



Fountain Park Splash

April 2018

Fountain Park Homeowners Association

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

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Message from the President:

Ballots for the Sport Court with Special Assessment were mailed. A presentation will be made on Saturday, April 28 at 10am at Eastside City Hall (coffee and doughnuts provided) where you can ask your questions and cast your vote. As of April 11, Pinehurst received 46 envelopes/votes, that is 25.5% of our 180 homeowners. Don't let a small percentage of homeowners (2/3 of 46 votes is 30 homeowners) decide this important issue for you. If you start saving now, you can give yourself 6-months at \$69.50 to set aside the funds (Apr May Jun Jul Aug Sep) and still utilize the 4-month payment plan being offered, \$69.50 is assuming everything passes. There are many Google searches you can do, i.e. Tennis in AZ, Pickleball in AZ, Sport Court; Tennis and Pickleball Courts; Pickleball on Tennis Courts; painting pickleball lines on a tennis court has some good pictures. **See page 2 & 3 for pictures.** No mention is made of volleyball because I assume you know what that court and game are. Here's the contractor's web site: www.customcourtsandtiles.com/ His web page also has a link for benches & cabanas (shade covers). If there is information you would like to have presented on April 28, please provide reasonable lead time and e-mail the board (page 5) or Donna at Pinehurst (above) and we will do our best to accommodate your request. If you didn't get your ballot, contact Donna or vote at Eastside City Hall on April 28.

Beau Alexander

VOTING OPTIONS

Approve Sport Court

Approve Option 1 to create the Volleyball Court

\$118,280 + \$11,755 Apply \$55,000 from the Reserve Account = \$416.87 Special Assessment

Approve Sport Court

Approve Option 2 to Remove and Dispose of the Former Basketball Court (No Volleyball Court)

\$118,280 + \$2,000 Apply \$55,000 from the Reserve Account = \$362.68 Special Assessment

Disapprove Sport Court

Approve Option 1 to Replace the Former Basketball Court with a Volleyball Court

\$11,755 Apply \$55,000 from the Reserve Account. The remaining \$43,245 will be applied to the costs to return the former tennis court area back to the park. The balance will be put back into the Reserve Account. No Special Assessment.

Disapprove Sport Court

Approve Option 2 to Remove and Dispose of the Former Basketball Court

Apply \$55,000 from the Reserve Account to the \$2,000 cost to remove and return the former basketball court area back to the park and the remaining \$53,000 will be applied to the cost to remove and return the former tennis court area back to the park. The balance will be put back into the Reserve Account. No Special Assessment.

Thank you to those who brought it to our attention that they would like clarification on the voting options and something visual. The next page shows the best examples we could find of what we have contracted for. We hope this helps. If not, come to the April 28 meeting, we want to answer your questions.

The plan is to have two side-by-side tennis courts each with one pickleball court. There will be one adjustable in-ground basketball hoop on the north fence in the northwest section of the Sport Court with striping (north is the fence facing the playground and west is the fence facing the basketball area). The net is adjustable for both sports and depending on popularity the tennis net can be removed and a portable pickleball net used instead. The shaded cabana will be placed between the two tennis courts.

This is striping for one pickleball and one tennis court on the same court with a net. It is reported that those who play either court easily adjust to the striping for their game.



