



# Fountain Park Splash

May 2017

Fountain Park Homeowners Association

Assisted by HOA Management Solutions – <http://hoamanagementsolutions.com>

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## Message from the President

I want to say Thank You, to all of the patient and respectful Homeowners and Board Members, for their participation at the May 10th HOA meeting, there was a large turnout, and that is a good thing for our community. There were several decisions made and all Homeowners may not agree with every decision, Please keep in mind that "The Board" is tasked with the proper maintenance and management of all common property areas and to construct new improvements. So with that in mind the large expenditures up coming in the park and beyond, are in the best interest for All. This is "Fountain Park", and our Park is a Great Asset, as anybody who visits is sure to appreciate as will be the addition of a "Sports Court", and other impending improvements. Please look at these improvements and upgrades as an investment in our Home Values and community.

v/r

Jeff Brown

**Landscape Committee:** The Groundskeeper will start Monday, May 22 with a crew new to FPHOA. The size of our combined common areas is large, some areas will be worked weekly and sections of the park will be worked in rotation each week ensuring full coverage each month. I ask that you avoid interrupting their work about a concern you may have and report it to me instead, Beau Alexander @ 885-1711, Landscape Liaison on page 2. I will review your concern for placement on their 'punch list' for the next week's work. Immediately you will start seeing a lot of activity being done by The Groundskeeper. We have contracts for the following work: POOL: Repair irrigation to turf & adjust timer; Trim 16 trees around the pool, playground and court area for hazard reduction and preservation pruning, grind stumps & remove 2 trees; Remove/Replant and re-rock inside the pool area; West of pool-remove(now)/replace trees (in the fall); Re-rock south perimeter of pool area; PARK: River rock swales and clean out PVC drainage areas along walking path; Cover/Fill in holes in walking path; FRONTAGE/ENTRIES: Clean-up river rock at both entrances off of Wrightstown; Clean-up frontage along Wrightstown.

**From the Board:** Bids are being obtained to re-seal the parking lot, recoat the pool house roof, cool coating under the pool ramada, update the fountain electrical, replace the pool surveillance equipment – these are all scheduled expenditures from our reserve fund. Volunteers will be painting the pool house and pillars soon and the Board is buying the paint.

**Park Renovation** The committee to replace the demolished tennis court facility will meet in June to review and select a replacement. We will then start the process of obtaining permits and bids for construction. If you have any strong feelings about the replacement, please contact the board.

**Treasurers Report:** As of April 30: Operating Monies \$40,657.87; Reserve Market Account, \$153,334.74; Total \$193,334.74.

**Pool Committee:** With pool season starting just a quick reminder to pick up after yourself and your guests. A hose has been provided. Please wash any spills away from the pool. Also if you see something that needs attention (broken equipment, unfortunate critters in the pool, etc..), please let me know.. Be safe and have fun!!!

**Webmaster:** To see a sample of the work product of the person we have hired to design our website go to <https://www.laspalomas.org>

A lot of your neighbors are using 'Nextdoor'. It is a free social network for neighborhood communication for designated geographic areas. Google it and check it out.

**Dog waste bags** - New dog waste bag dispensers will be placed near the trail heads secured to the SW and NE corners of the former tennis court fence. Please use the green trash containers upon your exit from the park to dispose of the filled bag. Thank you to those who pick up after others.

**Hospitality:** A celebration of the 241<sup>st</sup> birthday of our country is being organized for kids of all ages, food and games for all. Information will be posted at your mailbox. Volunteers are needed to help plan and coordinate the event. Please contact Barbara Lehmann @ 237-2140 or [bhlehmannaz@cs.com](mailto:bhlehmannaz@cs.com)

**2017 Brush & Bulky for our zone (18) will be the week of June 26.**

## FPHOA Board Members

President: Jeff Brown – 751-9704

Vice President: Paul Earls—885-3086

Secretary: Barbara Lehmann—237-2140

Treasurer: Kate Avery—612-5707

Member at Large: Beau Alexander – 885-1711

To contact the Board by e-mail use

[totheboard@fphoatucson.qwknetllc.com](mailto:totheboard@fphoatucson.qwknetllc.com)

## Next Board Meeting

The next regular Fountain Park board meeting is on Wednesday, June 14, 2017 at 6:30 PM at the Ward 2 office, 7575 E. Speedway. All FPHOA homeowners are welcome to attend.

## 2017 Committees

### Architecture

Liaison: Kate Avery

Members: Erin Callaghan, Judy Dalton, Kay LaPlante

### Compliance

Liaison: Barbara Lehmann

### Hospitality

Liaison: Barbara Lehmann

### Landscaping

Liaison: Beau Alexander Member: Michael McGehee

### Newsletter

Liaison: Beau Alexander Member: Dianna Alexander

### Pool

Liaison: Jeff Brown Member: Diann Brown

### Security

Liaison: Paul Earls Member: Michael McGehee

### Website

Liaison: Beau Alexander Member: Kate Avery

## 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)*. Every so often we hear people say they didn't know something about the FPHOA rules. Our suggestion to avoid potential misunderstandings is to reread the documents every so often.

## Fountain Park Website

**New address:** <https://fphoatucson.qwknetllc.com>

Log into the website using username = **fpmember** and password = **fp5182**. The information on these pages is for Homeowners of Fountain Park only. Under Owner's Pages you can find our CC&Rs, Bylaws, Rules and Regulations, the Solar Installation and Architectural Request forms, past issues of the Splash, etc.

**HOA Management Solutions** also has its website for you to log in under your specific account number where you can check your account balance, access the Reserve Study, the Geotechnical Evaluation, minutes, financials and the documents listed above. You can access their website as indicated on page 1 or through our website. Call Sue Giedraitis at 760-7793 if you need your account and password information.

## Pool

Please contact the pool committee to arrange for pool parties. At least one week's notice is requested. Email Diann Brown, [diannwbrown@icloud.com](mailto:diannwbrown@icloud.com) or call 751-9704. Follow posted pool rules: No bikes, skateboards, or animals in the pool area. For safety's sake, please keep the gate closed.

## 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 Fountain Park Beige cap. Reference FPHOA Rules and Regulations. Changes to the color patterns on your home must be approved by the board using an Architectural Request form.

## Gravel

We can now 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 the 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.

Construction and Finish Garage and front porch lights must be made of glass and bronze or antique brass. 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

To unlock the gate at the end of Fountain Park Drive contact M. Ortega at 791-3191 or Ingrid McGehee at 546-0355

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