

Volume 30. Number 03. March 2023.

Splash

Fountain Park Community newsletter

Annual Meeting 2023

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Fountain Park Homeowners Association

bod@fountainparkhoa.org

Assisted by Expert HOA Management, LLC



Alicia Navia, President

Joelle Coffman, Vice President



Treasurer

Secretary



Claire Callahan, Director at Large



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Alicia Navia



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Dario Navia Pohl



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Carolee Capp



Cover Photo by

Chris Montgomery on Unsplash



Thank you for your Community Service to:

Ann Ochse

Melissa Mora-Lovelady

John Steffens

and Welcome

New Board of Directors

2023



President's Message



Greetings neighbors!

The Fountain Park Board of Directors held its Annual Meeting on Zoom on Saturday morning, March 11. After all members present introduced themselves, the results of the Board elections were announced by Claire Callahan and Dario Navia of the Nominating committee. Election Buddy the electronic voting platform used for the third consecutive year, assured not only an accurate and easy election process, but also a higher voter turnout at a lower cost.

Please read a full accounting of election results in Claire Callahan's report elsewhere in this issue.

With sincere gratitude we wish all the best to outgoing board members, Ann Ochse, Melissa Lovelady and John Steffens for their participation, assistance and support on the board over the past two or more years. And we welcome new Directors Joelle Coffman and Joann Duncan. After adjournment, the board held a brief organizational meeting to decide the officer position of each Director. At this time, Claire Callahan will serve as Director at Large, Joelle Coffman will take the Vice President position and I will continue to serve as President. Given that one of the newly-elected Directors was out of town and that a fifth Director will be appointed at the April meeting, the officer positions remain subject to change. At this time, liaisons for the HOA's standing committees are:

Architectural control — Claire Callahan
Pool — Alicia Navia
Recreational Amenities — Alicia Navia

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Security — to be determined

Landscaping — Claire Callahan

Compliance — Alicia Navia

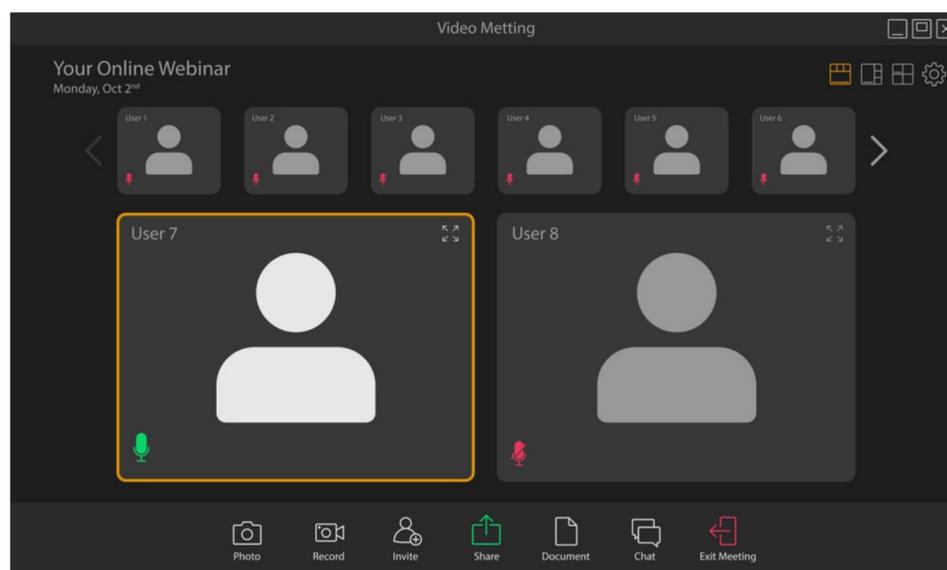
Hospitality — Joann Duncan

Among the Board's accomplishments over the past year, is the nearly complete renovation of the pool restrooms and showers. We're on schedule for completion in the next week to be ready for the official opening of the pool around April 1. Two sections of the ramada floor are scheduled to be repaired before the beginning of the 2023 swim season as well, provided we get a break from Mother Nature, who has postponed the scheduled repairs due to precipitation several times since January.

The stalled recreational amenities project will be the topic of further discussion and alternative ways of carrying it out, given the current situation with insufficient and unaffordable contractor bids, as well as other common area issues which may need to be prioritized. Replacement of the park picnic tables and benches is also on a future agenda for further consideration.

