

Volume 30. Number 01. January 2023.

Splash

Fountain Park Community newsletter

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Fountain Park Homeowners Association

bod@fountainparkhoa.org

Assisted by Expert HOA Management, LLC

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Claire Callahan, Vice President

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President's Message



Happy New Year, neighbors! I hope 2023 is off to a good and healthy start for all!

At the January 18 meeting, the Board welcomed Paul Gready of Expert HOA Management as Fountain Park's new property manager. Every homeowner should have received a welcome letter, dated January 6, from him and Carmine Carriero, owner of Expert HOA with contact details and dues payment information and options.

Please see elsewhere in the newsletter if you need to contact Paul and Expert HOA Management.

We look forward to establishing a solid working relationship with our new management company as the transition continues.

There is much activity in various planning stages, including the upcoming Board elections in March, Fountain Park's 40th anniversary celebration in April, the remodeling of the restrooms at the pool ramada and more.

Please watch your inbox (or mailbox) for details about all of these.

Kind regards,

Alicia Navia

**“If you don't like something, change it. If you can't change it,
change your attitude.”**

— Maya Angelou



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 Once on the homepage, click on [Agendas/Minutes](#).

Landscaping Committee

Over the past year, two Fountain Park residents have purchased trees to be planted at the park in memory of their family members. Last month it was decided that a form, similar to what is used by the architectural committee, be created in the event others homeowners want to do the same. Joelle Coffman, a member of the landscaping committee, volunteered to design a form that will include a suggested list of trees and shrubs with low water requirements. We hope to have the form in the near future. Unlike the ARC, these requests will be forwarded to and reviewed by the landscaping committee.

A conversation with a committee member brought up the issue of the fire ants in the park. Horn Pest Management sprays monthly to control them in the pool area, along the walking trails and the seating areas. A little research resulted in the fact that fire ants are active in Spring, Summer and early Fall when the ground is warm. They tunnel deep into the earth during the colder months. I recently spoke with Valerie, a Horn Pest Management representative, to inquire if the Board could adjust the schedule of the spraying and eliminate the months of November, December, January and February. The saving to the HOA would be \$300.00 (\$75 per month X 4). She responded that if the Board approved the change, the HOA would be given a credit that would be applied to next year's statement. At the January 18 HOA Board meeting a motion was made and passed by the Board to adjust the spraying schedule to March through October moving forward. On January 19, I confirmed the new spraying schedule with Horn as well as the credit.



In early January, the Landscaping Committee was able to get a total of 6 yards of free chipped tree trimmings to spread in the Healthy Soils Initiative area of the community park. It was very timely with the heavy rain that followed. The mulch soaked up the rainwater so that it doesn't run off and can absorb into the ground for the benefit of the trees. Thanks to Joelle and Steve Coffman, Sherry Meek, Shelly Mueller, and Andy Scott who participated in transporting the mulch from the park entrance all the way across the park to spread it in the designated area.

Our Landtamers crew continues to keep our common areas in wonderful condition. And the rubber coated chains on the 4 swings at the park playground will soon be replaced.

On a sad note, in mid-December, the head member of our crew, Martin, passed away suddenly. Members of the landscaping committee have made financial contributions to his widow. A motion was made and passed at the January 18 Board meeting to also make a donation from Fountain Park to the family, in honor of Martin's many years of dedicated service to our community.

Claire Callahan



In memory of a dedicated gardener, Martín

Pool report

Integra Custom Systems completed the rewiring of the pool gate over two days in early January. There should be no further issues with faulty wiring going forward.

The pool is being serviced by E-konomy Pools twice weekly as it should be and service of the fountain is also taking place.

We found a homeless person's belongings in one of the restrooms at the end of December. All items were removed as advised by the police, who were called. Nothing more could be done since the person was not on the premises when the items were found. It appears from the video recordings that the individual spent at least part of a day in the restroom and ramada. A few days later, both restroom door locks were broken. Until the locks are replaced, the restroom doors cannot be secured. This is yet another opportunity to remind us all to be aware of our surroundings and to let someone know (or call 911) if something doesn't seem right.

