

Civano Neighbors Neighborhood Association 2005 Leadership Team Elections

Elections of new members to the Leadership Team for our Civano Neighbors Neighborhood Association will take place during the annual meeting on Thursday, November 17, at the Civano Community School, 10673 E. Mira Lane. Although the meeting will start at 7:00 p.m., please try to come early if you can, to meet the candidates.

Established in 2002, Civano Neighbors is officially recognized as a neighborhood association by the City of Tucson, including the Department of Neighborhood Resources and Ward 4. The purpose of Civano Neighbors is to provide a forum for community dialogue and a mechanism for community action to enhance a sense of place, neighbor connectivity, and quality of life for the residents and businesses within the boundaries of the Civano Neighbors neighborhood association.

Four Elected Leadership Team Positions To Be Filled

Four At-Large Members of the Civano Neighbors Leadership Team will be selected. They will be assisting with the functions and responsibilities that are shared among 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 for neighborhood interests with city officials, communicating information to members of the community, and helping to organize community events.

Three At-Large Members will be elected for a term of two years, and one for a term of one year. The four new members will be joining Association Spokesperson Rick Hanson, Treasurer Ardi Whelan, and Member-At-Large Stephanie Mitchell, whose terms extend for another year. Many thanks to Jack Kelly, Dirk Matthias, Brian Zacher, and Austin Gavin for serving on the Leadership Team during the past year. In addition to the seven elected members, the chairs of all neighborhood association Working Groups also serve on the Leadership Team as *ex officio* members.

Who Is Volunteering To Serve In An Elected Position On The Leadership Team?

We're fortunate to have a good slate of candidates willing to serve our neighborhood on the Civano Neighbors Leadership Team. Candidates include: Alan Boertjens, Karen King, Bob Small, Roger Waite, and Daniel Weber.

How Can I Learn More About the Nominees?

Please see the Candidate's Statements which follow in this edition of the *Town Crier*. They will also be posted on the Civano Neighbors website at www.civanoneighbors.com. Also, feel free to contact the candidates directly if you have questions for them.. (See Statements for contact information.) In addition, an informal opportunity to meet the candidates will take place before the start of annual meeting of Civano Neighbors Neighborhood

Association on Thursday, November 17. Try to come early, if you can.

Who Is Eligible To Vote In The Neighborhood Association Elections?

Any member of the neighborhood association – defined as all residents (whether homeowners or renters), non-resident homeowners, and business owners within the Civano Neighbors boundaries, which is the area bounded by Irvington Road on the north, Pantano Wash on the east, Bilby Road on the south, and Harrison Road/Davis-Monthan Air Force Base on the west are eligible to vote in the elections.

What's The Election Process?

As recommended by the City of Tucson, elections for positions on the Civano Neighbors Leadership Team will be conducted by paper ballots that must be cast in person by neighborhood association members attending the annual meeting. 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. You must be present to vote.

Questions?

If you have any questions about the election process, please contact Mike Eng, Chair of the Nominations Committee (michaeleng@cox.net, 731-9763),

See candidates' statements on page five.

Instant Communication: www.CivanoNeighbors.com

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The Greening Of Civano

Shipley Family Builds Civano Nursery



There's no doubt about it, Les Shipley, the force behind the Civano Nursery, has a green thumb...he has grown three businesses and four homes at Civano and now three generations of Shipley's call Civano home.

Back in 1996, Les was introduced to the Civano project by David Butterfield, of Victoria, British Columbia, one of the original co-developers of Civano. He had been a successful horticulturist and landscaper in Victoria and had retired to a life of tennis and leisure. But as Les puts it..."when I washed my car three times in one day I knew I had to get back to work."

"Work" was to become the new Civano project in Tucson, Arizona. With little knowledge of the desert and with no guarantee of success, Les moved his entire family (wife, Doris and sons, Chris, Nick and Alex) to Tucson and an uncertain future.

Since his early days as a mushroom farmer in southern England and horticulturist in Nova Scotia, Les had always been an entrepreneur, but Civano was a whole new level of risk. The desert landscape was drastically different from the balmy Northwest climate and it seemed like the Civano project was often on life support. Plant classes at Pima College

helped but most of the learning process for Les and his sons was hands-on. But Les was determined to create a successful business that involved his sons and that business became the Civano Nursery.



The Shipley Clan: Nick, Les, Alex and Chris

The first job of the Civano Nursery was to "salvage" the native Mesquites and Palo Verde before the bulldozers arrived to grade Civano's first neighborhood. The Shipleys perfected new methods of salvaging trees that included hand digging the root ball and boxing the trees...a technique that proved to have a 95% success rate. Having mature native trees is vital to the Civano philosophy because as Les Shipley puts it..."we know that native wildlife are dependent upon native trees and vegetation to preserve the food chain."

Next came the building of a retail nursery, now located at the corner of Houghton and

Seven Generations. The Shipley's have built their business into one known in Tucson for its expertise in native plants. Today, Civano residents and Tucson locals come to Civano for specialized advise on what native plants will grow best in their microclimate.

But of course these Civano pioneers didn't stop there. Besides tree salvage and the retail garden center, the Civano Nursery also operates a landscape business and recently opened a huge, state-of-the-art wholesale nursery in Sahuarita.

