

# Splash

*Volume 26. Number 12. December 2019.*

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## Fountain Park Homeowners Association

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

Assisted by Pinehurst Properties, Inc.

Alicia Navia, President

Lois Bloom, Vice President

Debra Planck, Secretary

Kate Avery, Treasurer

Melissa Lovelady, Director at Large

### Message from the President



Hello and holiday greetings to one and all. I hope you're enjoying all the preparations (almost!) as much as the actual festivities!

It's election time once again at Fountain Park. The community will elect 2 Directors at the January 18 annual meeting. Each term is 2 years, or until January of 2022. Please consider this opportunity to be a part of the change you want to see in your community by submitting your nomination on the form provided in the community email sent out earlier this month. Or contact Pinehurst Properties to obtain a form. Nominations will be accepted until December 24.



To get an idea of the time involved, expect to dedicate between one and a half to two hours a month for the meeting, and the preparation for it is possibly another hour. The weekly time commitment varies depending on the committee or committees in which the Director is involved, but should be no more than 6 to 8 hours per week. In addition, the Board needs to appoint a Director to fill the recent resignation. Once again, thanks go to Dee Dee Planck for her commitment and work! The remaining period on this position is one year, expiring in January of 2021. Please submit your name for consideration by sending an email to the Board with a brief personal statement, along with contact information to [bod@fountainparkhoa.org](mailto:bod@fountainparkhoa.org).

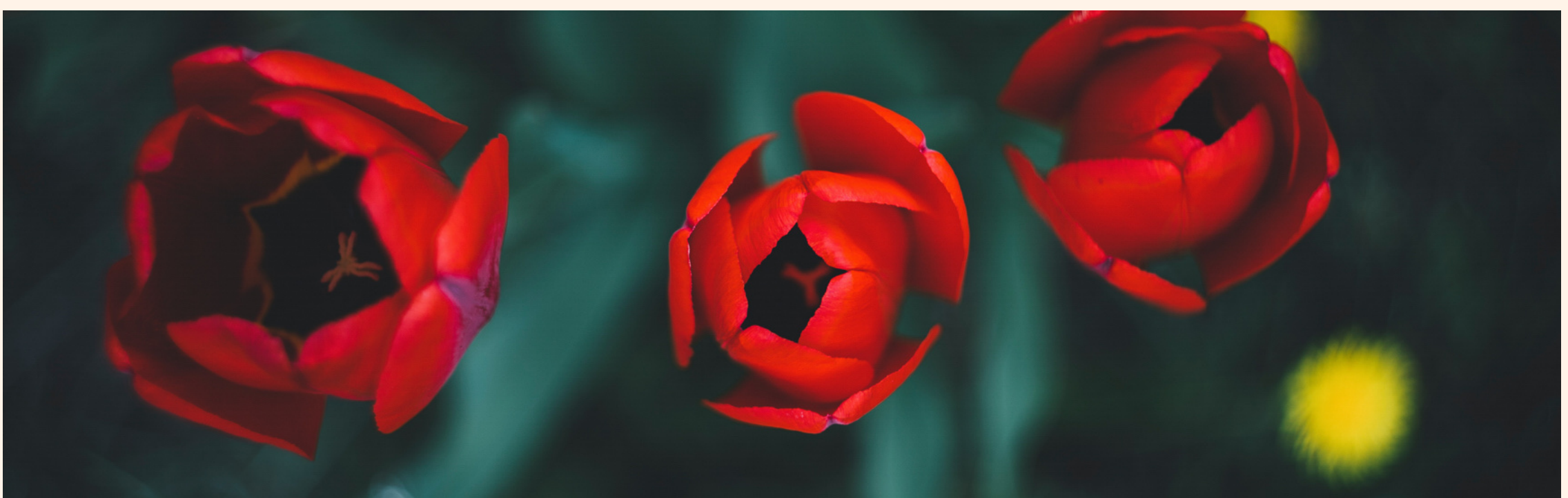
After December 28, watch your mailbox for the Annual Meeting packet, complete with meeting details, ballot, envelopes and instructions. You don't want to miss it!! Hope to see many of you at Eastside City Hall, 7575 E. Speedway Blvd. Room C, on January 18, 2020. 10 AM. Refreshments provided!

Information on this year's election can be found elsewhere in this issue of the Splash.