In other news, the Board approved one contractor's proposal to remodel the restrooms, along with the replacement of the chains for the swings at the park playground. We expect to have this project completed before the opening of swim season around the first of April.

Garage Floor Coatings is tentatively scheduled to correct the repair of the ramada floor on January 30 and 31, thus finally resolving the issue with the defective finish of two areas.

We've asked our new property manager to advise us as soon as possible, on hiring a company to provide janitorial services for the pool area



Alicia Navia

Recreational Amenities

Currently this project is on hold until the Association is able to determine how to best proceed.

Alicia Navia

Financial Report for December 2022



According to bank statements, Fountain Park Homeowners' Association had \$62,772.05 in the operating account on December 22, 2022, when Pinehurst closed the account for deposits. Pinehurst transferred \$55,000 to Expert HOA Management and retained \$7,772.05 in the operating account. According to the financial report generated by Pinehurst, they retained the \$7,772.05 to cover outstanding checks in the amount of \$70.16. The outstanding checks are from their reconciliation statement.

Pinehurst closed the operating account for dues deposits on December 20, ten days before the end of the month. This was a surprise to the board and to the new management company, since Pinehurst agreed to manage and were paid to manage our community through the last day of December.

Pinehurst also transferred to Expert HOA Management \$185,576.66 from the Reserve Account on December 22, 2022 and closed the Reserve Account before interest on our funds could be allocated for December.

The total funds recovered from Pinehurst to date are \$240,576.66, with \$7,701.89 still outstanding. Expert HOA has said that Pinehurst told them they are holding the funds until all checks clear the account.

- Administrative expenses were under budget projections for the month in the amount of \$825.37. Lower expenses were primarily due to a decrease in legal fees and postage.
- Total maintenance expense was under budget for the month by \$523.30 due to lack of any repairs.
- Utility expense was again under budget for the month by \$1,268.37. Overall, utility expenses have been under budget projections for the year by \$1,959.33.

Our operating net income, according to the bank statement, for the month of December is \$444.10 resulting in a net gain for this month. When we recover the \$7,701.89 Pinehurst retained, Fountain Park will show a net gain of \$8,145.99 for the month of December.

The reserve bank funds have an ending balance of \$185,576.66. The monthly \$3,485 transfer from operating was made on December 20. The reserve account earned no interest in December because Pinehurst closed the account before the end of the month without the permission of the board.

Ann Ochse



Nominating Committee report

We continue to seek candidates to run for one of the 3 HOA Board positions. Nomination forms will be sent out to the community in early February by Expert HOA Management. At the moment we have one candidate for a position on the Board. A slate of candidates needs to be presented to the community by mid-February.

The committee met on January 24 to go over the schedule for the election of new Board members for 2023 as well as information on voting electronically through Election Buddy, the company we have used for the past 2 years and paper ballots for homeowners who do not use the internet.

I plan to meet with Fountain Park representative Paul Gready of Expert HOA Management on Thursday, January 26 to discuss the schedule to inform our homeowners of the March 11th annual meeting and the election of Directors to the HOA Board.

Post cards will be mailed at the beginning of February notifying all homeowners of the annual meeting on Saturday March 11, 2023 at 10:00 A.M. via Zoom.

A Nomination Form is included with this edition of the Splash for any homeowner interested in becoming a candidate.



Claire Callahan

BOARD OF DIRECTORS NOMINATION FORM

The Board was created for the purpose of managing, maintaining, and improving our community. In order to help maintain a sound foundation for the future please consider running for the Board of Directors.

Role of Board Members:

- Become familiar with the Association’s Articles, By-Laws, CC&Rs, Rules and Regulations.
- Prepare for and attend scheduled Board Meetings.
- Meetings Approximately 1-2 hours per meeting, every month.
- Periodically assist on a short-term project, possibly serve on a committee, or attend additional meetings. Level of involvement often dictated by activities of the Board, needs of the Community or your own personal interest and available time.

NOTE: Directors agree to use good business and personal judgement in their role as a Board Member. Directors cannot be compensated for their time and effort and all members agree not to realize any personal gain from their involvement on the Board of Directors.

