

Volume 29. Number 08. October 2022.

Splash

Fountain Park Community newsletter

PRESIDENT'S MESSAGE

page 2



Financial Report for September 2022

pages 5-6

FOUNTAIN PARK IS 40 YEARS OLD!

Pages 7-8



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

President's Message

Greetings!

Your Board of Directors met twice in October. The yearly budget meeting took place on the 12th and the monthly meeting was on the 19th. After reviewing available and projected funds for 2023, the budget was approved without dues increase. The Association is financially positioned to be able to conservatively carry out the beginning phases of the recreational amenities project. Other recommended maintenance projects, such as refurbishing the pool restrooms, park picnic tables and benches are also in the planning stages. For complete details, look for the approved 2023 budget which will soon be available on the FPHOA website.

Recently Fountain Park experienced criminal activity. One very unfortunate incident was the result of a police raid of one of our homes, where large quantities of drugs, weapons, ammunition and cash were found. This situation is a reminder that our community, although relatively safe, is not immune to crime. As neighbors we should watch out for each other, be aware of our surroundings and most importantly, if you see something that doesn't look 'right' to you on our streets or in the park, let someone know: a board member, the management company, and a call to the police may also be warranted.

Finally, there are a variety of volunteer opportunities available in your community, from committees created for short term projects, to a position as Director on the Board, and much more in between. Please consider lending a hand in some way to be part of the change you'd like to see in your community.

Take a few minutes to read the rest of the newsletter which includes details about upcoming events and just about everything that's been happening in Fountain Park.

Kind regards,
Alicia Navia

**“Don't waste your time chasing butterflies. Mend your garden,
and the butterflies will come.”**

Mario Quintana



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

Our park is looking good as is the area along Wrightstown Road due to the tireless effort of our Landtamers crew keeping the weeds at bay and the mesquite pods having run their course. The crew works diligently to keep up with the repairs to the irrigation in the park due to the ground squirrels who insist on chewing through it.

I recently had a conversation with management at Horn Pest Management, a company that Fountain Park has used for a number of years to control the ground squirrel population in the park. Mr. Horn agreed with my assumption that our ground squirrels are the Round Tail variety. My research showed that this rodent's reproductive season is January through March and they do not hibernate.

Fountain Park has used the services of Horn Pest Management for a number of years. Currently our schedule for treatments is March through October. I made the suggestion that our schedule of treatments be changed to begin in January 2023 and monthly through August 2023. The point of the change is to hopefully reduce the number of offspring by starting the service in January at the beginning of the ground squirrel's reproductive season. Mr. Horn agreed to the change in our schedule.

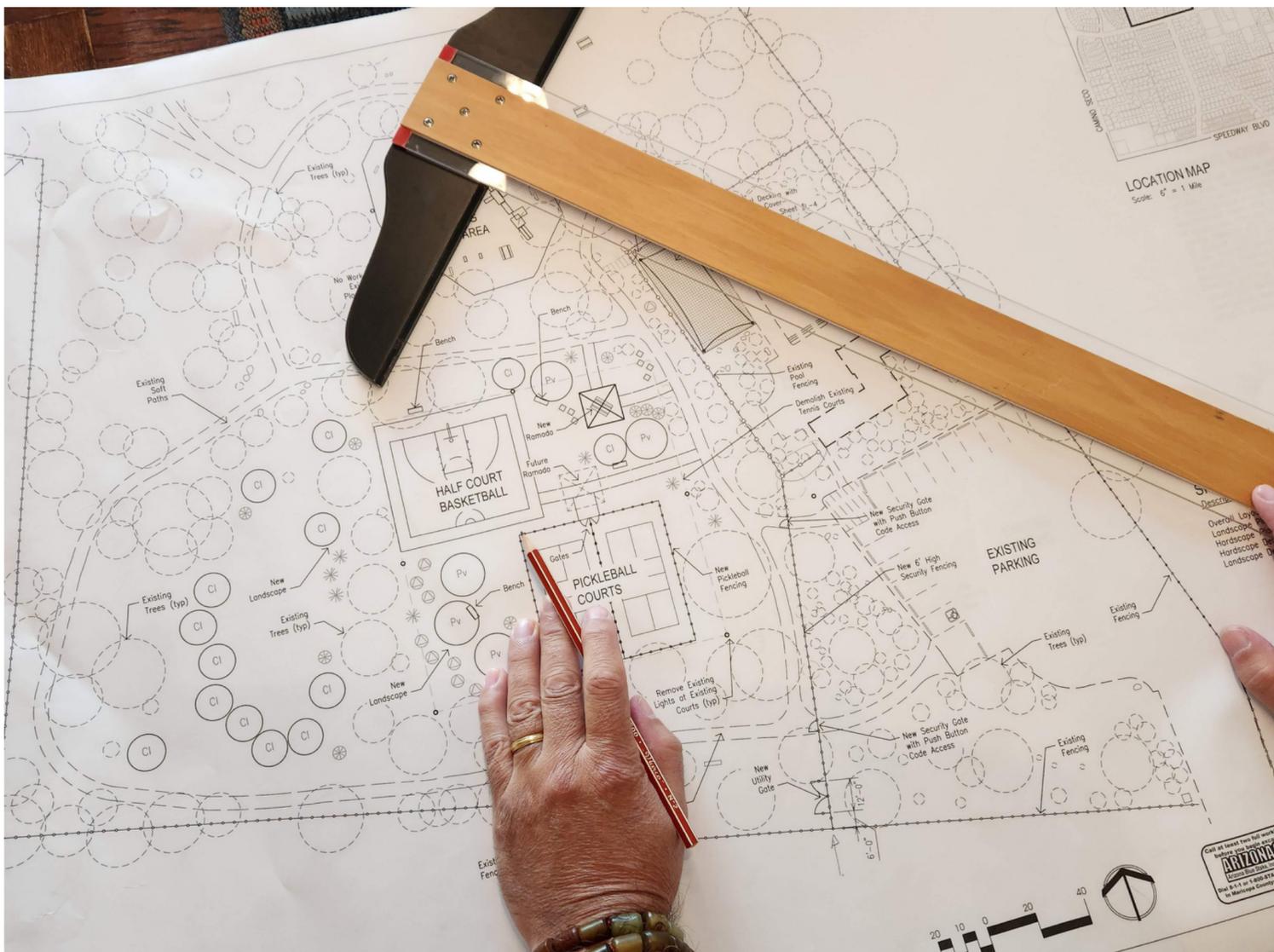
The Board agreed at the October meeting with the change to the current treatment schedule. A new contract will be sent to Pinehurst Properties mid December 2022. I did confirm that we will continue to receive the 5% discount for payment in full.

