

Volume 28. Number 12. December 2021.

Splash

Fountain Park Community newsletter

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Fountain Park Homeowners Association

bod@fountainparkhoa.org

Assisted by Pinehurst Properties, Inc.

Alicia Navia, President

Mina Reeder, Vice President

Melissa Lovelady, Secretary

Ann Ochse, Treasurer

John Steffens, Director at Large

President's Message

Season's Greetings to one and all!

May all your preparations for the Holiday Season however you choose to celebrate it, be coming along stress-free and with gladness. A gift for each of us and for the value of our homes is the completion of the re-surfacing of our streets. There are a few details that still need doing, but overall what a pleasure it is to walk and ride on smooth roads once again.

Your Board of Directors met for the final meeting of 2021 on December 8th. The final drafts of the updated and revised By-laws and CC&R's were approved by the Board. Now it's up to you, the homeowners, to vote to ratify the revisions. To read the final drafts, please go to the Fountain Park website. Scroll to the bottom of the Home Page and click on the "Draft Bylaws Changes" and "Draft CC&R's Changes." All changes, including comments and explanations, appear in blue. Happy reading! You will soon begin to receive information and instruction about the voting process.

But wait, there's more! With nominations for the two open Board positions closing on December 15th, it won't be long before you will also be receiving your electronic Election Buddy ballot. Given its success last year in providing very accurate results and high voter participation, we're using this easy electronic platform once again for 2021. Stay tuned for all the details coming to your inbox, but check that spam box too, just in case.

Please continue reading the newsletter to learn what else is new at Fountain Park.

Once again and worth repeating, may the Holidays and the New Year be joyous and healthy and safe and peaceful for each and every one of us.