Today Les's son, Nick, manages Civano's Sahuarita Farms

Nursery where son, Alex, is the Sales Manager. Eldest son, Chris, manages the tree salvage division and Chris's wife, Mel, manages the retail Civano Nursery. Mel and Chris's daughter, Taylor, age three, seems to enjoy digging in dirt and is being groomed to take over the whole operation.

The entire clan lives in the Shipley's Civano "compound" on Zenith Way. They occupy three houses and a fourth will be completed next spring. And there are big plans for the Civano Nursery. Les envisions making it a destination garden center complete with learning center and café.

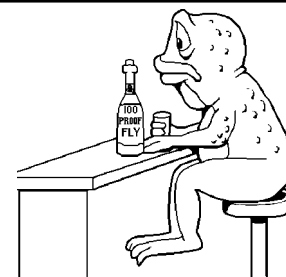
Will Les ever retire? He says yes but ask him about his upcoming projects and his eyes light up. A true entrepreneur and Civano Pioneer, Les Shipley is energized by continuing to grow his dreams.

Did You know?

Civano Nursery salvaged (hand dug and boxed) and later replanted over 800 Palo Verde and Mesquite trees and 3000 Barrel and Saguaro Cacti on the Civano 1 property. Many of the salvaged trees at Civano are over 100 years old.

In Neighborhood One, there are over 2,100 trees in the 1.2 million square feet of common areas and rights-of-way.

Did You know?



"It's not easy being green."
— Kermit the Frog, 1972

Energy And Water Standards On The Move, In Case You Missed It

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

According to the *Arizona Daily Star*, October 5, 2005, "Developers who were previously urged to include a plan for Water Harvesting in Commercial and Residential Developments May Soon Be Required to Do It." Energy and water issues are constantly urging our leaders to make the Civano initiative law rather than a standard. Perhaps Civano's Energy and Solar Energy Standards, i.e., the revised SES pass by M&C, should become law as well.

On a recent PBS show of dead cities, the probable history of Tucson and Phoenix are cited as future "digs" where people of the future will explore population centers built without any water supply. Oh, but we have ground water, right? But think, how do you get to it without electricity or fuel sources? The answer to this question is vital to our existence.



Tucson's own affordable housing project has embraced the SES, and "The Civano Standard" will be used in the 14 unit Westmoreland development to be built near the Tucson Convention Center. In studies by ANE, Inc., enough monies were found by reconsidering building materials, to afford all of the upgrades necessary to include The Civano Standards at no additional cost. Go figure. Rain water harvesting has also been included.

Where are we headed? Well, our own Civano experience is a story that must be told; it is our hope for a viable future. Perhaps future generations uncovering the ruins of Phoenix will be from the city known as "Civano".

A reminder: it's nice weather this month and a good time get outside and meet a new neighbor.

For the month of November you may expect: Average Temperature — 59.2 F (15.1 C), Relative humidity 43%, Wind speed 8.3 mi/hr (3.7 m/s) and 104 Heating degree days with 8 Cooling degree days base 65 F (18.3 C).

Rick's Ramblings

A column by neighborhood association spokesperson Rick Hanson

It's election season here in Civano. Many would call it fall (even without the frost or changing leaf colors), but the turnover of the Civano 1 Homeowner's Association (HOA) to its members has caused an unusual occurrence. For the first and only time we're having three elections in the Civano 1 neighborhood within a month; an HOA election, a Civano Neighbors election and the regular city elections. In future years the Civano 1 HOA election will take place after the first of the year.

We greet our newest residents to Civano Neighbors, the first individuals and families moving into Sierra Morado. Welcome, and please join us at our Annual Meeting on November 17.

I'd also like to offer my congratulations to the newly elected Civano 1 HOA Board and wish them well as they begin their responsibilities managing that HOA. As there also is an HOA in Sierra Morado it seems appropriate to acknowledge and think about how Civano Neighbors and the HOAs differ.

First and foremost, Civano Neighbors is a neighborhood association, recognized by the City of Tucson to represent a geographic area. Our boundaries are the Harrison Road extension on the west (Davis-Monthan's eastern boundary), Bilby Road on the south, Pantano Wash on the east and Irvington Road to the north. This area includes Civano 1, Sierra Morado, Fantasy Island, and several homes in the Pantano Wash. The Civano 1 HOA and Sierra Morado's HOA each represent geographic areas wholly contained within Civano Neighbors boundaries.

Another difference lies in who can belong to each organization. HOA membership is made up of and limited to those who own property in Civano or Sierra Morado. Anyone paying

monthly assessments is a member of the HOA.

Civano Neighbors, on the other hand, is a neighborhood association with a membership made up of anyone who lives, works, or owns property in the neighborhood and chooses to participate in the association. Renters and business operators who don't live here, for instance, can be members of Civano Neighbors.

The third difference can be found in what we do. HOAs are a business and have a fiduciary responsibility. They maintain and regulate our community amenities, such as pools, parks, and other common areas. In Civano 1 that includes the "Round Building" in the neighborhood center and in Sierra Morado the as yet to be built Community Center will be an HOA responsibility. The HOAs enforce CC&Rs and provide for Design Review. Their activities, in general, relate to maintaining an attractive and livable neighborhood.