Kindly take a few minutes to read the summaries of the various committee reports and other items of interest. Complete details can be found in the Board meeting minutes, available on the Fountain Park HOA website, [fountainparkhoa.org](http://fountainparkhoa.org). Click on "Agenda/Minutes" at the top of the home page.

***Wishing each of you a joyous season and a prosperous, healthy and peaceful New Year!***

***Alicia Navia***



## Message from the Vice President

### Why Serve?

Ask yourself as you read this, “Should I consider serving on the Fountain Park HOA Board?”

First, let me start by saying I have enjoyed, yes enjoyed, the past six months on the FP Board. Even through the turmoil of the pool issues and the tumultuous transition of the board. Plus throw in the fact I knew nobody; I moved into my house June 29th. The call came out for replacement board volunteers within a week of my moving into the neighborhood.

So let me tell you what it involves and takes your time. Your opinion counts as a homeowner, but as a board member you must remain open to the opinions of all, use reasonable communication with all to reach compromises when necessary and to let the majority rule.

It takes literally a couple hours a month at the monthly board meetings and the time it takes to respond to an email or two. If you lead a committee, then perhaps a little more time to report on that. That’s it! Terms are short and members should rotate; it is not meant to be a long term commitment.

Here’s the “WHY?” As a homeowner, you should want to protect your investment, and the community you choose to live in. Your vote counts, but YOU should also want to be involved with the ideas and direction of the investments into the Fountain Park community by the board. You have the professionalism of the HOA’s Property Management firm to offer the guidance and professional assistance to the board when needed and to handle the day to day needs of the home owners like financial operations and maintenance needs. But your personal pride in ownership should drive your willingness to serve and have oversight of the Property Management. If you have children it is a great way to instill leading by example!

That’s honestly it! I have to say I am proud to have been part of the board for the last 6 months. It truly pulled this community together, trying to communicate with all homeowners as much as possible through a very complicated pool situation. But it also emerged with a method of operation that let go of the past leadership and committed to move forward with a transparent and positive approach.



You should be proud of your representation by this board. A good board works well when the people that are on it want it to work. **And YOU should consider serving!**

If you want to be involved, email the FP board at [bod@fountainparkhoa.org](mailto:bod@fountainparkhoa.org) and let your desire be heard.  
**Nominations are needed by December 24th.**

Lois Bloom



**Treasurer’s Report**

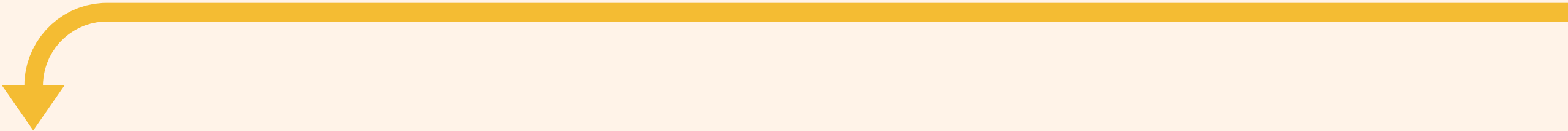
As of 12/31/2019

Income	\$13,197.30
Expenses	\$ 6,785.27
<b>NET</b>	<b>\$ 6,412.03</b>
Operating Account	\$40,401.71
Reserve Account	\$50,610.03
<b>TOTAL</b>	<b>\$91,011.74</b>

Kate Avery



**Committee Reports**



**COMMITTEE REPORTS:** for more complete information, please see the approved Board meeting minutes available on the Fountain Park HOA website, [fountainparkhoa.org](http://fountainparkhoa.org). Click on “**Agenda/Minutes**” at the top of the home page.



