

**Volume 28. Number 05. May 2021.**

# **Splash**

**Fountain Park  
Community newspaper**

The background of the entire page features a photograph of a large owl, possibly a Great Horned Owl, perched on a rock. The owl has dark feathers with prominent white patches on its wings and a white patch on its lower chest. It is looking directly at the camera with bright yellow eyes. In the foreground, there is a cluster of small, bright orange flowers growing in a patch of green grass. The background is a textured, light-colored surface, likely concrete or stone.

**Message from the President**

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## Fountain Park Homeowners Association

[bod@fountainparkhoa.org](mailto: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

Hello neighbors!

And so begins the sizzle, with daytime temperatures reaching and in fact surpassing 100 degrees a couple of times in early May!! It's to be expected; it is that time of year in southern Arizona.

The early mornings will remain pleasant alternatives for many to walk, stroll and bike in the park or neighborhood. And of course, there's always the pool for a refreshing splash, whether it's morning, noon or evening.





Speaking of heating up, the May 12 Board meeting was bubbling with activity as various committees updated what they've been working on, including a proposal for a new recreational amenities area at the park, progress on the revision of the governing documents, a letter-writing suggestion to keep Fountain Park streets on our local government representative's radar, and more. Do read on to find out.

*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](http://fountainparkhoa.org). Once on the homepage, click on [Agendas/Minutes](#).**



## Landscaping Committee

Routine maintenance, weeding, tree pruning and clean up are all on-going with the summer season underway. Maintenance of the pool lawn area at this time includes the addition of fertilizer and herbicide. Persistent drought conditions have led to increased ground squirrel activity, including new broken irrigation lines. The pest control company continues to mitigate the situation with twice per week visits, every other week.



Photos courtesy of Claire Callahan

Alicia Navia



## Pool committee

In the month or so that the pool has been open, use is steady and increasing. Four new lounge chairs and two small tables were purchased in early May. Thank you to Board member John Steffens, for taking delivery, as well as assembling and setting up the new furniture.

The water continues to be tested daily by the pool maintenance company and our dedicated team of volunteers.



A concern by a homeowner of the slippery when wet conditions of the walk between the pool gate and the parking lot, will be researched to see if a finish offering better traction can be added to the surface.

Alicia Navia

## **Financial Report**

As of April 30, 2021, FPHOA had \$75,005.03 in the operating account and \$105,008.65 in the reserve account, for a total of \$180,013.68.

Income for the month was over budget by \$198.30, due to a small increase in dues and interest as well as a title transfer fee. However, there is still a shortfall of income for the calendar year in the amount of \$139.44.

Administrative expenses were under budget for the month by \$630.16. Administrative expenses remain under budget for the year by \$1,782.88.

The Fountain Repair cost was allocated to maintenance, but total maintenance expense is under budget for the year by \$7,116.48. It is difficult to review budget variances on a monthly basis under maintenance because the budget allocations are not consistently applied. It should be noted that Landscape Improvements is over budget with only \$45 left for the next 8 months.

Utility expense was again over budget by \$326.22 due to an increase in water/sewer because of rodent damage and an increase in gas because the pool was opened.

Total expenses year-to-date are \$8,995.45 under budget. FPHOA operating net income, that is income after expenses, for the month is \$4,249.02 and for the year the net income is \$8,856.01.

\$3,400.00 was transferred to the reserve account which also earned interest income of \$12.65. The cost of replacement pool furniture was taken from the reserve account in the amount of \$1406.58.

Ann Ochse

## **Streets Reconstruction**

The Street Reconstruction Committee did not formally meet during the month of May. However, we did monitor the budget process for the city of Tucson and reviewed allocation of funding for street reconstruction.

Our Ward 2 Council Member is Paul Cunningham. It would be helpful if residents of Fountain Park would contact Mr. Cunningham and voice our need for street reconstruction. Street Reconstruction would benefit us, not only by making our streets more drivable, but also in terms of raising property values. The city's public hearing on the budget is June 8, and it will be online.

Contact information for Paul Cunningham is:

- Phone: 520-791-4687 and leave a message
- Email: [paul.cunningham@tucsonaz.gov](mailto:paul.cunningham@tucsonaz.gov)
- Snail mail: 7575 E. Speedway, Tucson 85710

Ann Ochse

### **A reminder about neighbors looking out for each other.**

While we have an Association here, the streets are not private. The city has posted speed limits, stop signs, etc. and residents should be aware of them and obey them, as well as reminding others (delivery drivers, guests, etc.).

Speeding, not stopping at stop signs, driving on the wrong side of the street or making a wrong-way U-turn to get to a mailbox stand, are not only unlawful, but unacceptable and most importantly, it is dangerous.

These situations are happening all through Fountain Park, but especially at the entrance/exit to the pool parking lot, as people are walking to the pool or park.



