

Volume 28. Number 02. February 2021.

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Fountain Park Community newspaper

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Fountain Park Homeowners Association

bod@fountainparkhoa.org

Assisted by Pinehurst Properties, Inc.

Alicia Navia, President

Mina Reeder, Vice President

Melissa Lovelady, Secretary

Ann Ochse, Treasurer

John Steffens, Director at Large

President's Message

Hello neighbor! Hope this finds you healthy and doing well.

At long last, Fountain Park HOA has a full five member Board of Directors once again!

Your board conducted the monthly Zoom meeting on Wednesday February 10. Among the many topics discussed, was the increasingly probable necessity of revising our nearly 20 year old governing documents, in particular the "Conditions, Covenants and Restrictions", commonly known as the CC&Rs.

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One of the principal reasons is to bring our documents in line with current Arizona statutes, along with other possible updates given our current homeowners' preferences. More details to follow in the upcoming months, so stay tuned to stay informed.

Speaking of being in the loop, please take a few minutes to continue reading your newsletter. In it you'll find the results of the recent Community Preferences Survey, what's the latest in our efforts to get our streets rebuilt and much more.

Enjoy!

Alicia Navia



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 Once on the homepage, click on Agendas/Minutes.



Landscaping Committee

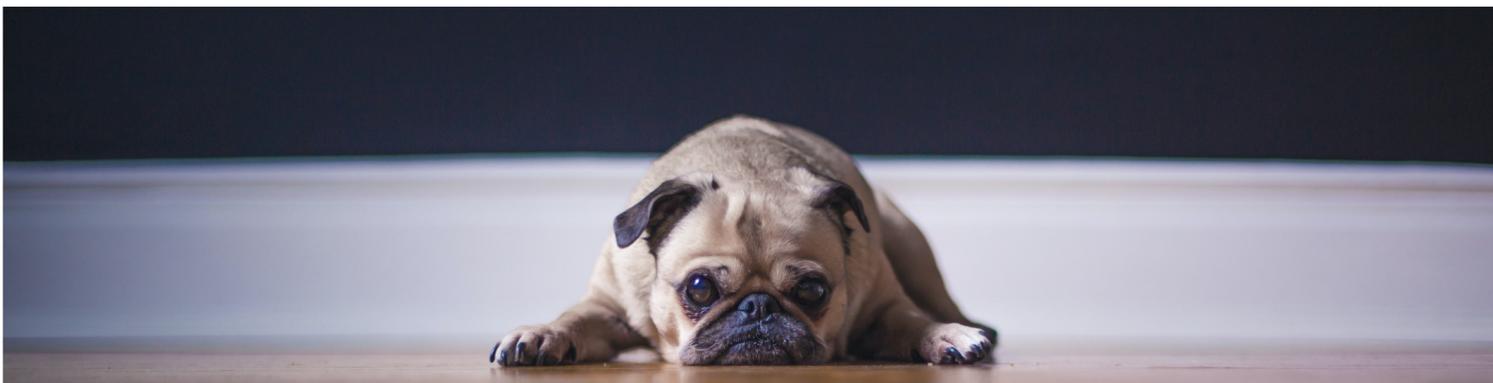
Given the time of year, the landscaping crew has been focused on removing seemingly endless amounts of tiny leaf litter. Although we do expect and hope for more precipitation during this season, even the small amounts received were able to sprout the flower seeds planted in 3 beds around the park. The Landtamers team will water these weekly in the hope that with a little help from Mother Nature, in a few weeks, we'll have some welcome patches of bright color.

Our persistent rodent population at the park has also felt the warmer temperatures and dry conditions as they've managed to chew the same irrigation lines more than once. The Board approved the renewal of the Horn Pest Control contract once again to mitigate the critters beginning in March.

Our fountain which gives our neighborhood its name is in need of a little refurbishment and restoration. We have solicited bids from several contractors and are awaiting their responses.

Finally a neighbor who often enjoys walking in the park with her dogs, kindly reminds all pet owners to please act responsibly and lawfully and pick up their dog's waste. Bags for the purpose are available on the east and south sides of the former tennis courts fencing.

