

*Volume 29.*

*Number 07. September 2022.*

# Splash

*Fountain Park  
Community newsletter*

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# Fountain Park Homeowners Association

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

Assisted by Pinehurst Properties, Inc.

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Alicia Navia, President

Claire Callahan, Vice President

Ann Ochse, Treasurer

Melissa Lovelady, Secretary

John Steffens, Director at Large

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Cover: Photo by Alicia Navia



## President's Message

***“[T]hat old September feeling, left over from school days, of summer passing, vacation nearly done, obligations gathering, books and football in the air ... Another fall, another turned page: there was something of jubilee in that annual autumnal beginning, as if last year's mistakes had been wiped clean by summer.”***

**— Wallace Stegner**

### ***Greetings neighbor!***

*I trust it was a good summer season for all and that fall is going well, even though the temperatures don't have that autumn feel just yet.*

It was a productive summer for the Association, with some necessary maintenance projects, such as the painting of the entrance monuments, walls and wrought iron fencing around the pool, and the re-coating of the pool ramada roof.

Much activity was also visible around the neighborhood, as some residents left Fountain Park, and others moved in.

Your Board of Directors met on September 21 to discuss a full agenda of projects and plans for the remainder of this year and into 2023. Some of the highlights include the community yard sale which the Board agreed to support this year. It's scheduled for Saturday, October 29. There are also plans in progress for a 5th anniversary celebration of the establishment of Fountain Park's own Little Free Library, also on October 29.

Another celebration in the very early planning stages is Fountain Park's 40th anniversary tentatively set for April of 2023. Yes, your neighborhood is turning 40!



Photo courtesy of  
BJ Cordova

Please do take a few minutes to read the remainder of the newsletter which includes details about these upcoming events, and so much more of what's happening in your community.

As you might imagine, it is thanks to the volunteers, homeowners such as yourself who plan, organize and carry out one time, weekly or monthly tasks that are responsible for many of the great things that happen in Fountain Park. Please consider the volunteer opportunities available to you here, and help to make Fountain Park a community you're happy to call home.

Kind regards,  
Alicia Navia

**“The only thing that will redeem mankind is cooperation.”  
—Bertrand Russell**



Photo courtesy of Ann Ochse

Splash

**FOUNTAIN PARK ANNUAL  
NEIGHBORHOOD YARD SALE**  
Saturday, October 29  
7am – 12pm



You are welcome to join in on our community garage sale. We encourage homeowners to include their individual yard sales at this time because a neighborhood-wide sale draws more customers and limits the extra traffic to one weekend. Also, the HOA will advertise in social media and put signs out by the entrances. It's a great opportunity to clear out some of that extra stuff.

*A balloon will be provided to each participating neighbor upon request to make it easy for shoppers to find your sales. (Of course, you are welcome to provide your own balloons)*

*Please call or text Barbara by Oct 15 for a balloon.  
520-237-2140  
Thank you*

**Fountain Park Little Free Library in the Park  
Halloween-Themed 5th Anniversary Party  
Saturday, October 29 at 3pm**

Please join in the fun as we celebrate our very own special library!

It's a Potluck trick or treat  
(bring candy 😊)



Refreshments provided:  
Bottled water & cookies

Costumes are encouraged, but not required (think of your favorite book character 😊.)

Book donations are most welcome at the party and throughout the year.

Share the name of your favorite book, including your name, on the poster paper that will be attached to the library.

**Special Guests**  
(tentative at press time)

**Frank Pickett**

FP neighbor and woodworker who maintains our library by keeping it well-oiled and in good shape.

**Beau Alexander**

FPHOA past board president and woodworker who supported the request for a FP LFL.

**Ken Tower**

Little Free Library advocate and woodworker friend of Beau and Frank who repurposed an old hutch and gifted it to Fountain Park

**All of You!**



**For more information, please contact our library stewards:**

- Dorothy Boone  
larry.dorothy@comcast.net  
520-906-1324
- Judi Dalton  
palton@mac.com  
520-404-6329
- Barbara Lehmann  
bhlehmannaz@cs.com  
520-237-2140



Please note:

Pictures will be taken so let us know if you prefer that you or your children not be photographed. Thank you.

