

Volume 28. Number 04. April 2021.

# Splash

*Fountain Park*

*Community newspaper*

**Message from the President**  
pages 1-2

**Recreational Amenities**  
pages 7

**Getting to know our neighbors**  
pages 8



## 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

Ann Ochse, Treasurer

John Steffens, Director at Large

### President's Message

**Greetings neighbors!**

We hope you are enjoying the beautiful days and especially the very pleasant evenings with nearly perfect temperatures with which we've recently been blessed. The Palo Verde trees at the park are in full bloom and a variety of cacti blossoms are opening every day. But enough about the weather!



The Board of Directors held its April meeting on Wednesday the 14th. Please take a few moments to read some of what was discussed and accomplished, including new information about the award winning architect who designed our Fountain Park homes, the legal firm who will guide us as we revise our nearly twenty year old governing documents, the volunteers who will begin to gather design options and bids for the first phase of the our recreational amenities area, as determined by our recent survey; and there's more, all here in the newsletter.

Have you had a chance to visit our pool yet? The water feels great! Kindly remember that for the health and safety of all residents, the 2020 guidelines remain in effect. They are posted around the pool area as well as in the restroom.

And let's not forget our lovely park, where it doesn't get much better than a pleasant stroll along its paths, especially in the morning or evening, right around one of those famous Arizona sunsets. 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](http://fountainparkhoa.org) Once on the homepage, click on [Agendas/Minutes](#).



## Landscaping Committee

A total of 25 plants of 7 different varieties now enhance the beauty of the two west entrance islands, thanks to the planning of Claire Callahan and the landscaping committee, as well the actual planting efforts of the Landtamers crew, who agreed to add this task to their regular weekly duties, for 3 weeks in a row. Thank you sincerely to all involved.

You may have noticed the mistletoe on some of the park's trees. Landtamers has removed the parasite from where it was most prevalent, but still needs to return to service other trees that have been affected.

The fountain refurbishing project is also complete. Each tier as well as the bottom pool has new coats of sealant, new silicone was applied to each tier edge along with a cleaning, and new mortar added to fill cracks in the pedestals. A slurry mix then paint was applied to hide the repairs and imperfections. The fountain was also leveled so the water drips more evenly on all sides. Our iconic fountain, one of the symbols of our neighborhood should be ready for many more years of enjoyment.

*Alicia Navia*



## Splash



### **Pool committee**

The pool is being heated and opened for swimmers on Friday April 9! Please remember to continue to observe the guidelines put in place in 2020 because of the pandemic.

As scheduled, the Registrar of Contractors inspected the work required as part for the complaint filed against the contractor Imperial Pools on April 8. The corrective actions on the pool deck, deck drains and covers met with the required industry standards and the complaint is now closed.

Several homeowners have again generously volunteered to test the pool water on the days when the pool maintenance company does not.

Sincere thanks to Liz Burcin, Carolee Capp, Phyllis Cornell, Karen Plemons and Carol and Neil West for their help. If you'd like to volunteer to perform this simple task no more than once a week, please email the board.



## Splash

Coming soon! Four new chaise loungers, which came as 2 sets of 2 chairs each with accompanying small table, have been purchased by the board for use in the pool area.



*Alicia Navia*



## Financial Report

As of March 31, 2021, FPHOA had \$74,377.74 in the operating account and \$103,002.32 in the reserve account, for a total of \$177,380.32.

Income for the month was over budget by \$210.73, due to an increase in payment of dues and penalties, as well as a slight increase in interest income. However, there is still a shortfall of income for the calendar year in the amount of \$264.59.

Administrative expenses were over budget for the month by \$260.56 due to payment of annual accounting fees and a one-time legal opinion. Administrative expenses remain under budget for the year by \$1,148.72.

Maintenance expense was under budget for the month by 10,926.64. However, this figure as a monthly total is somewhat misleading because it includes the \$10,100 budget for pest control of which \$9,519 was spent in February. Maintenance expense for the year is under budget by \$3,369.70. Utility expense was over budget by \$131.03 due to increases in internet for security and water/sewer increases. Total expenses year-to-date are \$4,676.14 under budget. FPHOA operating net income, that is income after expenses, for the first quarter, is \$10,199.62

\$3,400.00 was transferred to the reserve account, with no withdrawals from reserve for the month or for the year.

Ann Ochse

### **Streets Reconstruction**

On Saturday, April 10, the Street Reconstruction Committee met at our park. Carol West had arranged for the committee to meet with Kevin Oberg who was instrumental in the development of Fountain Park, which was developed by a company called Cienega Ltd. The purpose of the meeting was to research the history of Fountain Park in order to find information of historic significance that would make us stand out as applicants for street reconstruction.

The area that is now Fountain Park was once part of a farm called Grace Farm, owned by Peter Livacoli, an organized crime figure from Detroit. According to an article in the Tucson Daily Star, dated March 28, 1977, Grace Farm was a "Longtime haven for visiting hoodlums." Cienega Ltd purchased Grace Farm in the late 70s in order to develop this subdivision and started building and marketing in 1982.