Alicia Navia



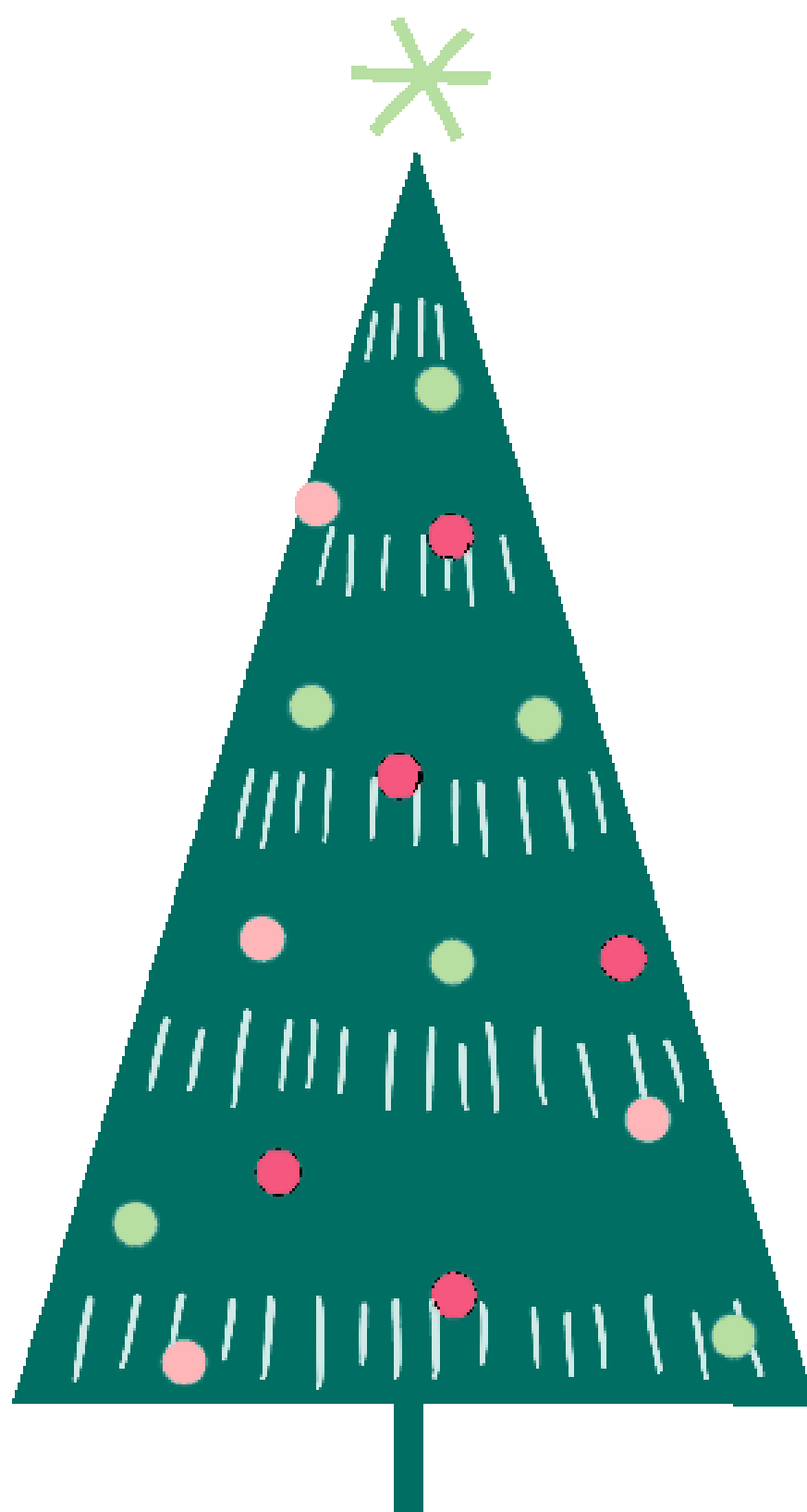
Committee Reports

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 park, entrances and other common areas continue to be well-maintained thanks to the weekly efforts of the Landtamers crew, and under the guidance of the landscaping committee. Its members have chosen to plant mesquites, desert willows and wolfberry bushes in the park in February of 2022. They decided to participate in the "Trees for Tucson" program, where the very reasonable cost of the tree includes delivery. If interested in adding trees to your own property, please do check out <https://tucsoncleanandbeautiful.org>.

The Landtamers contract has been reviewed by the board and the company has received our recommendations for 2022.



Alicia Navia



Pool committee

All's well and running smoothly during this period of 'hibernation' at our pool. Plans to secure bids for the budgeted restroom remodel and the purchase of a new table will begin after the annual meeting in January, 2022. Pool maintenance and service are on reduced schedules during the off-season.



Alicia Navia

Financial Report for November

As of November 30, 2021, FPHOA had \$81,927.91 in the operating account and \$120,350.03 in the reserve account, for a total of \$202,277.94. This is an increase of \$5,584.24 over October due to a decrease in expenses. Income for the month was over budget by \$259.26, due to payment of fines and penalties. We currently show \$1,274.83 in excess of expected income for the year.

- Administrative expenses were over budget for the month by \$292.87 due again to legal expense involving the Bylaws and CC&Rs. Administrative expenses for the year are over budget expectations by \$1,378.18 for the year primarily due to legal expense.

- Total maintenance expense remains under budget for the year by \$15,649.84.
- Utility expense was over budget for the month by \$68.03 due to increased expenses in gas. Utilities for the year are under budget by \$1,140.25.

Total expenses year-to-date are \$15,411.91 under budget. FPHOA operating net income, which is income minus expenses, for the year is \$50,633.31.

\$3,400.00 was transferred to the reserve account which earned \$14.43 interest for the month. There were no expenditures from the reserve account.

Two items that need to be addressed are a \$10 bank charge when the bank has our accounts with a daily average of \$201,149 to use. The bank should not be charging us. According to the management company, the homeowner paid the \$10 charge. However, it is still a bank charge against us as a matter of record.

Two checks were issued on October 29; one for \$148.30 and the other for \$73.15. Inquiry indicated that both checks were for overpayment of dues. I asked how long ago this occurred, but so far do not have an answer.