**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



## 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

The crew from Landtamers has been busy in Fountain Park since July removing an abundance of mesquite pods and weeds! Over the past few weeks they have trimmed up the two islands and the fountain area. Our park is looking good as well as the area along Wrightstown Rd due to the constant effort of our crew and their war with weeds, not to mention the ongoing battle with the rodents who insist on chewing our irrigation lines.

Five small mesquite trees were planted in the park last winter. The three in the open field area are growing well. The other two were struggling. A couple of weeks ago the landscaping crew found that the reason may have been that the irrigation lines had been chewed by our little underground friends. With that repair, these two trees are doing better. Three of the 4 wolfberry plants are doing well in the test area.

The redwood picnic tables and benches need to be refurbished by sanding and re-staining. The chains on the 4 swings have lost their protective covering. The Board will be seeking bids for these two issues.

We have received an offer from Landtamers to seed winter rye in the lawn at the pool area. As in past few years, the seeding has been declined. The decision has been made at past Board meetings to replace the high maintenance, and the amount of water the lawn requires with a paved area. That is in the planning stages.

Respectfully submitted,

Claire Callahan

## **Recreational Amenities**

The HOA made a final payment in July to Novak Environmental for the architectural design plans for the entire project. A pdf copy will be added to the Fountain Park website.

The committee is in the process of contacting and talking with select building contractors to obtain the required bids.

Alicia Navia

## **Pool report**

The pool continues to be well-attended and a welcome relief during the hot summer (and into fall) days. One of our dedicated pool testers is moving out of the neighborhood. We are sorry to see her go; however the water continues to be tested daily by the remaining volunteers and the maintenance company. If you'd like to join the ranks of the volunteer testers, please e-mail the board. It's a very quick and simple process; training is provided.

Although the sun's rays continue to keep the water temperatures adequate during the day, the pool heater was turned back on the last week of September, as the cooler nighttime temperatures lower the water temperature as well. The heater will remain on until swim season officially closes around November 1.

After much persistence by our Pinehurst Properties manager, we finally were able to meet with a Garage Floor Coatings representative to assess the unsatisfactory result of the repair of a previous repair of the ramada floor. We're hopeful they are able to correct the imperfect finish this time.

The Board agreed to once again secure proposals for the restroom remodeling project that was postponed due to the overly busy schedules of the contractors contacted this past spring. Once a proposal is approved, the work would begin after swim season and before the April 2023 pool opening. In addition, the HOA will be looking for bids to rewire the entire electronic gate system, as a result of recent malfunctions. Although the gate is working adequately at this time, the board is trying to be proactive based on the recommendation of the company that installed and has repaired the keycard system that operates the gate.

Alicia Navia

## Financial Report for May 2022

According to bank statements, Fountain Park Homeowners' Association had \$69,218.93 in the operating account and \$170,705.98 in the reserve account, for a total of \$239,924.91. This is an increase of \$11,905.93 over May funds which was our last reporting period.



- Income for August was slightly over budget projections with an increase of \$270.69, due largely to title transfer fees on homes sold. This was a trend in both June and July. Title transfer fees have increased our income to date by \$300.75, despite a small loss in dues income.
- Administrative expenses were under budget projections for the month by \$946.41. Lower expenses were primarily due to a decrease in legal fees and postage. These expenses trended lower in June and July for the same reason.
- Total maintenance expense was over budget for the month by \$84.58 due to an increase in pool supplies, an unbudgeted item. Our maintenance expenses were also under budget in June, but over budget in July due to tree trimming expense. Overall, we remain \$8,235.07 under yearly budget projections in maintenance. However, there are some areas of maintenance that are upcoming, like the pool gate repair.
- Utility expense was under budget for the month by \$191.09. Utility expenses have been under budget projections in both June and July. Overall, utility expenses have been under budget projections for the year by \$1,585.20.

