



Fountain Park Splash

April 2019

Fountain Park Homeowners Association

bod@fountainparkhoa.org

Assisted by Pinehurst Properties, Inc.

Beau Alexander, President
Paul Earls, Vice President
Mary Duerksen, Director at Large

Gerry Crow, Secretary
Alicia Navia, Treasurer

Message from the President

With the weather warming up and summer just around the corner be on the alert for snakes. They will be out there.

Beau Alexander

Treasurer's Report

Income in March, \$13,979.25, was up slightly from February. Expenditures, \$8907.77, were somewhat lower than February's numbers.

Our Operating Account at the end of March stood at \$34,936.13. The Reserve Account had \$59,378.35, up from February due to there being no expenditures from the Reserves in March, and the monthly transfer of the \$3400 plus some interest, from Operating.

The pool renovation costs at the end of March remained at \$89,672.50. We still expect a credit for the difference in the costs of the permits issued by the City and the County, and the estimated costs charged by the pool contractor.

The month of March had relatively lower maintenance and utilities expenditures. This was mostly due to the pool being closed. There were no pool service or janitorial charges. Although electricity and gas bills remained approximately the same as the previous month, water and sewer was considerably lower.

Happy Spring!
Alicia Navia

Committee Reports

Architectural Committee

The board approved the improvement plans for landscape changes for homeowner. We look forward to seeing the beautification of their home!

Mary Duerksen

Landscape Committee

Tree tagging is complete. If you notice any landscaping issues, go to the nearest tree and take note of its number. The numbers are on small (about the size of a quarter) brass discs. Send the issue information to the board or Pinehurst including the tree number. With the warmer weather be sure your irrigation controllers are set to supply additional water.

Beau Alexander

Hospitality Committee

No report

Pool Committee

The rebar (steel pool skeleton) passed City inspection. As the Shotcrete cures (minimum 30 days), activities will include: electrical, plumbing tie-ins, waterline tiles, a graded drain for runoff, grind old/apply new deck, fence update, install pump room equipment w/new interior surface and mandated sanitation/safety features. The leak between the lawn and west pool deck will be repaired and won't affect our project progression. Ramada floor options are being considered.

Gerry Crow

Yesterday I called the Pima County Health Department Inspector, Jack Kincaid, who initially signed off on the pool plans for the County, not the City of Tucson.

Both agencies need to inspect and approve the plans. The City approves because you are physically in the City limits. The County approves because they are the Health and safety regulatory agency for pools, restaurants, etc.

Mr Kincaid had me call his office, I arranged to pay \$56.00 by credit card for a courtesy inspection so he could personally show me where the barrier fence and gates to the pool area were in violation for the new codes since under permit for renovation you must bring the pool area up to code including the fence and gates.

Mr Kincaid was kind enough to meet myself, Beau Alexander, Paul Earls and their wives and Jeff Brown of Custom Metals who is a resident of Fountain Park and is in the wrought iron business and has done prior work on the gates, etc. over the years. Based on the needed repairs, Jeff was going to give us a price for the work. I literally gave him a fifteen minute notice of the meeting.

After measuring the pool fence, gates, etc. with Jeff, Mr. Kincaid passed the fence and the gates with no additional work needed to meet the new code. He did say the fence was very, very nice and a lot better than most of the ones he sees on his inspections

FYI, if the HOA had to replace all the wrought iron it would be approximately \$20,000.00 which is good to know for the future budget planning. This does not include the pillars. Thanks to Jeff Brown for his time because he will not get any work out of this but he is happy as a fellow homeowner.

While the inspector was there he wanted to approve the pre Shot-Crete which is NOW scheduled for next week.

Since the dual drain at the bottom of the pool which is noted on the plan was not yet installed and the corner benches (mentioned at the April 10th board meeting) for the deep end of the pool with only one hand rail for each bench were not drawn on the plans the inspector would not approve the plan unless Imperial Pools either resubmitted the plans to show the benches with TWO hand rails for each bench and get these approved and another inspection for the dual drains installed all before next week for the Shot -Crete installation.

So the consensus was to drop the benches idea, save the association \$2,000 plus the cost of 2 more hand rails for that installation and just use the existing ladder with two hand rails that was in the pool originally.