Alicia Navia



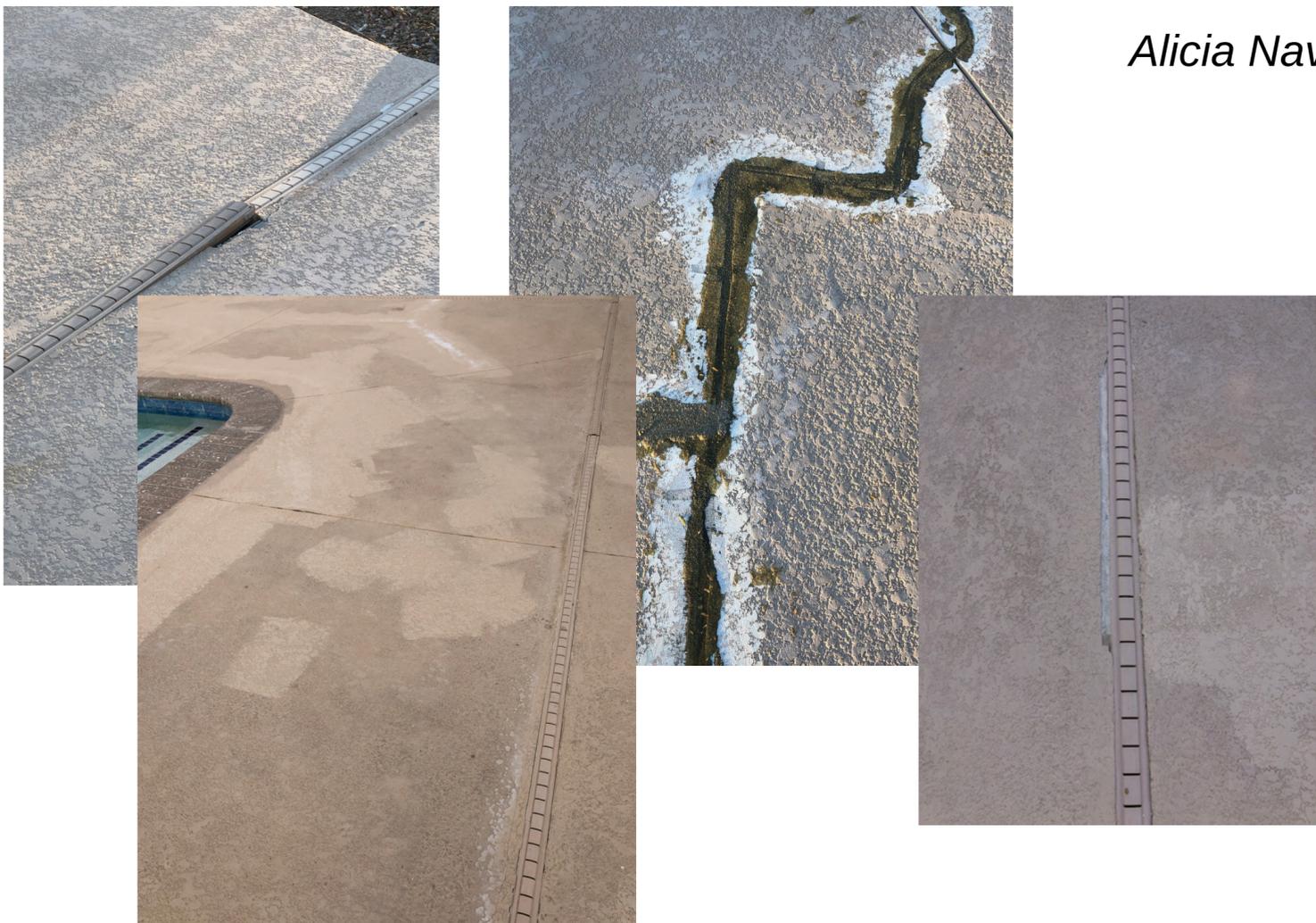
It is not my fault!

Pool committee

The Board was forced to file yet another complaint with the AZ Registrar of Contractors against the pool contractor Imperial Pools, when they abandoned the crack repair work, requested since November of 2020, and finally begun in mid-January. Although Imperial Pools did complete the repair the day after they learned of the complaint, the workmanship is unacceptable to the Board, with splotches of uneven paint color, discoloration and cracks still visible since they were not repaired. In addition, the Board is asking the ROC to inspect the channel drain covers, which although supposedly new, are ill-fitting, and have warped and lifted since shortly after installation.