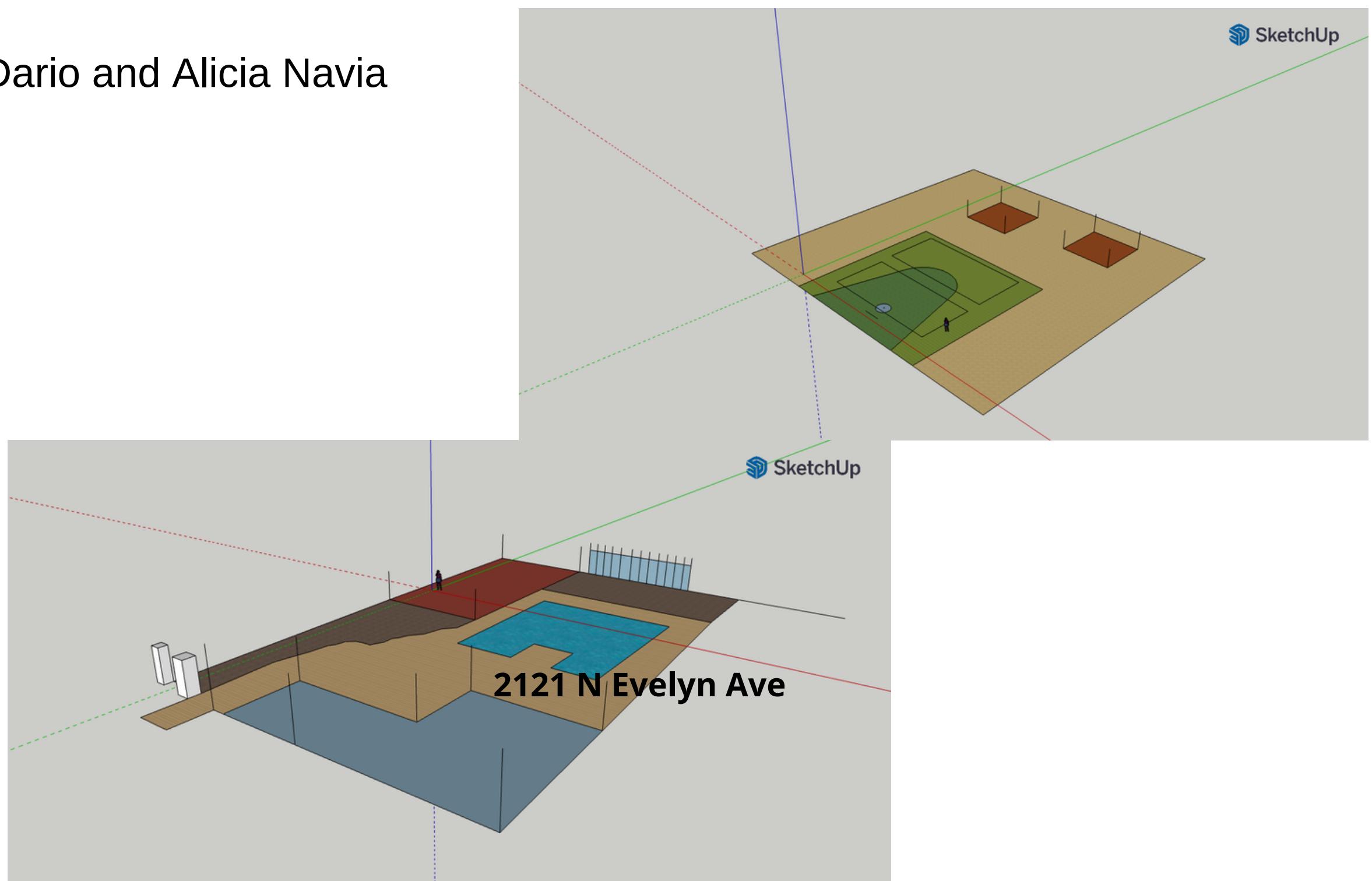
We all need to do our part and be considerate of all of our neighbors, in particular children and pets, older residents, those who may need a little more time to get around and drivers backing out of their drives.

Sorraiyya Beheshti

## Recreational Amenities

Committee members, Sorraiyya Beheshti, Carol Decker, Melissa Lovelady, Dario Navia and Karen Plemons met to come up with a possible layout of the preferred amenities from the recent community survey. At the May meeting, chairperson Dario Navia presented a series of slides showing the proposed location of two ramadas with picnic tables, two pickle ball courts and a half basketball court, in the area surrounded by the chain link fence of the former tennis courts. There was also a diagram of the placement of a new fence which would restrict the area to residents only by means of the keycard system, currently used to enter the pool enclosure. The committee received one bid for the necessary and required design and engineering plans. They plan to get two additional bids. Once one of these options is approved by the Board, the search for contractors to complete the work can begin.

Dario and Alicia Navia



## Getting to know our neighbors



Hello Fountain Park neighbors.

My name is Mahdi, and I am from Iran. My wife is Na, and she is from China. We both moved to the U.S. about ten years ago and met at the University of Kentucky. You might see our UK plate (Yay, Go CATS!) on our car. We are married for more than five years now and our little boy, Kian, is almost 18 months old.