Splash

The Board continues to seek bids for the refurbishment of the picnic tables and benches in the park. We are considering replacing all the boards with new lumber. We are also looking at what the cost would be to replace all the boards with the composite material called Trex. As part of the updating of the playground area, we will be replacing the chains and possibly the seats on the swings.

Respectfully submitted,

Claire Callahan



Recreational Amenities

The committee has spoken and met with several contractors and electricians in order to obtain the required proposals. As a result of the meetings, some modifications and additional details have been added to the architectural design plans. At this time, we continue to wait for the bids to be submitted.

Alicia Navia

Pool report

Pool attendance continues at a steady pace, in spite of the chillier mornings. The water heater was turned on at the end of September and will remain on until the end of swim season, around November 1.

On September 27, a Garage Floor Coatings representative inspected the unacceptable finish on two sections of the ramada floor, and concluded that the blotchy appearance was due to an error by the technicians in applying the final coat to the repair done earlier. Once swim season is over, the company will return and complete the repair correctly at no additional cost to the HOA.

We have received one bid to remodel the restrooms and showers, which includes changing all fixtures, sinks, vanities and toilets, along with painting the walls. The board is waiting for a second bid, and possibly a third. The work will take place over the winter months and will be completed before the beginning of the 2023 swim season in April.

We have also received a proposal to rewire the pool gate entry system and are awaiting another. Again, the work would be done after this swim season ends and before the beginning of next year's.

Alicia Navia



Financial Report for September 2022

According to bank statements, Fountain Park Homeowners' Association had \$69,316.39 in the operating account and \$174,219.25 in the reserve account, for a total of \$243,535.50. This is an increase of \$3,610.59 over August balances.

- Administrative expenses were under budget projections for the month in the amount of \$940.36. Lower expenses were primarily due to a decrease in legal fees and postage. State Farm Insurance was paid an annual premium in the amount of \$2,726.
- Total maintenance expense was over budget for the month by \$689.60 caused by an increase in pool supplies and the board's request to move the cost of roof recoating into operating as a maintenance item.

- Utility expense was under budget for the month by \$83.12 Overall, utility expenses have been under budget projections for the year by \$1,668.32.

Our operating net income, according to the bank statement, for the month of September is (\$3,387.54) resulting in a net loss for this month. This is because a homeowner overpaid their dues by more than \$7000 and this had to be refunded. The operating account shows a cumulative net gain for the year of \$22,871.53.

The reserve bank account has an ending balance of \$174,219.25. The monthly \$3,485 transfer from operating was made on September 20, and the reserve account \$28.27 in interest. No expenses were paid out of the reserve during the month.

