



Fountain Park Splash

December 2018

Fountain Park Homeowners Association

Assisted by Pinehurst Properties, Inc. – <http://pinehurstproperties.net>

7301 E. 22nd Street - P.O. Box 17052 - Tucson, AZ 85731

Phone: 298-2146 Fax: 298-6334

Donna Wood, CMCA, AMS Community Manager

donna@pinehurstproperties.net

Carrie Bezosky, Accounting Manager

carrie@pinehurstproperties.net

Message from the President:



The Operating Budget for 2019 was approved with no dues increase.

The pool repairs have used a large portion of our Reserve funds. Contracted work to date is around \$73,000 and the cost of crack repair is unknown. Early on we opted not to go with a \$25,000 recommendation to grind and replace the old decking due to our funding. Looking back it was the right decision. If the Special Assessment had passed on April 28 we would have used \$55,000 from the Reserve Account and our Reserve

Account would now be woefully underfunded. Our pool is an important amenity for our community and in my opinion it definitely has a higher priority than the court.

Currently I am working with Ward 2 (Odessa) for FPHOA to petition the city to have our streets resurfaced. Unfortunately, due to funding, it could be awhile. A petition is a proactive measure by putting on paper our request for resurfacing; other communities have done this and been successful. The city keeps a running tab of requests like this and shows 14 homeowners have phoned and made this request for our community. Odessa is also looking into having Ricardo Small Wash and Hidden Hills Wash (our east boundary) cleaned out; there is a backlog. I have also asked for the shoulders of the Ricardo Small Wash to be cleaned; a determination needs to be made as to who is responsible for the shoulders (county/city/homeowner). It will take time to research. A homeowner contacted Ward 2 about the potholes on Fountain Park Drive and Odessa was instrumental in having them repaired. **The Hospitality Committee** is now Ad Hoc. This is the committee that welcomes new homeowners to FPHOA. Volunteers are needed for this committee, please contact a board member.

The annual meeting packet will be mailed on December 20. It will be in a 4" x 6" envelope.

Beau Alexander

Treasurer's Report for November:

Revenue \$13,345.34	Expenses \$6,306.01	Net \$7,039.33
Operating Acct: \$24,749.14	Reserve Acct \$146,695.16	Total Assets: \$171,444.30

Kate Avery

Landscape: Phase II of our tree trim will be in February. The areas selected to be trimmed include around the court area, playground, around the perimeter of the pool and minor work east of the parking lot.

Beau Alexander

The 2019 Reserve Study is available on our web page - <https://www.fountainparkhoa.org/governing-docs>

Note: The starting reserve balance indicated was greatly reduced by the additional contracts approved at the December Board meeting.

Fountain: The water will be turned off Monday and Tuesday (December 17 & 18) for repairs and turned back on when the repair is complete. The silicone bead edges on the fountain tiers will be replaced with new silicone that needs to dry. The silicone allows the water to drip downward instead of curling under the edge and dripping.

Alicia Navia

Pool: Re-plumbing of the equipment room has been completed and concrete poured. The pool was drained; before the surface dried pictures were taken of possible cracks. Installation of the waterline tiles was interrupted for evaluation of the cracks. The known cracks were evaluated and the likelihood of more cracks under the Pebble Tech resulted in removing the surface for further investigation. Under the Pebble Tech, leaks in the gunite (pool shell) were visible in a couple of places but hadn't broken through the Pebble Tech yet. When the cracks are repaired the pool will be resurfaced with Stone Scapes Mini Pebble with jewels, waterline tile installation will be completed, the pump room equipment will be installed, wider channel drains installed and the cemented deck repairs will be laced. After 36-years the equipment room was painted. Gerry Crow

Crack on east wall of pool (not first crack of May 15) Removal of the Pebble Tech



Leak found under Pebble

Tech





Equipment room – Before



Equipment room - after re-plumb, concrete pour & paint

Holiday Lights Tour and Party: Saturday, December 29 is our 2nd annual FPHOA Holiday Lights Tour and Party. The November 8 Community e-mail from our management company provided all the details: meet at the fountain at 6:15pm for the walking tour; RSVP for the party at Judi & Glenn’s home (Judi: palton@me.com or Barbara: bhlehmannaz@cs.com); bring a snack and BYOB. Votes will be tallied at the party and pictures of the decorated homes in our community will be on display.