Member Name: _____ Lot #: _____
Member Address: _____
Member Phone: Home: _____ Cell: _____
E-Mail: _____

Please Provide a Brief Biography of the Candidate:

DEADLINE TO SUBMIT NOMINATION APPLICATION IS:
February 17, 2023 by NOON

Please return this application via fax, email or by U.S. mail to the information listed below.

Fountain Park Homeowners Association
c/o Expert HOA Management, LLC
7670 East Broadway Blvd. #205 Tucson, AZ
FAX 520-829-7122 e-mail: paul@experthoa.com

Office hours: Monday-Thursday 9 a.m. to 3 p.m. Friday 9 a.m. to Noon



FPHOA 40th Anniversary Social Is on April 22, 2023.

FPHOA will celebrate its 40th birthday on April 22 from 2:00 p.m. to 5:00 p.m. in our park.

All residents, including those who just moved here, are welcome to attend. There will be a brief program at 3:00 p.m. An anniversary cake will be served during the event. There will be informational displays including Tucson Police Department staff and other entities.

If you have lived here for at least 20 years, please join us to share your stories and remembrances of living in Fountain Park at one of these four interview dates:

Monday, January 30 at 6:30 p.m. at Carol West's, 9030 E. Waverly St.

Thursday, February 2 at 3:00 p.m. at Melanie Thomas', 1901 N. Fountain Park

Tuesday, February 7 at 10:30 a.m. at our park

Saturday, February 11 at 1:00 p.m. at our park

Please note: If it is raining, the park meetings will be rescheduled.

The interviews should last about an hour. There is no need to RSVP. Just come! For questions, please call Carol West at 520-298-2447.

There will be a follow-up committee meeting to review this information. Other interview dates may be scheduled as well. The 40th anniversary interviews and other information will be on a special page on our FPHOA website.

We have already learned that in 1980 when the first lots were available, this site was “way out in the country.” The model homes were on Chauncey. The area was mostly rural, but the Ricardo Small Development was already where it is now.

New FP owners had young children who could safely roam the area, and they attended Wrightstown School across the road. There was a tennis pro living in the neighborhood, and she gave lessons at the park tennis courts. The pool was a popular summer activity for families. It was a good life.

Where did the name Wrightstown Road and Wrightstown School come from? Fred Wright, who lived at the Harrison-Wrightstown curve, donated the land for Wrightstown school in 1914. Wright and his wife Dolores had five children. He raised onions to sell to mining camps. For mail service he had to incorporate “Wrightstown.” He graded a rough road to get to his property; it is now Wrightstown Road. *Source: Wright-Urias Family*

Carol West





MEET YOUR NEIGHBORS

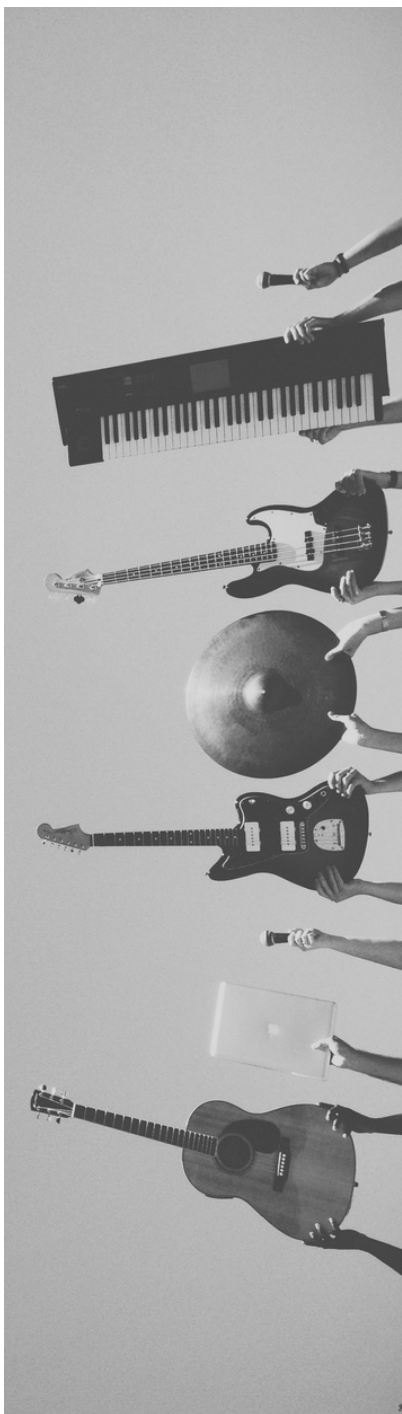
Meet Su Brazie. Moving from Los Angeles to Tucson during the pandemic on November 2, 2020 marked a milestone in her plans for a peaceful retirement. Needless to say it was a challenging time, unpacking the essentials while waiting for November 6th when Joann Duncan, the second of three co-owners, arrived at the house on N. Ranch Drive. After that, the unpacking and setting up a new household began with gusto.

