

Volume 29.

Number 05. May 2022.

S

P

1

a

S

h

President's Message
pages 1-2

Governing Documents revision
pages 7-8

Book Club meeting in May
page 9

LITTLE FREE LIBRARY a la
FRANCAISE
pages 10-11

Fountain Park
Community newsletter



Fountain Park Homeowners Association

bod@fountainparkhoa.org

Assisted by Pinehurst Properties, Inc.

Alicia Navia, President

Claire Callahan, Vice President

Ann Ochse, Treasurer

Melissa Lovelady, Secretary

John Steffens, Director at Large

Splash team:

Editors: Sorraiyya Beheshti,
Carol Decker, Alicia Navia

Graphic Design: Dario Navia Pohl

Fountain photo by: Carolee Capp

Cover: Photo by Alicia Navia, White Sands N.P.

President's Message

Greetings Neighbors!

The Fountain Park Board of Directors had their monthly meeting on Wednesday May 18th. There were various reports on the progress of ongoing projects. Among them is the painting of the wrought iron fencing around the pool and the monument walls along Wrightstown Road, which is scheduled to begin on June 15th. Details about the duration of the project as well as how the painting will affect the use of the pool and the neighborhood entrances are forthcoming.

In addition to the sewer improvement project recently completed by the City along the Ricardo Small Wash, significant cracks on the east concrete wall closest to Wrightstown Rd have been repaired. Thank you to all neighbors who brought the damaged walls to the City's attention and followed up until the work was completed.



Voting is still on-going for the approval of the revisions made to the CC&R's document. Fountain Park is very close to having the majority needed for approval (67% or 120 households). If you haven't yet completed your ballot, please consider doing so. If you need another ballot, contact Judi Dalton (see her contact information elsewhere in the newsletter) or Pinehurst Properties at 520-298-2146. The By-laws have already been approved at this year's Annual Meeting.

Read on for additional details and of course, the full minutes of the most recent meeting as well as previous ones can be found on the Fountain Park website.

Kind regards!

Alicia Navia

“Great things are not done by impulse, but by a series of small things brought together.”

—Vincent Van Gogh



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

The Board has received 2 bids for the removal of mistletoe from 32 trees in the park. The Landtamers bid is \$1875.00. The second bid is from Brijer Resources at \$7,500. The Board voted to accept the Landtamers bid.

There has been concern regarding the dead branches that hang over the west fence from the neighboring Wrightstown Ranch community. Brijer Resources was asked to give the Board a separate bid for the removal of those branches. That bid came in at \$1,000. Overall the board was not in favor of spending HOA money to remove the dead branches that are the responsibility of the neighboring property. The Board has reached out to the management company of Wrightstown Ranch with a request that they take care of those trees. Unfortunately no response has been received to date.

The Board also received a bid to refurbish 9 redwood benches and 8 picnic tables that need to be scraped and re-painted. Also the chains on the playground swings need to be replaced because the vinyl coating has deteriorated. Three handymen were contacted to submit bids. One bid was received from Aaron Marley of AA Rons Handyman Service

LLC in the amount of \$3,306.94. His bid does not include the cost of any boards that may need to be replaced.

The other contractors are not available to give bids at this time. It was decided by the Board that if no additional bid is received by the June meeting, the project would be postponed until the fall when hopefully, we will be able to receive 3 bids.

The 4 wolfberry shrubs that were planted in the “test” area in the park a few months ago have been losing their leaves. Martin from our landscaping crew reports that they are still alive but feels that they may have been receiving too much water. He will make an adjustment to their irrigation.

The landscaping crew will be trimming branches and bushes around the pool fence and near the wall along Wrightstown Road in preparation for the painting that will begin on June 15th.

Claire Callahan

Recreational Amenities

The necessary maintenance of both electrical panels at the pool ramada and the park has been completed as scheduled.

