



Message from the President
page 2

Financial Report
page 5

Getting to know our neighbors
page 11

Governing Documents
Revisions updates
page 6

Volume 29. Number 02. February 2022.

Splash

Fountain Park Community newsletter



Fountain Park Homeowners Association

bod@fountainparkhoa.org

Assisted by Pinehurst Properties, Inc.

Alicia Navia, President

Claire Callahan, Vice President

Ann Ochse, Treasurer

Melissa Lovelady, Secretary

John Steffens, Director at Large

Splash team:

Editors: Sorraiyya Beheshti
Alicia Navia

Graphic Design: Dario Navia Pohl

Photo fountain by: Carolee Capp

Cover: Painting and photo by Claire Callahan

President's Message

Hello neighbors!

Your new 2022 Board of Directors met a day later than usual, on Thursday February 10 due to unforeseen circumstances. Regardless, all of the items on the full agenda were discussed. Fountain Park has several projects in the works as we move into the new year. In addition to new Board member Claire Callahan, we also welcome Christy Johnson as our new manager, continuing our association with Pinehurst Properties.

As always the full details of the meeting can be found in the minutes on the Fountain Park website as well as elsewhere in this edition. One of the highlights is a change of date for the monthly board meetings. In order to assure that financial reports are completed and offer the most accurate information so as to make prudent financial decisions, the Board approved to meet on the third Wednesday of the month, beginning in March.

Also significant is the next step in the ratification of our 20 year old governing documents. As you know, the Bylaws were approved in January by those voting at the 2022 Annual Meeting. Thank you very much to all who participated. The next step is to approve the CC&R's, which require a different voting process. Please do read the information provided in this issue by Chairperson Judi Dalton about how this voting will take place. There is a USPS mailing involved, so check those mailboxes! Thank you to the committee of neighbors who volunteered hours of work and effort to get the revised documents we have today.

Alicia Navia

“As never before, our world needs warmth in its cold, metallic heart, warmth to go on and face what has been made of human life, warmth to remain humane and kind.”

Henry Beston

**COVER PHOTO COURTESY OF CLAIRE CALLAHAN, who added
the following about her art work:**

During the first year of Covid 19 I needed to find a way to keep busy and somewhat sane. My pottery studio and the school where I volunteered were both closed. As a young person, I had painted in both oils and watercolors. I knew I had my Dad's old acrylic paints in the closet. I added to his collection of paints and the next thing I knew several months had passed and I had painted 19 pictures. **"Blue Cowboy Boot with Flowers"** was painted in February of 2021. It seems appropriate for Rodeo Days here in Tucson.



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

Irrigation leaks at the park have been repaired during the first week of February. The usual weekly clean up at the park continues. Four Velvet Mesquite trees were ordered from Tucson Clean and Beautiful, Trees for Tucson on February 2, 2022. They should be delivered in time for the Landtamers crew to plant at designated spots around the park on February 23, 2022.

Respectfully Submitted,

Claire Callahan



Pool committee

The restrooms and showering area in the ramada are due for a remodel, including new sinks, toilets and fixtures. We have met with one contractor and are in the process of scheduling additional appointments, in order to get the necessary estimates.



The keycard system that opens the main pool gate malfunctioned due to corroded wiring. A new card reader was installed and some wiring was replaced.

The Pima County Sheriff's Department has begun an investigation of Patrick Crone, owner of Imperial Pools and Design, the contractor in charge of our recent pool remodeling project. Fountain Park was contacted for possible participation in the investigation due to the two complaints filed by our HOA with the Arizona Registrar of Contractors.

The Board has decided to provide the required information in order to be part of the inquiry.

Alicia Navia

Recreational Amenities

Novak Engineering, the firm hired to carry out the design of the sports courts and ramadas is in the process of completing the architectural plans. They should be available by the March meeting date.

We are working on getting bids from three electrical contractors for upgrading the electrical panels at the pool and next to the site of the former tennis courts in the park.



Alicia Navia

Financial Report for January 2022



According to bank statements, FPHOA had \$95,200.30 in the operating account and \$124,196.21 in the reserve account, for a total of \$219,396.51. This represents a gain of \$10,983.87 over December funds.

