



CIVANO HOA

CIVANO HOA NEWS

DECEMBER 2008

MEETINGS

- HOA Budget Workshop December 9
- DRC Reviews December 11
- Board of Directors Meeting December 16
- CC&R Meeting December 16

HOA BOARD

Les Shipley
President

Ron Peterson
Vice President

Mark Levine
Treasurer

Judyth Willis
Secretary

Lee Rayburn
Director

Rick Hanson
Director

Chris Shipley
Director

HOA Management

Lexi Hamblin, CAAM
Manager

Maggie Roulier
Assistant Manager

(520) 546-3862

RSVP FOR THE HOLIDAY BASH ASAP

“I saw Mommy kissing Santa Claus

Underneath the mistletoe last night.

She didn't see me creep

down the stairs to have a peep;

She thought that I was tucked

up in my bedroom fast asleep.” 1.



Candle-lighting and feasting----this time of year is rich with tradition--Hanukkah, Kwanzaa, Christmas--all to be celebrated @ the Civano Activity Center on Sunday, 14 December from 3:30 till 7:00. Our HOA has generously offered to treat us to a meal catered by El Molinito, starting @ 4p--ending @ 6. A combination plate including tacos, enchiladas, chimichangas, guacamole, and salsa will be served. Please bring your favorite desserts and beverages so we can all share. El Molinito catering will supply plates, silver and napkins. Lexi @ 546-3862 needs to be told how many from your household will be attending. The neighboring firemen are coming with their truck (barring any emergency fire duties). Those guys and girls can eat a lot. We'd hate to run out of food! We plan to have music: Jane Hallett's stringed orchestra will start their concert @ 3:30. Please be settled and ready to listen. These Civano school children work hard practicing all year long. At 3:45 we will be serenaded by Paul Tumarin and his singers-- I hear they will be asking us to sing along--a wonderful , meaningful folk song entitled “Build A Little Village” by Greg Brown. WE are continuing to build our little village.

Breaking piñatas is on the program, and a wonderful, traditional horse and wagon ride sponsored by Casey Stockdale and Duane Bateman (rides to take place between 5:30 and 7:00). Maybe Paul Tumarin will ride along with his guitar to back up the caroling. I am told that a luminaria walk will take place between this feast and the pot luck scheduled for New Year's Eve. (to be announced later). I am also told that MAYBE Santa Claus may drop in with a bag of treats.

Please , please, please call Lexi/Maggie @ 546-3862 to make your reservations to join us!

And---on a more serious note--please consider all the families and children in our Tucson community who are less fortunate than we. Times are hard right now--especially hard right now. We have placed a Toys for Tots donation box in the Activity Center (the firemen will pick up on the 14th, and distribute). We would LOVE to fill this box to overflowing !!! Prior to the Holiday Bash, you may drop toys off at the HOA Office.

Sincerely, Your Events Committee.

1. T. Connor, 1952

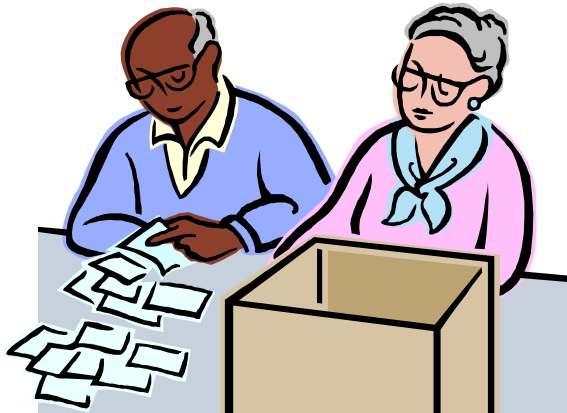
"The ballot is stronger than the bullet."

Abraham Lincoln

Annual Meeting & Election Coming Soon

The holidays are upon us and before we know it our calendars will say 2009! Each March we hold the Annual Meeting of the Membership and Election to fill expired Board positions. In order to have an organized, fair, and precise election of Officers, our governing documents call for an appointed group of Homeowner volunteers to serve on the Nominating and Elections Committee (N&E). This committee serves a one year term beginning 120 days prior to the Annual meeting and will oversee any election or voting issue that comes up in the community over the course of their term.

If you wish to participate with the upcoming election and Annual Meeting preparation, please call the HOA Office to volunteer.



