

Volume 28. Number 10. October 2021.

# Splash

Fountain Park  
Community newsletter



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# Fountain Park Homeowners Association

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

Assisted by Pinehurst Properties, Inc.

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Alicia Navia, President

Mina Reeder, Vice President

Melissa Lovelady, Secretary

Ann Ochse, Treasurer

John Steffens, Director at Large

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## President's Message

Greetings fellow neighbors!

I hope this edition of the Splash finds you well, healthy and enjoying the crisp mornings, the cooler if shorter days, and the even more spectacular sunsets.

In addition to the regularly scheduled monthly meeting, your Board met to create and review the budget for 2022, which was approved with no dues increase at the October meeting. Next year's budget can be found on the Fountain Park website by clicking on the Agendas/Meetings tab and scrolling to the bottom of the page.



At another meeting, the board met with the attorney and the committee charged with the task of revising FPHOA's governing documents to preview and discuss the proposed changes.

We have also evaluated the contracts of 2 of our vendors, Pinehurst and Landtamers to assess their performance.

This is just a quick reminder that it's almost election time in Fountain Park. Beginning in November you will be receiving all the necessary details for you to be able to cast your votes. This year there are 2 terms that conclude. Please consider volunteering to run for one of the openings, or nominating another homeowner to do so.

Do take a few moments to continue reading the newsletter and learn all that's has been happening in your community.

And as always, be well, stay happy 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

Weeds and getting rid of them have been the major focus of the landscaping company's efforts once again this past month, with special emphasis on the entire area adjacent to the Wrightstown Road wall, including both sides of the neighborhood entrances. On the positive side, the plentiful rains that helped to generate the weed growth, also kept enough moisture in the park soils so that most of the irrigation zones remain shut off, resulting in a water cost savings for the HOA.

Four new lantanas were planted near the north park entrance path. The contractor who removed the tennis court fencing and footers had to remove one plant in order to get the machinery to the site. He replaced it with 2 and the landscaping committee added 2 more plants to fill in the area.

Also removed were the pet waste bag dispensers when the tennis court fencing came down. They've been installed on posts at 2 locations in the park for your convenience.

Over the past 2 years, a few trees in the park have had to be cut down, mostly due to disease. The board and the committee will consider planting 3 or 4 native, drought tolerant trees, such as mesquites in 2022.

The board and the committee are evaluating the Landtamers contract specifications to assess how they align with actual performance.



Alicia Navia

## Splash



### **Pool committee**

The pool heater was turned on at the end of September due to the cooler night temperatures. Swimmers and waders can continue to enjoy the heated pool until the end of October, when the heater will again be turned off. The area will remain accessible with keycard use, and the pool maintenance will be reduced from 3 to 2 times per week. So it's still possible to swim, if you so choose, and you're a member of the 'polar bear club'.

Before the start of the 2022 swim season, the board has budgeted to remodel the restrooms, replacing the toilets, sinks and shower hardware. In addition, a new table will be purchased to add to the furniture in the ramada.

The roof coating on the ramada was recently inspected by the contractor who installed it, as part of the 5-year warranty, which expires in 2022. The roof will be recoated early next year before monsoon season, and the warranty will be renewed for another 5 years.

In late September we learned that Imperial Pools, the contractor that remodeled the pool, had their pool contractor's license revoked by the AZ Registrar of Contractors. You may recall that FPHOA filed 2 complaints back to back with the ROC for workmanship below industry standards, with regard to the pool deck, among other issues. The news, part of a KVOA News months-long investigation, added that the ROC is considering revoking Imperial Pools' general contractor's license as well. One of the consequences of these events for Fountain Park is that as a result of the second complaint from earlier this year, there is a 2 year warranty on the work performed, which is likely to be invalidated, if it should be necessary. At this point, fortunately there do not appear to be any issues.