The architect who designed the homes in Fountain Park was Barry Berkus from Southern California. He won hundreds of design and planning awards during his career. His designs, based in modernism, show a preference for light, flexible room definitions, and a connection with the outdoors. The editors of Professional Builder named him the most innovative architect in U.S. housing and one of the most influential people in home building in the past 75 years.

The Street Reconstruction Committee considers Fountain Park's connection to Grace Farm and to Barry Berkus of historic significance. We hope it will help in obtaining funds to rebuild our streets.

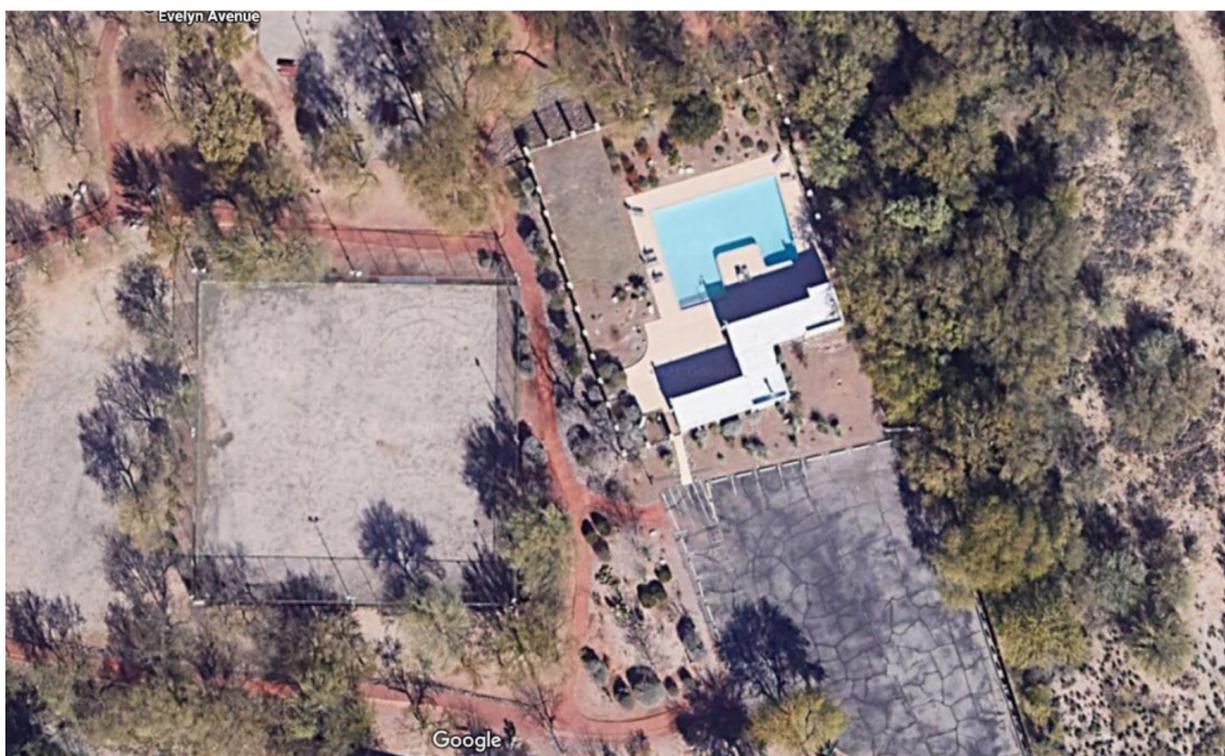
Ann Ochse

### **Recreational Amenities**

It is a great time to live in Fountain Park. Our pool is open, the weather is beautiful and we have a sports amenities committee! The committee consists of Dario Navia, Karen Plemons, Sorraiyya Beheshti, and me, Melissa Mora-Lovelady. It is a great team so far but we still need a few more community members. If you desire to be a part of the committee who helps bring to fruition the community's vision, please let one of the committee members know, or contact the board.

We are thankful for all who responded to the surveys that helped bring us to where we are today. We look forward to the day we will have a completed sports court and ramadas!

Melissa Mora-Lovelady



**2121 N Evelyn Ave**

## Getting to know our neighbors

Hello, Neighbors. My name is Dee Sundby, and I live with my husband, John Sundby, on the south portion of Evelyn Avenue. John and I met at our church, Tanque Verde Lutheran, in 2009. We were both involved in volunteering there, and I invited him to a group dinner at my home on Memorial Day weekend, and “the rest is history.” We were married on February 5, 2011.



I was born in Findlay, Ohio, the third of four children, We had a carefree childhood typical of the 40's and 50's in a small town. I was a bit of a wild child, but became interested in music in elementary school and started with piano lessons. When I was 14 I learned to play the flute, and that has been my love ever since. I spent 28 years of my life in Dallas, Texas, then after retiring from American Airlines, I returned to Tucson and started over.