Holiday in the Park



“If you must play, decide upon three things at the start: the rules of the game, the stakes, and the quitting time.”
Chinese Proverb

Printing of Newsletter: For best results remember that Newsletters are formatted for 8.5" x 14" paper (legal size).

FPHOA Board Members

President	Beau Alexander	885-1711
Vice President	Paul Earls	885-3086
Secretary	Gerry Crow	546-7812
Treasurer	Kate Avery	612-5707
Director at Large	Alicia Navia	614-507-4067

To contact the Board by e-mail use

bod@fountainparkhoa.org

Next Board Meeting

The Annual Fountain Park Board meeting will be held at the **Eastside City Hall (9595 E Speedway), Room C on Saturday, January 19, 2019 at 10:00am. Coffee and doughnuts will be at 9:30am.** We will introduce our newly elected Board members at the end of the meeting. All FPHOA homeowners are welcome to attend.

2018 Committees

Architecture

Liaison: Kate Avery

Members: Erin Callaghan, Judy Dalton, Kay LaPlante

Hospitality volunteer/s needed

Liaison:

Members: Ad Hoc

Landscaping

Liaison: Beau Alexander Members: Anita Dingee

Dianna Alexander and Paul & Darlene Earls

Newsletter

Liaison: Beau Alexander Member: Dianna Alexander

Pool

Liaison: Gerry Crow

Security

Liaison: Paul Earls Member: Beau Alexander

Website

Liaison: Beau Alexander Member: Kate Avery

Fountain: Alicia Navia

Little Free Library – Judi Dalton, Barbara Lehman

Pool Parties: Carol West, Alicia Navia, Gerry Crow

POOL PARTIES

Please contact the pool committee to arrange for pool parties. At least one week’s notice is requested.

<https://www.fountainparkhoa.org/pool>

Carol West @ 298-2447 CCW4tucson@comcast.net

Please follow the pool rules posted inside the pool area at the Ramada. We request no water balloons, bikes, skateboards or animals in the pool area.

Fountain Park Official Documents

There are three official documents all Fountain Park homeowners received when they purchased their home. They are the *Declaration of Covenants, Conditions and Restrictions* (CC&Rs/29-pages), *Bylaws*/21-pages, and *Rules and Regulations* (R&R adopted August 9, 2017/7-pages). Every so often we hear people say they didn’t know something about the FPHOA rules. Our suggestion to avoid potential misunderstandings is to reread the documents every so often.

Fountain Park Website

<https://www.fountainparkhoa.org/>

You will find our CC&Rs, Bylaws, Rules and Regulations, the Architectural Request and Procedure form, the Solar Installation form, past issues of the Splash, Minutes and other useful information there.

Message from Management: If you have questions or need assistance with setting up your payments for dues, call or e-mail Carrie Bezosky, Accounting Manager at 298-2146 or carrie@pinehurstproperties.net

Paint

The only approved exterior paint colors for Fountain Park are: **Weathered Coral, Cienega Brown & Fountain Park Beige.** They are available at any Dunn-Edwards location. Our nearest location is Broadway & Prudence @ 296-3875. To get our **very** competitive 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 **Fountain Park Beige** or **Weathered Coral** cap. Reference FPHOA Rules and Regulations. Changes to the color patterns on your home must be approved by the board using an Architectural Request form.

Gravel

We can now purchase gravel and our landscape rock from D & D Materials LLC, at 7777 E. 22nd St. Ask for Dustin and show a copy of the 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 will need to take 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 a brass/bronze tone. See R&R pg 2, 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 Service Contact Numbers

All residents should report all vandalism, including graffiti, to Tucson Police and to the board.

City Code Enforcement, (Property, Housing, Zoning, Signs, Debris, Illegal dumping and other Code Violations) 791-5843

Graffiti Hotline 792-2489

Illegal Parking, Park Tucson, 791-5071

Pima County Animal Control 243-5900

Police (business hrs. non-emergency) 791-5700

Potholes 791-3154

Tucson Wildlife Center 290-9453

To unlock the gate at the end of Fountain Park Drive contact Beau Alexander at 885-1711.

Oct 2018

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