A year ago, the Fountain Park community approved the revision of its Bylaws and CC&R's. Only one governing document remains to be revised, and that is the Rules and Regulations. A new board member has volunteered to head a committee to review, draft and recommend an updated Rules and Regulations document. Two or three additional volunteers are needed. If interested, please contact the Board. To see the current Rules and Regs, check the Fountain Park website.

Going forward, the Board anticipates the need for a new Reserve Study. The current one was done over 4 years ago. A Reserve Study analyses the funds available in the Association's reserve account given the existing common area amenities and their age, so that sufficient and prudent amounts are available for repairs and renovations.



The continuing erosion of the park's north border with the Tanque Verde wash will need to be addressed once again.

The board also plans to look into the replacement of the aging irrigation system, beginning with the park, where rodent damage continues to be a problem.

Please read further in this issue of your newsletter to get the details on all that's taking place in your neighborhood.

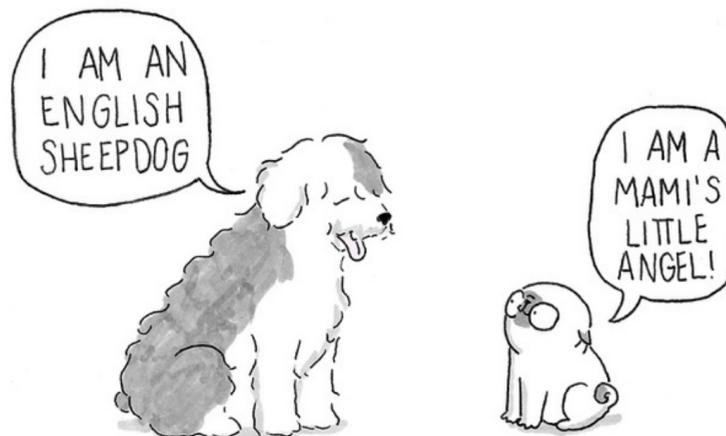
Enjoy the warmer and longer days as Spring gets on its way!

Kinds regards,

Alicia Navia

A friendly and neighborly reminder to all dog owners

Please keep your dogs on a leash at all times when walking your furry friend on our neighborhood city streets and while in the park, as required by Pima County code (section 6.04.030). Of course, out of respect and consideration for your fellow neighbors, please 'pick up' after your dog anywhere, be it the park or the street or other common area. And remember, letting your dog use someone's front yard to do what he or she needs to do when 'nature calls', is considered trespassing, even if you make use your doggy bag afterwards.





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

Our Landtamers crew do an excellent job keeping our common areas looking good. There have been the usual irrigation leaks in the common areas some due to the ground squirrels and some due to the age of the system.

Unfortunately, the lead crew member Martin, passed away in December. The committee enjoyed working with him for many years.

Due to vandalism, two of the irrigation timers will need to be replaced at an estimated cost of \$300. DJ of Landtamers reported on March 11th that only one timer was replaced as they were able to repair the other one, a savings of \$50 to the HOA.

The healthy soil test area in the park has received 3 additional deliveries of free chipped tree trimmings. Volunteer homeowners have assisted Joelle and Steve Coffman to spread the mulch.



Over the past 2 years, 2 Mesquite trees have been purchased by homeowners and planted in the park by the Landtamers crew. In December the committee discussed creating a form that could be used by our homeowners if they would like to donate a tree or shrub to the park. That form is now available on the Fountain Park web page thanks to Joelle Coffman, who designed it. The form contains a selection of low water trees & shrubs to choose from. Once the form is submitted by the homeowner, the committee chairperson will be notified and she and the homeowner can meet. A member of the Fountain Park 40th Anniversary Committee has met with me and their request to have a commemorative tree planted in the park will be presented to the Board for a vote at the April 12th HOA meeting.

The Board approved adjusting the schedule of the monthly spraying for the fire ants by Horn Pest Management. The months of November, December and January were eliminated as the ants are not active during cold weather, saving the HOA \$300.