According to the bank statement, the amount paid out as expenses, less reserve transfers, for August was \$7,594.84. Our operating net income according to the bank statement, income minus expenses, for the month of August is \$4,781.05 resulting in a net gain. Bank statements from both June and July also indicated net gains in funds. The reserve bank account has an ending balance of \$170,705.98. The monthly \$3,485 transfer from operating was made

on August 22. In addition, \$30,000 was transferred from operating into reserve in June 2022, at the request of the HOA Board, because these funds were not transferred at the end of fiscal year 2021. Interest income from the reserve account was \$28.81 in August. Checks to Roof Coating Specialists in the amount of \$800.00 and to Facelift Painting in the amount of \$2,375.00 cleared the account. Pinehurst is requested to move the \$800 charge out of the reserve account and into maintenance, since it is roof maintenance. Only \$2,476.52 has been spent to date on recreation improvements.

Ann Ochse

### **Nominating Committee Report**

February 2023 seems like a long way in the future. Last year it was decided to move the Annual Meeting from January to February in order to avoid the busy holiday season. The election of candidates will take place in mid-January with the results announced at the Annual Meeting in February.

Members of the Nominating Committee have already begun to canvass the neighborhood, speaking to our residents in the hope of attaining candidates to run for one of the positions that will be available on the Board. ***Three Board members are coming to the end of their 2 year term.***

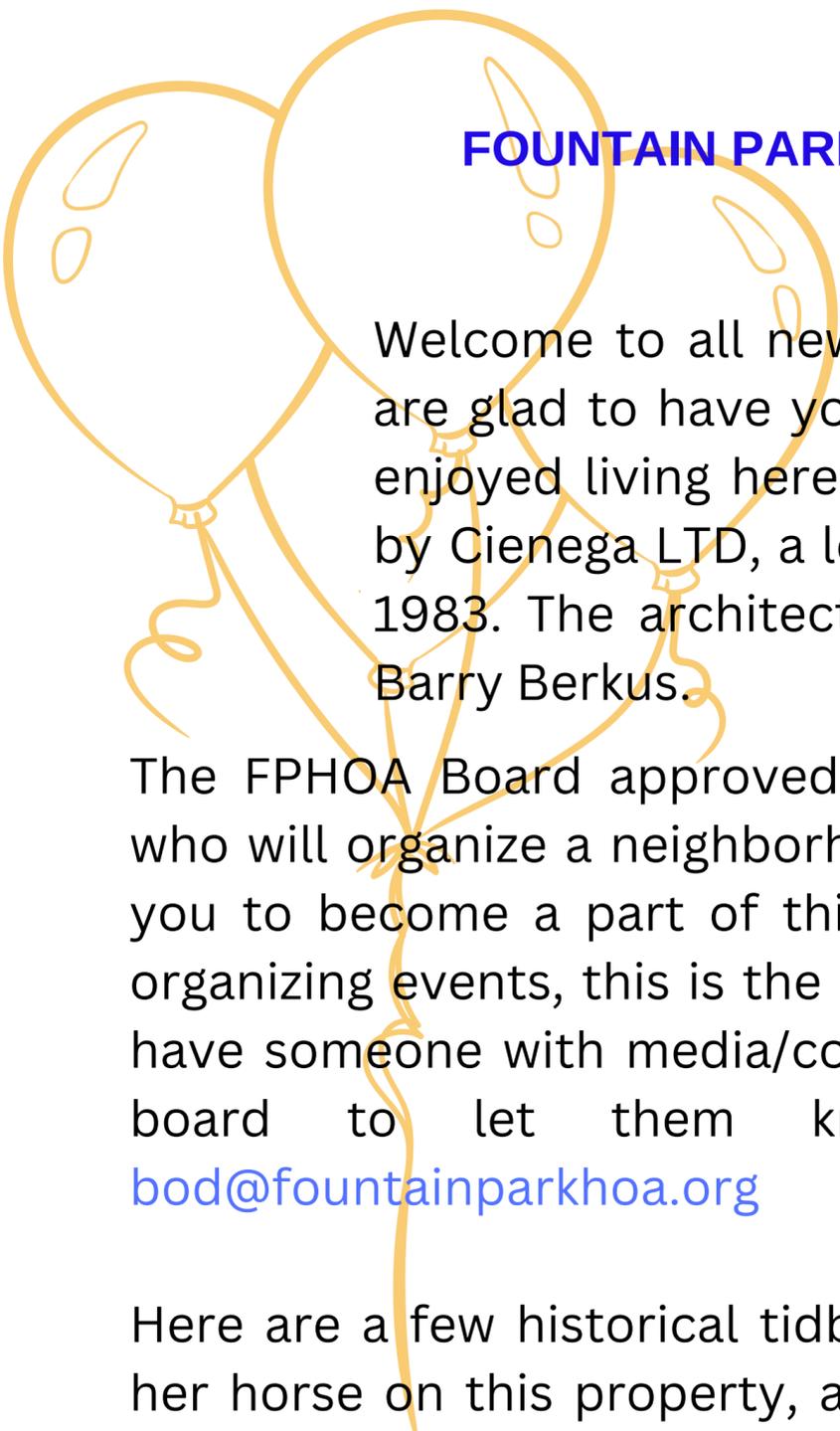
If this is something that you feel you would consider, or if you have questions, please feel free to contact any of the Board members. Please don't feel that you need to be a long time resident of Fountain Park to run for the Board. You may have great new talents and ideas.