In 2017, Na accepted an offer from the University of Arizona, and we moved to Tucson. She teaches agricultural Economics, agribusiness management and finance. She is well regarded in her profession and recently received a teaching award from her College. I do economic research for the University of California Riverside, mostly on issues related to water. We have been working from home for the past year but hopefully that would change this coming semester and we can see our students and colleagues once again.

We love Tucson, the mountains, and the desert. We have made great friends in this city. We spend our weekends working on our backyard or hiking somewhere nearby. We love biking also, but it has been a while (18 month to be exact 😊) since the last time we rode our bikes.

We moved to Fountain Park last September. We appreciate our neighborhood more and more. The park and the swimming pool are perfect for Kian to play. Those neighbors who we had a pleasure to meet so far are wonderful and kind. We cannot wait to meet the rest of you hopefully soon.

Mahdi Asgari and Na Zuo



Photo courtesy of Claire Callahan

## Revision of CC&Rs and Bylaws

It's been over 20 years since Fountain Park's CC&Rs and Bylaws have been revised. Since that time, laws have changed, parts of the documents were written while the developer was in control, and other parts of the current documents do not belong (as defined in the purpose of the documents). In general, the set of documents that govern how Fountain Park operates and what the rules are, needs some updating.

The committee is comprised of four Fountain Park members: Board members Mina Reeder and Ann Ochse, as well as Lois Bloom and Judi Dalton, in coordination with Board-approved Attorney Kaycee Wamsley, (of Goodman Holmgrem Smith) and Donna Wood of our management company, Pinehurst Properties.

Once the CC&Rs and By-Laws are in a final DRAFT form, we will hold town hall and/or neighborhood meetings so everyone will know about the changes, have the opportunity to ask questions and understand why changes and updates are being recommended. As homeowners we play a crucial role in this step, not only because they are important since they are the two main documents determining how the association operates, but also because we need 2/3rds of the community— 120 homeowners — to vote to accept the changes.

Stay tuned! If you want to see the current versions, they are on the Fountain Park website.

Judi Dalton

### 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](mailto:palton@mac.com) Barbara Lehmann 520-237-2140, [bhlehmannaz@cs.com](mailto:bhlehmannaz@cs.com)

## Book Club

Four of the Fountain Park Book Club regulars met Tuesday evening, May 11th at the pool. The title of May's book, The Girl with the Louding Voice is a little unusual. It is the debut novel of author Abi Dare. The story follows Adunni, a 14 year old girl living in a Nigerian village, who desperately wants an education. When her mother, the family breadwinner dies, her school days come to an end. To help support the family, her father sells her to be the third wife of an older man who is eager for her to bear him a son. When Adunni runs away to the city of Lagos, hoping to make a better life, she finds herself working in basic servitude for a cruel wealthy couple. Through this challenging time she never gives up her desire for an education. With unexpected help, we get to witness her journey to better her English and attain her goal.

As an added bonus, the reader gets an education about Nigeria as the author begins each chapter with a fact about the country.

If you choose to read this entertaining book, you will understand what the author meant by the word "louding".





The next meeting of the Fountain Park Book Club will take place at the pool at 7pm on June 8th. If you would like to join us, you have plenty of time to read the June selection titled, [The Beekeeper of Aleppo](#) by Christy Lefteri.

Claire Callahan

## Hospitality Committee

With Board approval, the committee would like to organize a Fourth of July celebration at the park, as has been the tradition in previous years. In 2020, all gatherings had to be cancelled due to the COVID restrictions. If the Board approves the get-together at its June meeting, committee members are looking for volunteers who can help with the day's events. If interested, please contact Melissa Lovelady at 520-250-6520.

Melissa Lovelady



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

Board assisted by Pinehurst Properties, Inc. , Carol Keyser, owner/broker.

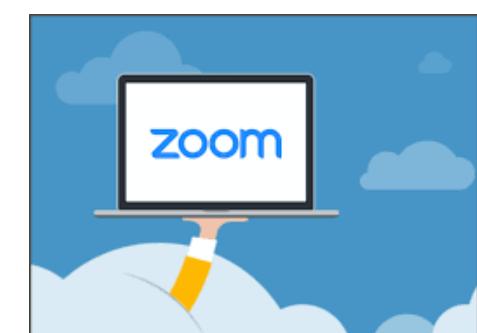
7301 E 22nd Street, Tucson, AZ. P.O.Box 17052, Tucson, AZ 85731

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](http://www.pinehurstproperties.net)

**Next Board Meeting is:  
Wednesday June 09, 2021 at 6:30 pm**



**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, Sherry Meek, 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: Melissa Mora Lovelady

Committee Chairperson: Dario Navia

Members: Sorraiyya Beheshti, Carol Decker, Karen Plemons

## **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, Mina Reeder

## 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) 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

**Potholes** 791-3154

**Tucson Wildlife Center** 290-9453



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