

Volume 28. Number 09. September 2021.

# Splash

Fountain Park  
Community  
newsletter

Message from  
the President  
pages 1-2

Financial Report  
page 5

Street  
Reconstruction  
September  
2021  
page 6-7

Recreational  
Amenities  
page 7

Editor: Sorraiyya Beheshti.

Cover: Original Painting by  
Deb Harclerode F.P. neighbor

Graphic Design: Dario Navia



## Fountain Park Homeowners Association

[bod@fountainparkhoa.org](mailto:bod@fountainparkhoa.org)

Assisted by Pinehurst Properties, Inc.

Alicia Navia, President

Mina Reeder, Vice President

Melissa Lovelady, Secretary

Ann Ochse, Treasurer

John Steffens, Director at Large

### President's Message

Greetings neighbors!

You may be familiar with the expression “Be careful what you wish for ...”, right? Apparently there were so many of us, wishing and praying, (rain) dancing and hoping for generous monsoon rains, that we did indeed get what we had been wishing, and then some. The 2021 monsoon season is not quite over, but it’s certainly already one for the books, not only with record rainfalls, but also because of the flooding of streets and of washes, and the leaking of roofs and of foundations. Regardless there is much for which to be grateful here in Fountain Park and in our corner of the world in general, even though the jungle of weeds everywhere tries one’s patience, if not one’s back!

After a hiatus for the month of August, the Board had a full agenda for the September 8 meeting, including the scheduling of the 2022 budget review, as well as exciting details about the impending reconstruction of Fountain Park streets. In addition, demolition of the former tennis courts, including fencing and lighting will soon begin.

The Board did conclude that given the current status of the COVID pandemic, and out of an abundance of caution, once again, the HOA unfortunately, will not participate in the traditional October Community Yard Sale.

Nevertheless, per item 14 of the Rules and Regulations, Estate, Yard and Community Sales “are allowed in Fountain Park. Please let the management company know if you would like to notify the community via email broadcast.”

For additional news about the neighborhood, please continue to read.

I’ll end with the following excerpt, which seems appropriate for the times in which we’re living.

*“To be hopeful in bad times is not just foolishly romantic. It is based on the fact that human history is a history not only of cruelty, but also of compassion, sacrifice, courage, kindness.*

*What we choose to emphasize in this complex history will determine our lives. If we see only the worst, it destroys our capacity to do something. If we remember those times and places—and there are so many—where people have behaved magnificently, this gives us the energy to act, and at least the possibility of sending this spinning top of a world in a different direction.*

*And if we do act, in however small a way, we don’t have to wait for some grand Utopian future. The future is an infinite succession of presents, and to live now as we think human beings should live, in defiance of all that is bad around us, is itself a marvelous victory.”*

*—Howard Zinn*

As always, be well and healthy and safe!



*Alicia Navia*



## Committee Reports

For the complete details of all business discussed at the monthly meetings, be sure to refer to the Fountain Park HOA website, [fountainparkhoa.org](http://fountainparkhoa.org) Once on the homepage, click on [Agendas/Minutes](#).

### Landscaping Committee

Winds and heavy rains, although welcome are requiring continued weekly clean up and weed eradication, both mechanical and chemical. A large branch from a mesquite near the parking lot broke off recently taking the nearby floodlight with it. It was replaced. On the plus side, the park's irrigation system has been mostly off since the end of July. There has been a welcome savings in water and sewage costs. Flash flooding has caused additional erosion along the north perimeter of the park unfortunately but understandably. The Board will revisit ways to mitigate erosion that are both feasible and realistic for the HOA.

The landscaping company recently removed mistletoe from 7 trees around the park.

Some neighbors have commented on the large white blossoms on sturdy green stalks among the proliferation of weeds in the wash and mostly just on the other side of the park fences. It turns out that plant is called *Datura Stramonium*, commonly known as jimson weed, or devil's snare or devil's trumpet. It's quite an attractive weed. In fact Georgia O'Keeffe used its trumpet-like flowers as the subject in a couple of her paintings. But it's probably best to admire these blossoms on an O'Keeffe canvas, in a photo, but definitely from afar. It turns out, the flowers as well as the spiky fruit (thorn apple), are seriously toxic to both people and pets.



