choice.

The Bruners have been busy getting their new home furnished and decorated and, of course, keeping up with little Camila. They are planning to enroll Cami in the Civano Community School and hope that a pre-school will soon be available in the community. Both Jeff and Yeka are fluent in Spanish and in English, so Cami will have the advantage of growing up bi-lingual.

Yeka especially likes the fact that she feels safe here in our community. She sings in two choirs, the U of A Community Choir and the Tucson Masterworks Chorale. She likes being able to drive home after dark from practices. In other places they've lived, it was not safe to do so.

Yeka sang with an opera company when she lived in Bogota. Her sister is an actress there.

Jeff's younger brother, Cliff, is in the Navy, stationed in Virginia. He and his family are thinking of relocating to Tucson when he retires in five years.

Jeff served for ten years as an officer in the U.S. Navy, mostly in Latin America, but also in the Mediterranean, the Caribbean and Virginia. He and Yeka met in Colombia, where Yeka was raised.

Yeka has a degree in finance from a university in Colombia, but she says that it is music that opens doors for her wherever she goes. People everywhere love to sing. She would like to see a singing group form in Civano.

Jeff likes to keep in shape by running, swimming and working out. He's an occasional golfer, an amateur archer and is just learning fly fishing. His degree is in engineering from the University of Maryland. He was a volunteer fireman and part-time paid firefighter when he was in school.

The Bruners agree that Civano is a place they can live happily for a long time. They like the way so much of the desert has been preserved. Yeka says, "It's a safe and pretty place for people with children to live."



Be a good neighbor. Please clean up after me!

Do you have a neighbor that you would like to get to know better?

Interview them. Get a picture. Send it in. Contributions are always welcome!

Contact editor Judie Kelly at 885-6601
email: jkelly64@cox.net