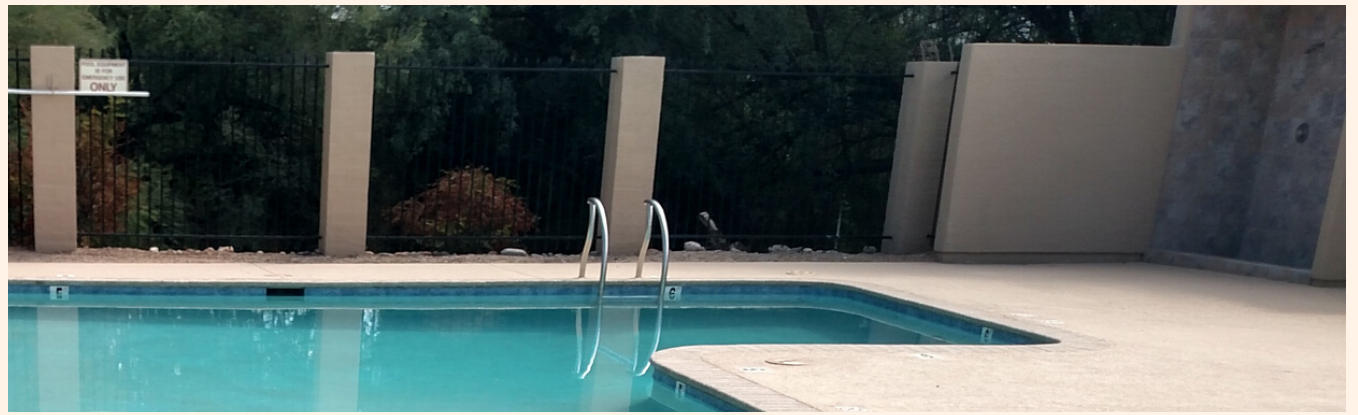
## Landscaping Committee

The landscapers' efforts this month concentrated on cleaning up the area around the outside of the pool, such as trimming up the shrubs next to the west pool fence so they do not brush the fence. They removed three of the four pink tagged trees as recommended by Watershed Management. We are keeping the Australian Bottle Tree since it appears to be in good health. We will re-assess the fate of this tree in the Spring. Additionally, the landscapers removed the stakes supporting trees that had a four inch or larger trunk diameter and stored the stakes in the bunker for future use. Some of the wires on the stakes have been loosened on the remaining trees, allowing the trees to get stronger. The wire ties can easily be retightened if needed. Finally, the landscapers continue to maintain the Fountain Park main entrances with needed weeding and trimming.

Dee Dee Planck







## Pool Committee Report

The pool remains open until December 25 and the crystal clear water is a pleasant 82 degrees. New key cards were distributed in mid-November. If you do not have yours, please call Pinehurst Properties to make arrangements to pick it up during regular business hours.

The Board approved the final payment of \$4000 to pool contractor, Imperial Pools in November. Since there remain several unsatisfactory issues with the work performed, the HOA attorney wrote a letter to accompany the payment, outlining our requirements and an end of January deadline for completion. The work we specify in the letter has to do with warranty items such as cracks in the deck, defective deck drain covers and skimmer baskets. There remain other issues which are not addressed in the letter. After further research and discussion, the Board in December approved a motion to file a complaint with the Registrar of Contractors.

Alicia Navia





## Security

Shortly after key cards were distributed to homeowners, there was an issue with the gate becoming stuck and not releasing when the card was placed near the reader, and then not closing properly. The problem has been repaired.

It is that time of year when those rascally “porch pirates” renew their efforts to make what is yours, theirs. We’ve had at least one reported instance of a package being removed from a neighbor’s porch. It’s always a good practice to be vigilant, but even more so at this time of year. Take the time to make whatever arrangements are best for your home deliveries. You know it will avoid a lot of aggravation and frustration later on.

Lois Bloom



## 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](mailto:palton@mac.com) Barbara Lehmann 520-237-2140, [bhlehmannaz@cs.com](mailto:bhlehmannaz@cs.com)





## Getting to know our neighbors

Melissa Mora-Lovelady, our newest board member and her husband David Lovelady have lived in Arizona so long they consider themselves native Arizonans. They have lived in Fountain Park for almost 4 years.

Melissa is currently homeschooling the youngest of their four children. David is a Sales Manager at Watson Chevrolet. Melissa is thankful she gets to be a part of the board and is looking forward to serving until her term is up in 2021.



## Elections for FPHOA Directors coming up in January, 2020

At the December meeting, the Board agreed to appoint a nominating committee in accordance with our bylaws. Sorraiyya Beheshti, Claire Callahan, Carol Decker and Dario Navia volunteered to be in charge of creating a slate of candidates for the 2 Directors' positions that are up for election. Ballots can be mailed to a post office box or voting can take place at the annual meeting until the meeting is called to order. The League of Women Voters will count the votes.



