

# Splash

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Pool Committee Report

page 5

*Getting to know our neighbors*

page 7

*Book club*

page 8

*Let's roll a recipe*

pages 9 - 10

***Fountain Park Community newspaper***





# Fountain Park Homeowners Association

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

Assisted by Pinehurst Properties, Inc.

Alicia Navia, President  
Debra Planck, Secretary

Lois Bloom, Vice President  
Kate Avery, Treasurer

Melissa Lovelady, Director at Large

## Message from the President

Greetings,

At the November Board meeting, Dee Dee Planck resigned from her position as Secretary. Increasing demands at work make it impossible for her to continue. Dee Dee has generously offered to remain on the Board until the end of this year, unless a new Director is appointed before then. We thank Dee Dee for the time and effort which she's been able to give as a Board member. Also at the meeting, Melissa Lovelady was appointed to the Board (due to a previous vacancy) to serve as Director until January of 2021. Welcome Melissa, and thank you!!



Once again we're asking for and encouraging interested homeowners to please submit their name for consideration by sending us an email with a brief personal statement, along with contact information to [bod@fountainparkhoa.org](mailto:bod@fountainparkhoa.org), as soon as possible. This Board position expires in January of 2021. As for a general idea of the time one can expect to dedicate to Board business, in addition to the monthly meeting, usually one and a half to two hours in length, and the preparation for it, 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.

Besides the necessary appointment, Fountain Park will hold elections in December for two expiring Directors' positions. Please consider this opportunity to volunteer in your community by submitting your nomination in early December. The notice of the January annual meeting and call for nominations will be sent on December 2.

On October 25, the Board met in open session to discuss the budget for 2020. The proposed budget reflects expected increases in Operating account expenditures and conservative plans for the Reserve account, as we prioritize recovering from the pool renovation. A dues increase for 2020 was found to be unnecessary. Homeowners will receive a copy of the proposed 2020 budget in the January annual meeting packet which will be mailed out on December 20.

In other news, the pool is open, accessible to homeowners who have picked up their key cards and the sparkling water is being heated! Please go and check it out!! If you did not have an opportunity to get your key access card on Saturday 11/16, please stop by Pinehurst Properties, 7301 E. 22nd St. during business hours, Monday thru Friday, 9am to 4pm. Ask for Rebekka.

Kindly take a few minutes to read the summaries of the various committee reports and learn what else has been going in the neighborhood. Complete details can be found in the approved Board





meeting minutes, available on the Fountain Park HOA website, fountainparkhoa.org. Click on “Agenda/Minutes” at the top of the home page.

*A very happy Thanksgiving and holiday season to you and your family!!*

Alicia Navia

Treasurer’s Report

As of 10/31/2019

|            |                    |                   |                    |
|------------|--------------------|-------------------|--------------------|
| Income     | \$13,446.04        | Operating Account | \$39,627.03        |
| Expenses   | \$ 8,856.28        | Reserve Account   | \$53,146.50        |
| <b>NET</b> | <b>\$ 4,589.76</b> | <b>TOTAL</b>      | <b>\$92,773.53</b> |



We spent a further \$2,581.00 on legal expenses to arrive at a correct amount due to close out the Agreement with Imperial Pools and specify the corrections to completed work needed.

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**. Click on “**Agenda/Minutes**” at the top of the home page.



## **Landscaping Committee**

This month the landscapers fixed additional irrigation leaks. They picked up mesquite bean pods on the east side of the park. They also removed the mesquite bean pods from the area in the wash below the open fence line. The landscapers weeded both entrances and sprayed Roundup. They pruned the tree branches that obstructed the view of the street sign. Water was turned off in most areas. We continue to provide water to the plants in the pool area. The landscapers pruned and washed off the infected cactus. They rescued unaffected pieces of the cactus and replanted them.

The Landscaping Committee met on November 10 to discuss the recommendations Mr. Shipek provided during his consultation visit from the Watershed Management Group. His recommendations fell into six categories:

- Adjust irrigation schedule
- Move tree drip emitters further from trunk of tree
- Add pocket rain basins
- Develop park zones
- Adjust maintenance regime to align with park zones
- Evaluate landscaping changes made and provide feedback to landscapers as needed.

The landscaping committee is currently pursuing these items:

Adjust watering schedule for the native trees: Turn off water November through February; then March through October, water the trees twice a month in 2020, reducing the watering cycle to once a month in 2021.