We are also beginning the process of securing bids to replace the pool lawn area with a hardscape surface. This will also include some type of shade for the area. The goal is to provide additional lounging area for swimmers as well as reduce irrigation costs and the overall water usage at the park.

We'll soon be purchasing new lounge chairs. The expectation is to have all of these renovations completed as close to the April 1 swim season opening date as possible. We do expect to be able to open the pool for swimmers, using the same health guidelines and restrictions due to the pandemic, that were in place during the 2020 season.



Alicia Navia

Financial Report

January Financials

Operating Account	\$ 77,663.80
Reserve Account	\$ 96,178.77
Total	\$173,842.57

Fountain Park financials are very good for the month of January. Income was \$178.91 over projected budget because of payment of fines. Expenses were under budget by \$2740.73. Expenses were under budget in the areas of administrative (\$641.06), maintenance (\$1493.53), and utilities (\$576.14). Income over budget and expenses under budget resulted in a \$7,027.98 gain in net income. \$3,400 was transferred to the reserve account.

Ann Ochse



Security

Hello all of my friends and neighbors in Fountain Park. The changing of the seasons is upon us and we can expect warmer days and shorter nights upon us soon. To those of you who were able to join us for our first “full-board” monthly Board Meeting, thank you. To those unable to attend, here are just a couple of highlights from my perspective.

There have been few instances of non-residents utilizing our lovely community park for their own purposes. In many cases, they come to utilize our wonderful walking path. However, there have been instances of people using our walking path to practice their mountain biking skills. There are signs posted in the parking area reminding everyone that bicycles are not allowed on the paths in the park. The surface material and substrate are not designed to handle the type of ground pressure that bicycles put on the path, causing rapid erosion and damage.

If you notice anyone using the paths in the park incorrectly, kindly ask them to refrain from damaging the pathways and the park itself. As always, if there are any questions about the use of the park, they can be found in Article 8 of the Fountain Park CC&Rs.

Regards,

John Steffens

<https://www.fountainparkhoa.org/governing-docs>



Streets Reconstruction

The Fountain Park Streets Reconstruction Committee was called to order at 10:00 a.m. on January 23 by chairperson Carol West. The following committee members were in attendance via Zoom: Claire Callahan, B.J. Cordova, Alicia Navia, Ann Ochse, Kent Trader. Alicia Navia announced that Ann Ochse has agreed to be the Board Liaison for this committee, providing summaries to the board and Splash.

On January 11, a letter requesting information on funding for street reconstruction was sent to Paul Cunningham, Steve Christy, and Michael Graham. The only two responses have been from staff. After the committee meeting, a handwritten note was received from Steve Christy stating that he could not meet with us and there were no available funds for neighborhood streets.

A lengthy discussion was held about becoming a Neighborhood Association, an (NA), and inviting other subdivisions to join us. The benefit would be that the city tends to pay more attention to Neighborhood Associations than to HOAs. Within Tucson, there are some Neighborhood Associations that encompass several HOAs. Carol West will write a letter to Lynne Birkinbine, Deputy Director of Development Services and Planning, to obtain more information on becoming an NA.

The committee determined that it was important to stay in contact with city officials in case funding for streets became available. It was also decided that information about the history of this subdivision would be helpful in gaining access to potential funds for streets, especially since our 40th anniversary as a subdivision is coming up. In the interim, B.J. Cordova volunteered to enumerate the potholes on our streets and Claire Callahan volunteered to contact the city with this list. Kent Trader provided information on how tax revenue from marijuana sales will be used. Although none is earmarked for streets, 25% goes into a fund that is not designated. Within a few days of being notified of the list of approximately 95 potholes, the City filled them. This, however, is only a temporary fix as the streets are 40 years old.

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Ann Ochse read about the mayor announcing on February 1 that she wanted to provide funding for neighborhood streets. Carol West immediately wrote to her on behalf of the committee, requesting that Mayor Romero help with the reconstruction of our streets.