Novak Environmental, the firm hired to design the project has delivered the final architectural plans to the HOA. We should be ready to search for contractors and solicit the necessary bids after the June board meeting.

Alicia Navia



Pool Committee

Adults and children of all ages continue to enjoy the heated pool on a steady basis.

Recently the card reader which operates the pool gate malfunctioned. Since it was under warranty, it was replaced at no additional cost. However it was subsequently determined that the maglock mechanism was causing the malfunction, and it was replaced as well. Even though the repair was successful, we were advised that the wiring from the equipment room to the gate may be the ultimate cause of the malfunctions and may need eventual replacement.

Garage Floor Coatings' technicians repaired a couple of cracks on the ramada floors. Although the cracks were filled in, the repaired area does not satisfactorily blend in with the surrounding floor and will need further work.



Alicia Navia

Financial Report for March 2022

According to bank statements, Fountain Park Homeowners' Association had \$104,354.69 in the operating account and \$130,050.35 in the reserve account, for a total of \$234,405.04. This represents a gain of \$1,518.33 over March funds.



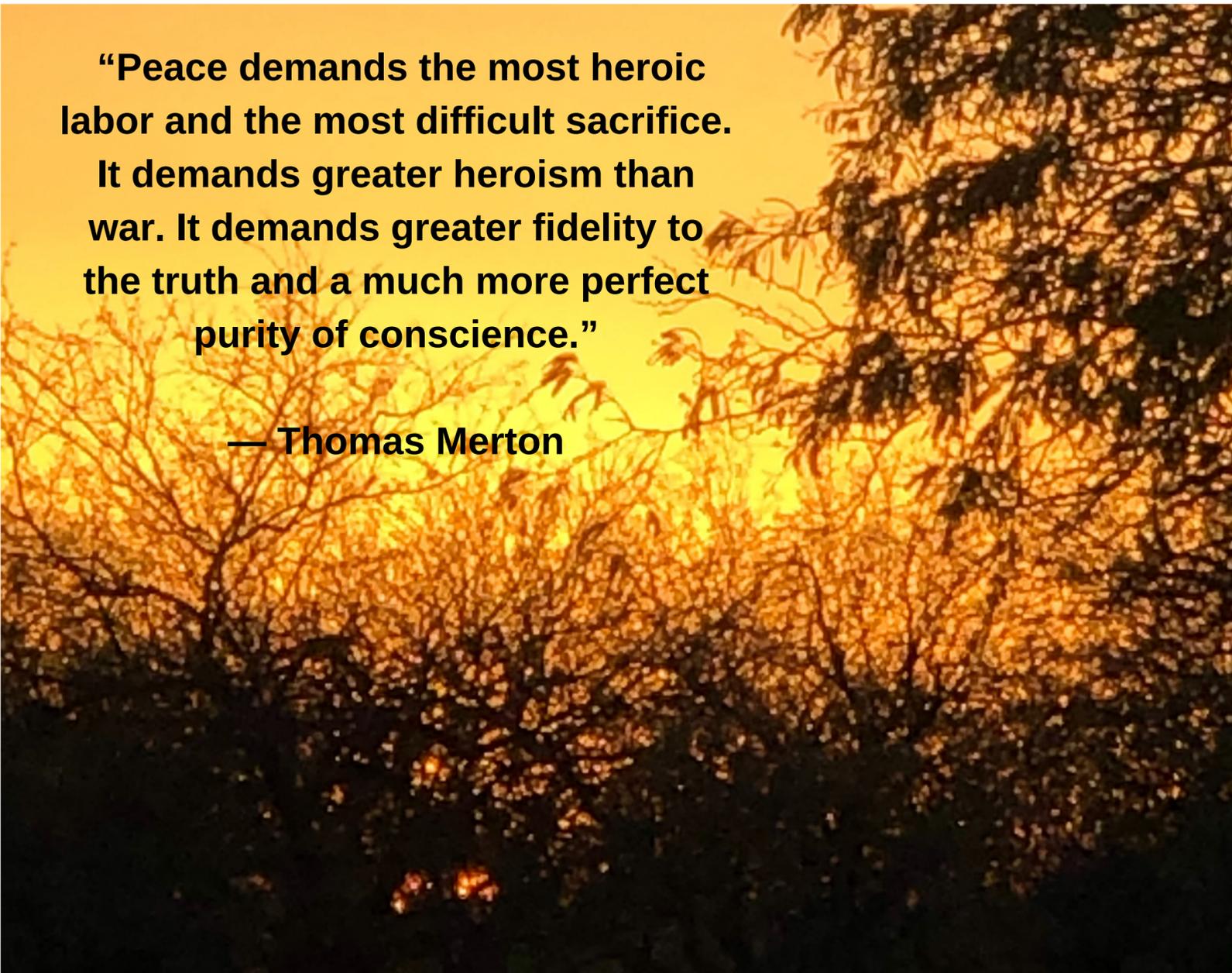
- Income was \$131.07 under budget projections due to non-payment of dues.
- Administrative expenses were under budget for the month by \$238.45. This was primarily due to a decrease in legal fees and postage. Fountain Park paid the required \$50 minimum Arizona state tax plus a \$10 filing fee.
- Total maintenance expense was over budget for the month by \$1,133.22. Pool expenses were more because of getting the pool and pool house ready for summer fun. Overall, we remain \$18,323.61 under budget projections in maintenance at the end of April 2022.
- Utility expense was over budget for the month by \$417.15 due to increased expenses in electricity and gas. However, we are still under budget projections for the year.