Alicia Navia

## Financial Report



### September Financial Report

As of September 30, 2021, FPHOA had \$78,712.77 in the operating account and \$112,923.11 in the reserve account, for a total of \$191,635.88. This is \$8,879.90 less in total funds than we had in August due to an increase in expenses and a Reserve account outlay.

- Income for the month was under budget by \$296.14, due to decrease in payment of dues. We currently show \$1,115.64 in excess of expected income for the year.
- Administrative expenses were over budget for the month by \$3,828.17 due to annual payment of insurance premium, increased legal expense for revision and updating of CC&Rs and Bylaws, and a web maintenance bill of \$562.50 that included charges from 2020. Administrative expenses for the year are over budget expectations by \$1,068.57 for the year primarily due to legal expense.
- Total maintenance expense remains under budget for the year by \$11,331.09. We paid Landtamers \$875 to remove Mistletoe from trees in our park and purchased a replacement sign for \$101.09.
- Utility expense was under budget by \$315.38 due to decreased expenses in water & sewer electricity. Utilities for the year are under budget by \$704.98.

Total expenses year-to-date are \$10,967.50 under budget. FPHOA operating net income, which is income minus expenses, for the year is \$12,083.14.

\$3,400.00 was transferred to the reserve account which earned \$14.25 interest for the month. \$8,500 was expended from the reserve account to Pro Yard for removal of the old fencing and concrete at the park. Pro Yard was able to recapture \$599 in salvage which will be returned to this account. The reserve account expenses are \$9,538.15 under budget to date.

Ann Ochse

## Street Reconstruction October 2021

When members of the Street Reconstruction Committee met in August with Ms. Diana Alarcon, Director of Tucson Department of Transportation, the committee discussed the sinkhole at Evelyn and Seneca as well as the soft spot at the intersection on Waverly and Fountain Park. Ms. Alarcon assured the committee she would have department engineers look at these places before reconstruction begins. In reviewing these soft areas in the streets, TDOT personnel discovered that the water valves were only a couple inches below the surface of the streets. The workers said there were seven of these valves to mitigate. They started work on them Saturday, October 9. It is very beneficial to the community that the street committee mentioned these spots to Ms. Alarcon, and TDOT is taking care of them before reconstructing our streets.

Carol West, chairperson of the committee, emailed Ms. Alarcon to see if we could get a timeline on the street reconstruction. So far, we have not heard when they will begin. Hopefully, the construction company will try to avoid the holiday season. The Street Reconstruction Committee will continue to keep the community informed.

Ann Ochse



## Recreational Amenities

### *Has anyone noticed something is missing from the park??*

Yes, the old tennis courts fencing has been removed! The park looks spacious and cleaner. It is ready to implement a phase of the ramada and sports court project that the community has voted for. We are waiting for Novak Environmental to deliver the concept plans, which will be presented to the community.

In the meantime, to prepare for the new amenities, in 2022 the board has budgeted monies in the Reserve Account to install new updated electrical panels to service the demands of both the pool and the recreational areas



Melissa Mora-Lovelady

### 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

## ***Election of Officers for the board for 2022***

As the saying goes, time flies when you are having fun! Well, whether it's true or not, I think we can agree that time does seem to go by quickly.

Have you considered or are you interested in becoming a Board Member of Fountain Park?

It is once again time for the Nominating Committee to establish a slate of candidates for the election for the 2022 Annual Meeting.

There will be two volunteer open seats on the Board of Directors. Each term is for 2 years.

As a homeowner and Board Member, you can help protect our property value and the safety and beauty of our community. We all want our neighborhood to be properly maintained and cared for. Please think about serving our community by running for a position on the Board.

Contact any current Board member or Donna Wood of Pinehurst Properties at 520-298-2146 with questions regarding openings on the Board.

Additional details will be provided beginning in November.