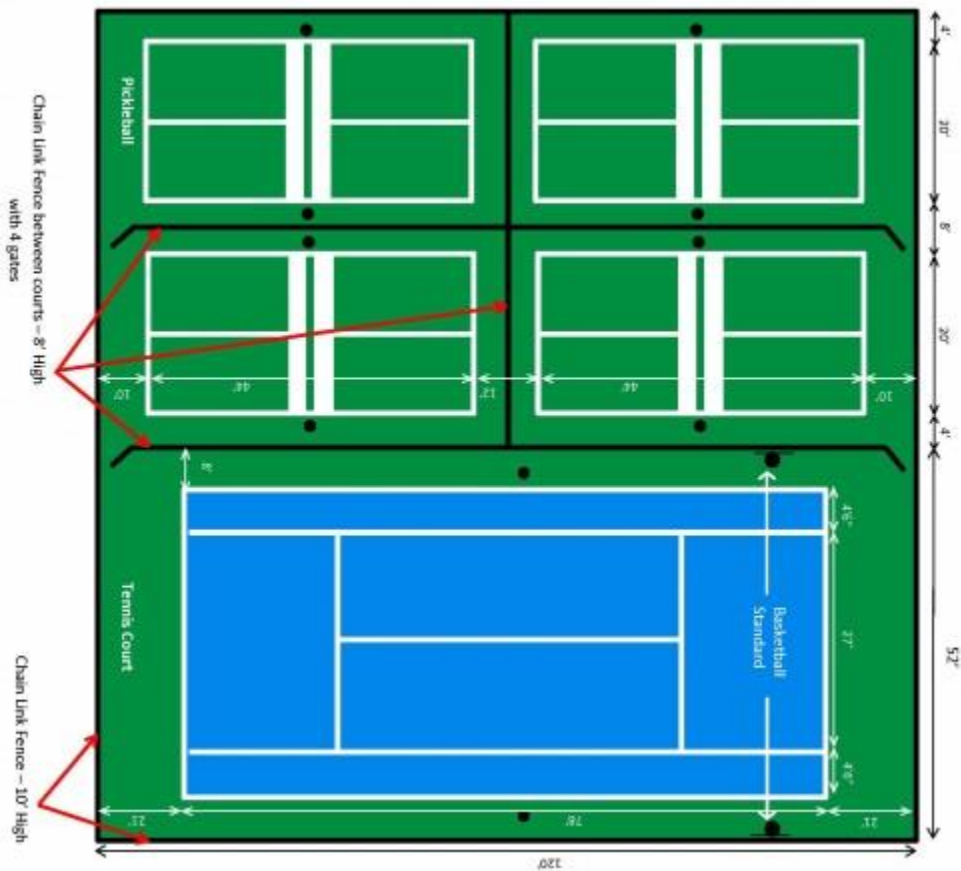
Our contractor uses cabana benches and cabana tables from <http://www.sun-trends.com/>



An adjustable in-ground basketball hoop, height adjustment is 6' to 10'.



In time, if/when pickleball becomes popular in our community, we can convert one of the tennis courts to up to 4 pickleball courts. An example of cost to have one tennis court restriped for pickleball comes from an internet search showing that in 2015 Vacaville, CA painted three pickleball courts for \$2,000.



Treasurer's Report for March: Revenue \$12,552.32 Expenses \$11,344.79 Net \$1,207.53
 Operating Account: \$22,546.14 Reserve Account \$157,123.46 Total Assets: \$179,669.60
 There were no Reserve Account Expenditures.

Pool: American Leak Detection (ALD) found a suction leak at the 3' NW corner of the pool and a pressure leak at the 4' NE corner. Three (3) bidders each found one 6' crack in the Pebble Tec pool finish that extended from the pool wall at the north skimmer southward on the pool floor. Each had their unique system for fixing the crack and each said repair of the Pebble Tec would be noticeable. A concern we had was did they offer a warranty and the biggest obstacle was, 'When can you start?'. April 13 we went with a fourth bidder who will fix only the leaks at this time starting April 19 and the pool is planned to be open April 25. More details are in Donna's April 13 community e-mail. Sometime after our pool season is over and when it's cooler the pool will

be drained to repair the crack and do a Pebble Tec patch. Pebble Tec cannot withstand exposure to temperatures over 85° for a 24-hour period. Over 85° can cause it to develop more cracks and possible delamination over time. **Tiles:** After the tiles were cleaned we expected to be just as white then. It could be the tiles are permanently etched from a prior harsher cleaning. We will see our blue tiles again. We compared the results with pool pictures we had taken July 2014 and saw that the tiles do more research to see if there is a resolution. It's unlikely we will have the finances to replace the tiles. Preliminary research for pool tile replacement shows the cost could be \$5,600. **POOL PARTIES** – see **Website/Governing Docs** below

Landscape: The lawn may look yellow for awhile. The winter rye is dying out before the Bermuda grass can take over and it is being treated for crabgrass. The crape myrtles have been planted. The timer for the west entrance had to be replaced and times reset.

Fountain Park Street Campaign: Time is running out. Let's get FPHOA on the Citizens Request Log (CRL). The City wants to know about the condition of our neighborhood streets. Send your address or the area near you needing repair to karen.rahn@tucsonaz.gov with a brief comment about the repair needed. If you would like you can send follow-up pictures to Odessa at the Ward II office at Odessa.Draheim@tucsonaz.gov This needs to be done before the Bond Oversight Committee meeting on April 24. The City will drive by and check out the addresses provided and put that in their report for street improvements. See Donna's community e-mail dated March 22 for more details.