According to the bank statement, total expenses for March were \$9,840.11. Our operating net income according to the bank statement, which is income minus expenses, for the month of April, is \$1,789.76. However, this does not include the \$3,485 monthly transfer into the reserve account.

The reserve bank account has an ending balance of \$130,050.35. Cascade Electric was paid \$287.50 out of reserve funds for cleaning up the electrical panels in preparation for recreational amenities. This payment to Cascade represents ½ the total cost of the job. Interest income from the reserve account was \$16.07.

The reserve balance does not include \$3,485.00 transferred out of operating and into reserve on April 29. April 29 was a Friday, and, with the weekend, the funds did not make the cutoff to show up in the April bank statement. Reserve funds should be transferred early enough to appear on the bank statement, since this affects cash flow and interest income. To make sure this does not occur again, the board unanimously approved a motion to transfer funds into the reserve account on the 20th of each month.

Ann Ochse



“Peace demands the most heroic labor and the most difficult sacrifice. It demands greater heroism than war. It demands greater fidelity to the truth and a much more perfect purity of conscience.”

— Thomas Merton

Governing Documents revision

These important documents have been revised to meet updated Arizona state standards. And it's not too late to vote to approve. We need 5 more votes and it will be done. If you've been waiting until the last minute, now would be a great time to cross it off your to-do list. The changes are on the Fountain Park website at the bottom right of the Home page. There is a copy of the ballot on the next page. You can print it and mail it back to the address on the ballot, drop it off at my house, 1821 N Wrightstown Place or call me and I'll come pick it up. I'm available for questions whenever you have them. Please take action and vote!!!

Thank you!

Judi Dalton

Revisions committee chair

Palton@mac.com

520-404-6329

FOUNTAIN PARK HOMEOWNERS' ASSOCIATION

WRITTEN CONSENT TO AMENDMENT OF CC&RS

The Fountain Park Homeowners Association ("Association) has proposed for approval amendments to the Restated and Amended Declaration of Covenants Conditions and Restrictions for Fountain Park aka Acacia Park recorded on February 4, 2002 at Sequence No 20020230289 ("CC&Rs"). The text of the Amendments is provided on-line at the Fountain Park website. (<https://www.fountainparkhoa.org/>). Please use this Written Consent as required by our current CC&Rs if you wish to approve the proposed amendments by filling out and signing the form and returning it as indicated below.