Claire Callahan



Additional mulch spread with help from neighbors of all ages

More mulch was spread in the Healthy Soils area of our park in early February. Ellis and his sister, Emery, happened to be playing at the playground in the park when they saw Joelle and Steve Coffman transporting mulch from the drop spot in the parking lot across the park to spread. They decided to pitch in! Ellis is 3 1/2 years old. Emery is 5 1/2. It's great to meet neighbors in our park so eager to help out! A big thank you also to Shelley Mueller, Cindy Niederhausen and Kara and Andy Scott for their help. The work continued throughout the month of February.

Joelle Coffman

Financial Reports for January and February



January 2023

According to bank statements, Fountain Park Homeowners' Association had \$69,772.05 in the operating account on January 31, 2023, and \$185,649.62 in the reserve account for a total of \$255,266.49.

Pinehurst transferred the \$7701.89 to Expert HOA Management on January 17, and it was deposited into our operating account. \$8,713.32 was collected in January and deposited to the operating account. I assume this represents dues collected. The operating account earned \$1.28 interest.

- Administrative expenses were \$2,320.00 for the month, which included Expert's management fee, the police charge for alarm monitoring, and the donation to Martin Salcido's widow.
- Total maintenance expense was \$3,016.82, which was Landtamer's bill. This check has not yet cleared the bank.

Our operating net income, according to the bank statement, for the month of January is \$14,616.49. This large net income figure is due to Expert setting up a schedule of Payees for Fountain Park. Just like it takes time to establish deposits, it takes time to delineate and set up the Payees.

The reserve bank funds have an ending balance of \$185,649.62, which includes interest income of \$55.17. The board needs to decide whether to continue the monthly \$3,485 transfer from operating into the reserve account or to increase the amount to \$3,753 according to the Reserve Study done in 2018. The Reserve Study is outdated and does not include the unexpected pool replacement, together with equipment. We need an updated Reserve Study. It is my recommendation that we do not increase the monthly reserve transfer until this study is completed.

February 2023

According to bank statements, Fountain Park Homeowners' Association had \$70,860.15 in the operating account on February 28, 2023, and \$185,699.47 in the reserve account for a total of \$256,559.62.

The operating account showed deposits in the amount of \$10,499.21, representing dues payments and \$1.33 in interest. The online payment system was still in the process of getting set up during February, so there were still dues outstanding. At the February board meeting, the board agreed that home owners would have until March 15, 2023 for payment of dues without penalty.

- The Financial statement from Expert was incomplete, but the bank statement indicated that the following payments were made:

City of Tucson

Expert Management Fees

Integra

Rick Jones for Bathroom Remodel

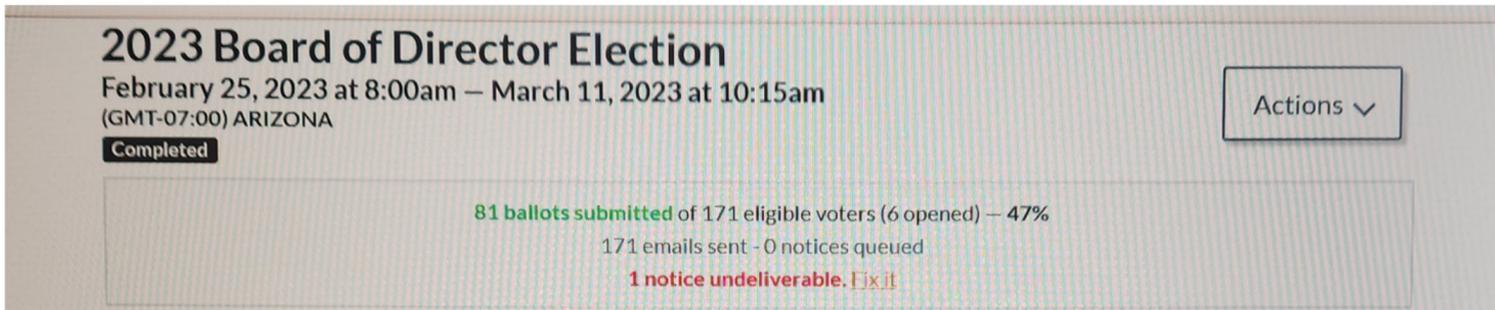
- Rick Jones should have been paid out of the Reserve Account since the bathroom remodel is an approved reserve expense, and Expert has said they will transfer the funds from reserve to operating to cover his check.
- No transfers from operating to reserve were made to cover January and February. Expert said they would make these transfers on Monday, March 13.
- Landtamers was not paid in February. TEP and the gas company were not paid in February.