Civano Neighbors is charged with looking at issues of development on behalf of all the residents of the area. The TMC proposed hospital, the commercial development at Houghton and Drexel, the Houghton Area Master Plan (HAMP), plans for Houghton Road's expansion or a convenience store at the corner of Houghton and Irvington, all of which impact the area, are subject to review, comment, and in some cases negotiation and action by Civano Neighbors.

Within Civano 1, development issues looked at by Civano Neighbors have included the Block 1 (Northridge) development, Block 2, and providing adequate parking. The entire Sierra Morado development has been reviewed, negotiated and approved by Civano Neighbors with ongoing discussion with the Pulte Corporation as new units are planned for Sierra Morado.

Funding is the other major difference. The HOAs have the power to collect funds through assessments of the property owners and have substantial budgets to maintain the Civano 1 and Sierra Morado community amenities.

Civano Neighbors depends on advertising sales for the Town Crier, merchandise sales, and contributions for events and activities to fund the organization. Our budget is less than one percent the size of the HOAs' and our major expense is the publication of the Town Crier.

While there are significant differences in the roles and responsibilities of the different organizations, there are many areas where we can and do work together. Community activities (Welcome Breakfasts, pot lucks, etc.), carrying the message of the Civano development to others, and working together on traffic and safety issues are among some of them. We in Civano Neighbors look forward to working with the HOAs on these and other issues and concerns we have in common.

Can things sometimes get confused between the different organizations? Of course. Over the past three years, however, we usually were able to refer concerns to the correct group to deal with issues. Will we always be in agreement on issues? Again, we have not and I'm sure we will not agree at times. However, good communication and a clear understanding of what each organization is and does should minimize the times this happens.

One final thought. Whether you live in Sierra Morado, the Pantano Wash or Civano 1, I invite and encourage you to be active and participate in Civano Neighbors, the local HOA where you live, or both. Civano Neighbors has a number of working groups that encourage participation and involvement.

As the Civano 1 and Sierra Morado HOAs organize and reorganize there will be ample opportunities to plug in and make a difference. Active participation is the driver for what gets done, which issues get attention, and how concerns are addressed. Be involved; we'll all benefit.

Have a safe and happy election season and enjoy our gorgeous fall.

Yours in Community, Rick

Civano Neighbors – A Year in Review

Civano Neighbors experienced its third year (starting in November of 2004) as a year of transition and challenges met. The Leadership Team transitioned from Simmons Buntin and Patrick Whelan to Rick Hanson and Ardi Whalen along with three newly elected at-large members. Here are some of the highlights of the past year..

DEVELOPMENT. There were two primary focus areas in 2005, the Sierra Morado project with its associated PAD amendments and the meetings to begin planning for a hospital in the commercial area along Houghton Road.

Pulte Corporation's plans for Sierra Morado were, in general, found to be unacceptable by Civano Neighbors as the year started. A contentious period of negotiations with Pulte led to the Neighborhood's professional and thoughtful appearance before a supportive Hearing Examiner. The Examiner delayed the project to allow for more negotiations.

Ultimately, Pulte and Civano Neighbors reached agreement and the plans and PADs were modified to strengthen the Sierra Morado development. Highlights of the agreement include Pulte agreeing to add more park areas, honoring the requirement that no more than 30 percent of the garages will be at the front of homes, assuring no two homes that look alike will be placed next to each other, and to keep the development gate free.

In addition, all homeowners & residents in Civano 1 were surveyed to determine their interest in making some technical corrections to the

Civano 1 PAD, some of which were incorporated. All of the affected documents were approved by the Tucson City Council in April.

The Pulte Working Group continues to meet to review Sierra Morado plans, including plans submitted by Pulte to the Neighborhood and the City for their second unit (phase). The plans will be presented at the Civano Neighbors Annual Meeting on November 17, 2005.

We began meeting with Tucson Medical Center (TMC) on their proposal to site a 100 bed hospital in the Civano commercial area (now called The Pavilions) in December of 2004. Through several meetings we've now developed a set of principles and have preliminarily placed the hospital to front on Drexel. Current plans call for the hospital to open in 2009 with other buildings being built in phases prior to the opening.

TMC, their consultants, and Civano Neighbors have all been extremely happy with both the planning process and the participation by so many of you, the neighbors, in it.

Other development activities included reviewing and supporting the Houghton Area Master Plan (HAMP) after having Fantasy Island added as a park area, looking for space for the Civano Middle School, trying to arrange for parking to benefit some of the homes on Seven Generations Way, adding some "missed" pathways along the washes for pedestrian connectivity, and preliminary discussions with Jump Enterprises on the plans for the commercial areas located near the hospital site (planning will start in 2006).

PLANNING. In addition to all the planning done around development issues, Civano Neighbors also looked at what areas would be of interest for

the association to undertake in 2006. The two areas with the greatest interest were "Aging in Place" and getting a "Health Club" in Civano. A new Aging in Place Working Group is being formed to study that issue and its implications for Civano. A subcommittee of the Commercial Areas Working Group will look at the health club issue.