When John and I married, I had a home near Sabino High School, and we lived there for the better part of a year, but decided to make the move to his home in Fountain Park. We both love dogs, and together we had four of them; two Bichon Frises, and two Havanese. About two years ago we found ourselves dogless, but soon found our new love, Lizzie, a cross breed of Bichon Frise and Cavalier King Charles Spaniel. She loves everyone, but is not too crazy about other dogs.

I love music in all forms, gardening, weaving, entertaining, and reading. In fact, I'll be attending my first meeting of the Fountain Park Book Club this week. We both love travel and have had many cruises and trips during our first ten years. We're still hoping to make the Ireland trip we had booked for May of 2020, but that's entirely dependent of the whims of Covid 19.

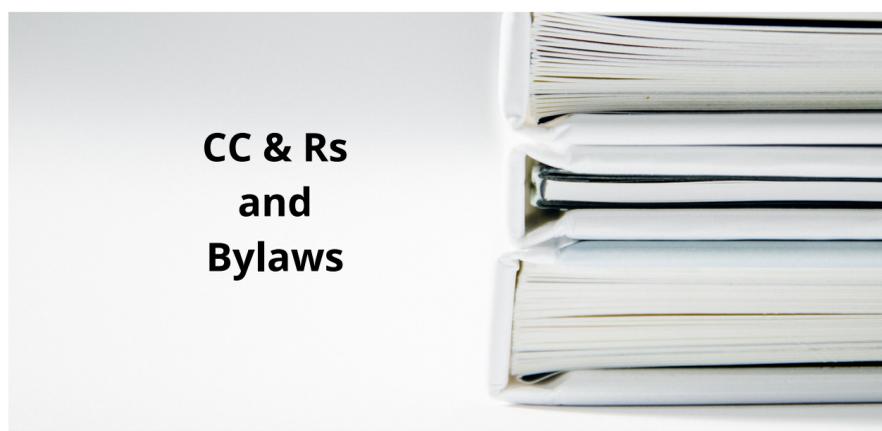
The social distancing of the past year has been trying, but during that time I've been blessed to know more of my neighbors and making new special friends. If you see me walking with my cute little black and white dog, be sure to say “Hi Neighbor.”

Dee Sundby

## Revision of CC&Rs and Bylaws

At the monthly board meeting on Wednesday, April 14, the HOA Board approved a motion to hire a legal firm to help update our CC&Rs and Bylaws. The CC&Rs and Bylaws are close to 20 years old and need to be brought into alignment with current local and state laws. Kaycee Wamsley of Goodman Holmgren Smith was selected to conduct this review because of the thoroughness of her proposal. A committee was initiated to work with Ms. Wamsley. This committee is comprised of two board members and two volunteers from the community. Ann Ochse and Mina Reeder are the board members on the committee; Judi Dalton and Lois Bloom are volunteers from the community. If any home owner has questions or concerns, they may contact these persons.

Ann Ochse



### 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

### Book Club

Eight members of the Fountain Park Book Club met at the pool for a pleasant evening discussing our selection for April, The Great Alone by Kristin Hannah. We welcomed two new members, Jane Singer and Dee Sundby.

The Great Alone is a story of survival in the unforgiving Alaskan wilderness. The Allbright family moves to the small outpost of Kanega for a new start, but is painfully unprepared. Ernst, Cora's husband, struggles emotionally as a former POW of the Vietnam war. The description of how this family integrates, with the help of the residents of the small community, was fascinating. However as the winter days shorten and the darkness increases, Ernst's temper & volatile impulses emerge.

I want to share an interesting quote. "Two kinds of people come up to Alaska...People running to something and people running away from something. The second kind— you want to keep your eye out for them. And it isn't just the people you need to watch out for either. Alaska, herself, can be Sleeping Beauty one minute and a bitch with a sawed off shotgun the next. There is a saying: Up here you can make 1 mistake. The second one will kill you."

We highly recommend this page turner to you. We gave it 8 thumbs up.

The book chosen for May is titled The Girl with the Louding Voice by Abi Dare. Please plan to join us on May 11.

Claire Callahan



## **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	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 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 May 12, 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: 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:

**Recreational Amenities:**

Board Liaison: Melissa Mora Lovelady

Committee Chairperson: Dario Navia

Members: Sorraiyya Beheshti, Carol Decker, Karen Plemons

**2021 Ad hoc committees**

**Streets Reconstruction:**

Board Liaison: Ann Ochse

Committee Chairperson: Carol West

Members: Claire Callahan, BJ Cordova, Alicia Navia, Kent Trader

**Governing Documents revision:**

Board Liaison: Ann Ochse

Committee Chairperson:

Members: Lois Bloom, Judi Dalton, Mina Reeder

## 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) 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.