Ann Ochse

Community Survey Results

Thanks to everyone who gave their ideas for the park! We heard from over 120 households, which is two-thirds of the neighborhood! There were lots of great ideas, which you'll see tabulated in the charts below. Five ideas stood out head and shoulders above the rest: Ramada, Pickle ball court, Return to the desert, Dog Park and Basketball court. In addition, about two-thirds of the responses were in favor of contributing or potentially contributing to the cost. The majority who responded chose not to return a trash can to the park parking lot.

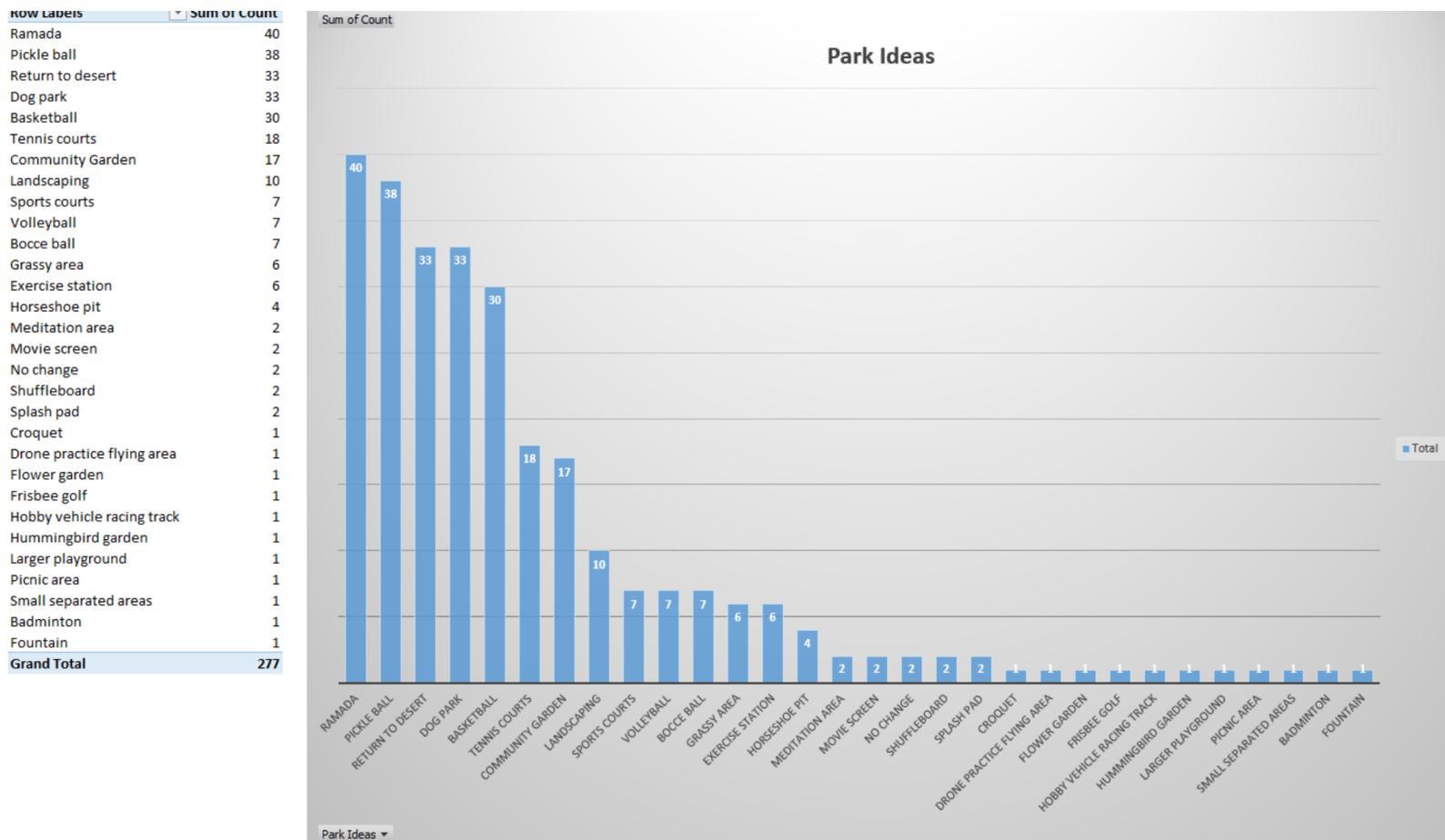
Next steps:

We'll send out a follow up survey to pick your top ideas from the five 'winners' of the last survey. Once we have the final two or three choices, we'll start to get bids to research options and costs. From there we'll be ready to have the 'expense' discussion – can the costs be covered under existing HOA funds, do we wait until the HOA does have the funds or do we as residents kick in a little to complete the project quicker.