The FPHOA board met in an open meeting on October 12 to develop a 2023 budget for Fountain Park. The budget was then presented at the board meeting on October 19 and officially approved. Because the board has been careful with expenditures the past three years, we will begin 2023 with approximately \$45,000 in the operating account and \$184,000 in the reserve account. These funds will enable the board to begin construction of the recreational amenities the community voted on a year ago. The plans are complete and will be published on the website.

Ann Ochse

Revision of the Governing Documents

Now that the CC&Rs and Bylaws have been done, it's time to take a look at the Rules and Regulations to see what changes need to be made. It's a great opportunity to step up and be part of the committee that will propose those changes to the Board.

Look at the current R&Rs on the website. If you see some areas you would like to read differently, it's a great opportunity to have your voice heard. You can sign up at the Little Free Library celebration on October 29 from 3:00 to 5:00 or let someone on the Board know you would like to participate.

Judi Dalton

FOUNTAIN PARK IS 40 YEARS OLD!

The Fountain Park Homeowners Board (FPHOA) has approved the establishment of a committee who will organize a neighborhood celebration for next spring to commemorate our 40th anniversary as a neighborhood. If you like history, enjoy doing research, and like to organize parties, this is the committee for you. Please contact the board at bod@fountainparkhoa.org to volunteer for this committee.

We have learned that there are at least three original owners still living in our community. We would like to know if there are others. We are also interested in interviewing those who have lived here for 25 years or more. It will be interesting to hear how the community has changed over the years. We hope to document this in writing to inform the neighborhood. Please let the board know if you are one of these long-time residents.

The land where Fountain Park was built was once called Deer Park. A Fountain Park resident recalls riding her horse on this land. Detroit native Pete Livacoli built his Grace Ranch on the property. Later Joe Cesare purchased the land; Andy Kelly, president of Cienega LTD, acquired it from Cesare.

Cienega developed Fountain Park, then called Acacia Park, as “a luxury development for young Professionals”. There was an “impediment,” however. That was the Tanque Verde Wash. No homes could be built near the wash floodplain, so Cienega decided to develop the wash area into a small five-acre park. This has proven to be a great amenity for homeowners over the years. (Our dues defray most of the costs for this park, where some exciting new features will soon be in place.)

Nearby property owners were not pleased about the new development. Most other properties were several acres and rural in nature. Fountain Park was an energy efficient “zero lot line” 180 home development. The Ricardo Small homes were the only other area housing development at the time. They are located to the south of FPHOA.

I hope that this information will whet your interest, and that you will join us in researching and planning for a celebration tentatively scheduled for April 2023. Whether you just moved here or have been in Fountain Park for a while, we hope you will join the committee to plan our 40th anniversary event.

Carol W. West
Resident of FP since 1987



“We cannot live for ourselves alone. Our lives are connected by a thousand invisible threads, and along these sympathetic fibers, our actions run as causes and return to us as results.”

Herman Melville

WANTED: FOUNTAIN PARK VOLUNTEERS

Volunteers are always a needed commodity. That is certainly the case here in Fountain Park. Being part of a community that has so much to offer our residents requires many volunteers to keep the ball rolling.

Below is a list of our volunteer committees. Take a look. You're likely to find one that appeals to you.

Pool committee: volunteers select one day a week that they are available to test the pool water on a day that it is not done by the pool company.

Landscaping Committee: volunteers select one Wednesday each month when they will be responsible to meet with the landscapers at the park to learn what the crew has planned and share issues that need attention.

Nominating Committee: During the fall & early winter, volunteers speak with residents in order to solicit candidates for the election to the HOA Board.

Other committees include:

Hospitality Architecture Newsletter
Recreational Amenities Security Compliance

Ad Hoc Committees: This may be a one time commitment or a short term special issue group. Toward the end of every Splash issue, there is a list of the Committees and their Chairpersons and/or board liaisons.

Perhaps you feel you don't have the time to commit indefinitely to a particular committee. If that is the case, I feel it would be very beneficial for Fountain Park to have a list of folks who would be willing to help with a one-time project, on an as needed basis. Please contact any Board member with your information.

Respectfully submitted,

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

Beef Barley Lentil Soup
by
Sorraiyya Beheshti

Ingredients

1 pound ground beef
1 medium onion chopped
2 cups chopped red potatoes
(1/4 inch pieces)
1 cup chopped celery
1 cup diced carrots
1 cup dried lentils, rinsed
1/2 cup medium pearl barley
8 cups water
2 teaspoons beef bouillon granules
1 teaspoon salt
1/2 teaspoon lemon-pepper seasoning
2 cans (14 1/2 ounces each)
stewed tomatoes



Procedure

In a nonstick skillet, cook beef and onion over medium heat until meat is no longer pink and drain.

