

*Volume 27. Number 12. December 2020.*

# Splash

*Fountain Park*

*Community newspaper*

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## 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

Treasurer

John Steffens, Director at Large

### ***SEASON'S GREETINGS!!***

I trust everyone is staying safe and healthy and anticipating this time of year with joy and hope, in spite of all the hardships, anxiety and uncertainty that 2020 has brought to each of us. What a unique and unusual year it has been; one none of us wants to reprise ever again.

Please continue to read your newsletter to find out what's been happening in the neighborhood. There is both helpful and useful



information on the upcoming election of Board members, on parking, on a soon-to-be-released survey of community interests, on the newly formed committee to get Fountain Park streets rebuilt, and much more.

***Wishing you all a peaceful, joyous and hopeful holiday and New Year!***

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

The usual cleanup of leaf litter at this time of year has been the primary task of the landscaping crew this month. Strong winds have cooperated in bringing down the leaves, but more still remain on some trees, providing the park with bursts of yellow and deep reds.

The ailing mesquite with insect infestation and mistletoe is scheduled for treatment later this month. We hope that it will recover completely.



The recent half inch or so of rain was most welcome. Among its many benefits, the park paths are again firm with little loose gravel.

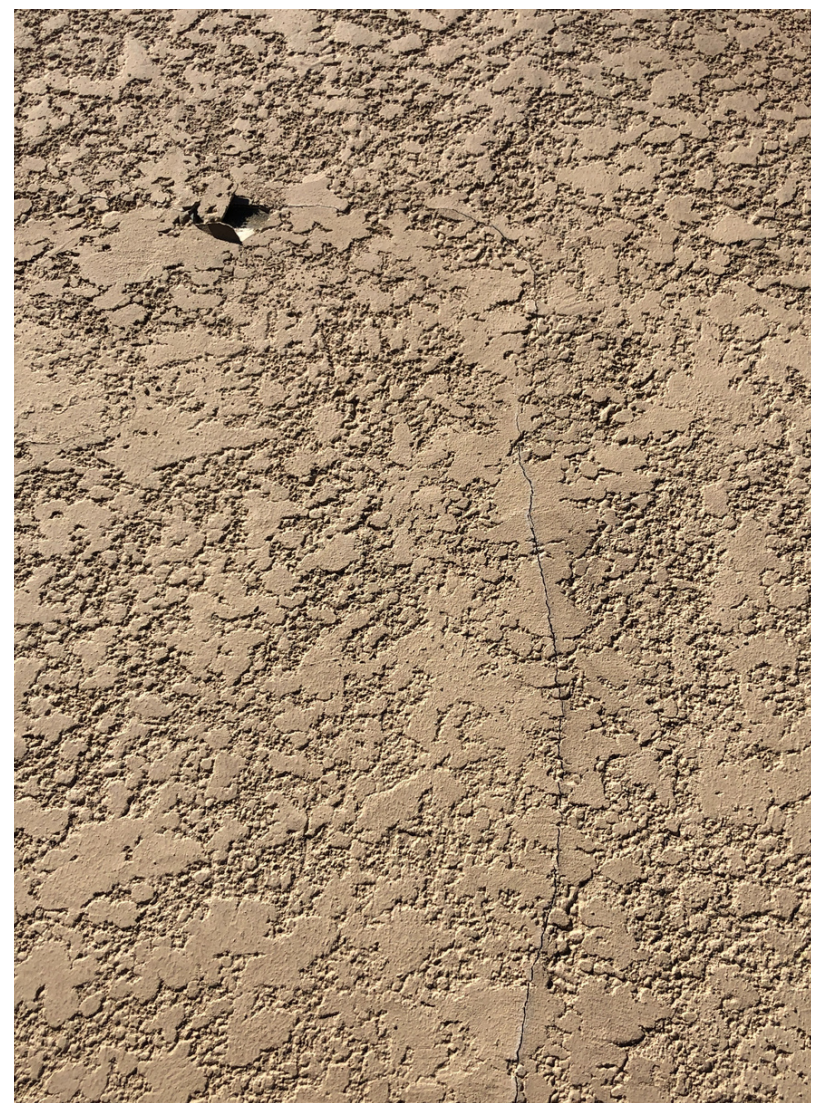


Alicia Navia



## Pool committee

Imperial Pools was contacted again about the cracked and warranted pool deck. A subcontractor for Imperial Pools visited and assessed the work that needs to be done. The repair required is more extensive than what he anticipated. An Imperial Pools representative and the subcontractor are scheduled to return the week of December 21st.