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

USEFUL INFO We now have a 2-page contact list of **Home Repair & Maintenance Vendors** contributed by FPHOA owners. Protect yourself. Some professions require a license with the Registrar of Contractors ROC. You can check their ROC status at - <http://www.azroc.gov/roc/contractorsearch.html> Some businesses will state 'licensed, bonded and insured', i.e. landscapers, plumbers, roofers and many other contracting trades. Being licensed can mean they are licensed to do business in the city limits just like a hot dog vendor.

USEFUL INFO You will find here **Low Cost Trees** and the 'How To' to obtain a large variety of inexpensive trees from reputable local nurseries through the TEP tree program and from Tucson Clean & Beautiful. It is not too late to plant trees, but any planted in the next month will need a lot of babying to give them a good start and take them through the summer blast furnace.

GOVERNING DOCS **Pool Parties** can now be scheduled using our web page. The direct link is on page 2, <https://www.fountainparkhoa.org/pool> The Pool Event Contract is in process to be an on-line fillable form. When you select SUBMIT your request is immediately e-mailed to the assigned committee member who will be in contact with you. Please read the accompanying documents. Until the form is fillable please contact **Carol West at 298-2447 or CCW4tucson@comcast.net**

Weeds: An alternative to Round-Up is 1-gal of white vinegar, 1-cup salt, 1-tbsp detergent. This takes 3-days longer to work. Leftovers can be stored. Use caution when spraying the ground because plants will not grow because of the salt. Similar recipes can be found on the internet. Google: Vinegar Salt Soap Weed Killer. Home Depot has sprayers for \$13.

When planting shrubs and trees give them room to grow to their mature size, space them one-half of their mature width from walls. When planted near another plant consider allowing for one half of that plants mature width too. Example – when planting two shrubs side by side and each will be 5' wide when mature that is a total plant width of 10'. Plant them 5' from each other, 2-1/2' for half the width of one shrub and 2-1/2' for half the width of the second shrub. Planting them according to how they look in their pot is not relevant, read the label and do your own research for the mature width and height. This formula/guide also works for planting shrubs near trees and trees next to trees. This will give their roots, mature size and canopies the room they need to look their best through the years and cuts down on unnecessary trimming and maintenance to fit the space. Too close planting hinders growth, decreases sunlight resulting in dead growth inside the shrub, legginess (height without the width). Trees will lean away from walls and other trees to get the light and space they need. Surely you have seen a tree (or shrub) planted too close to a wall and it's leaning away or its growth is stagnate. Plants and trees sense their space and grow accordingly to survive. Some landscapers will plant wherever the customer tells them to. Some landscapers care about the plants they plant and will give you suggestions and tell you why. Be informed, do your research.

FPHOA Board Members

President Beau Alexander 885-1711
Vice President Paul Earls 885-3086
Secretary Barbara Lehmann 237-2140
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

Fountain Park board meetings are held on the second Wednesday of each month at the Ward 2 office, 7575 E. Speedway. All FPHOA homeowners are welcome to attend. **May 9, 2018 at 6:30 PM**

2018 Committees

Architecture

Liaison: Kate Avery

Members: Erin Callaghan, Judy Dalton, Kay LaPlante

Hospitality

Liaison: Barbara Lehmann

Members: Lynn Ramsey, Carolee Capp

Landscaping

Liaison: Beau Alexander Members: Anita Dingee
Dianna Alexander and Paul & Darlene Earls

Newsletter

Liaison: Beau Alexander Member: Dianna Alexander

Pool

Liaison: Alicia Navia

Security

Liaison: Paul Earls Member: Beau Alexander

Sports Court

Liaison: The Board Member: Dario Navia

Website

Liaison: Beau Alexander Member: Kate Avery

POOL PARTIES

Your pool party can now be scheduled through our website at <https://fountainparkhoa.org/pool> or look under Governing Docs. At least one week's notice is requested when you submit the fillable form contract. By selecting SUBMIT your request is immediately e-mailed to the assigned committee member who will be in contact with you. Please read the accompanying documents.

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 **take 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 M. Oretaga at 791-3191 or Beau Alexander at 885-1711.

Jan 2018

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