We are checking with local youth organizations to see who may be interested in helping with the manual labor of implementing several pocket rain basins within the park.

In the future, we are only interested in planting native trees in the park. We also plan to create an enhanced park map to help track and implement park development and maintenance.

Dee Dee Planck





## Pool Committee Report

As of the middle of October, all work and permits have been approved by Pima County and the City of Tucson.

A bucket test was conducted to determine if there could be a possible leak in the pool. There does not appear to be one at this time. The auto fill valve will be monitored after a couple of unexplained malfunctions.

On November 1, Fountain Park had its final walk through with the contractor, Imperial Pools. Among items noted, were multiple cracks in the new decking surface, as well as the lifting of the ends of the drain covers on the deck surface, which creates a trip hazard. Also noted is the difference between the drain described in the agreement (3" wide) and the existing drain (1.5" wide). A discrepancy exists between the sanitation system installed and the one described in the agreement. Imperial Pools has asked to be paid in full before they will act on the pool decking warranty to correct the cracking. The Board was advised by Carolyn Goldschmidt, HOA attorney and Carol Keyser to pay the contractor. The Board voted to approve payment with certain stipulations. The attorney will write a letter to Imperial Pools to be included with the payment, outlining what our requirements are.

At this time, the pool will be open until Christmas, provided the weather and especially the temperatures cooperate.

**We're still in need of volunteers to test the pool water and record the results in the log book five times per week. Time commitment is minimal and the test kit and training are provided. If interested, please email the Board.**

Alicia Navia





## Security

The new key access and alarm systems have been installed. After researching other internet service providers, it was decided that our current provider, Century Link remains our best option financially. We will monitor its reliability as we use the new systems. On Saturday morning November 16, homeowners had an opportunity to pick up their new key access cards at the pool.

**If interested in volunteering for the Security Committee, please contact the Board at [bod@fountainparkhoa.org](mailto:bod@fountainparkhoa.org)**

Alicia Navia

### Brush and Bulky pick up

Brush and Bulky pick up is the week of December 9. Items may be placed curbside no longer than 2 weeks prior.



### 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



Carol West and her husband, Neil, were born in North Dakota. They moved to Tucson from Oregon in 1985. Neil worked as a pediatrician at Group Health Medical Associates while Carol was the community coordinator for the Southern Arizona Water Resources Association where she developed water conservation programs. From 1996-1999 Carol was the executive director of the Tucson Regional Water Council, a Tucson business sponsored organization.

Carol and Neil moved to Fountain Park in 1987; both have served on a number of Fountain Park committees and were also board presidents. Carol is impressed with the number of original owners still living in Fountain Park.

In 1999 Carol was elected to the Tucson City Council and served until 2007 when she retired.

The murals at Eastside City Hall and the rattlesnake at Wrightstown and Pantano were created by teenagers during Carol's tenure on the Council, using city youth employment funds. In 2009 the Mayor and Council honored Carol by naming the Udall Senior Center the Carol W. West Center.

Neil and Carol have traveled to all fifty states and also have visited more than 60 countries around the world. Both have been involved in mission projects in Kenya. Carol is a Tucson and Arizona history buff and belongs to two book clubs. She is active in the League of Women Voters of Greater Tucson and does volunteer work in the community and at Catalina United Methodist Church.



## ***BOOK CLUB***

The Fountain Park Book Club met on November 12th at the home of Ann Ochse to discuss **The Tattooist of Auschwitz**. Ten members were in attendance and as lively a group as usual. This was the story of Lale and Gita, two of the many inmates at this concentration camp. It told of the life or death decisions that were necessary every day to survive as well as the many acts of humanity and kindness by individuals. Carol West shared with us her visit to Auschwitz and how it affected her.

The James Patterson book **Step on a Crack** will be the topic of the January 14th meeting at the home of Carol West.

The February 11th meeting will be at the home of Anne Durkee. We will be discussing **Where the Crawdads Sing** by Delia Owens.

The book club is open to all Fountain Park residents.