Su is a native of Arizona who moved to San Diego in the early 70's. After 17 years working and establishing herself in the insurance and local music industry, it became apparent that Los Angeles was the place to be. So, Su packed again and headed to LA where she lived for the next 31 years. She worked for the business side of music publishing (Rondor Music, Universal Music among others) and then the record label side (Warner Music Group), until she retired. "The best part was meeting many songwriters and performers I grew up hearing and enjoying", she reminisced.

Now that things have settled down, Su can pursue her passion for making jewelry in addition to reading, visiting our community pool and traveling. Since moving to Fountain Park Su has joined the Hospitality Committee and greets our newest residents.

If you see Su working around the house or at the pool or walking in the neighborhood, stop and say hello.

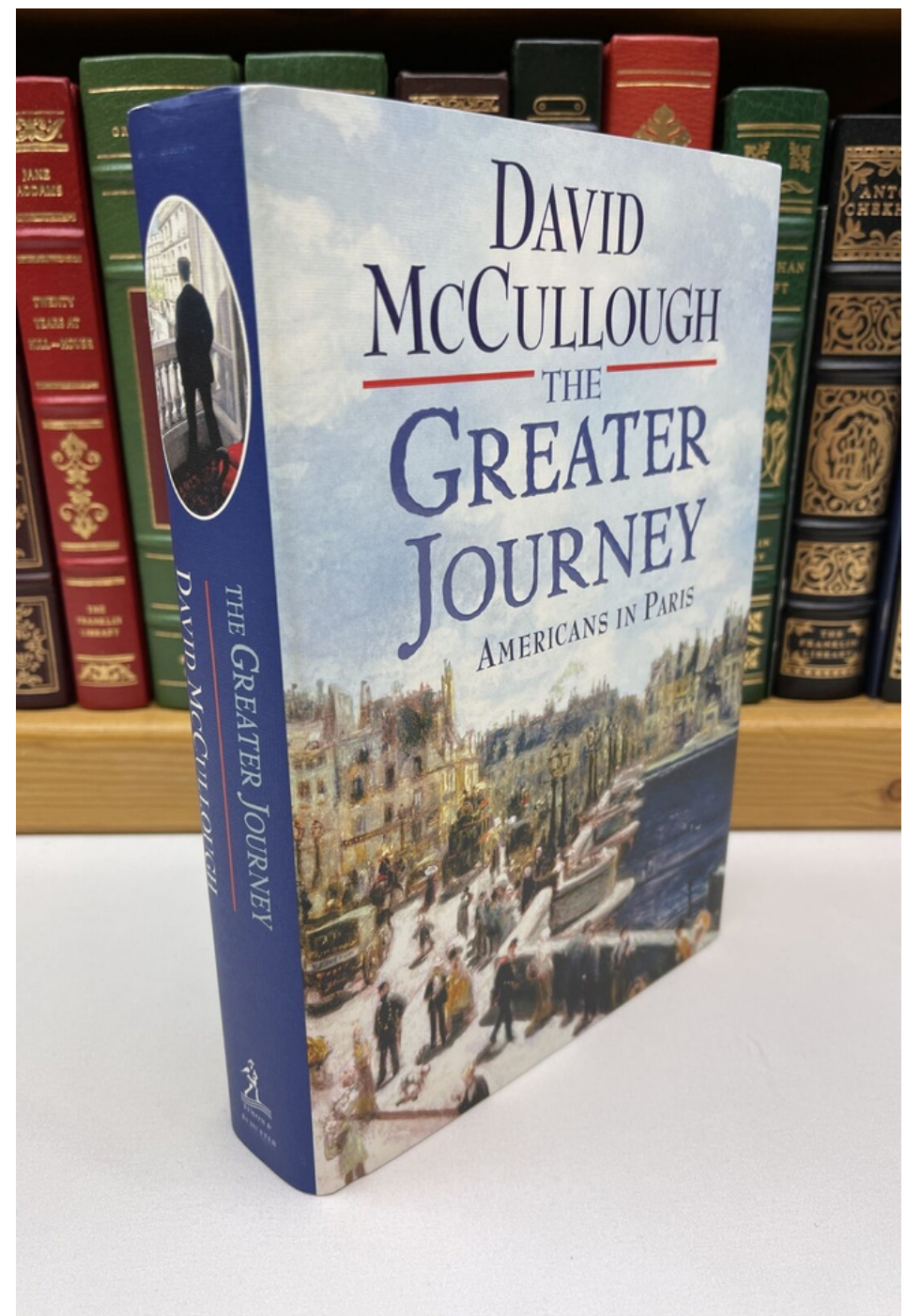
Joann Duncan for the Hospitality Committee