The Financial items in Pinehurst's proposed new contract were discussed, with specific recommendations for remediation.

- Item D-1: Pinehurst specified a particular bank. It was asked that the name be stricken and an FDIC institution be left.
- Item D-5: copies of bank statements were omitted from the financial statements. It was asked that they be inserted.
- Item D-5: Pinehurst has until the 15th of the month to give the HOA board the financials. It was pointed out that the HOA board could not make informed financial decisions without reconciled financials. Pinehurst explained that it sometimes takes 15 days to produce reconciled statements. The HOA board meeting date may need to change if financials are not available.



Ann Ochse

Street Reconstruction December 2021

The Street Committee is happy to report that our streets have been resurfaced with three layers of fiber micro surfacing. There is still some finish work to be done, such as marking the speed bumps. The company contracting with the city to accomplish this is VSS International. VSS did an excellent job of keeping homeowners informed, both by putting announcements in each door and writing the date of street closure on signs on the streets. They provided phone numbers on the flyers put in each homeowner's door.

Our street resurfacing was paid for by a \$2 million grant gifted by the mayor, Regina Romero, and the city Council, to each ward for the purpose of upgrading failing streets. This was the mayor's idea and the Council voted unanimously to approve funds for repairing and updating streets. This money came out of the city's general fund, and the street upgrade is not costing homeowners in Fountain Park any money. The streets are not owned by the HOA, but by the city of Tucson. We are fortunate that our council member, Paul Cunningham, chose our neighborhood as one of the areas to improve streets. Hopefully in the spring, we can have a get-together at the park with those people, including the mayor, the Ward 2 Council Member, and personnel at the department of transportation, who made our street resurfacing possible. We owe them a big "thank you" for the improvement in our subdivision streets.

Ann Ochse



Election of Officers for the board for 2022

On December 1, 2021, Pinehurst Properties sent out a community e-mail regarding the Annual Meeting together with a nomination form for new Board member positions. There are 2 openings for next year's Board. If you would like to run for a position on the Board, please fill out the form and return it to Pinehurst Properties by end of work day on December 15, 2021. You may submit by e-mail, Fax or U.S. mail. All necessary information for returning the form is on the e-mail you received on December 1, 2021 from Sue Logan of Pinehurst Properties. If you are not interested in running for a Board seat, you may have a neighbor that you feel would be a good addition to the Board. Please take a few minutes to talk to them about it.

Again this year we will be using Election Buddy to cast our ballots. Check your e-mail account later this month for your invitation to vote through Election Buddy.

The Annual Meeting will be on Saturday, January 15, 2022 at 10:00 A.M. via Zoom.

Respectfully submitted,

Claire Callahan
Nominating Committee Chairperson



AMENDMENTS to the BYLAWS and CC&Rs

These important documents govern both the Board and homeowners in knowing the rights and rules of our Association. Originally written in the 1980s, they have been amended once in 2004. It was time to update them again. The changes entail compliance with Arizona laws, removal of outdated language and consideration of new proposals.

The Board has approved these proposed changes and soon the community will be brought into the voting process. As a first step, the current documents are now on line at the Fountain Park website and include the proposed changes in blue. Items with a line through them are deleted and items with a line under them are added. The rationale for the changes is added as a side note. You can find them on the Fountain Park home page at the bottom on the same line as Splash archives.

The committee members who have been working on these changes since April are Board member Ann Ochse, homeowner Lois Bloom, Pinehurst Properties liaison Donna Wood and Committee chair Judi Dalton. If you have questions please contact Judi at 520-404-6329 or palton@mac.com.

In addition, there will be a Zoom town hall meeting on Thursday January 6, 2022 at 6 pm where our attorney, Kaycee Wamsley of Smith and Wamsley, will be available to answer questions. Most importantly, please familiarize yourself with these documents, ask questions and vote. As the first step in the process, Bylaws ballots will be sent out with instructions for voting before the Annual meeting on January 15. The CC&Rs have different voting requirements and will be sent out at a later date. As community members, it's important to know the guidelines and vote.