Respectfully submitted,



Claire Callahan

## **FOUNTAIN PARK IS FORTY YEARS OLD!**



Welcome to all new homeowners in Fountain Park! We are glad to have you join those of us who have already enjoyed living here for a while. Fountain Park was built by Cienega LTD, a local development company, in 1982-1983. The architect was renowned California architect Barry Berkus.

The FPHOA Board approved the establishment of a committee who will organize a neighborhood celebration next spring. I invite you to become a part of this. If you like history, research, and organizing events, this is the committee for you. We would like to have someone with media/communication skills too. Contact the board to let them know of your interest. Email [bod@fountainparkhoa.org](mailto:bod@fountainparkhoa.org)

Here are a few historical tidbits. A FPHOA resident recalls riding her horse on this property, and another recalls teenaged parties on the property as well. Detroit native Pete Livacoli built his estate called Grace Ranch on the land that is now Fountain Park.

The property was sold to Joe Cesare, a local realtor still here in town. He in turn sold the land to Andy Kelly, who owned Cienega LTD. Kelly wanted the development, known then as “Acacia Park,” to be a “luxury” development for young professionals. There was an “impediment,” however; that was the Tanque Verde Wash.

Cienega decided to develop the Wash area into a small park since it could not be utilized for homes because it was in the floodplain. This has proven to be a great amenity for homeowners over the years. (Our dues defray most of the costs for this park.)



Nearby property owners were not pleased about this new development. Most other properties were several acres and rural in nature; Fountain Park was an energy efficient “zero lot line” 180 home development. The Ricardo Small homes were the only other area housing development at the time. They are located to the south of FPHOA.

I hope that this bit of information will whet your interest and that you will join us in researching and planning for a celebration tentatively scheduled for some time in April 2023. Whether you just moved here or have been in Fountain Park for a while, we hope you will join the committee to plan our 40th anniversary event.

Carol W. West  
Resident of FP since 1987

### **NEEDED: New Neighbor Greeter**

Would you like an easy fun way to become more involved in the neighborhood? Consider volunteering to be the new neighborhood greeter(s)! This role consists of welcoming new neighbors into our community. It’s a fun way to get to know others and introduce them to Fountain Park. Over the past several years, we have had the opportunity to meet many new neighbors and get to know a little bit about them. We’ve also enjoyed seeing them later, on our walks and time in the park. In addition, it has been a nice way to create a sense of community for us.

It’s time for us to step back from this role and offer the fulfilling opportunity to another neighbor. If interested, please reach out to the Board for further information.

Warmly,

Kara and Andy Scott

## **WANTED: FOUNTAIN PARK VOLUNTEERS**

Volunteers are always a needed commodity. That is certainly the case here in Fountain Park. Being part of a community that has so much to offer our residents requires many volunteers to keep the ball rolling. Below is a list of our volunteer committees. Take a look. You're likely to find one that appeals to you.

**Pool committee:** volunteers select one day a week that they are available to test the pool water on a day that it is not done by the pool company.

**Landscaping Committee:** volunteers select one Wednesday each month when they will be responsible to meet with the landscapers at the park to learn what the crew has planned and share issues that need attention.

**Nominating Committee:** During the fall & early winter, volunteers speak with residents in order to solicit candidates for the election to the HOA Board.