- Administrative expenses were under budget for the month by \$1,642.83
- Total maintenance expense remains under budget by \$9,720.06.
- Utility expense was under budget for the month by \$263.89 due to decreased expenses in water, sewer, and internet.

According to the bank statement, total expenses for January were \$2,393.98 under budget. FPHOA operating net income, which is income minus expenses, for the month of January according to the bank statement, is \$4,815.44. This includes \$3,485.00 transferred to reserve.

\$3,485.00 was transferred to the reserve account which earned \$15.43 interest for the month. Novak Environmental was paid \$3,069.80 from the reserve account by check in December, but the check did not clear until January 4, 2022.

Overall, FPHOA is beginning the new year in a state of financial solvency.

Ann Ochse

Governing Documents Revisions updates

The revisions to the Bylaws were approved by a majority of those voting at the January annual meeting. Thanks to those of you who participated.

Next up is the approval of the CC&R's revisions. Per our current requirements, the vote needs to be approved by Written Consent of 2/3 of the Fountain Park homeowners (120 households). The current documents and the proposed changes can be viewed on the Fountain Park website at the bottom of the home page. You will soon be getting an important mailing from Pinehurst Properties with the Written Consent Ballot, a stamped self-addressed return envelope and an explanation of some of the proposed changes. To approve those changes, sign the ballot with your lot number or address and return it to Pinehurst Properties in the enclosed envelope.

The ongoing revisions process began in April of 2021 with a committee of both Board and community members. We have worked diligently to provide multiple opportunities for all homeowners to have both Q&A and community discussion with input toward considerations of the changes proposed to the CC&Rs. We have done our best to consider the community as a whole and hope you will give it your yes vote.

These documents were last amended in 2002. Many changes in Arizona and Tucson statutes render our current documents out of compliance with the law. We have eliminated items that are redundant or no longer apply. We have adapted these CC&Rs to provide long-term protections and for the enjoyment of our properties and the well-being of our entire community.

120 households is a high bar. We hope you will sign the ballot and return it in a timely manner. Please vote. As always, if you have questions, you can reach me at 520-404-6329 or palton@mac.com