Judi Dalton

Book Club meeting in December

The FP book group met on Tues 12/7 for a holiday pot luck dinner and book discussion. We had a delicious dinner of salmon, croissants, a few types of salads, a cranberry cream cheese appetizer, along with some Chardonnay and great desserts! Then we discussed our December book, In the Woods by Tana French. It was the first book in her Dublin Murder Squad series. If you like a murder mystery, then you might enjoy this book! It is set in Dublin, Ireland and starts out with 3 children who go into the woods to play, and only one child comes out, unable to recall a single detail of what happened, and the other two were never found. Twenty years later, the sole survivor is a detective on the Dublin Murder Squad and keeps his past a secret while investigating a murder of a local 12 year old girl. There were a few twists and turns in this interesting novel, and although our book group didn't care much for most of the characters, it was a great discussion!

Next month on Tues 1/11 at 7pm, we will be discussing The Matriarch, by Susan Page, a biography of Barbara Bush. If you are interested in joining or learning more about our group, please email Liz Burcin at eburcin@comcast.net

Liz Burcin

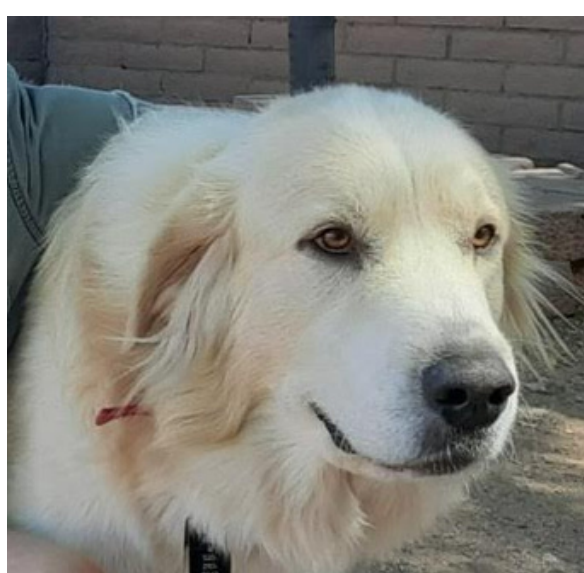


Getting to know our neighbors

Hello Fountain Park!



We are Christine and Richard Kisthardt. Many of you know us already, easily identified by our Great Pyrenees, Marshall, on walks through the park. Richard and I have lived in Fountain Park since 2009.

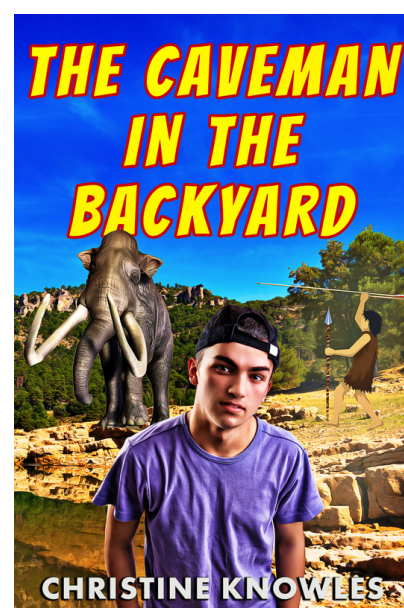


Richard is practically a native Tucsonan, having moved here from New Jersey at the age of eight. He worked at Valley National Bank for thirty years and transitioned to Country Financial shortly before meeting me. We have been married 21 years now. Richard retired in May, and as a present to himself bought a pretty, blue 1990 Buick Reatta convertible. (I would have preferred a trip around the world!)

I grew up outside of Chicago and moved to Tucson after college. I continue as managing editor of Life Sciences, an international scientific research journal, a job I began in 1979 when I was at the UA. And—drumroll, please—this summer I independently published The Caveman in the Backyard, a novel for middle-school readers, writing as Christine Knowles. I must add that my dear friend Barbara Lehmann's dog, Mitzi, was the inspiration for her namesake in the story.

