

Volume 27. Number 01. January 2020.

Splash

Fountain Park

Community newspaper



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Fountain Park Homeowners Association

bod@fountainparkhoa.org

Assisted by Pinehurst Properties, Inc.

Alicia Navia, President

Lois Bloom, Vice President

Secretary

Kate Avery, Treasurer

Melissa Lovelady, Director at Large

HAPPY NEW YEAR!!

We hope that 2020 has begun with good prospects, health and well-being for each of you.

Fountain Park had another very challenging year in 2019, mostly due to the pool renovation project. There were several resignations from the Board. We thank all Directors for all of the time, effort and service which they gave to our community. We are grateful to Lois Bloom, recent Vice President for stepping up and serving on the Board, having moved into the neighborhood mere weeks before her appointment. In spite of it all, our community continues to renew itself. We have 11 homes with new owners.

Annual Meeting and 2020 Board Election results

Approximately 40 residents attended the annual meeting on Saturday January 18 at Eastside City Hall. Neighbors had an opportunity to socialize, enjoy refreshments and meet and talk with candidates running for Director Positions. 2019 year-in-review committee and financial reports were given. You can find a summary of those reports elsewhere in this newsletter. Meanwhile volunteers from the League of Women Voters counted and certified the ballots received.

The following are the results:

Total number of valid ballots: 76

Board of Directors

Dave Franklin: 21

Alicia Navia: 51

Mina Reeder: 38

John Steffens: 29

2019 Annual Meeting minutes

Approve: 66 Disapprove: 1



Thank you very much to all who came to the meeting, as well as for your patience while the votes were being counted. Much gratitude also goes to the nominating committee and Pinehurst Management for all of their work in preparing the materials necessary for the voting and the meeting. Another big thank you goes to Kara Scott and others who brought refreshments to sweeten the day.

The new Board will meet briefly on Saturday January 25 at 1 pm at the pool ramada to determine the Officer position each Director will fill. The appointment of a Director for the remaining vacancy will also be discussed.

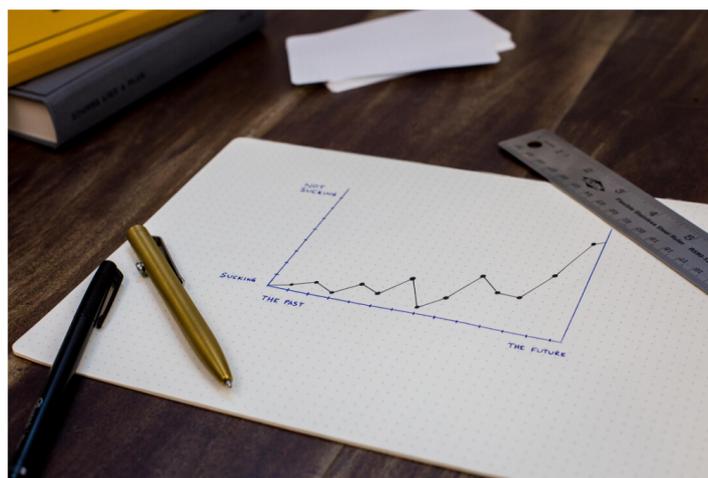
Alicia Navia

Year end 2019 Financials Report

Operating Account	\$41,745.99
Reserve Account	\$54,029.85
TOTAL	\$95,775.84

2020 Budget

Total Income.	\$158,854
Total Expenses.	\$120,380
Net Operating Income.	\$ 38,474



Planned Reserve Account expenditures
Complete Ramada floor repaint \$2,205
Additions to Reserve Account \$3,400 per month.

Kate Avery

Year in Review Committee Reports

Landscaping

Weekly routine trimming, pruning, weeding and general maintenance resulted in the great appearance of our common areas, especially the park. Another phase of larger tree limb pruning took place in February. Trees were also tagged to identify them and the area where they are located. Ground squirrels continued to find the park the perfect habitat for their burrows, in spite of efforts to control them. As a result, some irrigation lines were damaged and had to be repaired. Summer storms brought down a couple of large branches, which landed on the walking paths and had to be professionally removed. Landscaping committee members met with Watershed Management Group, a non-profit which offered alternatives to reduce water consumption in common areas, increase water harvesting possibilities and create diverse habitat zones.