Georgia O'Keeffe painting



Alicia Navia



## Splash



## Pool committee

All seems to be going well at the pool, with swimmers, waders and splashers continuing to enjoy a refreshing plunge. Remember that if you must empty the skimmer baskets, please place the contents in the trash can near the pump room door (unless there's a live critter in there that would appreciate a helping hand in getting back into the wild.)

Alicia Navia



## Financial Report



### July and August Financial Report

As of August 31, 2021, FPHOA had \$82,606.92 in the operating account, which was less than the \$83,579.68 in the operating account on July 31. There was \$118,008.86 in the reserve account, reflecting deposits for both July and August. Fountain Park's net funds for July and August were \$200,615.78.

- Income for the month of July was under budget by \$216.76 due to a shortfall in payment of monthly dues. In August the income was over budget by \$338.37, due to Interest income as well as more people paying dues than projected. We currently show \$1,411.78 in excess of expected income for the year.
- Administrative expenses were under budget for the month of July by \$608.73 and under budget for the month of August by \$1401.01, in spite of increased legal fees due to revision of the CC&Rs. Administrative expenses remain under budget for the year by \$2,759.60.
- Total maintenance expense remains under budget for the year by \$10,920.37. Budget variances on a monthly basis under maintenance cannot be assessed because the budget allocations are not consistently applied. An additional \$100 was paid to Horn Pest Control for termite control warranty renewal.
- Utility expense was under budget by \$310.48 for the month of July and under budget by \$631.51 for the month of August, due to water & sewer expense being significantly under budget. Utilities for the year are under budget by \$389.60 due to this decrease in expenditure.

Total expenses year-to-date are \$14,069.47 under budget. Fountain Park operating net income, that is income after expenses, for the year is \$15,481.35.

\$3,400.00 was transferred to the reserve account in July and in August, which earned \$14.61 interest for the month of August.

Ann Ochse

## Street Reconstruction September 2021

On August 31, Carol West, Chairperson of the Street Committee, Alicia Navia, and Ann Ochse met with Diana Alarcon, Director of Tucson Department of Transportation (TDOT), Ward 2 Council Member Paul Cunningham, and Ward 2 staff regarding the reconstruction of Fountain Park's streets. We were told that the project has been sent to engineering and is in the design phase. This is very good news for residents of Fountain Park!

Committee members discussed the sinkhole at Evelyn and Seneca, as well as the soft spot on the Waverly and Fountain Park intersection and the washout of pavement at Lester Street and Ricardo Small Wash. These items were all quickly repaired by TDOT. Ms. Alarcon said she would have department engineers look at these places before reconstruction begins. The material to be used to reconstruct the streets has a fiber component that enables it to stretch, as with the weight of big trucks, and then regain its shape.

Ms. Alarcon said that as TDOT gets closer to initiating the project, they will place flyers on everyone's front door that will include a schedule of when each street will be paved. When their street is repaved, homeowners need to have their vehicles off the streets. Although there may be a slight inconvenience to residents, the street reconstruction will be beneficial both in terms of property values and in terms of improved accessibility.

At the time we met with Ms. Alarcon and Ward 2 staff, the project had not been let to bid. On September 7, Carol West was notified by Ward 2 that they were able to financially combine our street project with another already in process. However, the contractor could not begin in October, so we are looking at a project date initiation of November to January. Everyone will be notified when the date is decided.



The Street Reconstruction Committee and the HOA board will continue to work closely with Fountain Park residents and TDOT to try to minimize inconvenience and facilitate timely street reconstruction.

Ann Ochse

### **Recreational Amenities**

Are you tired of looking at the old fencing and the remnants of the once beloved tennis courts? Well the time has finally come. Gregg Brubaker of Pro-Yard will be removing it. Work could begin as early as the week of September 13.

