

# Fountain Park Splash



October 2017

## Fountain Park Homeowners Association

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

7301 E. 22<sup>nd</sup> Street - P.O. Box 17052 - Tucson, AZ 85731

Phone: 298-2146 Fax: 298-6334

Donna Wood, CMCA, AMS Community Manager

[donna@pinehurstproperties.net](mailto:donna@pinehurstproperties.net)

Carrie Bezosky, Accounting Manager

[carrie@pinehurstproperties.net](mailto:carrie@pinehurstproperties.net)

### Message from the President:

Thank you to all homeowners who responded to the non-compliance letters. Management was able to close 36 of the 45 issues. If you need assistance or guidance, Donna Wood our Community Manager, can be reached at 520-298-2146 or at [donna@pinehurstproperties.net](mailto:donna@pinehurstproperties.net). She's doing a great job for our community. She sends out 170 e-mails on a regular basis keeping us informed and updated about our community in a timely manner.

**Pool and Park:** It's always nice when the weather allows us so much more time outside. I'm noticing a lot more people and pets. This is a good chance to meet and greet your neighbors. Unfortunately, there has been an increase in pet waste. For your convenience, on the NE and SW corners of the abandoned tennis court there are green dispensers of **pet waste bags**. Please use these if you forgot yours at home. **Security cameras** are back up and recording. As a reminder **NO BICYCLES** are to be used on the walking path nor are they to be ridden anywhere in the park. The only wheels on the walking path should be wheelchairs, walkers and strollers.  
V/R Jeff Brown

**Landscaping:** Did you know we have 288 trees? That's not counting the 48 outside our fenced park. Our walking path is about 2,400 linear feet or .45 of a mile. LandTamers inspects the entire walking path each week for holes (and repairs them) and anything else needing immediate attention in the park. Pest management has advised that the small round holes are from emerging beetles.

<b>Treasurer's Report:</b> Revenue	\$ 11,904.89	Expenses	\$10,763.42	Net	\$ 1,141.47
Operating Account Balance	\$ 23,862.73	(Year to date capitol asset expenses \$ 5,131.38)			
Reserve Account Balance	\$133,340.63	Total - \$157,203.36			

**Security:** The picture quality of our upgraded surveillance cameras is providing evidence grade photos. If you see something suspicious, call 911 then the Board (page 2). If the activity occurs in or around the pool house, please provide the date and a window of time and the surveillance video will be checked and we will do follow-up with the Police Department. Refer to the October 12 community e-mail for more details about reporting.

**Painting of the pool house** is planned for the end of October and will take 3-5 days. First the overgrowth east of the pool fence needs to be cut back for the painters to gain access to those columns. The 33 columns surrounding the pool area and the stucco wall south of the parking lot will have their stucco repaired and painted as well. The pool and Ramada will be posted and closed during this time.

**Multi Purpose Court Area:** Management continues to research post tension concrete companies and are looking into two sources.

**Annual Yard Sale: THIS Saturday, October 21, 7am – Noon.** Details are posted at your mailbox. It will be listed on Craig's List and signs will be posted on Speedway and Wrightstown.

**Pool:** We had two pool parties last month. **BEWARE** - Black Widow spiders have recently been found under the tables and have been reported to our pest management company for treatment. They are shiny black with a red hourglass marking on the underside of the abdomen. <https://www.orkin.com/other/spiders/black-widows/>

**Architectural Control Committee (ACC):** An application was approved to replace a section of slump block wall facing the street with 'like kind'.

**Free Lending Library:** The Board has approved funding and the library will be placed inside the playground area. Barbara Lehmann will keep us updated on the progress and celebration of its installation. <https://littlefreelibrary.org/>.

**Wildlife Intervention:** Last week various people reported a coyote at Lester & Fountain Park Drive showing unusual behavior, more than normally observed. Game & Fish and Pima County Animal Care (Control) were called to no avail. An alternative is Tucson Wildlife Center at 520-290-9453 who may tranquilize and remove it. (This contact is now listed in the Civic Services Contact Information box, page 2) Thank you Cheryl Mann, a new FPHOA homeowner.

## 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, **November 8, 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 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)

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

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