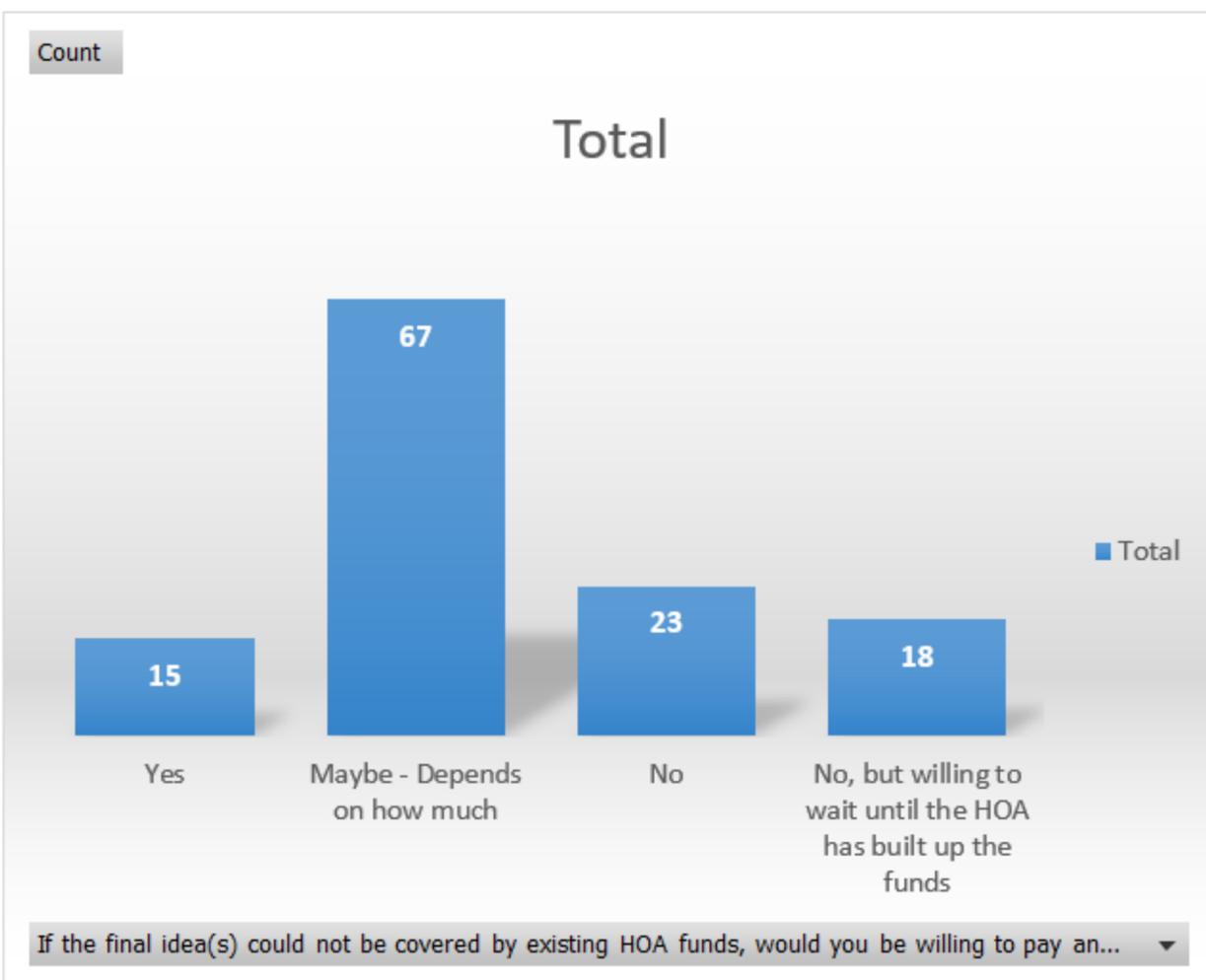
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So there's more to come. Thank you very much for your participation.
Please keep an eye out for the next survey coming soon.

