

*Volume 27. Number 09. September 2020.*

# Splash

*Fountain Park Community newspaper*

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# Fountain Park Homeowners Association

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

Assisted by Pinehurst Properties, Inc.

Alicia Navia, President

Mina Reeder, Vice President

Melissa Lovelady, Secretary

Treasurer

John Steffens, Director at Large

## President's Message

Greetings!

The Board of Directors had a meeting using Zoom on Wednesday September 9. Some of what was discussed can be found in the committee reports elsewhere in the newsletter. For complete details, please go to [fountainparkhoa.org](http://fountainparkhoa.org) and click on the Agendas/Minutes tab.

A highlight of the meeting was Carol West's report updating the status of Fountain Park's efforts to make the repair of our streets a reality. A sincere thank you goes to Carol for her time and persistence on this

topic. Please read her comments at the conclusion of the President's message below.

One item up for discussion at the meeting was the former tennis courts area. Although it's not financially manageable to complete the entire renovation at once, the homeowner's association is in a position to make improvements in phases. One of the first items to consider is the existing fencing and the attached electrical installation. The Board decided to go ahead with this initial project by getting bids from both fencing and electrical contractors.

Please note that out of an abundance of caution due to the pandemic, the Board has decided to cancel the Community Yard Sale that traditionally takes place in October. Do keep in mind however, that per Fountain Park's Rules and Regulations item 14, homeowners are permitted to hold such sales. See below.

#### **14. Sales Estate, Garage & Community**

These activities are allowed in Fountain Park. Please notify the Management Company if you would like to notify the community via email broadcast.

Another item discussed was the tentative mitigation of erosion of areas belonging to Pima County and/or the City of Tucson by adding discarded concrete from building projects to these areas adjacent to Fountain Park property, in particular along the north border and immediately east. Pinehurst Properties was able to confirm the information provided at a Board meeting in 2019. The conclusions which are rather restrictive and are likely to be cost prohibitive for the HOA at this time, follow. Essentially NO modifications including dumping are permitted without approval from the City of Tucson and Pima County.

Information provided by Pinehurst Properties

*Since the area in question is not within City of Tucson rights-of-way, any proposed improvements would have to be submitted to the City of Tucson Development Services Department for review and permitting.*

*Permission from the property owner (the area adjacent to the clubhouse property) would need to be obtained for access and installation of erosion counter measures.*

*This area (outside of a bend) is where the Tanque Verde Creek is eroding towards the Club House property. Moreover, if this area is owned by Pima County Flood Control, then the type of erosion countermeasures would also have to be approved by them.*

*In addition, the proposed improvements would have to be designed by an Arizona Registered Civil Engineer in accordance to the City of Tucson Floodplain Ordinance and Drainage Standards.*

We continue to welcome and encourage you to volunteer in your neighborhood. Email the Board at [bod@fountainparkhoa.org](mailto:bod@fountainparkhoa.org) to let us know how you'd like to participate.

Alicia Navia



### **Street Repair Update by Carol West**

Hello! I am here to talk about our nine neighborhood streets. I want to thank our neighbors, Lynne Middleton and Anita Dingee, for working with the city to get the potholes repaired on our streets.

Our neighborhood, also known as Acacia Park, was developed in 1983 by Cienega. We were annexed into the City of Tucson in about 1985.

Our streets, now 37 years old, were not built to meet city standards for width or quality of the pavement. This is because our development was built in Pima County. Some street maintenance was done about 20 years ago. The streets are now in dire need of repaving.

Sidewalks would be nice to have, but they are infeasible. It would mean that frontage from our yards would have to be taken, and that is also where our utility easements are. It would be extremely costly and a lengthy process to get sidewalks. We should focus on the repaving of the streets.

In 2017 city voters passed a five year 1/2 cent sales tax for public safety equipment and transportation projects: 60% of the revenues are used for police cars, fire trucks, and other public safety equipment while 40% of the revenue is for transportation, some for neighborhood streets.

It was originally expected that \$250 million would be generated. However, because of the pandemic, that money probably won't come in at the rate that had been anticipated. We would hope that some of that fund will be used for our streets in Fountain Park. The end of the five year time frame is in 2022.

The city is presently conducting a Move Tucson planning process that will end in April 2021. It is a mobility long range master plan of the entire city transportation system; everything from bike paths to hawk lights to street improvements and more. Google MoveTucson.org to learn more about this.

