

# Fountain Park Splash



August 2017

## Fountain Park Homeowners Association

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

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### Message from the President:

**Vandalism and destruction** of Fountain Park property is occurring at the pool. Violators will be prosecuted to the fullest extent of the law. Police reports have been and will be filed for all incidents.

**If you have a security issue**, call 911 first. The Board is not a security force but should be notified of any problems in Fountain Park. Send an email to [bod@fountainparkhoa.org](mailto:bod@fountainparkhoa.org)

**Monsoons and weeds** go hand in hand so please take care of yours. Our property values are affected by the overall appearance of our community. Please do your part. See the new rules and regulations for clearer guidelines in regard to “property maintenance”.

If you have a **LARGE tree** that could damage your home or a neighbor’s in a storm, you may want to consider “Safe Options”, i.e. thinning the crown to help withstand our storms.

**Park Renovation:** We are still waiting for hard bid/proposals from contractors. We came in at a busy time and are apparently a small fish.

**Pool:** Leaks were discovered in the piping to the skimmers under the deck. The scheduled date for repairs (2-4 days) will be posted at the pool and sent by community e-mail.

I have been invited to a **Town Hall meeting** with City Councilman Paul Cunningham, Transportation Director Daryl Cole, Parks and Recreation Director Joan Startch and City Manager Mike Ortega on Wednesday, September 13, 5:30-7:00 p.m. I plan to bring up topics affecting Fountain Park. I will share the outcome at our September Board meeting. v/r Jeff Brown

**Landscaping:** The Board approved contracts to eradicate the pests from our park and pool area. The system we chose has an efficacy rate for first time fumigation of 75-80% and up to 90% for the season. (Yes, it’s safe. There’s no secondary harm.) One contract will address the current population and those coming out of hibernation and their offspring March through October. A second contract is a monthly service for our walking path and pool area pests. We have tried other pest control methods and are looking forward to this method’s results. We will never have 100% eradication and we will always have an ongoing pest problem because of our location. We have an agreement with our landscaper that as long as we are working to resolve the pest problem in the park they will fill the walking path holes without charge. Our walking path was due for its first routine resurfacing in 2017. We’re waiting until the pest problem is under control before doing it in 2018. We are working towards preserving the park grounds, trees, walking path and pool area for our homeowner’s enjoyment.

**Website:** Did you notice the July minutes (5 pages) were posted on our website the day after they were approved at the August 9 Board meeting? [www.fountainparkhoa.org](http://www.fountainparkhoa.org)

**Security:** The security system for the pool area and parking lot has been updated.

**Treasurer Report:** Revenue \$11,493.35 Expenses \$5,086.88 Positive variance \$6,406.47  
Operating Account \$29,971.83 Reserve Account \$149,165.53 Total \$179,137.36  
Our water bill was \$1,744.22. We had a leak detection that revealed two skimmers are leaking at the pool and the fix is underway; however, we can expect another large water bill until the problem is resolved.

**Poolhouse:** The roof has been repaired and recoated. Water balloons will no longer be allowed in the pool area. Recently, after two pool parties, yellow and blue balloon fragments were found melted permanently into the pool decking and cannot be removed. Fragments were also found in the landscaping. Deposits for pool parties will not be returned if damage such as this occurs.

**Rules & Regulations:** The Board approved updated Rules & Regulations (R&R). Homeowners with e-mail received their copy on August 10. Everyone will receive a hard copy by mail. Now that the R&R are in place **monthly drive-through compliance checks** will be done by our management company starting in September.

## 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

The next regular Fountain Park board meeting is on Wednesday, **September 13, 2017** at 6:30 PM at the Ward 2 office, 7575 E. Speedway. 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 can find our CC&Rs, Bylaws, Rules and Regulations (adopted August 9, 2017), the form for Solar Installation, the Architectural Request and Procedure forms, past issues of the Splash, Minutes and other useful information.

**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)

## 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** 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. They serve as our street lights! 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 illuminate 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

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

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.