He is on the waiting list for the scrap metal dumpsters. The tennis court fencing along with a portion of the north perimeter chain link fencing that has fallen into the wash but is still attached, will be scrapped. Fountain Park will receive the reimbursement which is approximately \$600.

Some landscaping plants will need to be removed but will be replaced once he is done. Several trees will need to be trimmed back.

The area will be closed off while he works, therefore portions of the path will be inaccessible. Pinehurst will send out a reminder email a few days prior to work beginning.

It is a long process but work has begun. We are one step closer to the goal.

Melissa Mora-Lovelady



**News Flash! This just in!** Demolition will begin early Tuesday September 21 and continue through Wednesday 9/22. Sorry for any inconvenience. The results are worth it!!



## **Governing documents revision**

The following is the information provided by Donna Wood on behalf of the committee at the September board meeting.

- The committee met on August 3rd via a Zoom meeting with Kaycee to review all the revisions and discuss any other items.
- We went over those and have a DRAFT we have submitted for the Board, then later to the community to review.
- We have submitted the draft of the revisions to the Bylaws and CC&R's to the board for this Board meeting.
- Board members have questions and will schedule to meet with Committee and attorney to address these issues.

## **Architectural Control**

The last few months the board has not had any Architectural Control Requests submitted. However, it is obvious by driving around that homeowners are making visible changes to their properties without Architectural Control Committee review. Before making any visible changes to your property please submit an application. This is for any changes that will be visible from the street and from any of your neighbors' lots. I moved here because of these rules. I wanted to live in a beautiful neighborhood where the yards are maintained to a high standard and our property values are maintained.

Our Rules and Regulations states in section 7-B "Permanent adornments including lighting and exterior decorations should complement the consistent style and theme of the neighborhood and be generally acceptable to the community."

Below is the current wording in the Fountain Park CC&Rs for Architectural Control. After that there is one example of our rules that needs to be followed and passed by the committee. The rule cited has to do with signs while others rules have to do with paint colors, antennas, etc

Mina Reeder

**ARTICLE III: ARCHITECTURAL CONTROL (CC&Rs)**

**Section 3.1.** Board Approval/Disapproval.

The Board has the right to approve or disapprove of all changes or modifications to all areas on a Lot which are visible from another Lot or from the Common Areas. No changes to such areas can be made until approval by the Board has been first obtained.

**Section 3.2.** Prior Approval.

Changes or modification to an Owner's Lot and/or Dwelling Unit or to the exterior color scheme thereof cannot be made until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same have been submitted to and approved in writing as to harmony of external design, location in relation to surrounding structures, and existing environment and topography, by the Board. In the event the Board fails to approve or disapprove such design and location within forty-five (45) days after the plans and specifications have been submitted to it, approval will not be required and the requirements in this Section will be deemed to be fulfilled.

**Section 3.3.** Effect of sale.

Notwithstanding anything contained to the contrary in this Article, no additions or modifications to any improvement or structure shall be made by an Owner prior to the close of escrow on the sale of a Dwelling Unit unless such addition or modification has been approved by the Board and the City of Tucson Building Department.

**Signs**

**Section 2.6.** Signs No signs whatsoever (including but not limited to, commercial, advertising, political and similar signs) shall be maintained anywhere on the Lot or in the Common Areas, including, but not limited to, the inside or outside of windows of any improvements on the Lot, except:

- 2.6.1. Signs which are required by legal proceedings;
- 2.6.2. Sign giving the address of the Lot so long as it is located on the Dwelling Unit and the number is painted on the curb;
- 2.6.3. One (1) "for rent" or "for sale" sign not larger than five (5) square feet for each Lot;
- 2.6.4. Signs indicating a security system has been installed in the Dwelling Unit;
- 2.6.5. Signs indicating a personal sale such as yard, patio, garage or estate sale; provided, however, that the Board may establish rules to limit the number of sales in any calendar year and the number of signs allowable for such sales.