Transfer to a 5 - qt. slow cooker.

Layer with the potatoes, celery, lentils and barley.

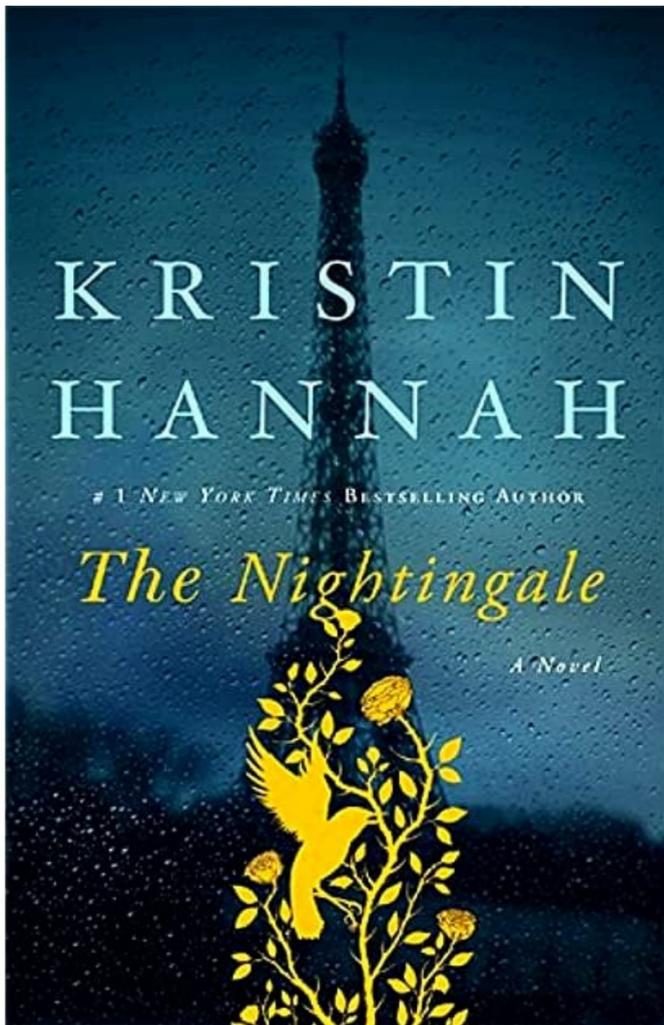
Combine the water, bouillon, salt and lemon - pepper and pour over vegetables.

Cover and cook on low for 6 hours or until vegetables and barley are tender. Add the tomatoes and cook for 2 hours longer.

Yield: 10 servings

Fountain Park Book Club

The Fountain Park Book Club met on Tuesday evening, October 11, at the home of Ann Ochse. Five members were present: Carol West, Anne Durkee, Stella Haggis, Ann Ochse, and Dee Sundby. We had a delightful discussion of Kristin Hannah's [The Nightingale](#).



[The Nightingale](#) is a novel set in World War II France. The book essentially tells the story of women in France during the war – both the women who stayed, held down the household and took care of children, and the women who fought the Nazis by saving stranded airmen, joining the underground, and carrying messages. The book shows the brutality of the occupation of France through the eyes of two sisters. It was an engaging and exciting read.

We also discussed meeting times. The weather is cooling and it is dark by 6:00 p.m. We are trying a change in meeting time. Our next meeting will be November 15 at 2:00 p.m. at Anne Durkee's home located at 9011 E. Seneca. We will be discussing [Rebecca](#) by Daphne Du Maurier. Anne will lead the discussion.

As well as discussing [Rebecca](#) at our November meeting, we will follow up on our discussion of meeting times, talk about books for 2023, and discuss how to grow our membership, including reaching out to former members and asking people new to Fountain Park. If you are interested in joining us, please contact Claire Callahan at 520-296-7653 or Ann Ochse at 520-678-1382.

Ann Ochse

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

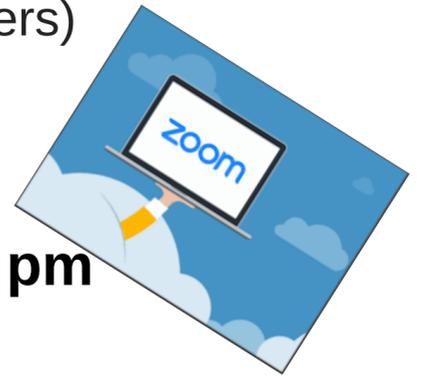
Phone: 520-298-2146 - Fax: 520-298-6334

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, November 16, 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, 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:

Members: Claire Callahan, Carolee Capp, BJ Cordova, Carol and Neil 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.