The existing ladders are older and will not look as nice with the new pool so we are getting information on a new ladder which will be available at the next meeting. A ladder is required at the deep end of the pool. The benches would have replaced the ladder but also requires 2 hand rails per bench and must be on the plans approved by the County per this inspector.

The channel drain which replaces the dual drain at the bottom of the pool was approved as long as Imperial Pools sends a picture of the drain to the inspector. This has been done and another inspection is not needed prior to the Shot-Crete installation.

After the Shot-Crete installation next week, two weeks later the tile will be installed, then grinding the texture, deck drains installed and then equipment is installed.

The Change Order is in process of being rewritten and once that is done with leaving out the benches and the Ramada floor refurbishing for now, adjusting the drafting hours figures and credit due for the over payment of the permits, the board will hold an open meeting to approve the remainder of the expenses for the pool.

The Garage Floor Coating Co also quoted \$4410 to seal the floors for the Ramada and Matt Rice assures us that furniture movement on the floor would not be an issue. Imperial Pools bid \$5704 for the Kool decking installation for the floors which is what the areas around the pool are treated with. P3 who painted the current floors that are peeling bid \$5500.

Since it is not wise to refinish the floors for the Ramada prior to the contractors finishing the pool, we may have to put this off until later in the fall. As mentioned this will be reviewed at the next meeting.

Carol Keyser, Pinehurst Properties

Reminder

Dogs are to be kept in a fenced yard or on a leash at all times. (Pima County Code, Section 6.04.030)
Any solid pet waste to be removed immediately in a sanitary manner by the pet owner or person in custody of dog. Please clean solid waste from your yard – the breeze helps smells travel in the neighborhood. Please remove dog waste before the monsoons or rain as it will smell very bad to your neighbors.

FPHOA Board Members

President: Beau Alexander 885-1711
Vice President: Paul Earls 885-3086
Secretary: Gerry Crow 546-7812
Treasurer: Alicia Navia 614-507-4067
Director at Large: Mary Duerksen 772-215-1697
Contact the board by email: bod@fountainparkhoa.org

Board assisted by Pinehurst Properties, Inc., Carol Keyser, owner/broker, <http://pinehurstproperties.net>
7301 E. 22nd Street, P.O. Box 17052, Tucson, AZ 85731
Phone: 298-2146, Fax: 298-6334
jackie@pinehurstproperties.net
carrie@pinehurstproperties.net

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

Next Board Meeting

The next meeting is **May 8, 2019 at 6:30 PM.**

Regular Fountain Park board meetings are held on the second Wednesday of each month at the Ward 2 office, 7575 E. Speedway. All FPHOA homeowners are welcome to attend.

2019 Committees

Architecture

Committee Chairperson and board liaison: Mary Duerksen

Members: Erin Callaghan, Judy Dalton, Kay LaPlante

Hospitality

Committee Chairperson: Kara Andresen and Andy Scott

Members: Judi Dalton, Barbara Lehmann

Board Liaison:

Landscaping

Committee Chairperson: Beau Alexander

Members: Anita Dingee, Dianna Alexander, Paul & Darlene Earls

Board Liaison: Beau Alexander

Newsletter

Committee Chairperson: Sorraiyya Beheshti

Members: Bonnie Sinnard, Karen Plemons, Mina Reeder, Michal Allen

Board Liaison: Alicia Navia

Pool

Committee Chairperson: Gerry Crow

Members: Carol West

Board Liaison: Gerry Crow

Security

Committee Chairperson: Paul Earls

Members: Beau Alexander

Board Liaison: Paul Earls

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

Pool is closed until further notice. When open, please contact a member of the pool committee to arrange for pool parties using <https://www.fountainparkhoa.org/pool> or by calling or emailing Carol West, 298-2447, CCW4tucson@comcast.net. Call Alicia Navia if Carol is not available. Follow pool rules posted inside the pool area at the Ramada. 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 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 **Fountain Park Beige** 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 a discount from D & D Materials LLC, Landscape Rock, at 7777 E .22nd St. Ask for Dustin and show a copy of 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 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

To unlock Gate at end of Fountain Park Ave. call Beau Alexander, 885-1711.

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