Pool

Many factors, including inexperience and misinformation contributed to the complications and delays that became the difficult pool renovation project. Work on phase 2 was scheduled to begin in early January, without the required permitting for semi-public pools. Soliciting of permits from both the City and County created delays. Other setbacks occurred with the addition of the Shotcrete interior, the installation of an electrical subpanel, and other installations to provide power to the pool lights, the sanitation system and the new pool heater. An attorney was hired in late August to advise the HOA in order to get the contractor to complete the project.

Final inspections of all correctly permitted work by City and County took place in mid-October. There was a final walk through with the contractor, Imperial Pools in early November, where several items not meeting industry standards, required correction. Among them were cracks in the new pool deck, defective pool deck drainage covers and a sanitation system which differs from what is described in the contract. A letter was sent by the HOA attorney in early December requesting that some of these issues be corrected. Final payment was also included. The deadline for completion is the end of January. To date no response has been received. The Board approved a motion in December to file a complaint with the Registrar of Contractors against Imperial Pools.

Nevertheless, the heated pool was opened for swimmers in mid-November until the heater was turned off after Christmas day. The pool area ramada and restrooms remain accessible using the key card access.

Worry Free Pool Services, which has been doing the maintenance of the fountain, was hired in early October to service our pool as well. Contracting with them for both services represents a cost savings to the association.



Newsletter

The new format for the Splash began in June. When the monthly issue is available on the Fountain Park website, a community email is sent out. New features have been added, including recipes, reports on the new book club and a spotlight of a member of the community.



North Border Fence

Several sections of the fence bordering the Tanque Verde Wash were removed in July due to erosion loosening them from the bank. Signs were installed at the open area with warnings. Thank you to Mary Duerksen for completing this project. Pima County was also consulted for alternatives to prevent further erosion and options for fence replacement. Fence replacement choices are very limited and solutions to prevent further erosion are cost prohibitive for the HOA. However 2 trees overhanging the bank were cut back without removing the roots to slow down additional erosion and still allow the free flow of water. Thank you to Dee Dee Planck for undertaking this project.





Street Repair

The condition of our neighborhood streets and the petition signed in 2018 requesting that the City repave them, was a topic at the annual meeting. The City responded with a letter and other information which can be found on the Fountain Park website. Please go to the Homepage, click on the “Useful Information” tab on the right. Under the “Information” heading, click on the third item (in red), [COT Response to Paving Petition \(2/27/19\)](#). In addition to the 2-page letter, there are area maps showing proposed road repair plans.

Other information that may be of use can be located on the Pima County Department of Transportation website, dot.pima.gov. You can scroll down to and click on [Infrastructure & Traffic](#). Then click on [Regional Pavement Repair & Preservation](#). Scroll to click on [Road Repair and Pavement Preservation Interactive Map](#), to find Fountain Park streets with respect to repaving priorities.



As the new Board begins to look ahead at projects in 2020, we ask and encourage residents to volunteer and participate in a committee or two. Please email us at bod@fountainparkhoa.org with your name, contact information and the committee(s) you would like to be a part of. Below are some possibilities.

- **Pool:** testing chemical and pH levels of the pool water, in particular once the pool opens for swim season; pool party scheduler
- **Security:** video cameras oversight and other security-related concerns
- **Splash:** content writer, photographer, technical support using Canva format
- **Architectural Control** and **Hospitality** are other committees which would welcome additional volunteers.



The nominating committee, consisted of Claire Callahan, who's also the chairperson, Sorraiyya Beheshti, Carol Decker and Dario Navia. The committee received the nominations, and confirmed the individual wanted to run. They then sent out the annual meeting packets including the ballots, envelopes etc., which Pinehurst prepared. The absentee ballots were sent to a PO BOX which were collected and put in sealed voting box. Voting in person at the annual meeting was also possible. The votes were counted by League of Women Voters representatives. The results were given to the Nominating Committee in writing who in turn gave them to the board president at the annual meeting.