The sign with instructions on exiting the pool area has been installed.

Alicia Navia





**Security Committee: Parking**

Season’s Greetings to all of my neighbors in Fountain Park. During this month’s Board Meeting, a small issue was brought up by some concerned residents regarding parking in the neighborhood. Some residents have reported problems seeing around cars parked too close to, or in some instances, on street corners. The Board of Directors and neighbors would greatly appreciate that residents and their guests park lawfully on our streets. The most common complaints were parking too close to intersections, parking facing traffic, and parking too far away from the curb. The City of Tucson does not send patrol officers to handle parking complaints, but has a parking enforcement program called Park Tucson.

There are several ways to handle parking issues. The first is to talk to the resident in person. I understand that some people may not feel comfortable confronting their neighbors in this manner, but more often than not, the issue can be resolved quickly. Another option is to leave a note asking the driver to park in a more appropriate location. Another option is to contact the HOA Management Office and leave a message. The final option should be reporting the violation to the city. For a list of violations, please visit the City of Tucson’s webpage at <https://www.tucsonaz.gov/park-tucson/tucson-city-codes>.

If you feel the appropriate response is to report the violation to the city, simply take a photo of the violation and email it to [ParkTucson@tucsonaz.gov](mailto:ParkTucson@tucsonaz.gov). Include the date, time, and street address of the violation and the city will handle it as it deems necessary. It’s also possible to call them at 520-791-5071; after hours the number is 520-345-3552. Again, this should be an action of last resort.

Please respect each other’s property, privacy and safety in these trying times. Have safe and happy holidays.

Warmest regards,

John Steffens





## **Compliance Committee: Backyard perimeter walls**

Recently it has come into question which wall or fence belongs to whom and who is responsible for the maintenance and upkeep of the walls or fences in the backyard. While it has normally been accepted by most that the walls are shared, a perimeter wall policy was approved by the Board at the December meeting to clarify this portion of our CC&R's. This article is only a summary. An email detailing the specifics will be sent out by Pinehurst.

There are 4 areas that have been discussed and clarified.

The first is the perimeter wall between lots. Section 4.2 of the CC&R 's states that if a wall or fence is attached to your house, it is yours. You are granted an easement to maintain the other side.

Second are the perimeter walls between a lot and a common area or public street. Section 4.2 states the lot owner is responsible for structural repair. The Association is only responsible for painting the side of the wall that faces the common area or public street. The owner is granted an easement to maintain the other side.

Thirdly, if a dispute arises between adjoining lot owners regarding maintenance or repair of a perimeter wall or fence that is between the lots, the dispute shall be resolved by the lot owners and not by the Association, which shall have no involvement in such disputes.

Lastly, if all or any portion of a perimeter wall or fence needs to be replaced, any change or modification from the original materials or appearance of the wall must have prior written approval of the board. The board has sole discretion to approve or reject any proposed replacement perimeter yard wall. Materials used must be the same as materials already being used in Fountain Park.

This article is intended to be a summary to inform the community. Our governing documents, including the approved fence policy can be found on the Fountain Park website.



Melissa Mora-Lovelady



**Fountain Park HOA Annual Meeting:  
January 16, 2021 at 10:00 A.M.**

I am sure we can all agree that the year 2020 has been like no other we have ever experienced. Because of all the issues with COVID-19, the Nominating Committee had to come up with an alternate way to allow our neighbors to vote for the 3 openings on the HOA Board and attend the Annual Meeting safely. All homeowners with only a few exceptions have an e-mail address where they will receive all the information they will need to **vote online** using **Election Buddy**, the company we have hired to handle the election of the board members. The Annual Meeting will be attended via **Zoom**. Homeowners without an e-mail address will receive a nomination form, paper ballot and all information regarding the Annual Meeting by U.S. mail.