AMENDMENT TO THE DECLARATION

By signing below, I/we hereby indicate my/our consent to the Amendments

Please mail this written consent in the enclosed self-addressed stamped envelope or return it to Pinehurst Properties, Inc 7301 East 22nd Street, Tucson Arizona 85710

PLEASE NOTE: If you own your Lot in the name of a trust, partnership, corporation or other entity. you must indicate the name of the entity on the first line and the capacity in which you are signing on behalf of such entitiy on the first line, e.g. XYZ Trust, by Jane Doe, Its Trustee.

Date Signed: _____, 2022

RECORD OWNER(S):

_____ Owner's/Entity Name(s)

Please print

Owner's Signature (and capacity if applicable-see note above)

PROPERTY DESCRIPTION Lot Number _____ or Property Address

Tucson Arizona 85715

Book Club meeting in May

The FP Book Group met on Tuesday 5/10 under the pool ramada on a beautiful evening to discuss The Guernsey Literary and Potato Peel Society. Each member of our book group greatly enjoyed this choice! The author used a series of letters written by the main character, Juliet, also an author who lived in London, along with correspondence from several members of the Guernsey Literary Society. This society was a book group that formed as a cover, when some of the Guernsey residents were caught breaking curfew during the German occupation of the island in World War II. Juliet eventually went to Guernsey to meet the society members, and more entertainment continued from there. We were all glad that we read it! If you are interested in joining the book group, please contact Liz Burcin at eburcin@comcast.net

The June meeting will be on 6/14 at 7pm at the pool ramada to discuss The Pull of the Stars, by Emma Donoghue. Set in Dublin during the 1918 Spanish Flu pandemic, this book focuses on a maternity nurse in an understaffed hospital, as she shepherds new life into the world in the midst of the pandemic chaos. A fascinating story of hope and survival!

Liz Burcin



LITTLE FREE LIBRARY a la FRANCAISE

Our Little Free Library in the park has been going strong since the end of 2017. If you're not familiar with it, stop and check it out— take a book, bring a book— all housed in our beautiful library “building”.

As one of the volunteer caretakers of this library, I'm always interested to see what other people have done. We recently spent some time in France and it was wonderful to see other libraries.



This one is in Normandy. Behind the flowers, it's housed in an old English phone booth.

This one in Tarascon has lots of personality.



And in Sarlat-la-Caneda, there were several of these. The man on the right sitting in the park is reading a book from the library. Boîte à lire loosely translates as "box for reading".



Tiny Le Moustier, population 180, not only has a library, but a cannon as well. I'd love to know the story behind it. The walls are likely from the 1400's.

If you have questions about our library, contact me at palton@mac.com or my fellow librarian, Barbara Lehmann at [bhlehmannaz@cs.com](mailto:bhlehmanna@cs.com)

Judi Dalton



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](mailto:bhlehmanna@cs.com)

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

Board assisted by Pinehurst Properties, Inc. , Carol Keyser, owner/broker.

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

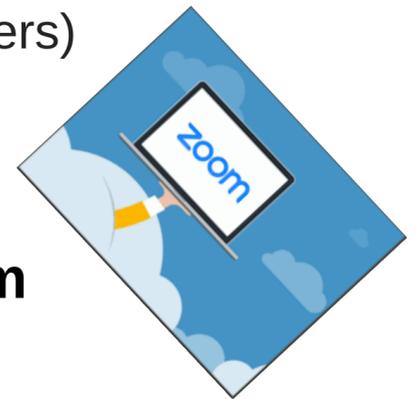
Phone: 520-298-2146 - Fax: 520-298-6334

Contact Christy Johnson using the email Christy@pinehurstproperties.net

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



**The next Board meeting is:
Wednesday, June 15 , 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, Cindy Nierenhausen, 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: Melissa Mora Lovelady

Members: Claire Callahan, BJ Cordova, Liz Burcin, Carol 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.