COMMUNITY EVENTS. Each month Civano Neighbors sponsored a Welcome Breakfast (formerly Newcomer Breakfasts). Many thanks go to Sharlene Gillette and the other neighbors who have organized and participated in these breakfasts. In addition, the third annual Community Picnic was held in April and an old-fashioned Ice Cream Social was held before the Civano Neighbors meeting in July.

COMMUNICATIONS. We continue to be perhaps the best connected neighborhood association in Tucson through our website and the Town Crier. Many thanks to Simmons Buntin for his continued excellence as our webmaster, to Judie Kelly for picking up the editorship of the Town Crier and keeping the paper one everyone can't wait to read, to Shelley DeVere for doing a great job laying out and producing the paper, and to Paul Rollins, who has been selling the advertising which pays for the printing and mailing. We all thank you and applaud you all for your efforts on our behalf.

It's been a full and busy year. Thanks go to all the volunteers who have served on the Leadership Team and participated in working groups, not just last year but also in previous years.

The Civano Neighbors Leadership Team thanks all of you for your support and participation. We look forward to working with you on behalf of the Neighborhood in 2006.

The Town Crier is the newspaper of Civano Neighbors, our neighborhood association. We publish six regular issues per year. Anyone can contribute, contact the editor for information.

Editor: Judie Kelly, 885-6601 jkelly64@cox.net

Production Manager: Shelley DeVere

Contributors this issue: Rick Hanson, Paul Rollins, Mike Eng, Al Nichols, Simmons Buntin, Sharlene Gillette, Thais Young, Judie Kelly, Larry Fisher.

Photos this issue: Judie Kelly, Paul Rollins, Tahnee Robertson.

Advertising Info: Paul Rollins, 296-8181 Proll5082@aol.com

Leadership Team:

Spokesperson: Rick Hanson, 546-2928 Rickandlinda@cox.net

Treasurer: Ardi Whalen, 885-8211 ardicw@highstream.net

Members At Large:

Jack Kelly, 731-0150 JJK85747@aol.com

Dirk Matthias, 751-3858 Dirkmatthias@hotmail.com

Stephanie Mitchell, 519-0299 Stephcam@mindspring.com

Indonesian Journalists Meet With Civano Neighbors

Ten senior Indonesian journalists and editors, touring the U.S. on a State Department sponsored visit, recently met with some Civano neighbors for a dinner dialogue at the Robertson-Fisher home.

The group's two week tour, which included Washington, D.C., New York City, and Tucson, focused on issues related to Civic Society and Volunteerism. The journalists visited a range of non-profit organizations, media specialists, elected officials, and local community groups to explore these themes, and they continued to file reports to their publications all along the tour.

In Tucson, the group also visited Habitat for Humanity, the San Xavier District of the Tohono O'dham Nation, Las Cienegas National Conservation Area, Mujer Sana, the Mexican American Studies and Research Center, ACCESS Tucson, Congregation Or Chadash, and they met with Richard Elias of the County Board of Supervisors.

The evening meal and discussion offered a

unique opportunity for local residents to talk about Civano's history, its guiding principles, governance structure, and general community life. The visitors offered interesting comments about the contrast with community dynamics in Indonesia.

Representing the neighborhood were Paul Rollins, Dirk Mathias, Tere and Guille Pelaez, Mike and Monica Eng, Karen and Jeff Simms, Larry Fisher and Tahnee Robertson, Stephanie and Zane Johnson, Christie and Molly Garrison, and Mike Quigley.



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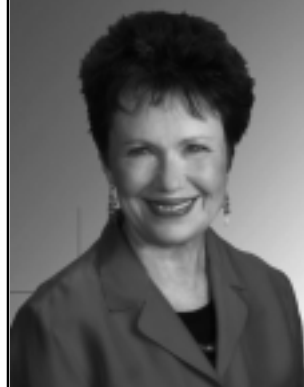
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Civano Neighbors Leadership Team 2005 Candidate Statements

Alan Boertjens, ajb2@cox.net, 207-2539

Statement was not received before the Town Crier's deadline. Please check the Civano Neighbors website: www.civanoneighbors.com

Karen King, Karen.King@charterfunding.com, 909-7496

With the exception of two years as a marketing publicist, Karen has been in real estate related professions since 1974. She was manager and real estate broker of an inner city non-profit community revitalization group which developed in-fill housing utilizing traditional neighborhood designs such as we have here in Civano.

She has restored two historic homes, built one custom home and owned a public relations business for builders and developers. Karen is committed to the concept of Civano and brings a great deal of experience in real estate advertising and public relations, property management, development and real estate financing to the table.

Bob Small, littlehelga@cox.net, 398-7100

I am very interested in serving on the Civano Neighborhood Association's Leadership Team. My wife, Helga and I have owned our home (5198 S. Civano Blvd) for nearly 2 years. While attending the U of A, we fell in love with Tucson and the desert. During these last five years we became acquainted with the Civano community and are enthusiastic about its unique desire for a sustainable living concept.

In the next few months Civano will move into a new phase of its development. The Neighborhood Association will have a responsibility for helping to shape this development. It will be an exciting time but also a very challenging one for the Neighborhood Association. Some major issues are:

- Continuing to support the diversity of the community to maintain a viable, living community where people want to invest not only part of their life, but also their financial resources (i.e., property values). We must be proactive to the changing needs of the community.
- Continuing our efforts to show leadership in promoting a community dedicated to environ-

mental and conservation issues, not only within the community, but elsewhere.