Four neighbors submitted their names for consideration by the December 17th deadline and will appear on the ballot. They are Stella Haggis, Melissa Mora-Lovelady, Ann Ochse and John Steffens. Sincere thanks to each candidate for volunteering to serve on the board.

The Annual Meeting information will be sent on December 21, 2020. Instructions will be included to explain how you will be able to cast your vote online with Election Buddy. Voting can take place up to the morning of the meeting. Election Buddy will tabulate the votes and we will have the results before the end of the meeting.

Please keep an eye on your e-mail account for information regarding the election and meeting. Reminders to vote will also be sent during the first part of January.

Claire Callahan





## Recreational Amenities Committee: Survey

It is an exciting time to live in Fountain Park! We have 11 new homeowners this year alone. With all this change comes new ideas. As a result, the Recreation committee is wanting community input to gather ideas on how to utilize the area that was previously the tennis and basketball courts. It is an opportunity for your voice to be heard. It is important to realize that it could be a several year process as we gather community feedback and quotes to figure out the financial component. We encourage your participation by filling out a 3-question survey which will be sent out after the Annual Meeting. Here are the 3 questions you can expect to answer:

- 1. What are your top 3 ideas on how to utilize the area that has been the basketball and tennis courts? This is a fill-in-the-blank question.
- 2. If the final idea for the park could not be covered by existing HOA funds, would you be willing to pay a special assessment? The response choices are: Yes, No, Depends on the cost, or No, but willing to wait until the Association has built up the funds.
- 3. Would you like a trash receptacle returned to the parking lot of the park? This is a yes or no question.

The Recreation Committee is excited and looking forward to hearing from all of the community to better serve the community desires.

Melissa Mora-Lovelady





## **Streets Committee Meeting**

The Fountain Park Street Committee met via Zoom on December 12, 2020 at 10:00 am. The following committee members were in attendance: Alicia Navia, Carol West, Claire Callahan, Kent Trader, B.J. Cordova, and Ann Ochse. Carol West was elected chairperson by unanimous vote.

The committee discussed the need for repair of the streets in Fountain Park, the history of street repair in this area, and the potential funding sources to get our streets repaired. It was noted that neighborhood streets typically last twenty years, and our neighborhood is thirty-eight years old. According to Tucson Transportation and Mobility Director Diana Alarcon, our streets are considered failed.