Our operating net income, according to the bank statement, for the month of February is \$1,243.28. The reserve bank funds have an ending balance of \$185,699.47, which includes interest income of \$49.85. At the February board meeting, the board agreed to keep the reserve transfers at \$3,485 until a new reserve study is completed.



Ann Ochse

Splash committee



2023 Board Election Results

The Election results of the annual meeting are as follows:

Joelle Coffman received 77 votes

Joann Duncan received 72 votes

The two candidates ran unopposed.

The minutes of the 2022 annual meeting were approved by the voters.

Due to the fact that not all newly elected board members were present at the annual meeting, not all board positions were designated and will need to be finalized at a later date. At this time, Alicia Navia will continue as President, Claire Callahan has accepted the position of member at large and Joelle Coffman was chosen for the position of Vice President. The Secretary and Treasurer positions remain to be decided.

The board has tentatively considered Mark Evenchik to fill the fifth seat on the Board.

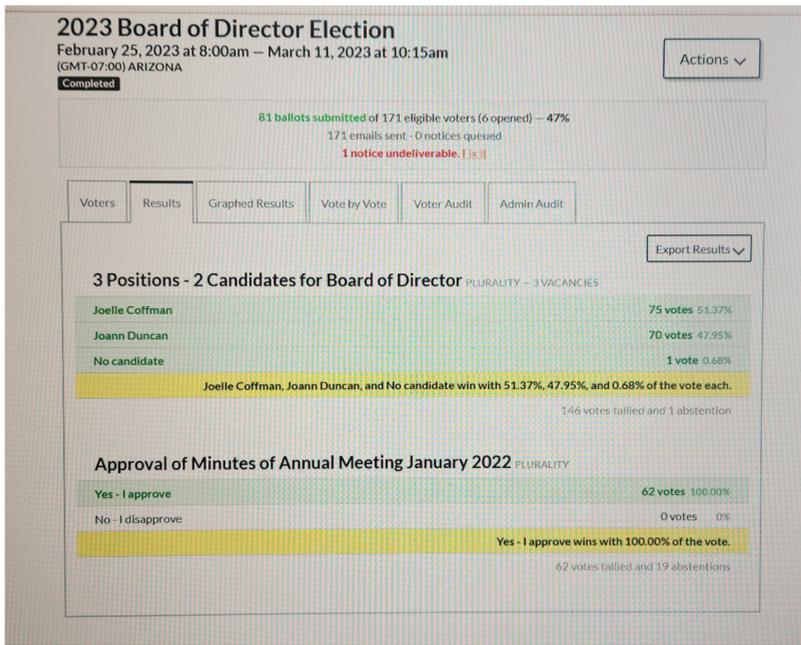
After the deadline had expired for candidates to enter their name on the ballot for the election to the board, Expert HOA Management received Mr Evenchik's interest in running for a position.

Fountain Park By-laws allow for a vacancy to be filled by appointment (section 4.03). Mark Evenchik will be appointed to serve on the Board and considered for approval at the next monthly meeting on April 12, 2023.

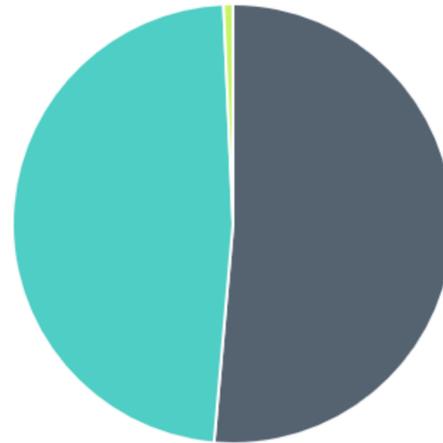
Our newly elected board member, Joann Duncan, has volunteered to be part of the committee to review the Fountain Park Rules and Regulations which are overdue for revision. Joann is asking for a few more volunteers from the neighborhood to join her on this project.