· Continuing to be a viable voice for all of the Civano community not only to the Civano HOA Board but also to governmental and other outside groups that can have a significant effect on Civano's development.

I believe in Civano's environmental and conservation concepts and enjoy the diversity of our people. I also believe in our "new urbanization" concept where we make livable "clusters" in the form of residential, mixed-use and commercial businesses. We also need to consider maintaining and improving our public facilities.

Roger Waite, robowaite@surpriseline.com, 546-1206

Civano is a very special community to me and I am sure to many other homeowners and renters. Many of us are here because we have yearned for a place that is environmentally sound, where neighbors know neighbors, many basic business needs are available nearby and we can demonstrate to the city and the world what community really means.

We have a wide range of ages from newborns to senior citizens. We have many residents who are health conscious and take advantage of our quiet streets and paths for exercise and socializing. There are others who did not know how unique Civano is and who we hope will learn to appreciate it.

I feel the Neighborhood Association is one of the best vehicles we have to help everyone have a part in sustaining and developing the community spirit that will ensure the success of our venture. There will be issues to be discussed and compromises to be made. There will be builders who will take exception to the concepts under which Civano was created. The Neighborhood Association is the forum where we can exert some influence on efforts to change guidelines and rules established by the original developers and the City of Tucson.

If these thoughts are valid, I would like to offer my services to the Neighborhood Association in a leadership role. I have functioned in the past in several planned communities and helped to grow

them and interpret the guidelines we all accepted either consciously or not. Please accept my offer to run for a leadership position.

Daniel Weber, dia3weber@cox.net, 731-8768

My family and I moved to Civano in November 2000. We live in a Solarbuilt home on Eleanor Maldonado Place. My wife Ingrid and I have 3 daughters: Annika (14), Alana (12), and Eliza (8). Our two older daughters attend Civano Community Middle School; our youngest daughter attends Civano Community Elementary School. We also have a high school exchange student staying with us for the school year. Stina (16) is from Denmark and attends Cienega High School. Ingrid and I met in graduate school at the U of A and we have been married for 16 years.

Ingrid is a stay-at-home mom and teaches yoga and pilates classes held at our house and various other places in town. Soon we hope to complete construction of a Doucette house on Civano Boulevard where Ingrid plans to open a yoga and pilates studio.

I am a hydrogeologist and part owner of a small business specializing in hydrogeologic consulting. My work focuses mainly on groundwater issues in the arid and semi-arid parts of North and South America. Much of my job involves leading a small group of scientists in "hydrometric" services. Hydro (water) metrics (measurements) is a fancy word we use for measuring all things related to the hydrologic cycle.

I enjoy living in Civano and especially like the community of people I have met here, promoting wise use of resources and building practices, and the spirit of preserving our environment for generations to come. I would like to be a member of the Leadership Team in order to maintain direction past members have begun. As the Neighborhood Association evolves in the future, I wish to provide my input and support for important decisions and facilitate meetings so that association members clearly understand issues that may affect the neighborhood.



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In My View

A Column by Judie Kelly,
Editor of The Town Crier

Whatever happened to the farmers at our Civano Farmers' Market? I miss them. Every Sunday morning I walk to the market at the new location in the Civano Nursery parking lot hoping to find some good produce or breads or tortillas to buy. And every Sunday morning there's less and less of what I go for and more and more of what I don't. I miss Esperanza with her tamales, tortillas and salsas. We only got to sample her mesquite tortillas once, and while they were expensive, we wanted more. Then she disappeared forever. I long for the produce man from Dragoon who always had a nice selection of common and unusual fruits and veggies as well as some exotic vinegars, oils and salsas. I had to wonder how he could afford to drive to Civano from Dragoon and sell so little produce. I guess he couldn't. And Christie from Sahaurita with her breads

and sometimes produce and always cheerful demeanor—I miss her, too. A few weeks ago I bought some fresh farm eggs from her that were the best I can remember. One of them even had a double yolk and that tickled me. Double yolks always make me feel lucky and think of twin chicks. When's the last time you got a double yolk in a supermarket egg?

Whatever happened to the Civano Sisters who sold home baked breads and cookies and brownies? I guess we didn't buy enough to make it worth their while.

Perhaps the Alaska salmon and shrimp lady is still in Alaska stocking up, although I think it must be very cold there by now. I wonder if she'll be back to Civano. I thought she was the force behind the market when it first started here. And then, she went fishing.

I visited with Michael Ellsworth last Sunday to see what he knows about why so many vendors have stopped showing up and just as I imagined, he said that they couldn't afford to keep coming to Civano and selling so little.

Michael is the friendly guy in the tie-dye tank top and the straw cowboy hat who sells empanadas from Mama Llama's. He's been trying to keep vendors interested and to recruit new ones, but the produce folks seem to have given up and deserted us. He's offering a first-time-free space to anyone who wants to run a produce stand at the Civano market. The usual fee is \$10 per week per vendor.

I asked Michael about the change of venue from the Neighborhood Center to the Civano Nursery parking lot. He thinks it was a good

move. Personally, I found the ambience at the center far more inviting and it seemed to me that it was after the move that vendors started fading away. Maybe it's just my imagination.