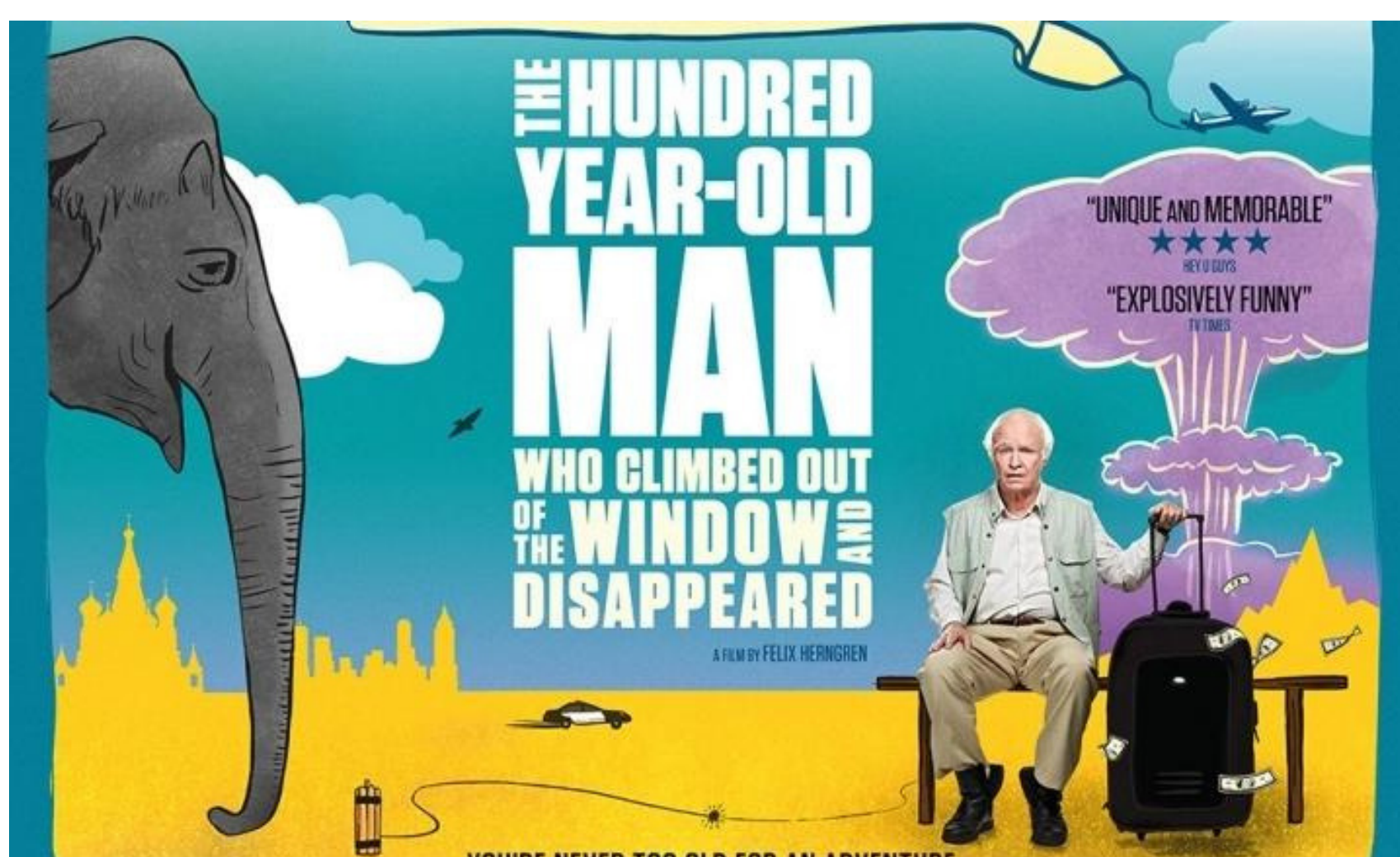
Judi Dalton
Committee Chair

Book Club meeting in February

The FP Book Group met on Tues 2/8/22 at 7pm to discuss Beneath A Scarlet Sky by Mark T. Sullivan. This book is based on a true story of a World War II hero named Pino Lella, an Italian teenage boy with incredible courage during one of the world's darkest hours. He initially starts out saving Jewish refugees by helping them on grueling mountainous hikes to safety. Then he is convinced by his parents to enlist in the German Army to save himself, and he then becomes a spy for the Allies. It is an epic tale of love and resilience, and we all thought that it was a worthwhile read. The author states near the end that Pino "seemed to me like a portal into a long-ago world where the ghosts of war and courage, the demons of hatred and inhumanity, and the arias of faith and love still played out within the good and decent soul who'd survived to tell the tale." We all loved this author's writing style!

The book for March is The 100 Year Old Man Who Climbed Out of The Window and Disappeared, by Jonas Jonasson. We will meet on Tues 3/8 at 7pm. For more details, please email Liz Burcin at eburcin@comcast.net

Liz Burcin



Update on the Ricardo Small Wash Wall

Hopefully you read the article that appeared in the January edition of the Splash. I wanted our residents to be aware of the extreme damage to the retaining wall of the Ricardo Small Wash from last summer's monsoon rains. I encouraged concerned residents to contact those in city government over the need to have the repair completed before the rains come. There are also several large chunks of cement on the floor of the wash that need to be removed as well.

In August of 2021 I contacted the Ward 2 office and the Tucson Department of Transportation. I attached several photos of the damage of the retaining wall. On August 20, 2021 I received a response from the TDOT that contained a ticket ID # 42005 explaining that a service request was created to investigate my concerns of the breakdown of the retaining wall. It stated it would take 6 to 8 weeks to complete my request.

On January 27, 2022 I sent a second e-mail, again with photos, to Ward 2 and the TDOT. I received a reply the same day from Councilman Paul Cunningham's secretary who said and I quote "I have spoken with TDOT and was told that the ticket is still active and a task has been created to engineering and fortunately the status is planned".