**Little Free Library**



Don't forget our Little Free Library, which is for adults and children of all ages. Take a book or leave one. It is located by the children's playground area at Fountain Park. If you have questions please contact the library stewards:  
Judi Dalton 520-404-6329,  
palton@mac.com  
Barbara Lehmann 520-237-2140,  
bhlehmannaz@cs.com

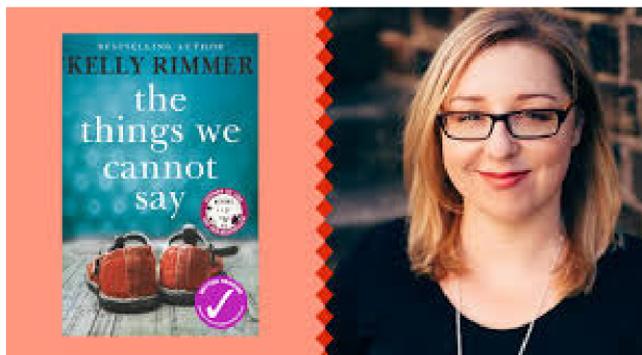
## Book Club meetings in August and September

The Fountain Park Book Club met on August 10th at my home. With all the wild rainstorms, meeting at the pool didn't seem like a good idea. The storm that rolled through our neighborhood that night took out the portion of Lester Street that crosses the Ricardo Small wash.

The Island of the Sea Women by Lisa See was our selection for August. It is historical fiction that begins in 1939. It is the story of the Korean women who are sea divers on Jeju Island. These women dive without any breathing devices by being able to hold their breath. Women of the island are the breadwinners for their families selling what they gather from the sea and feeding them from what they grow in their gardens. The men take care of the small children. That is still true today. The story describes the developing friendship of Young-sook and Mi-ja as the girls learn to be haenyeo (sea divers). The island becomes occupied by the Japanese. The islanders want the right to elect their own leaders causing an uprising to occur. This uprising became known in history as the Bukchon Massacre. The horrific events of that day cause the end of the friendship between Young-sook and Mi-ja as they find themselves on different sides of the uprising because of their husbands' connections.

The women of Jeju Island continue to dive today. This is a skill that has always been passed from mother to daughter but with young women leaving the island for the mainland seeking education, there are very few sea divers left.

The book for the September 14th gathering is The Things We Can Not Say by Kelly Rimmer. This is the 3rd book of our selections this year that begins in the year 1939.



If you would like to join our group, please contact me at [clairecallahan@hotmail.com](mailto:clairecallahan@hotmail.com)

Claire Callahan

It was a warm and lovely evening for the Fountain Park's book group meeting on Tuesday 9/14. Six of the members met at the pool ramada to discuss The Things We Cannot Say, by Kelly Rimmer. We were all in agreement that we liked this book. It was a powerful love story that was told in alternating voices between Nazi-occupied Poland and present day, focusing on a woman who is urgently searching for answers to a family mystery involving her Polish grandparents. In the process of searching for those answers, she also uncovers truths about herself and the family that she loves. I won't give away the surprise at the end, but the book is highly recommended by all who attended!

We will meet again on Tuesday 10/12 at 7pm at the pool ramada to discuss Before We Were Yours, by Lisa Wingate, a thought-provoking and complex tale about two families, two generations apart, based on a notorious true-life scandal.

If you're interested in joining the book group, we would love new members, and you can email Liz at eburcin@comcast.net to get on the email list, or you can just show up at the pool on meeting night! It's a fun group-- we also plan to have a holiday gathering this December!



## Public Service Announcement

### Household Hazardous Waste Community Collection Events for 2021

[View and Print the 2021 Schedule](#)



## Getting to know our neighbors



Genie and Dick Patterson are native Tucsonans, and both graduated from the U of A. Genie is a member of the Gekas family who owned and operated several restaurants in the Tucson area, the most recent and well-known being the Palomino on Ft. Lowell and North Swan Road. She will be retiring this year from a hospice company where she has been the volunteer coordinator for the past eight years. She has a son, Kristofer, who played football for the University of Southern California and now lives in the LA area. Genie loves dogs and has been instrumental in rescuing dozens of them.