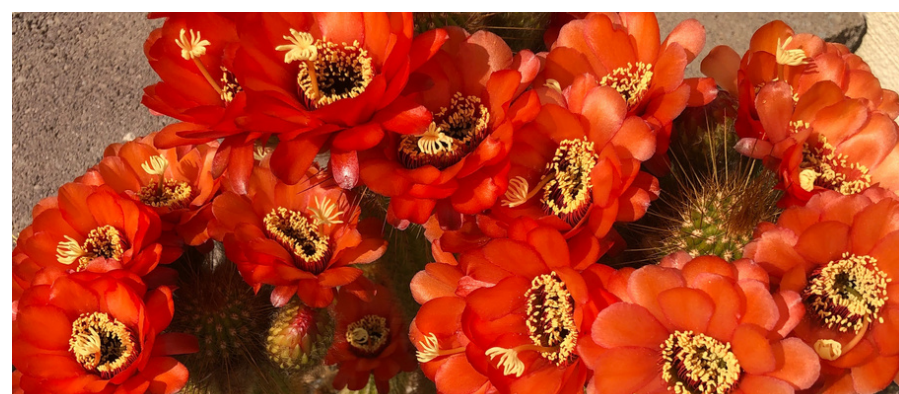
Ward 2 Council Member Paul Cunningham will be invited to a future board meeting to discuss transportation issues, particularly our neighborhood streets.



## 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](http://fountainparkhoa.org) Once on the homepage, click on Agendas/Minutes.**

### Landscaping Committee



Landtamers continues weekly maintenance and clean up around the park and entrance common areas. There have been several irrigation repairs as well. They continue to use the red gravel supply to fill holes and low spots along the park paths. In late August, they applied pre-emergent weed control around the park area.

Weeds, gopher mounds and brown spots are still present in the pool lawn area in spite of maintenance and watering efforts. The Board decided to not proceed with the winter rye installation, but rather research lower maintenance and more cost effective alternatives, such as pavers under a sun-shading canopy for that area once the pool closes for the season. At that time the French drain option immediately north and west of the pool will also be considered.

Additional cacti and other 'inhospitable' plants have been transplanted to the unfenced section adjacent to the Tanque Verde Creek continuing with the goal of creating a natural barrier as well as trying to prevent further erosion of the bank. Erosion mitigation was also the reason for the pruning of the mesquite tree at that same location. The tree although fallen, is living and rooted to the bank but needed to have several branches removed so they do not obstruct water flow in the wash and further erode it.

Alicia Navia

## **Pool committee**

Homeowners continue to enjoy the pool and comply with the guidelines and other posted rules. It does appear that there has been more usage, probably as a result of the prolonged hot temperatures. Once again thanks to all for your continuing cooperation for everyone's health and safety and of course so the pool can remain open until its traditional closure at the end of October. Speaking of temperatures, they are dropping somewhat, at least overnight. As a result, the pool heater has been turned on.

Two more lounge chairs were removed due to ripping of the nylon material. There are no more in storage and only two remain 'in service', which means that we'll need to purchase new ones prior to pool opening day next year.

We'd like to sincerely thank the wonderful group of volunteers who have faithfully and without fail tested the pool water and recorded the chlorine and pH levels four days a week, every week since early June, on the days the pool technician is not there. Special recognition goes to Liz Burcin, Carolee Capp, Phyllis Cornell, Kay LaPlante and Carol and Neil West.

Alicia Navia

## Security Report

Hello, fellow Fountain Park residents. The past few months have been rather calm and quiet in our neighborhood with only a couple of minor issues in regards to security and safety. I would like to take this time to remind everyone that the pool is open for use to groups of 10 or less. Please use your keycards to access the pool area. Due to the ongoing Covid-19 pandemic, use of the pool is restricted to residents only, no guests at this time. I would like to send a huge “Thank you” to the volunteers who have been monitoring the pool and keeping the rest of the community healthy.

Although there have not been any issues over the past two months, I have been looking into increasing the security of the pool area and welcome any feedback at the next board meeting.

Many of the instances of unauthorized individuals getting into the pool have been accomplished by climbing over the wall near the gate and opening the door from the inside. I have been looking into ways to reduce the likelihood of someone doing that without diminishing the look of the community park. As of this writing, I have found a product called “Coyote Bars” that I believe would make climbing the wall much more difficult.

Coyote bars are a rotating bar on a horizontal pole that is attached near the top of a wall. The bar rotates freely, preventing animals and people from getting a hold and pulling themselves up onto and over the wall. One of the drawbacks is cost, averaging \$10 to \$15 per linear foot, not including installation. However, there are only a couple of sections that I believe need to be protected this way. In my opinion, the coyote bars and security cameras at the community pool will all but eliminate unauthorized people from using our pool. The Board will have an opportunity to discuss this alternative at a future meeting.

