

# Fountain Park Splash



December 2017

Fountain Park Homeowners Association

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

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Donna Wood, CMCA, AMS Community Manager

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## Message from the President:

"MERRY CHRISTMAS"

I HOPE TO SEE ALL AT THE ANNUAL MEETING JAN 13

Jeff Brown

**Treasurer's Report for November:** Revenue \$11,913.16 Expenses \$19,621.51 Net Neg. \$7,708.35  
Operating Acct Bal. \$8,619.22 Reserve Acct Bal. \$150,356.71 RA spending year to date \$35,620.35

The big swing in expenses is due to reclassifying the Pest Control expense of \$10,060.50 in August from the Reserve Account to the Operating Expense Account. The year bill was negotiated for a one-year period to achieve a 5% discount. Pinehurst was successful in obtaining the insurance credit for the frontage wall rebuild that resulted from the December 2016 car crash. Fountain Park paid up front for the rebuild, \$2,552.68. Pinehurst has also submitted a remediation request to the water company for the significantly higher bills last summer due to the leaks caused by failing pool skimmer leaks. We replaced all of the skimmers as they were deemed by experts to have reached the end of their useful life.

**Landscaping:** We had an arborist inventory done of our 288 trees and 221 were determined to need service. We selected 49 needing the most service that had the highest visibility from the walking path and to stay within our budget; 9 removals – to close to mature trees, no room, not enough light, sucker growth; 40 will be pruned for dead wood, thinning out, mistletoe, elevation of canopy and general shaping. Service is planned for January. Rodents caused a large three-hole irrigation leak outside the east pool fence that would never have been observed if the pyracantha had not been cut back to allow for the painting of the columns. The winter rye grass lawn at the pool is looking very nice. We are having all of our irrigation lines mapped to make sure all of the plants that require water are getting the water.

**At the Board meeting:** Management advised that the \$8.00 cost for our 2018 coupon book was misstated and should have been \$3.25. 110 of 180 owners have saved us \$357.50 so far. THANK YOU! The Board approved repair and painting of the two ponies in the playground. Graffiti on the frontage wall was reported to the Board and was remediated thru Pinehurst in 2-days. Our secretary, Barbara Lehmann is organizing a Christmas walk around in the community that will end at Judi Dalton's home on December 29. Did you receive your community e-mail from Pinehurst with the details?

**Pool:** Diann Brown is no longer doing pool reservations. We are looking for volunteers. If you would like to volunteer, please contact her for details at [diannwbrown@icloud.com](mailto:diannwbrown@icloud.com) or 751-904. Service through the winter months has been decreased.

**Pot Holes:** Thank you for reporting your pot holes. The city has confirmed that Fountain Park is on their list. Right now we are not a top priority. If you haven't reported yours, call and add your address to the list. The phone number is now included in the Civic Service Contact Numbers box on page 3.

**Annual Meeting:** The Board packet with ballot has been mailed. Come to the annual meeting to hear a synopsis of the Board's activities for the year, meet our new Board members and our management company.

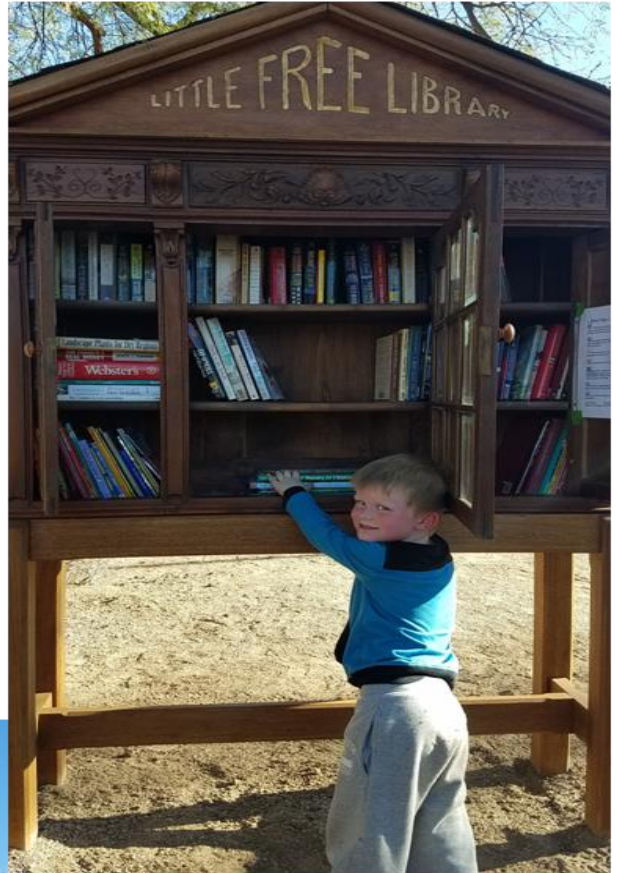
**SPLASH** - Check out page 2

**Brush & Bulky Pick** is the week of December 25, 2017.

FYI: To print this legal sized newsletter to letter size paper, in the Print Dialog Box go to Scale to Paper Size and select Letter. Not all dialog boxes offer this option.