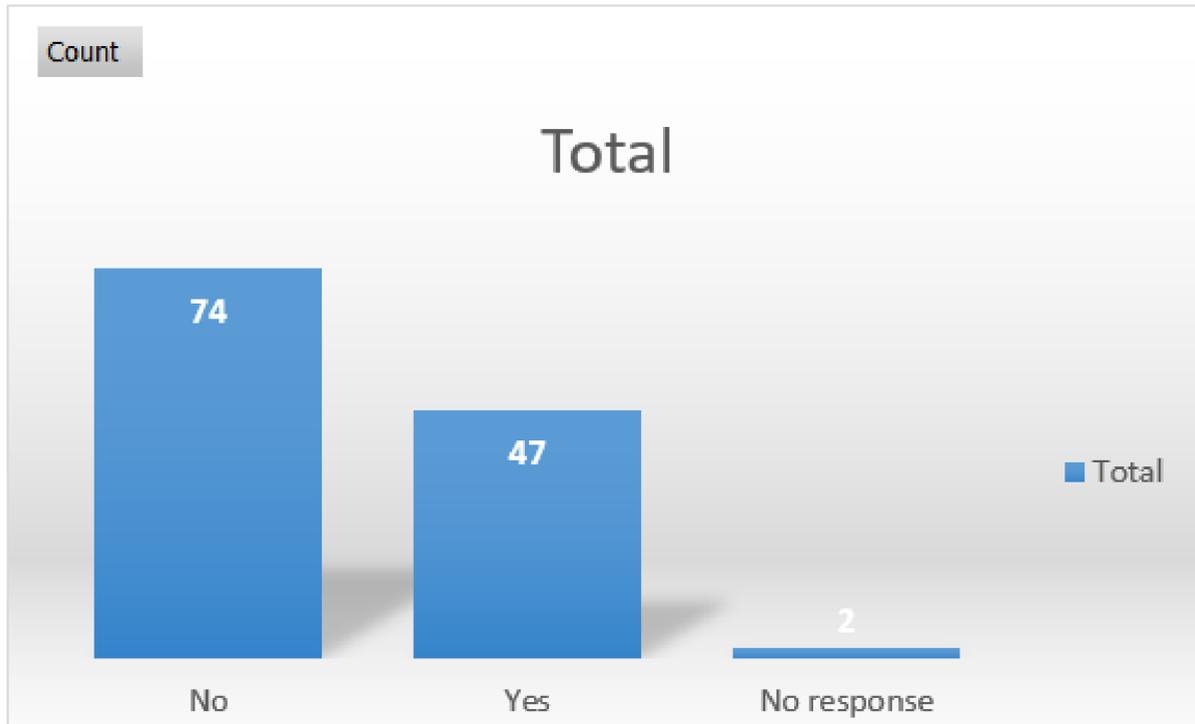
Kara and Andy Scott



Willing to pay an assessment if needed?		
Response	Count	Percent
Yes	15	12.2%
Maybe - Depends on how much	67	54.5%
No	23	18.7%
No, but willing to wait until the HOA has built up the funds	18	14.6%
Grand Total	123	100%



Return Trash Can?		
Response	Count	Percent
No	74	60.2%
Yes	47	38.2%
No respon	2	1.6%
Grand Tot	123	100%



Getting to know our neighbors



My name is Kerry LaBombard and I live on Fountain Park Drive. My husband Stephen and I lived here for almost thirty years. Stephen sadly passed away two years ago and I now have my family Joe, Sarah and Greyson living with me.

My husband served in Vietnam and was a thirty year National Guard Commander. He loved Fountain Park and all the wonderful neighbors.

I enjoyed walking to Tucson County Day School where I taught for almost thirty years.

Living at Fountain Park I have enjoyed walking from the wash to the lake. I have even enjoyed walking to the Bear Canyon Library. On occasion I have even been able to run to the grocery store.

Fountain Park is the greatest and I am grateful my family likes it as much as I do.