Claire Callahan

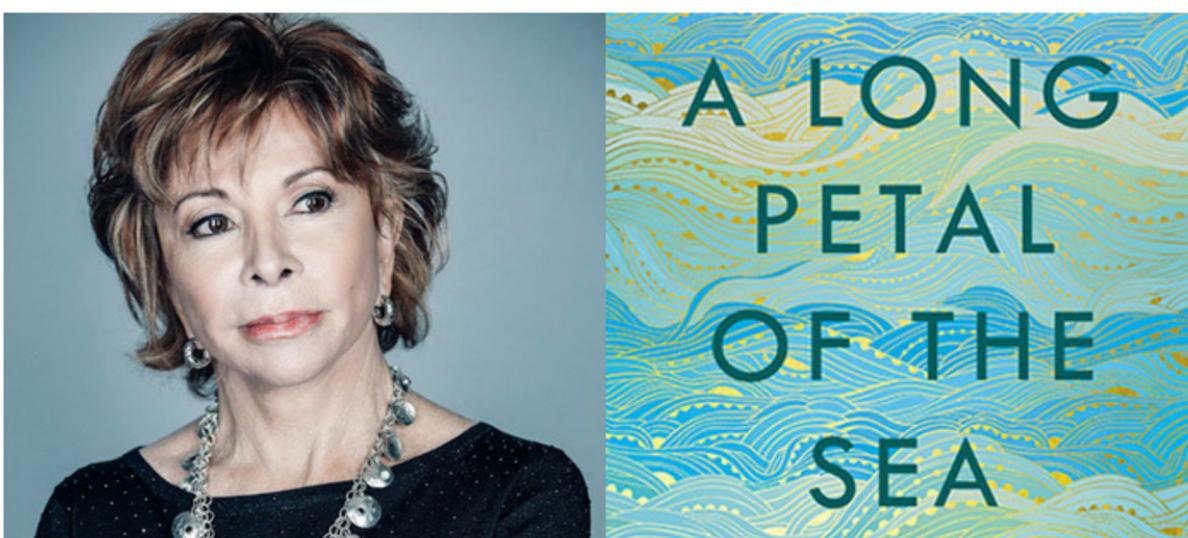


## Book Club meeting in October

The FP Book Group met on Tues 10/12 at Claire Callahan's home to discuss the book Before We Were Yours by Lisa Wingate, which was on the best seller list for 110 weeks! This was a thought-provoking book and also a difficult read, as it was based on a real life scandal about The Tennessee Children's Home Society orphanage. This home was run by Georgia Tann, who kidnapped and sold poor children to wealthy families. The book follows the fictionalized story of 5 siblings who were stolen from their riverboat home and placed in this orphanage. The story alternates between the 1930's and present day, with an accomplished lawyer taking a journey into her family's long hidden history, intersecting with the stolen riverboat children. We all liked the book and enjoyed discussing it!

We will meet next month on Tuesday 11/9 at 7pm at Claire's home again to discuss A Long Petal of the Sea, by Isabel Allende. If you are interested in joining our group, please contact Liz Burcin at [eburcin@comcast.net](mailto:eburcin@comcast.net)

Liz Burcin



## Getting to know our neighbors

Although Stella Haggis moved to Fountain Park in September of 2020, 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 COVID19, she has been 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.

## **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.

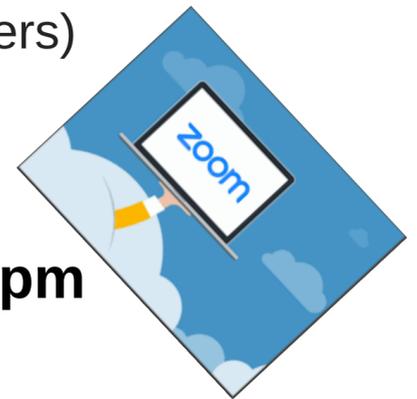
7301 E 22nd Street, Tucson, AZ. P.O.Box 17052, Tucson, AZ 85731

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 November 10, 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.