Dick has been an independent life and health insurance agent for more than forty years; he is now mostly retired. He grew up on the far eastside of Tucson and attended Wrightstown School for six years. Evelyn Avenue in our neighborhood was named for his sister in a development his father built on Broadway in the early fifties. Dick has two sons, Van, who lives in Tempe, and Russell who lives in Tucson and works for the VA. He enjoys hiking and exploring with his dogs, Lily, and Hannah, although Hannah, being a dachshund, can't travel too far or too fast.

Genie and Dick very much enjoy living in Fountain Park and feel fortunate they have found such a pleasant and friendly environment in which to spend their remaining years.

## **FPHOA Board Members:**

President:	Alicia Navia	614-507-4067
Vice President:	Mina Reeder	520-979-1267
Secretary:	Melissa Mora Lovelady	520-250-6520
Treasurer:	Ann Ochse	520-678-1382
Director at Large:	John Steffens	520-441-9232

Contact the Board by email: [bod@fountainparkhoa.org](mailto:bod@fountainparkhoa.org)

Board assisted by Pinehurst Properties, Inc. , Carol Keyser, owner/broker.

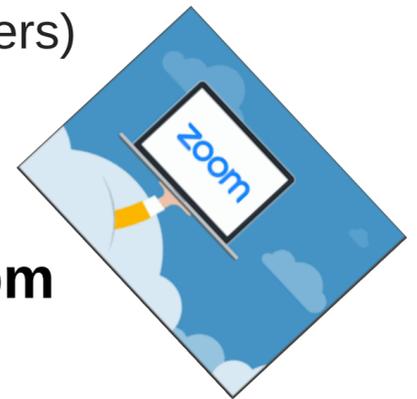
7301 E 22nd Street, Tucson, AZ. P.O.Box 17052, Tucson, AZ 85731

Phone: 520-298-2146 - Fax: 520-298-6334

Contact Donna Wood at [donna@pinehurstproperties.net](mailto:donna@pinehurstproperties.net)

If you have questions or need assistance with setting up your payments for dues, call or email Carrie Bezosky, Accounting Manager at 520-298-2146 or [carrie@pinehurstproperties.net](mailto:carrie@pinehurstproperties.net) (just for accounting matters)

[www.pinehurstproperties.net](http://www.pinehurstproperties.net)



**Next Board Meeting is:  
Wednesday October 13, 2021 at 6:30 pm**

**Residents will receive an email invitation to join via Zoom  
All FPHOA residents are welcome to attend.**

## **2021 Committees:**

### **Architecture:**

Board Liaison: Mina Reeder

Committee Chairperson: Mina Reeder

Members: Erin Callaghan, Judi Dalton

### **Hospitality:**

Liaison: Melissa Mora Lovelady

Committee Chairperson: Melissa Mora Lovelady

Members: Kara and Andy Scott, Judi Dalton, Barbara Lehmann

### **Landscaping:**

Board Liaison: Alicia Navia

Committee Chairperson: Claire Callahan

Members: Joelle Coffman, Sherry Meek, Cindy Nierenhausen

**Newsletter:**

Board Liaison: Alicia Navia  
Committee Chairperson: Sorraiyya Beheshti  
Members: Carol Decker  
Graphic Design: Dario Navia Pohl

**Pool:**

Board Liaison: Melissa Mora Lovelady  
Committee Chairperson: Alicia Navia  
Members: Claire Callahan, Joelle Coffman, BJ Cordova, Liz Burcin,  
Carol West

**Security:**

Board Liaison: John Steffens  
Committee Chairperson:  
Member: Joelle Coffman, BJ Cordova, Sherry Meek