Cody, our resident photographer and cellist, keeps coming back. Maybe he'd consider giving a cello concert in the parking lot to bring in the crowds. Probably not. He's been working with Michael to create posters and flyers to get Civano neighbors to come out and patronize our farmers' market without farmers.

I've talked so some neighbors who go out to Rincon Farmers' Market on Saturdays who've never been to our own here in Civano on Sundays. I find that strange. I know they have more to offer down the road a few miles, but if we don't patronize our vendors while they're coming here to establish themselves as part of our community scene, can we be surprised if they quit showing up?

I've bought breakfast a couple of times from Ed from Viro's Italian Bakery and Deli. Delicious and filling—one is enough for two. Definitely worth the price of admission in my view.

I urge you all to keep coming out and buying from our vendors and for those of you who've not yet experienced our Civano Farmers' Market, come on down and encourage these folks to keep coming back.

And, if you have an abundance of produce or know someone who has, Michael Ellsworth is looking for you. See him at the Farmer's Market or call him at 722-1912.



Cody Sells Photos With A Smile



Empanadas Anyone?



Michael Ellsworth Wants You



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F.Y.I.**WHAT'S HAPPENING AND WHERE****Civano Tykes****Attention parents and caretakers of children preschool age and younger.**

Civano Tykes is a group of neighbors that organizes play and educational activities for little ones and for those who love and care for them. Playgroups, Moms' Night Out, and special family events are just some of the activities available. Please join us to meet other parents, find playmates for your little ones or just to have fun.

For more details, visit the Civano Tykes Yahoo! Group page (<http://groups.yahoo.com/group/CivanoTykes>) and click on the "Join This Group" bar) Or call Stephanie Mitchell (519-0299) for more information.

Clubs and Meetings

Civano's Book Club meets the second Monday of the month in the Activity Center, at 7:00 p.m.

You are invited to join this informal group. Check the Neighbors web site for book titles, or call Ardi at 885-8211.

Tax Credit Donations To Help The Civano Schools

Did you know that you can donate up to \$300 dollars to the Civano Community School and Civano Middle School and not spend any money? It's true. If you have a tax liability to the state of Arizona for 2005, you can donate \$300 per married couple or \$200 for an individual, and get the whole amount taken off your tax bill in the spring. It is not a deduction, it is a refund of the amount given.

Our little schools use the tax credit donations for art, music, a strings program, field trips, science, p.e. materials, and special guests. Many of our neighbors have been giving to the school regularly for the past six years, and we truly appreciate their kindness.

The deadline is December 31, 2005 for this years' taxes. If you would like to support your neighborhood schools, please contact the Civano Community School, and we will send you a form right away. If you have any questions, please call and talk to Pam. The school phone number is 731-3466.

Newcomers Working Group

You are invited to join us in welcoming new residents. Our work includes (1) collecting and assembling materials for the Welcome Packets, (2) locating new residents, (3) delivering the packets, and (4) scheduling the Saturday Newcomers Welcome Breakfasts.

Since this time last year our group has delivered 120 Civano Welcome Envelopes along with a plant from Civano Nursery. Special thanks goes to Kay Wagner who has welcomed more than 40 new residents in the Pepper-Viner area.

Thanks also to the hosts of the Saturday Welcome Breakfasts. Attendance has ranged from 36 to 122. These pot-luck breakfasts have allowed old and new residents to share information on a wide range of topics.

Nov. 19 Breakfast, 8:30-11:00

10394 E. Seven Generations

Hosts: Paul & Jean Coache

No December Breakfast.**Jan. 21 Breakfast, 8:30-11:00**

10553 E. George Brookbank

Hosts: Lynne & Sharlene Gillette

If you are interested in hosting a Breakfast or have materials or notices for the Welcome Packet, call Sharlene, Newcomer Working Group Chairperson, 296-7060.

***** Artisans, Businesses And Services At Civano *****Casita del Vacquero **Guest Suite** 751-1645Civano Blvd **Guest Suites** 398-5099Jan & Paul's **Guest Suite** 296-8181Zona Gardens **Guest Suites** 867-8038The Inn at Civano **Small Hotel** 296-5428Karen King **Charter Funding** 202-2921Dan Spahr **Financial Services** 207-0804Austin Gavin, **Realtor** 918-5234Long **Realty** Michon Javelosa 631-3077Long **Realty** Cindy & Jeff Monger 548-2684Jeff Pery **Realtor** 721-0909Paul Rollins **Realtor** 296-8181Casey Stockdale **Realtor** 444-4584Joan Tober, **Realty Executives** 8504215Civano **Notary Services** 296-7060Terrain.Org **Env. Journal** www.terrain.orgDaniel McPeak **Architect** 731-0665Al Nichols **Engineering** 298-5823Scott Calhoun **Garden Designs** 867-8038Hydroponic **Gardening** 247-6174Phil Ogden **Native Plant ID** 296-7856Jery Wheeler **AZ Birds ID** 751-9293**Air Purification Systems** 546-4500**Archigraphics** Raymond Lytle 749-4538**Computer Help** 721-0909 jp@sunkids.org**Computer Tutor** Mare 296-5428**Flying Blind** Mike Couzens 885-7232Splinters **Handyman** Civano Business Owner