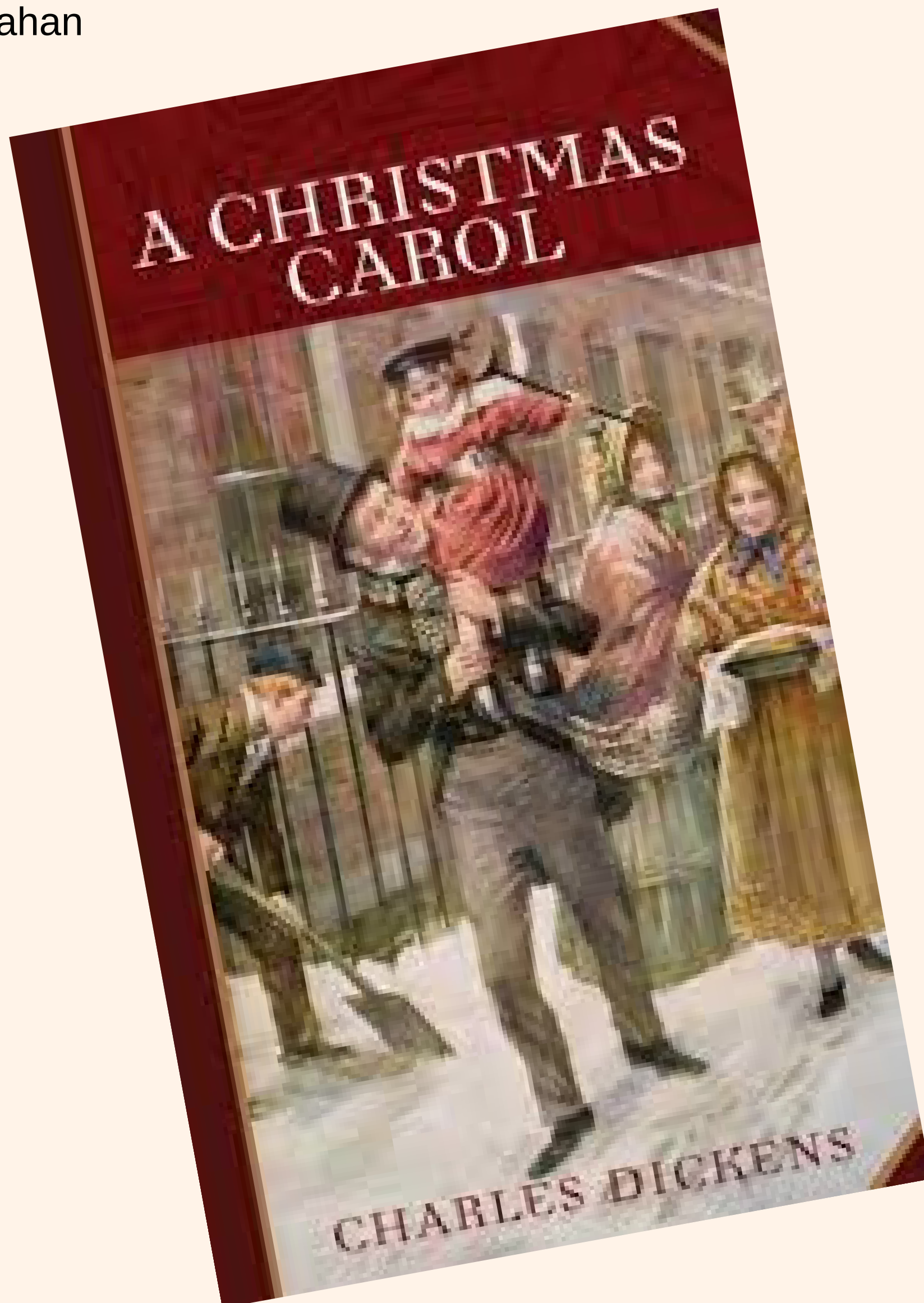


## ***BOOK CLUB***

The Fountain Park Book Club did not have a book assigned for the month of December. Member Melanie Thomas invited the group to her home for conversation and the opportunity to share our favorite cookies. Friendly conversations bounced around Melanie's beautifully decorated living room. What a beautiful tree ! Many names of favorite authors & book titles were noted. Thanks, Melanie for opening your home to our book club.