Melissa Mora Lovelady

Security Committee

To recap 2019 with regard to all things Security:

Pool Area Security

- Once the change in board directorship occurred in August of 2019, it was determined that the Association needed to change our security service provider, F & N Security who was no longer licensed and had not been licensed since 2017. Since this is a requirement of the by-laws of the Association, we were out of compliance.
- Meetings were held and bids collected from security service providers. It was determined that Greg Sellers of Integra Custom Systems was able to offer us upgrades in our equipment, guidance to the internet service needs and installation of a new key access system to the pool area gate and alarm system in the pool and security equipment rooms, at a reasonable price. The fact that Integra's business office is also located in the same office building as Pinehurst offices makes it very convenient for immediate response and notifications to Pinehurst/Carol Keyser of any security events.
- The new key card system and device at the pool gate was installed once the pool passed the final inspection by county and city and new key cards were issued to the residents.
- The security system was activated, apps downloaded and codes assigned to the pool service tech and janitorial service, as well as the appropriate board and Security Committee members, and Pinehurst representatives.



Mailbox Vandalism and Porch Pirates

- Some Fountain Park residents experienced an episode of Mailbox tampering and vandalism in August with the mailboxes at Evelyn & Seneca. The US Post Office was very quick to replace the mailboxes and issue new keys to the affected residents.
- During the Christmas season there were unfortunately some reports of Porch Pirate activities.

This all comes with a reminder that we must be vigilant in our efforts to thwart attempts such as this so our neighborhood can remain crime free and everyone's home owner insurance expense remains low. It's to our advantage to work together on our Security efforts. And part of that includes volunteers needed for the Security Committee. Thank you to those who have volunteered in the past and those volunteering now... we all encourage everyone to volunteer or take part in some way to help keep our neighborhood security in check.

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
Barbara Lehmann 520-237-2140,
bhlehmannaz@cs.com

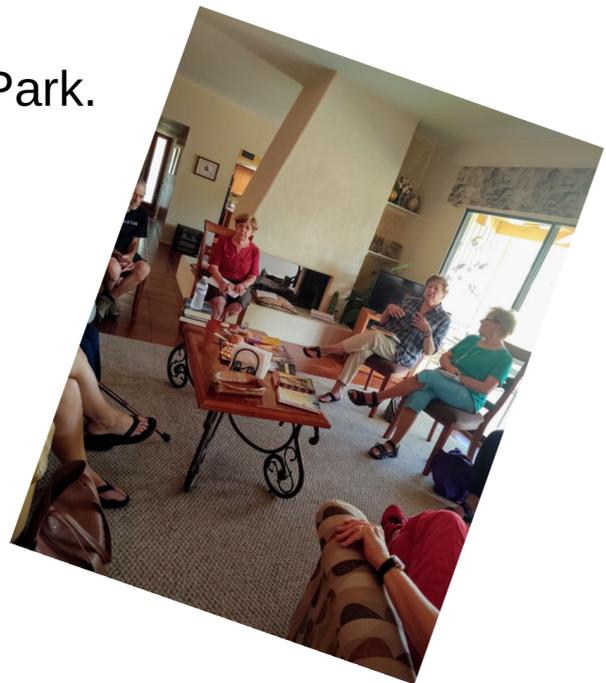
BOOK CLUB

The Fountain Park Book Club met at the home of Carol West for our January meeting. The book was James Peterson's *Step on a Crack* a mystery. Thanks to Jay Williams for suggesting this book. An interesting part of the plot allowed us to gain knowledge that we may not have been aware of about the building and the architecture of St. Patrick's Cathedral in New York City. Nine members attended. Two new neighbors to Fountain Park, Liz Burcin & Cindy Werft, attended their first meeting.

The February meeting will be held on the 11th at 7 PM at the home of Anne Durkee. The book chosen for the February meeting is *Where the Crawdads Sing*. A great read!

The Club is open to residents of Fountain Park.

Claire Callahan



FPHOA Board Members:

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

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 Donna Wood at 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 (just for accounting matters)

www.pinehurstproperties.net

**Next Board Meeting is: February 12, 2020 at 6:30 pm.
at City Hall Ward 2 Room A.
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: 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: Melissa Mora-Lovelady

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)*.

Splash

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

The pool area remains open, but the pool water is not being heated. Please contact the pool committee to arrange for pool parties using www.fountainparkhoa.org/pool or by calling or emailing Carol West at 520-298-2447 email address 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.