I feel that if more of us make contact, there is a better chance of having the repair completed before the summer rains.



Below is contact information:

- Ward 2 Councilman Paul Cunningham 520-791-4687
ward2@tucsonaz.gov
- Mr. Cunningham's secretary is Odessa Draheim 520-837-4252
odessa.draheim@tucsonaz.gov
- Diana Alarcon is the Director of Transportation 520-791-4371
TDOTconcerns@tucsonaz.gov

The e-mail address for Ms. Alarcon is a correction of what appeared in the January Splash.

- Ms. Alarcon's Deputy is Sam Credio 520-837-6641
- Michael Graham is Transportation Public Information Officer 520-837-6686 michael.graham@tucsonaz.gov

Respectfully submitted,

Claire Callahan





**Memorial Tree to be planted
A Velvet Mesquite tree will be planted in our park in memory of Travis Trader, a young Fountain Park resident who died last fall. A memorial plaque will be installed at the base of the tree.**

I invite neighbors and friends of the Trader family to contribute funds to cover the cost of the plaque which is estimated at \$100. For more details or to contribute, please contact Carol West at ccw4tucson@comcast.net

Carol West

“Souls never die, but always on quitting one abode pass to another. All things change, nothing perishes. The soul passes hither and thither, occupying now this body, now that . . . As a wax is stamped with certain figures, then melted, then stamped anew with others, yet it is always the same wax. So, the Soul being always the same, yet wears at different times different forms.”

Pythagoras

Getting to know our neighbors

Ben and Michelle Manning moved to Fountain Park last year. They enjoy living in our community and hope to meet more neighbors. Their hobbies are cooking, bike riding and travelling. A couple of their favorite vacation spots are Barcelona and the Finger Lakes in upstate New York. They took a cooking class (to make paella) in Barcelona for Michelle's birthday and went kayaking on Seneca Lake, NY for Ben's birthday. They are looking forward to their next adventure!

If you see them around, please say hello to them and their little ones, Watson and Elsa 🌸



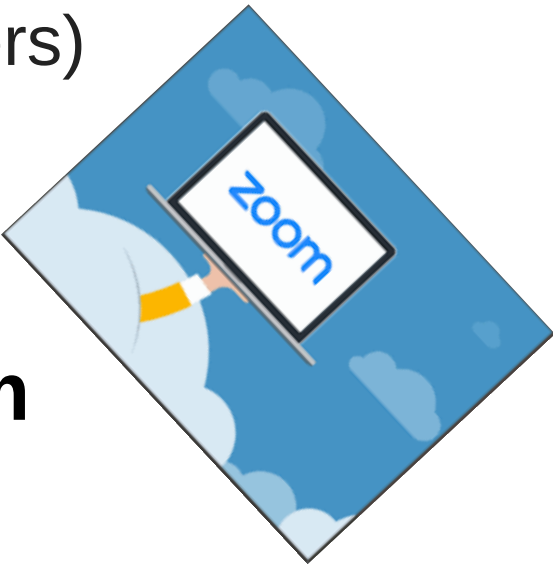
FPHOA Board Members:

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 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 Christy Johnson using the email Christy@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 (just for accounting matters)
www.pinehurstproperties.net



The Meeting is:
Wednesday, March 16, 2022 at 6:30 pm

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

2022 Committees:

Architecture:

Board Liaison: Ann Ochse
Committee Chairperson:
Members: Erin Callaghan, Judi Dalton, Claire Callahan

Hospitality:

Liaison: Melissa Mora Lovelady
Committee Chairperson: Melissa Mora Lovelady
Members: Kara and Andy Scott, Judi Dalton, Barbara Lehmann

Landscaping:

Board Liaison: Claire Callahan
Committee Chairperson:
Members: Joelle Coffman, Cindy Nierenhausen, 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: Melissa Mora Lovelady

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: Alicia Navia

Committee Chairperson: Dario Navia Pohl

Members: Sorraiyya Beheshti, Carol Decker

2022 Ad hoc committees

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 520-791-3242, 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.