**Compliance:**

Board Liaison: Melissa Mora Lovelady  
Committee Chairperson: Melissa Mora Lovelady  
Members:

**Recreational Amenities:**

Board Liaison: Melissa Mora Lovelady  
Committee Chairperson: Dario Navia  
Members: Sorraiyya Beheshti, Carol Decker

**2021 Ad hoc committees**

**Streets Reconstruction:**

Board Liaison: Ann Ochse  
Committee Chairperson: Carol West  
Members: Claire Callahan, BJ Cordova, Alicia Navia, Kent Trader

**Governing Documents revision:**

Board Liaison: Ann Ochse  
Committee Chairperson: Judi Dalton  
Members: Lois Bloom

## Fountain Park Official Documents

There are three official documents all FP homeowners received when they purchased their home. They are the *Declaration of Covenants, Conditions and Restrictions (CC&Rs)*, *Bylaws*, and *Rules and Regulations (R&R)*.

Fountain Park Website, <https://www.fountainparkhoa.org>

The information on these pages is for Homeowners of Fountain Park only. Documents available for download are CC&Rs, Bylaws, Rules and Regulations, Architectural Request form, and meeting minutes. All meeting times are posted.

### **Pool Parties**

As per the approved Guidelines, no social gatherings or parties are permitted at the pool until further notice.

### **Paint**

The only approved exterior paint colors for Fountain Park are Dunn-Edwards Weathered Coral, Cienega Brown & Fountain Park Beige. They are available at Dunn-Edwards at Speedway & Columbus (327-6011) and at Broadway & Prudence (296-3875). To get the Fountain Park discount use account number 6085276! Our account representative is Isaac Jacques, 909-0425.

All exterior surfaces including front doors must be painted in the approved colors. All wrought iron shall be painted black or one of the approved colors. All slump block walls visible from the street shall be Cienega Brown with a trim color for the cap. Reference FPHOA Rules and Regulations. Changes to the color patterns on your home must be approved by the board.

### **Gravel**

We can purchase gravel at D & D Materials LLC, Landscape Rock, at 7777 E .22nd St. At this time, the discount enjoyed by Fountain Park residents is no longer available.

### **Lights**

Keep your garage light fixtures in good working order and lit at night. This is a FPHOA requirement. Please check periodically to see if your outside garage light is working. Our garage lights are the only lighting we have to help keep our community safe and give light to our house numbers. This can be lifesaving in case of emergencies. Reference CC&R Art VI Sec. 6.2 and Rules and Regulations, #5.

### **Construction and Finish**

Garage and front porch lights must be made of glass and bronze or antique brass. See R&R pg2, item 5. Wrought iron or other metal and ceramic fixtures are not acceptable.

Size: Should not exceed 24 inches in height and 7 inches in width, including ornamentation.

### **Light Bulbs**

Should cast light in a 180 degree arc with minimal light exiting through the top of the fixture. Bulbs should not exceed 80 watts total for the fixture.

Placement: To fully illuminate the house numbers, fixtures may be moved up to a maximum of 24 inches from the original position...City Ord Ch. 4 Sec 401 states that light sources must be shielded and directed in a limited radius. Remember this when adding any other outside lighting such as security spotlights.

### **Civic Services Contact Numbers**

All residents should report all vandalism, including graffiti, to Tucson Police and to the board.

**Police** (business hrs. non-emergency) 520-791-5700

**Water Department** 520-791-4242

**Southwest Gas** 520-860-6020

**Tucson Electric Power** 520-623-7711

**Graffiti Hotline** 520-792-2489

**Illegal Parking, Park Tucson,** 520-791-5071

**City Code Enforcement,** (Property, Housing, Zoning, Signs, Debris, Illegal dumping and other Code Violations) 520-791-5843

**Residential Trash** 520-791-3171

**Potholes** 520-791-3154

**Tucson Wildlife Center** 520-290-9453

**Pima Animal Care** 520-243-5900



Cut out the emergency numbers and place on your refrigerator for quick reference.