If you have any concerns or other ideas to increase security, please join us for our next virtual board meeting in October.

Warmest regards,

John Steffens



## Getting to know our neighbors

I wanted to introduce myself to you. My name is Joanne Karolzak. I live on Linden St. and have since 2006. When we first moved in, my elderly mother also lived with us, but now it is just my 2 boys, our 2 Boxers and me. My sons are James and Adam, both fine young men and our dogs are Ally and Otis. I am Chief Program Officer at Casa de los Niños. I oversee all the programming that is not Behavioral Health – parent education, foster care, multiple home visitation programs, supervised visitation, a developmental clinic program and an early education center. Yes, I am pretty darn busy.



We moved to Fountain Park all those years ago for some specific reasons. I wanted an enclosed yard for my toddlers, access to a pool and a playground close by, a safe neighborhood with more private roads and nice neighbors. What we got were all those things and more. We have loved living here and continue to enjoy the whole vibe of Fountain Park. Obviously, the renovated pool is huge for my boys. (Those were long, dark, pool-less days in our house.) We also enjoy that we know some of our neighbors quite well and look forward to meeting others. The house next to us is for sale and I can't wait to meet the new residents.

## Book Club

Five wonderful women gathered for September's book group discussion, which was about The Splendid and The Vile by Erik Larson. It details Winston Churchill's first year as England's prime minister. We all enjoyed the book, some more than others, but that is the beauty of book group discussions! Some fascinating facts about Winston Churchill:

- Like Hitler, he absolutely hated whistling.
- He took 2 baths a day, no matter what was going on in the world, and no matter whether he was on a train or in a hotel without running water. Staff always found a way to get him his bath.
- Churchill's ability to sleep anywhere at any time was his particular gift. Wrote Pug Ismay, "His capacity for dropping off into a sound sleep the moment his head touched the pillow had to be seen to be believed."
- Ismay was pilloried by staff for exposing Churchill to danger. He replied, "Anyone who imagined that he could control the prime minister on his jaunts was welcome to try his hand on the next occasion."
- Churchill loved his "siren suits", one piece outfits that could be pulled on at a moment's notice.

The group also discussed what it must have been like to live with daily air raid sirens and bombings, and also rationing of food and gasoline and other supplies for several years. Churchill was a fascinating man, who did an amazing job of keeping the spirits up of the British people during a terribly stressful time in history.

Next month's book is The Night Watchman by Louise Erdrich. We will meet on Tues 10/6 at 7pm at the pool ramada.

Liz Burcin

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



August 2020 Financials

Operating account:	\$ 57,813.85
Reserve Account:	\$ 79,124.70
Total Assets:	\$ 136,938.55

Pinehurst Management would like to remind you that you do have the option of paying your monthly dues online. Please follow the steps below.

To pay online go to:  
<https://onlinepay.allianceassociationbank.com/home.aspx>

Use the following:  
Management Company ID: 6750, Association ID#: FP, Your 10 digit account number: found at the top of your statement.  
You can register online to create recurring payments. Login to access your account information on the link above.  
Make a one-time eCheck payment from your bank account.  
Processing fees may apply for credit/debit cards; electronic check is free.

**FPHOA Board Members:**

President:	Alicia Navia	614-507-4067
Vice President:	Mina Reeder	520-979-1267
Secretary:	Melissa Mora Lovelady	520-250-6520
Treasurer:		
Director at Large:	John Steffens	520-441-9232

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)

**Next Board Meeting is:**

**Wednesday October 14, 2020 at 6:30 pm**

**2021 Budget special meeting is:**

**Monday October 19, 2020 at 3 pm**

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

**2020 Committees:**

**Architecture:**

Board Liaison: Mina Reeder  
Committee Chairperson: Mina Reeder  
Members: Erin Callaghan, Judi Dalton

**Hospitality:**

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

**Landscaping:**

Board Liaison: Alicia Navia

Committee Chairperson: Andy Werft

Members: Claire Callahan, Patricia Popp, Ann Ochse, Joelle Coffman

**Newsletter:**

Board Liaison: Alicia Navia

Committee Chairperson: Sorraiyya Beheshti

Members: Carol Decker

Graphic Design: Dario Navia Pohl

**Pool:**

Board Liaison: Melissa Mora Lovelady

Committee Chairperson: Alicia Navia

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:

## **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 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 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) 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.