Richard and I enjoy living in Fountain Park. When not walking the dog, you may see us riding bikes or looking through the Little Free Library. Our children and grandchildren live in such diverse places as Chandler (AZ), Wichita Falls (TX), and Milan (Italy). We enjoy traveling to visit them, but it's great to be home.

Christine



How do I know If I am Following Fountain Park Rules?



Whenever a homeowner is in violation of Fountain Park Rules, he/she will get a letter specifying the violation. The letter will give the homeowner a generous amount of time to correct the violation. No one will ever come to your home and tell you to move something from your front yard. The HOA board does not sanction this action by anyone. If this happens, please call Sue at 520.298.2146 and report it. Our goal is to keep the subdivision looking well and maintain your property values while you enjoy living here, not to dictate personal taste.



❖ Peace,
Love, &
Joy ❖

FPHOA Board Members:

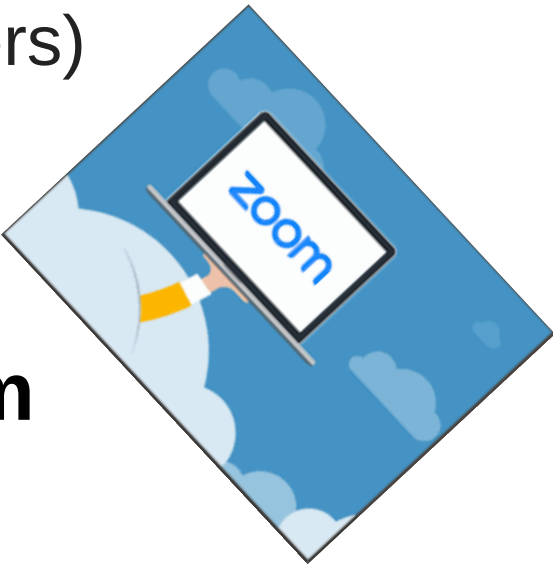
President:	Alicia Navia	614-507-4067
Vice President:	Mina Reeder	520-979-1267
Secretary:	Melissa Mora Lovelady	520-250-6520
Treasurer:	Ann Ochse	520-678-1382
Director at Large:	John Steffens	520-441-9232

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 Donna Wood at donna@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 Annual Meeting is:
Saturday, January 15, 2022 at 10:00 am**

**Residents will receive an email invitation to join via Zoom
All FPHOA residents are welcome to attend.**

2021 Committees:

Architecture:

Board Liaison: Mina Reeder
Committee Chairperson: Mina Reeder
Members: Erin Callaghan, Judi Dalton

Hospitality:

Liaison: Melissa Mora Lovelady
Committee Chairperson: Melissa Mora Lovelady
Members: Kara and Andy Scott, Judi Dalton, Barbara Lehmann

Landscaping:

Board Liaison: Alicia Navia
Committee Chairperson: Claire Callahan
Members: Joelle Coffman, Cindy Nierenhausen

Newsletter:

Board Liaison: Alicia Navia

Committee Chairperson: Sorraiyya Beheshti

Members: Carol Decker

Graphic Design: Dario Navia Pohl

Pool:

Board Liaison: Melissa Mora Lovelady

Committee Chairperson: Alicia Navia

Members: Claire Callahan, Joelle Coffman, BJ Cordova, Liz Burcin, Carol West

Security:

Board Liaison: John Steffens

Committee Chairperson:

Member: Joelle Coffman, BJ Cordova, Sherry Meek

Compliance:

Board Liaison: Melissa Mora Lovelady

Committee Chairperson: Melissa Mora Lovelady

Members:

Recreational Amenities:

Board Liaison:

Committee Chairperson: Dario Navia Pohl

Members: Sorraiyya Beheshti, Carol Decker

2021 Ad hoc committees

Streets Reconstruction:

Board Liaison: Ann Ochse

Committee Chairperson: Carol West

Members: Claire Callahan, BJ Cordova, Alicia Navia, Kent Trader

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 520-791-4242

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.