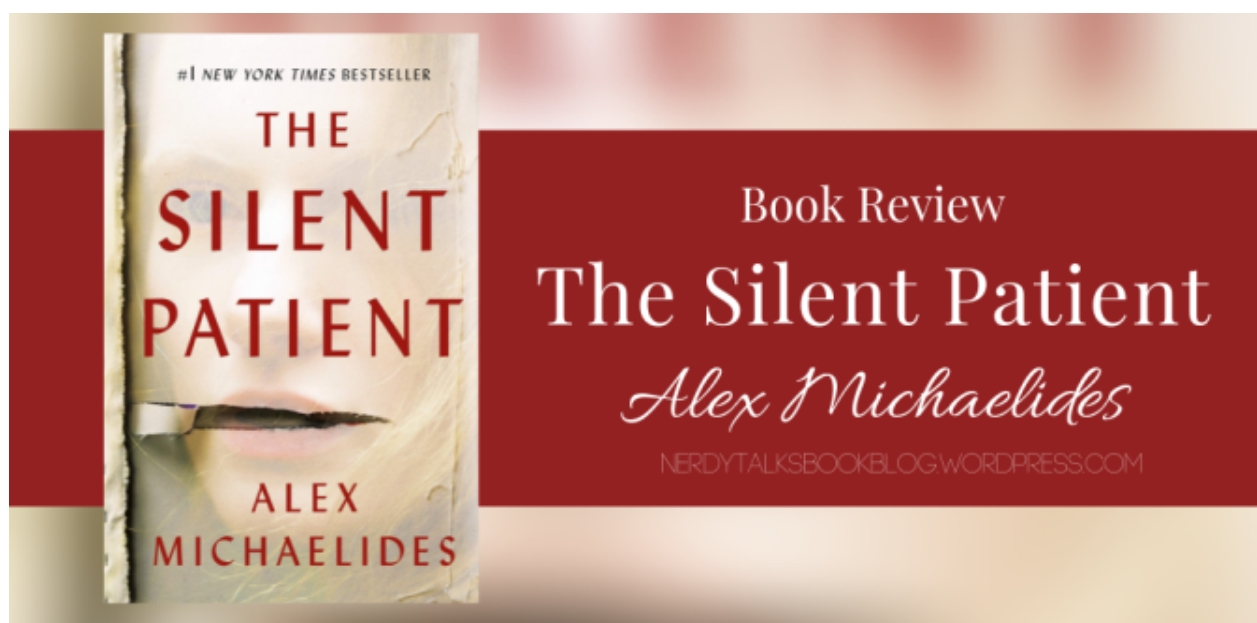
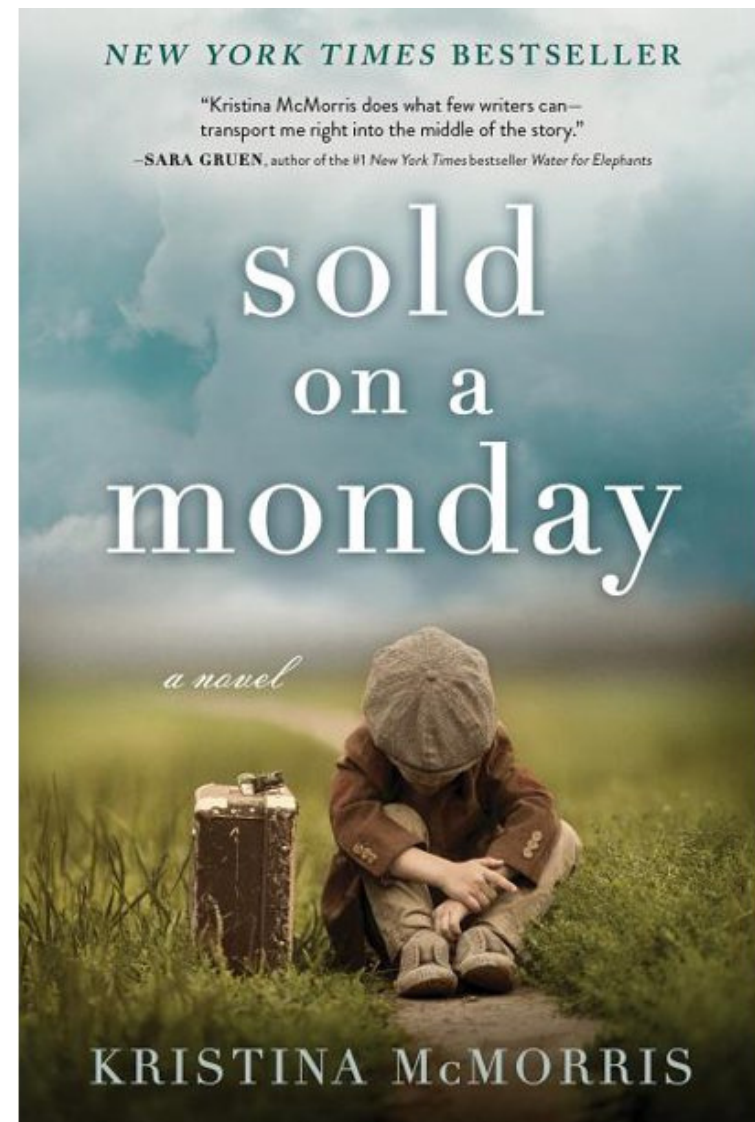
It was decided that an initial step in seeking funding would be to reach out to various city and county officials to let them know we are seriously pursuing funding for our streets and to begin to establish relationships with the people who control the money for street repair. Carol volunteered to draft a letter to these officials that will be sent in early January. This initial meeting of the Street Committee was informative and productive. They will meet again after the Annual Meeting in January.