Naturally with the election coming up, we need candidates for ballot. There are 3 Board positions that are expiring and will need to be filled. If you would like to be considered for nomination, please contact the HOA Office. If elected, your term will be from March 2009 through March 2011. It is also important to note that in accordance with the Civano governing documents, it is necessary to have at least one Board member from each of the three property types (residential, mixed use, and commercial). Please contact Lexi at the HOA Office if you have any questions about being a Board Member. Training is provided and you'll have a great group of folks to work with. Being on the Board is both frustrating and rewarding but is essential for the betterment of this great community.

BOARD RESOLUTION

**CIVANO I NEIGHBORHOOD I ASSOCIATION, INC.
RESOLUTION OF BOARD OF DIRECTORS
VARIANCE FOR CERTAIN LOTS WITH GUEST HOUSES (“CASITAS”)**

RECITALS

WHEREAS the developer of Civano 1, while in control of the Civano 1 Neighborhood 1 Association, Inc. (the “Association”) permitted a number of Lots in Civano 1 to be built with secondary dwelling units (“Casitas”) on them as part of the original construction on the subject Lots; and

WHEREAS the construction of Casitas on certain lots in Civano I was approved by the City of Tucson and is allowed by the Civano I zoning, as embodied in the Neighborhood I Planned Area Development; and

WHEREAS many of the Owners of the subject lots are currently renting, and may in the future rent, the Casitas; and

WHEREAS Section 5.3.2.1 of the *Amended and Restated Declaration of Covenants, Conditions and Restrictions for Civano 1: Neighborhood 1* (the “Declaration”) states that: “No portion of a Dwelling Unit, Lot or Parcel may be rented, other than the entire Dwelling Unit, Lot or Parcel; and

WHEREAS Section 5.5 of the Declaration permits the Association’s Board of Directors, in its sole discretion, to grant variances from the restrictions set forth in Article 5 of the Declaration if certain conditions are met; and

WHEREAS the Association’s Board believes that present and future Owners of the lots described in these Recitals, which have Casitas, should be granted a variance from Section 5.3.2.1 of the Declaration.

RESOLUTION

NOW THEREFORE, BE IT RESOLVED that the Board of Directors of Civano 1: Neighborhood I Association, Inc. does hereby adopt the following policy on granting variances from the requirements of Section 5.3.2.1 of the Declaration:

1. Current and future Owners of lots with Casitas will be asked by the Board to request a permanent variance from the restriction in Section 5.3.2.1 of the Declaration, on a form to be provided by the Association. Consideration for future Casitas will be made by the Board, provided that their design and construction has been reviewed and approved by the Civano I HOA Design Review Committee, and all applicable City of Tucson permits and licenses have been obtained for the structure.
2. For the purposes of this Resolution, “Casita” is defined as a structure that is separate from or attached to the main dwelling on a lot, and has its own kitchen facilities or other features that allow it to be completely separate from the main dwelling.
3. The Board will grant variances to all Owners described in Section 1, with the provisions described in Section 1; and said variance will apply to all future owners of the lot.
4. Owners of lots that have a Casita may apply for and be granted a variance at any time, even if the Casita is not currently used as rental. The Board will make efforts to assure that all such lots are granted variances within the next 60 days so the records of the Association are clear with respect to which lots are covered by this Resolution.

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Newly Adopted Ruling on the Rental of Casitas

Page 3 of this publication contains the actual resolution recently passed by the Board of Directors. This resolution allows for lots to lease a portion of the structures on the lot, specifically for “casitas”, whether they are attached or separate units. Prior to this resolution, the Civano I Neighborhood 1 CC&Rs only allowed lot Owners to rent out their entire parcel, and not a portion of it.

In accordance with the resolution, if you have a separate unit on your lot, whether attached or not, you need to contact the Civano I HOA office to request a variance allowing you to rent out that structure separately from the main residence. This variance will be permanent and run with the lot; meaning that when you sell your home, the variance goes with the title. The new owners will not need to apply for a variance.

The Resolution is both backward looking-that is it addresses those structures already in place; and forward looking-that is it allows for homeowners to obtain this variance for future “casita” structures. It should be noted that future “casita” structures must be passed by the DRC and meet any applicable City of Tucson codes, and secondary uses are allowed under the zoning for Civano as outlined in the Specific Plan.

Whether or not you currently rent a “casita”, we recommend you apply for this variance: it gives you and future owner of your lot maximum flexibility."

Lee Rayburn, HOA Director