League of Women Voters Elected Officials Directory Available

The League of Women Voters, founded on February 14, 1920, is non-partisan and works to inform voters and encourages them to participate in civic engagement. The League of Women Voters of Greater Tucson prints an elected officials' directory each year for the public. Federal, tribal, county, state, and local officials are listed along with their contact information. The directory is available at lwvtucson.org but hard copies are also available. Copies may be obtained at the FPHOA Little Free Library, located in the park, near the playground area.



Carol West

Free Printer Available – First Come First Serve

I have a 7 year old Epson inkjet color printer/copier and scanner which I'd like to give away. I haven't used it in about 4 years since I bought a cartridge printer. It worked fine the last time I used it. I have all the paperwork necessary to connect it to a computer. Please contact Claire at clairecallahan@hotmail.com or call 520-296-7653 if interested.

Claire Callahan

Offer to help with COVID-19 vaccinations from Judi Dalton

COVID vaccines: If you are having trouble figuring out how to make an appointment for a vaccine, I'd be happy to help you set one up.

Currently the ages are 70 and older. There is a new Arizona state location at the U of A starting later this month that is reported to be for ages 65 and older. Also happy to help with transportation to get to the vaccination site if need be. I've had both vaccines. Judi Dalton 404-6329 or palton@mac.com

Book Club

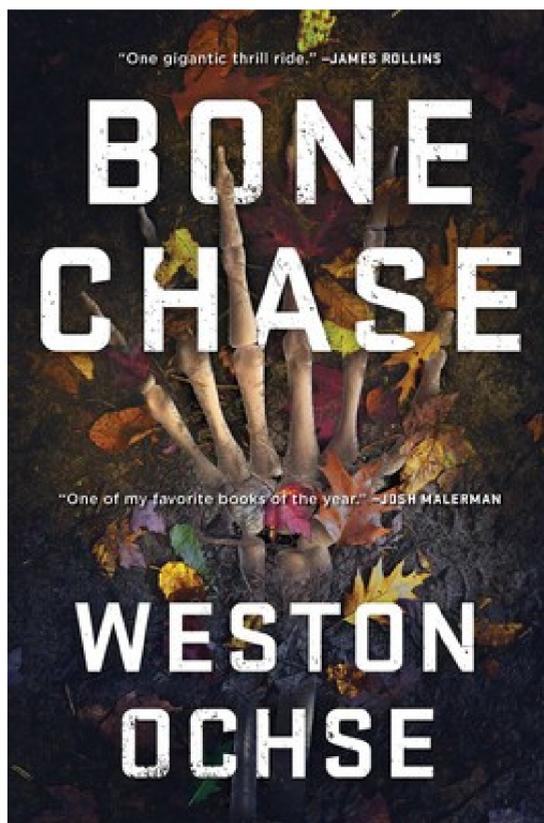
The Book of Longings by Sue Monk Kidd was the novel chosen for the February meeting of the Fountain Park Book Club. It is the story of Ana, a young woman struggling to realize the potential inside her. The story is set in the first century CE, which was a time, place and culture that silenced women. Because of this she has to keep her writings secret.

As a teenager she marries Jesus who is approximately 20 years old. Ana's life is a fascinating fictional page turner. I found the author's research notes at the end of the book an interesting addition. The 7 members attending via Zoom gave this book a resounding thumb up!

At the March meeting we'll have the pleasure of having Weston Ochse, the author of The Bone Chase speaking to us. His last name may be familiar as his Mom, Ann Ochse, is our newest HOA board member.

Anyone interested in becoming a member of our book club just needs to contact me.

Claire Callahan



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

KEEPING GLASS LOCAL

You may be aware that beginning on February 1, the City of Tucson no longer collects glass as part of the blue bin recycling program. Instead, glass can be dropped off at various sites throughout the city. You should have received a brochure in your mailbox for additional details and information. See the photos below.



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:	Ann Ochse	annochse@msn.com
Director at Large:	John Steffens	520-441-9232

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:

Wednesday February 10, 2021 at 6:30 pm

Residents will receive an email invitation to join via Zoom

All FPHOA residents are welcome to attend.

2021 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: Claire Callahan

Members: Patricia Popp, Joelle Coffman, Sherry Meek, Cindy Nierenhausen

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) 791-5843

Potholes 791-3154

Tucson Wildlife Center 290-9453



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