**Other committees include:**

Hospitality	Architecture	Newsletter
Recreational Amenities	Security	Compliance

**Ad Hoc Committees:** This may be a one time commitment or a short term special issue group. Toward the end of every Splash issue, there is a list of the Committees and their Chairpersons and/or board liaisons.

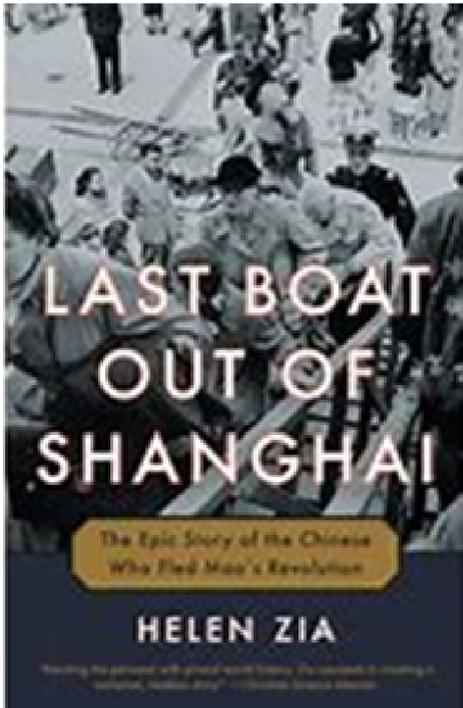
Perhaps you feel you don't have the time to commit indefinitely to a particular committee. If that is the case, I feel it would be very beneficial for Fountain Park to have a list of folks who would be willing to help with a one-time project, on an as needed basis. Please contact any Board member with your information.

Respectfully submitted,

Claire Callahan

## Fountain Park Book Club

The Fountain Park Book Club met on Tuesday evening, September 13, at the Ramada by the pool. Five members were present: Claire Callahan, Anne Durkee, Stella Haggis, Ann Ochse, and Dee Sundby. Last Boat out of Shanghai by Helen Zia was the book we had read for discussion. Everyone enjoyed the read and had many positive comments.



This was a nonfiction book that explored the lives of four Chinese citizens from 1937, which marked the start of WWII in the Pacific. The book covered the Japanese occupation of China until the end of the world war, and then the continuing conflict between Chinese Nationalists and Chinese Communists. Centering on the lives of four diverse Chinese citizens and how they navigated the results of Japanese occupation and then Chinese political conflict enabled the book to read more like a novel than a history.

The author Helen Zia is Chinese and began her research for the book in 2000. In the following twelve years, she interviewed over 100 people. She choose four of them, including her mother, to tell their stories leading to the “birth of modern China.” The author called the title metaphorical because everyone she talked with during her research said they were on the last boat out of Shanghai. As well as exploring people’s lives during this historic upheaval, the book also examined the plight of the immigrant. This is the first book written about this period in history.



Our next meeting will be October 11, and the book we will be discussing is a novel titled The Nightingale by Kristin Hannah. If you like to read, please consider joining us. Questions? Contact Ann Ochse or Claire Callahan.

Ann Ochse

## **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](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

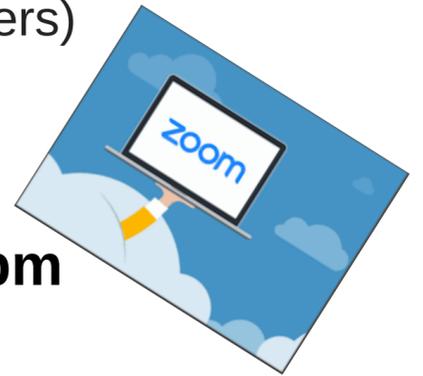
Phone: 520-298-2146 - Fax: 520-298-6334

Contact Christy Johnson using the email [Christy@pinehurstproperties.net](mailto: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](mailto:carrie@pinehurstproperties.net) (just for accounting matters)

[www.pinehurstproperties.net](http://www.pinehurstproperties.net)



**The next Board meeting is:  
Wednesday, October 19, 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, 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, BJ Cordova, Carol and Neil West

**Security:**

Board Liaison: John Steffens

Committee Chairperson:

Member: BJ Cordova

**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 committee**

**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.