The next book club meeting will be at the home of Carol West at 7:00 PM on January 14th. We will discuss James Patterson's Step On A Crack.

Claire Callahan





NEW LEGISLATION AFFECTING HOMEOWNERS’ ASSOCIATIONS

Below is a copy of a letter from our management company as a result of legislation which goes into effect on January 1, 2020. Please note that there is a deadline for making your preference known on the way you want to receive your dues account statement. **Pinehurst Properties must have a record of your choice.**

There is a \$2.00 charge **only** if you prefer to be mailed a paper statement. **It is possible to opt out of the paper statement (and \$2.00 charge), but you must respond to the notice.**

Dear Homeowner,  
There is new legislation ARS 33-1807 that will go into effect January 1, 2020. It will require your Association to send you statements at the time interval of your dues (monthly/quarterly/semi-annually statements of account).

The Association may send these statements of account via US Mail or electronically. The Association will charge the Homeowner \$2 for a mailed statement and no cost for electronic statements.

Please check your preference below and return this form, either via U.S. mail or e-mail. We must receive your preference for our records.

Name: \_\_\_\_\_  
\_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_ Lot# \_\_\_\_\_

☐ Send me paper statements as required by the new legislation and I agree to be charged \$2 per statement.

☐ Send electronic statements to this e-mail:  
\_\_\_\_\_

☐ Do not send me any statements since I have my payment set up automatically!



Anyone who does NOT reply to this notice by December 24, 2019 will default to the paper statements and be charged the \$2 fee per statement.

If you have any questions, please contact:  
Pinehurst Properties, Inc.  
520-298-2146

Carrie Bezosky, Accounting Manager  
Carrie@pinehurstproperties.net

Rebekka Salcido, Accounting Assistant  
Rebekka@pinehurstproperties.netthank you

Pinehurst Properties, Inc.  
7301 East 22nd. Street  
Tucson, AZ 85710  
(520) 298-2146 Fax: (520) 298-6334





**FPHOA Board Members:**

President:	Alicia Navia	614-507-4067
Vice President:	Lois Bloom	520-256-9686
Secretary:	Debra Planck	520-975-7623
Treasurer:	Kate Avery	520-612-5707
Director at Large:	Melissa Lovelady	520-250-6520

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)

**Annual Meeting is: January 18, 2020 at 10:00 am.**  
**at City Hall Ward 2 Room C.**  
**7575 E Speedway Blvd.**  
**All FPHOA residents are welcome to attend.**

**2019 Committees:**

**Architecture:**

Board Liaison: Kate Avery  
Committee Chairperson:  
Members: Erin Callaghan, Judi Dalton

**Hospitality:**

Committee Chairperson: Kara Andresen and Andy Scott  
Members: Judi Dalton, Barbara Lehmann



**Landscaping:**

Board Liaison:

Committee Chairperson: Alicia Navia

Members: Karen Plemons, Claire Callahan, Patricia Popp

**Newsletter:**

Board Liaison: Alicia Navia

Committee Chairperson: Sorraiyya Beheshti

Members: Bonnie Sinnard, Karen Plemons, Mina Reeder, Michal Allen

Graphic Design: Dario Navia Pohl

**Pool:**

Committee Chairperson and Board Liaison: Alicia Navia

Members: Kate Avery and Carol West

**Security:**

Board Liaison: Lois Bloom

Committee Chairperson:

Member:

**Sport amenities:**

Committee Chairperson: Dario Navia Pohl

Members: Judi Dalton, Karen Plemons, Melissa Lovelady

**Nominating Committee:**

Board Liaison: Alicia Navia

Committee Chairperson: Claire Callahan

Members: Sorraiyya Beheshti, Dario Navia, Carol Decker

## **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**

Pool will remain open until Christmas. Please contact the pool committee to arrange for pool parties using [www.fountainparkhoa.org/pool](http://www.fountainparkhoa.org/pool) or by calling or emailing Carol West at 520-298-2447 email address [ccw4tucson@comcast.net](mailto:ccw4tucson@comcast.net). Follow pool rules posted inside the pool area at the Ramada. No water balloons, 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 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 a discount from D & D Materials LLC, Landscape Rock, at 7777 E .22nd St. Ask for Dustin and show a copy of 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. 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) 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) 791-584

**Potholes** 791-3154

**Tucson Wildlife Center** 290-9453



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