for Five Years, Paul Coache 885-6645

Healthy Home Tour Mary Pagel 296-5428Civano **Pet, Plants & House Sitting** 733-0409**Water Purification Systems** 546-1206John Lauer **Window Washing** 751-1645**Aquatic Massage** Monica Eng 909-1585**Massage Therapy** Monica Eng 909-1585**Counseling at Civano** J. Raymond 886-1446Catherine France **Hypnotherapist** 471-3879**Yoga and Pilates** in Civano 731-8768Ballet Rincon **Academy of Dance** 574-2804Ceci's **Salon, Hair and Nails** 867-6162**Spinal Energy Healing** Dr. L. Palermo 546-1582Diane Young at **Art** 207-0824Barbara's **Beads** www.beadedjewelbox.comNatural **Handmade Soap** 721-0909Stephanie Johnson **Mural Artist** 722-1878Judie Kelly **Paper Art** 885-6601**Photography Art**, Dan McPeak 731-0665Original Art **Stain Glass/Mosaic** 664-0114Canada's **Tranquility Chimes** 975-7447Tom's **Trellis and Metal Art** 664-0114Children's **Music** Together 731-0572Jane Hallett **Cellist/String Tchr** 751-2050Mary Morganti **Piano Lessons** 296-1813Civano **Comm. School** 731-3466Civano **Middle School** 751-3858

Dinners for Eight 546-4500

Civano Book Club 885-8211

Civano Cycling Club 886-8825

Civano Kids Krops 731-8768

Civano Tykes stephcam@mindspring.com

Civano Motorcycle Club 731-0665

Neighborhood Association Endorsement Sought For Land Conservation Efforts

Two land conservation efforts – one addressing statewide issues and one focused on Pima County – are seeking the support of individuals, as well as inviting the endorsement of neighborhood associations. A decision by *Civano Neighbors* about whether to formally endorse these initiatives will be considered at the annual meeting on November 17.

Conserving Arizona's Future is a 2006 ballot initiative aimed at permitting the state of Arizona "to manage state trust land in ways that promote well-planned growth, conservation, and sound stewardship, addressing issues that were not of concern at the time of statehood." State trust lands comprised nearly 11 million acres of land that were granted to Arizona at statehood to raise money for beneficiaries – 96% goes to public schools.

[Proposition 301, which passed in 2000, established two additional, more reliable revenue streams for public schools.] Current law requires that state trust lands be leased or sold at auction to the highest and best bidder. State trust lands may not be set aside for conservation purposes. In today's hot real estate market, this means that most state lands are sold to developers.

This is the challenge involved in an issue close to home over ensuring that state trust land across Houghton Road from Civano remains open space, while preserving the very popular Fantasy Island mountain bike area. Although this open space designation has now been unanimously endorsed by the Tucson City Council and the Pima County Board of Supervisors and incorporated into the Houghton Corridor Master Plan, the dilemma associated with purchasing state trust land for this purpose is yet to be solved.

The *Conserving Arizona's Future* ballot initiative would set aside 694,000 acres of important natural areas throughout

Arizona as reserves managed for conservation purposes and restricting them from development. State land in the vicinity of Civano that would be designated for protection includes areas around Saguaro National Park, Cienega Creek, Rincon Valley, and the Santa Ritas.

The measure would also require state and local community cooperation in the planning of state trust lands and provide local governments with the authority to limit and control development associated with the sale of state trust lands. Increased efficiency in the leasing and sale of remaining state trust land would help protect and guarantee continued essential funding for public schools. A Board of Trustees, appointed by the Governor, would be established to oversee management of state trust land.

A wide range of organizations are supporting this ballot initiative, which would amend the state constitution, including: Arizona Education Association, Arizona League of Conservation Voters, Arizona Public Service, Arizona State Horsemen's Association, Friends of Saguaro National Park, Mountain Bike Association of Arizona, Rincon Valley Coalition, Sonoran Institute, The Nature Conservancy of Arizona, Trust for Public Land, and many more.

To get the initiative on the November 2006 statewide ballot, 183,913 valid petition signatures are required before May 2006. More information about the initiative is available at: www.conservingarizonasfuture.com

The other effort seeking support and the endorsement of Civano Neighbors is the Coalition for Sonoran Desert Protection, which is advocating that the Sonoran Desert Conservation Plan, currently being developed by Pima County, provide the strongest possible protection for wildlife and environmentally sensitive lands.

Their literature states: "Our goal is to assure residents,

builders and visitors that development will not destroy the very areas needed to maintain the Sonoran Desert's unique web of life."

Members of the Coalition for Sonoran Desert Protection include: Arizona Center for Law in the Public Interest, Arizona Native Plants Society, Center for Biological Diversity, Defenders of Wildlife, Friends of Cabeza Prieta, Gates Pass Neighborhood Association, Neighborhood Coalition of Greater Tucson, Oro Valley Neighborhood Coalition, Save the Scenic Santa Ritas, Sky Island Alliance, Tortolita Homeowners Association, Tucson Audubon Society, and others. For more information about the Coalition for Sonoran Desert Protection, see: www.sonorandesert.org

Pima County's Sonoran Desert Conservation Planning process was prompted by the listing of the Cactus ferruginous pygmy-owl as an endangered species by the U.S. Fish and Wildlife Service. The Plan is meant to be a comprehensive science-based integration of all natural and cultural resource protection and land use planning into one plan.