Ann Ochse





## Book Club



The book for December was an historical fiction novel by Kristina McMorris titled Sold on a Monday. Once again 6 members met via Zoom to discuss the book and share thoughts regarding the difficult times for American families after the Depression. It was not unheard of for families to sell or give away their children because they could not financially take care of them. In this story a newspaper reporter snaps a picture of 2 children sitting in front of a sign offering the children for sale. The publication of the photo had unintended consequences. The reporter and a colleague set out to right the wrong and reunite the family. The author did a fine job weaving the stories of the personal lives of the characters.

I am hoping with the convenience and the safety health wise of meeting over Zoom, that we have more members participate in January. The book for January is The Silent Patient by Alex Michaelides. I have already read it, and it is a fine page-turning mystery.

Claire Callahan



## **Getting to know our neighbors**

Stella Haggis may be one of Fountain Park's newest residents, having moved in September of 2020, but she is not new to Tucson. She moved from Chicago to Tucson's far Eastside, Broadway and Houghton, in 1976. Besides escaping from bitter cold Midwest winters, the move was an effort to relieve her oldest son's acute and chronic asthma. The dry climate and mild temperatures were a miracle cure, resulting in the elimination of medication to control symptoms that no longer existed in the arid desert.

In the years that followed, Stella was a stay at home mom, raising her two sons, substitute teaching, and working part time at El Dorado Hospital in Emergency Room admitting. In 1988, Stella began a twenty year career with Pima County Juvenile Court. Before retiring in 2008, she held positions as a Probation Officer, Adoptions Examiner, and Dependency Case Mediator. In 2014 Stella moved to Prescott to live near her youngest son and grandchildren. However in 2020, when her Prescott son moved to Holland, Michigan for a career opportunity, she returned to Tucson to live near her oldest son. To her good fortune, within a few weeks of returning to Tucson, she purchased her home in Fountain Park which was her location of choice. She was very familiar with the area because for many years, she used Wrightstown Road as a shortcut to get across town. Unfortunately because of restrictions imposed by the COVID19 lock down, she is now unable to spend time with activities she once enjoyed. She has been unable to substitute teach and to participate in volunteer work with The Arizona Opera, TMC Senior Services, and Pima Counsel On Aging. She especially misses the friendships she made in Silver Sneakers classes at Ott YMCA and social activities at Udall's Senior Center. She feels blessed to be living in beautiful Fountain Park and hopes to become involved in community activities as life returns to 'normal'. Until then, Stella is content to be living in Fountain Park surrounded by the beautiful desert, mountains, breathtaking night skies, and magnificent sunrises and sunsets.



## **Diane Powell's Corn Scallop**

**1 (16 oz. can)  
cream style corn  
1 (16 oz. can)  
whole kernel corn  
1 cup sour cream  
1 pkg. (8 ½ oz.)  
Jiffy corn muffin mix  
1 drop of Tabasco  
2 eggs beaten  
1 (3 ½ oz.) can chopped  
green chilies**

**11” by 7” baking  
dish**

### **PROCEDURE:**

**Mix all the ingredients.**

**Transfer the mixed ingredients into the baking dish.**

**Bake at 350 for 35 – 40 minutes.**

**Easy and Delicious!**





**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



**November 2020 Financials**

Operating account:	\$ 62,950.77
Reserve Account:	\$ 89,355.54
Total Assets:	\$ 152,306.31





**FPHOA Board Members:**

President:	Alicia Navia	614-507-4067
Vice President:	Mina Reeder	520-979-1267
Secretary:	Melissa Mora Lovelady	520-250-6520
Treasurer:		
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)

**The Annual Meeting is on:  
Saturday January 16, 2021 at 10 am**

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

**2020 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: Patricia Popp, Joelle Coffman, Andy Werft, 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:

## **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 a discount from D & D Materials LLC, Landscape Rock, at 7777 E .22nd St. Ask for Dustin and show a copy of Fountain Park Splash to get \$4.00 off each ton of rock. We can also purchase 5 gallon buckets of any kind of decorative rock for \$2.00. You bring your own bucket and shovel.

### **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) 791-5700

**Pima County Animal Control** 243-5900

**Graffiti Hotline** 792-2489

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

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

**Potholes** 791-3154

**Tucson Wildlife Center** 290-9453



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