Claire Callahan





## **LET'S ROLL A RECIPE**

If you would like to share your favorite recipe with your friends and neighbors please email it to [Sorraiyyabeheshti@gmail.com](mailto:Sorraiyyabeheshti@gmail.com)



### **BEST HOLIDAY CRANBERRY MINCEMEAT PIE EVER!**

**by Michal Allen**

**This is my own recipe. It takes some time but is really worth it. My family looks forward to it ever holiday season and is well worth the time and effort.**

#### **Ingredients for pie**

- one package fresh cranberries
- concentrated frozen orange juice
- brown sugar
- jar of NONE SUCH mincemeat
- ready made pie crust

#### **Orange sauce**

- concentrated frozen orange juice
- brown sugar
- cornstarch
- butter
- grated orange peel
- optional: 1 to 2 TBL of rum to taste

#### **Cranberry sauce**

- Follow instructions on back of fresh cranberries package for making cranberry sauce. Substitute defrosted frozen orange juice for water and brown sugar instead of granulated sugar.
- Cook as directed. Drain cranberries and save the juice for using on top of ice cream or as a base for ham glaze.



- Scoop mincemeat into a large mixing bowl and add drained cranberries. Mix together very well.
- Unroll bottom pie crust into pie pan. This is a big pie so use a large pan.
- Fill with the mince cranberry mixture.
- Unroll top crust over pie. Crimp edges and cut slits in top of crust to prevent bubbling over.
- Brush top of crust with a mixture of egg yolk that has been thinned with water.
- Protect crimped edge with narrow pieces of aluminum foil.
- Bake at 375 degrees on bottom rack for 35 minutes. Cool completely before eating.



## ORANGE SAUCE

Orange sauce is delicious over a slice of mince pie especially when topped with home made whipped cream.

- Mix the following ingredients in a sauce pan:
  1. Two cups of defrosted concentrated orange juice
  2. ½ cup brown sugar
  3. 1 tsp grated orange peel
  4. 2 tsp real butter
  5. 1 to 2 TBL of corn starch
  6. Can add 1 or 2 TBL pf rum to taste
- Slowly bring to a boil then reduce heat and simmer for 5 to 6 minutes.
- Cool well
- Drizzle over top of pie when serving and cover with home made whipped cream.



## **G.A.I.N. – Getting Arizona Involved in Neighborhoods**

Arizona's annual event where citizens and Police can mingle.

Our October 17, 2019 G.A.I.N. event was a great success. Combined with the reopening of our pool made it even more special. It was a lovely evening highlighted by a classic Arizona sunset and the glow of the pool lights.

Representing Tucson Police Department East Division were our Community Service Officer Terry Hayward and Sgt. Jeremy Williams. Assistant Chief of Police Kevin Hall was also there to become acquainted with the Fountain Park neighbors. Kevin is one of four TPD Assistant Chiefs. We thank Terry for insuring TPD was well represented at our event. The Asst. Chief was especially impressed with our pool and park. He commented that he would have thought he was at 49er's Country Club.

There were over 25 neighbors in attendance and almost every street in Fountain Park was represented. There was a bountiful buffet of goodies prepared and donated by neighbors. We also thank Carol Keyser of Pinehurst Properties for her generous donation toward the cost of the beverages and supplies. Everyone had a chance to chat with and ask questions of the officers.





Several neighbors informed the officers that on occasion there has been suspicious activity in our park parking lot. They appreciated knowing that and said they will alert their officers to use our parking lot as a place to do their paperwork. If you see a TPD vehicle in the neighborhood, don't be alarmed. It's a good thing.

Terry also coordinates the quarterly "Coffee with a Cop" events that are held at various locations in the East Division. She advertises the events on Next Door. So please stop by and you can have coffee and chat with Terry or Sgt. Williams and other officers. If you would like to contact CSO Terry Hayward directly regarding neighborhood watch or the next Coffee with a Cop, her email address is: [Teresa.Hayward@tucsonaz.gov](mailto:Teresa.Hayward@tucsonaz.gov).

Thank you all for making the event successful and fun. We look forward to an even larger group and more fun at our G.A.I.N. event in 2020.

Barbara Lehmann





**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)

**Next Board Meeting is: December 11, 2019 at 6:30 pm.**  
**Regular Fountain Park Board meetings are held on the second Wednesday of each month at the Ward 2 office.**  
**7575 E Speedway Blvd.**  
**All FPHOA residents are welcome to attend.**

**2019 Committees:**

**Architecture:**

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

## **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](https://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

To unlock Gate at end of Fountain Park Ave. call Beau Alexander, 885-1711

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