Claire Callahan

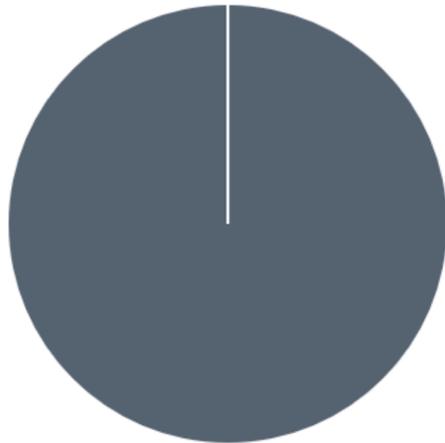
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Joelle Coffman Joann Duncan No candidate



Yes - I approve No - I disapprove



Joann Duncan



Joelle Coffman

MEET YOUR NEIGHBORS

Meet Joanne Triplett. Joanne is new to Fountain Park but not new to Tucson. Originally from Ohio and then Indiana, she moved to Arizona in the 80's. She enjoyed a career as an Environmental Educator. Our newest resident moved in shortly after New Years Day and is in the process of transforming her new house into her new home. "I was attracted to Fountain Park because of the homes but was further lured in by how quiet it is here," she said.



Joanne has been exploring our community as she walks with her rescue dog Sidney, a sweet black and white longhair mix. Feel free to introduce yourself and say hello if you see them. Now that she has more time on her hands, Joanne enjoys getting her yard in order, riding her horse and playing Pickle Ball. She is excited at the prospect of having a court in our own community park.

Welcome Joanne.

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, February 14, at 2:00 p.m. to discuss Salvage the Bones by Jesmyn Ward. Ward is an author and professor of English at Tulane University. She has won the National Book Award twice, once for Salvage the Bones in 2011. Ward is the only woman and the only African American to win the National Book Award for fiction twice.

Salvage the Bones, Ward's second novel, is set in the fictional town of Bois Sauvage, Mississippi. It tells the story of a poor rural family during the ten days leading up to Hurricane Katrina. In this book, Ward explores the life of Esch Batiste, and her relationship with her three brothers, their friends, and her father as they get ready for the hurricane.



Esch, the main character, is a motherless teen who has recently discovered she is pregnant by a young man she is enchanted with, but who is only using her. She recognizes that he is using her, however she continues the relationship until the hurricane. In the book, Esch is reading Homer for her summer reading project and becomes fascinated by Medea. Ward stated that she put this classic Greek literary tale in her novel because she “wanted to align Esch with that classic text, with the universal figure of Medea, the antihero, to claim that tradition as part of my Western literary heritage.” Ward and her family were victims of Katrina and of racism. When the hurricane struck, they left in their car and ended up stuck in a field of tractors. When they were discovered, the owner of the field would not give them shelter from the storm.

Members of the book club were glad they had the opportunity to read this book, as it took them to a world different from the one they inhabit.

The next meeting was on March 14, at 2:00 p.m., at Anne Durkee's home located at 9011 E. Seneca. The group read and discussed The Four Winds by Kristin Hannah. 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

“Our prime purpose in this life is to help others. And if you can't help them, at least don't hurt them.”
—Dalai Lama

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

It's a PARTY!!

Fountain Park is 40!

Saturday April 22nd
2:00 - 5:00 p.m.

Please join your neighbors for an afternoon of fun in the Park to celebrate this milestone for our community. There will be a brief program, some cool displays throughout the park of FP history, community resources, information about plans for the proposed redevelopment in our park, and of course **CUPCAKES!!**. In a shout out to Earth Day there will be a new tree purchased for the park, with a plaque dedicated in recognition of 40 years. Come, visit with your neighbors, have a cupcake, and maybe even check out a **SWAT VEHICLE** and a **FIRETRUCK!**

SAVE THE DATE

pageborders.org

“...everyone needs a somewhere, a place he can go. There comes a time, you see, inevitably there comes a time you have to have a somewhere you can go!”

— Fyodor Dostoyevsky, *Crime and Punishment*

FPHOA Board Members:

President: Alicia Navia 614-507-4067
Vice President: Joelle Coffman 206-818-7493
Secretary:
Treasurer:
Director at Large: Claire Callahan 520-296-7653

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, April 12, 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: Claire Callahan

Committee Chairperson:

Members: Joelle Coffman, Judi Dalton

Hospitality:

Liaison: Joann Duncan

Committee Chairperson:

Members: Judi Dalton, 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, Paula Ganson, Shelley Mueller, Carol and Neil West

Security:

Board Liaison:

Committee Chairperson:

Members:

Compliance:

Board Liaison: Alicia Navia

Committee Chairperson:

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:

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.