While designed to protect the habitat of multiple endangered species in the region, as required by law, it would also direct future growth and development to appropriate areas that would least impact the county's natural, historical, and cultural values. This approach to comprehensive habitat conservation planning was developed by the federal government as a way to balance the needs of society with the critical habitat requirements of endangered plants and wildlife.

Pima County's Sonoran Desert Conservation Planning process was selected as the 2002 winner of the American Planning Association's Outstanding Planning Award. For information about the Sonoran Desert Conservation Plan, see: www.pima.gov/cmo/sdcp

A proposal to lend *Civano Neighbor's* official endorsement to either or both *Conserving Arizona's Future* and to the Coalition for Sonoran Desert Protection will be considered at the annual meeting on November 17.

Neighborhood Association Welcomes New HOA Board

Civano Neighbors Looks Forward To Working With Elected Board Comprised Solely Of Neighbors

October 18 was an historic day for Civano's first neighborhood: homeowners and lot owners elected our first-ever Homeowners Association (HOA) Board, now comprised of seven homeowners.

Fully forty percent of the votes came from developer Fannie Mae, builders, and commercial businesses—1,293 of 3,223 votes cast, according to the League of Women Voters, which tallied the votes. Of approximately 500 eligible voters, 260 ballots were submitted, which means that in our first election only one of every two homeowners actually voted.

The new Board is comprised of a mix of homeowners with a variety of Civano and other experience. "We're excited to see some fresh faces on the HOA Board," said Rick Hanson, Civano Neighbors association spokesperson. "Mixing new energy and ideas with those who continue to volunteer many hours for the good of Civano is always beneficial."

The elected HOA Board members are:

Don Ingleston

A Civano resident since 2001, Don is a retired entrepreneur who once served as HOA president in Tucson's Brentwood Estates. He also served as HOA Board president for a brief

period in Civano, working more recently on the HOA's Transition Committee.

Jennie Lending

Jennie is a long-time Tucson resident who recently moved to Civano's mixed-use area surrounding our neighborhood center. Now retired, she taught in Tucson public schools for thirty years.

George Luis

A senior electrical engineer at the National Solar Observatory, George has lived in Civano since 2004. He has served on the neighborhood association's Houghton Corridor Working Group, and is also treasurer of a non-profit corporation.

Dan McPeak

Dan has been a Civano resident since 2003. He is an architect registered in both Arizona and Massachusetts who has served on the HOA's Design Review Committee and Transition Committee.

James Misciagna

James is a long-time resident of Civano who has served on the HOA's Advisory Council and Events Committee. He especially enjoys "the many amenities... of our unique community."

Les Shipley

An active participant in Civano's design

charrettes and other foundational New Urbanist planning processes, Les moved to Tucson in 1996 as Civano's project horticulturalist. He since founded and still owns Civano Nursery, and since 2001 has served as HOA Board treasurer.

Thais Young

Thais has served as both vice president and president of the HOA Board, a member of the Design Review Committee, and chair of the Transition Committee. She "supports community growth and acknowledges that it's not always about the price of the house but the cost of living in it."

"Now that we control our own fate on HOA issues," said Hanson, "our Civano Neighbors Neighborhood Association looks forward to collaborating with the new HOA Board on issues that cross organizational boundaries—issues that impact the quality of life in Civano."

Another HOA Board election is slated for March 2006, when either three or four members will be elected for two-year terms, and the remaining will be elected for one-year terms. "With as passionate and involved a community as we live in," concluded Hanson, "we hope to see an even greater turnout of homeowners in the next election."

Everyone Is A Participant In The Civano Process

An election for officers of the HOA Board was held at the monthly homeowners meeting. Your first homeowner elected board now consists of four officers and three members-at-large: Thais Young/President; Don Ingleston/Vice President; Jennie Lending/Secretary; George Luis/Treasurer; and the Members-At-Large are Daniel McPeak, James Misciagna; and Les Shipley.

While only seven candidates could be elected, every candidate who ran for the HOA Board and every homeowner who voted was a winner. We all participated in the process either by campaigning or supporting our

candidates of choice with our votes.

I believe it would be wonderfully inclusive if *all* candidates could meet informally, gather around a table and brainstorm thoughts and ideas. If you are interested in doing so, please send me an email (thais@cox.net). We'll set a time and date that works for all of us.

Although there are only seven HOA Board positions, there are Committees. These Committees, integral components to any HOA, are instrumental in presenting the thoughts and ideas of homeowners, and are invaluable to Civano's future. We have a few

homeowners who have expressed an interest in revitalizing two Committees. We look forward to others expressing their Committee interests as well. Please send Dave Stephenson an email (hoa@civano1.com).

On the business side, the 2006 Budget is an immediate HOA priority. If anyone has an interest in joining the Finance Committee, please send an email to Dave Stephenson (hoa@civano1.com). George Luis, at the monthly homeowners meeting, invited all homeowners who have an interest in working with him to come forward – no finance expertise required.

-Thais Young



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