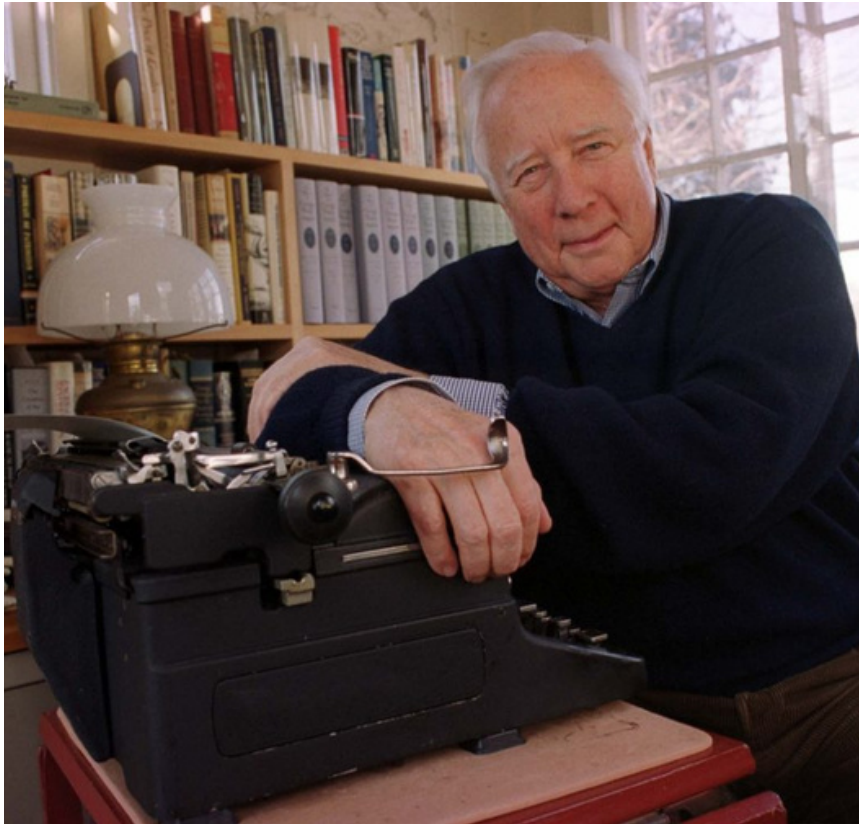
Fountain Park Book Club

Members of the Fountain Park Book Club met at the home of Anne Durkee on Tuesday, January 10, at 2:00 p.m. to discuss The Greater Journey: Americans in Paris by David McCullough. McCullough is a nonfiction author whose books deal with historical issues and historical personalities. He has written many widely acclaimed books, fourteen to date, on his mechanical typewriter. McCullough won the Pulitzer Prize twice, he won the National Book Award, and in 2006 was honored with the National Medal of Freedom.