Before



Our first reader



Committee/Stewards (c) and attendees: Barbara Lehmann(c), Judi Dalton(c), Jeff & Diane Brown, Frank Pickett, Kate Avery, Paul & Darlene Earls, Dario & Alicia Navia, Margaret Kaminsky, Marian Polglase, Kay LaPlante, Kristi Zitkus, Beau & Dianna Alexander, Jennifer Dehon & Jean Guillaure with family, other community members and Ken Tower – designer/craftsman/non-homeowner.

Our **Little Free Library** was dedicated on Sunday, November 26 with book donations. Community members were present, kids made original bookmarks and refreshments were enjoyed by all. This library is for big and little kids alike.

### LITTLE FREE LIBRARY GUIDELINES

All books are available to borrow. You are welcome to return your book or share it with a friend or even return it to another Little Free Library.

We appreciate donations to add to the library. Open the door and add a book. Feel free to add a note in the book. Pay it forward.

There is a box for overflow if the library is full and it is located in the pool area.

The bottom shelf is priority spacing for kids' books.

More information is on the Little Free Library website: [www.littlefreelibrary.org](http://www.littlefreelibrary.org)

Since the Fountain Park area is restricted to Fountain Park residents, we did not add our library to the world map.

Pride of neighborhood: We hope this adds another good reason to enjoy Fountain Park and our neighbors.

If you have questions please contact the library stewards:

Judi Dalton	404-6329	<a href="mailto:palton@mac.com">palton@mac.com</a>
Barbara Lehmann	237-2140	<a href="mailto:bhlehmannaz@cs.com">bhlehmannaz@cs.com</a>



## FPHOA Board Members

President	Jeff Brown	751-9704
Vice President	Paul Earls	885-3086
Secretary	Barbara Lehmann	237-2140
Treasurer	Kate Avery	612-5707
Member at Large	Beau Alexander	885-1711

To contact the Board by e-mail use

[bod@fountainparkhoa.org](mailto:bod@fountainparkhoa.org)

## Next Board Meeting

### Change of location for annual meeting

The Annual Fountain Park Board meeting will be at the Eastside City Hall, Room C on Saturday, January 13, 2018 from 10am - Noon at 7575 E. Speedway with coffee and doughnuts at 9:30am. We will introduce our newly elected Board members at the end of the meeting. All FPHOA homeowners are welcome to attend.

## 2017 Committees

### Architecture

Liaison: Kate Avery

Members: Erin Callaghan, Judy Dalton, Kay LaPlante

### Compliance

Liaison: Barbara Lehmann

### Hospitality

Liaison: Barbara Lehmann

### Landscaping

Liaison: Beau Alexander    Member: Dianna Alexander  
Member: Paul Earls

### Newsletter

Liaison: Beau Alexander    Member: Dianna Alexander

### Pool

Liaison: Jeff Brown    Member: Diann Brown

### Security

Liaison: Paul Earl    Member: Beau Alexander

### Website

Liaison: Beau Alexander    Member: Kate Avery

## 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)*, *Bylaws*, and *Rules and Regulations (R&R)*. 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

[www.fountainparkhoa.org](http://www.fountainparkhoa.org) No password required. You will can find our CC&Rs, Bylaws, Rules and Regulations (adopted August 9, 2017), 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](mailto:carrie@pinehurstproperties.net)  
For lost pool keys contact Donna at Pinehurst.

## Pool

Please contact the pool committee to arrange for pool parties. At least one week's notice is requested. E-mail Diann Brown, [diannwbrown@icloud.com](mailto:diannwbrown@icloud.com) or call 751-9704.

**FOLLOW POSTED POOL RULES and NO water balloons, bikes, skateboards, or animals in the pool area.**  
For safety's sake, please keep the gate closed.

## Paint

The only approved exterior paint colors for Fountain Park are: **Weathered Coral, Cienega Brown** and **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 at a discount from D & D Materials LLC, Landscape Rock, at 7777 E. 22nd St. Ask for Dustin and show 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 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.

Construction and Finish Garage and front porch lights must be made of glass and a **brass/bronze tone** (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

Tucson Wildlife Center 290-9453

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

To unlock the gate at the end of Fountain Park Drive contact M. Oretaga at 791-3191 or Beau Alexander at 885-1711.

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