The Greater Journey is a compendium of stories of the men and women who traveled to Paris from America during the 1800's. At that time in history, the United States was in its infancy, and Paris led the western world with advances in science, medicine, art, literature, and philosophy. The overall thesis of this book is that France was instrumental in shaping the ideas and ideals of the United States.



McCullough's book follows many notable 19th century American citizens as they began the lengthy voyage across the sea, a trip of about three months. He focuses on what interested them in Paris, what they learned while there, and what these Americans did with that knowledge when they returned to the United States. For example, Elizabeth Blackwell, one of the first female doctors in the United States, went to Paris to learn updated medical techniques. When she returned to the states, she established an all-female hospital. Harriet Beecher Stowe was fascinated by a painting titled "Raft of the Medusa" by Theodore Gericault. The painting shows persons who survived the shipwreck of the French frigate Medusa. The painting depicts survivors of all ages and races, in obvious fear and torment on the small raft. McCullough wrote that Stowe stood in front of the painting in the Louvre for six hours, totally absorbed in it. Stowe is the author of Uncle Tom's Cabin, a novel that addresses the terrors of slavery in the U.S.



Some literature critics have held that McCullough focused too much on the visual arts in this book. McCullough contends that the visual arts are essential to understanding. He points out that painters paint to see, while writers write to look.

Our next meeting will be on February 14, at 2:00 p.m. at Anne Durkee's home located at 9011 E. Seneca. We will be discussing Salvage the Bones by Jesmyn Ward. We encourage anyone who likes to read to join us. Just show up or give us a call: Ann Ochse 520-678-1382 or Claire Callahan 520-296-7853.

Ann Ochse

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

FPHOA Board Members:

President:	Alicia Navia	614-507-4067
Vice President:	Claire Callahan	520-296-7653
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

Board assisted by Expert HOA Management, LLC.
Carmine Carriero Jr., CAAM., Owner.
7670 E Broadway, Suite 205, Tucson, AZ., 85710
Phone: 520-829-7120 - Fax: 520-829-7122
Contact Paul Gready, CAAM., cell phone 520-910-1707, or using the email
paul@experthoa.com
experthoa@gmail.com
Available Monday through Thursday 9am to 3pm, Friday 9am till noon.
After hours Emergency calls are transferred to owner cell phone.

The next Board meeting is:
Wednesday, February 8, 2023 at 6:30 pm

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



2023 Committees:

Architecture:

Board Liaison: Ann Ochse
Committee Chairperson:
Members: Claire Callahan, Joelle Coffman, Judi Dalton

Hospitality:

Liaison: Melissa Mora Lovelady
Committee Chairperson: Melissa Mora Lovelady
Members: Judi Dalton, Joann Duncan, Barbara Lehmann

Landscaping:

Board Liaison: Claire Callahan
Committee Chairperson:
Members: Joelle Coffman, Shelley Mueller, Alicia Navia

Newsletter:

Board Liaison: Alicia Navia

Committee Chairperson: Sorraiyya Beheshti

Members: Carol Decker

Graphic Design: Dario Navia Pohl

Pool:

Board Liaison: Alicia Navia

Committee Chairperson:

Members: Claire Callahan, Carolee Capp, BJ Cordova, Carol and Neil West

Security:

Board Liaison: John Steffens

Committee Chairperson:

Member: BJ Cordova

Compliance:

Board Liaison: Melissa Mora Lovelady

Committee Chairperson: Melissa Mora Lovelady

Members:

Recreational Amenities:

Board Liaison: Alicia Navia

Committee Chairperson: Dario Navia Pohl

Members: Sorraiyya Beheshti, Carol Decker

2023 Ad Hoc Committee

40th Anniversary Celebration:

Board liaison: Ann Ochse

Committee Chairperson: Carol West

Members: Dorothy Boone, Judi Dalton, Barbara Lehmann, Melanie Thomas

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 520-791-3242, Emergency after hours 520-791-4133

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.