



Fountain Park Splash

July 2017

Fountain Park Homeowners Association

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

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

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Carrie Bezosky, Accounting Manager: carrie@pinehurstproperties.net

Message from the President:

-4th of July Parade organized by our Secretary and Hospitality board member Barbara Lehmann, was a Blast, I was really pleased by homeowner participation, especially on the "PARADE ROUTE", so many smiling faces. Kudos to all involved, and Thank You.

-Park rebidding is in progress for the basketball and tennis court projects, and we are "shovel ready" once a contractor is chosen.

-Pool area and parking lot are not for trash, and the trash cans should not be filled with water from hose. Diann and myself had to clean up prior to a party, this was not due to rain...

-New Security upgrades will assist in reducing the uptick in incidents at park and pool and parking lot...

- Open positions are available on most committees and volunteers are requested.

-Speaking of open positions if you are interested in serving your community please consider running for a position "ON THE BOARD" 2 openings are due to be filled in 2018 Jan.

V/R Jeff Brown

Landscaping: We will soon have an effective plan in place to eradicate our burrowing rodents in the park and pests in the pool area. We're working with management for an economical way to clear out the overgrowth east of the pool area that may be harboring undesirable pests. The red flags in the park are our markers for The Groundskeeper's benefit in locating our requests. The park is experiencing monsoon damage and we'll be adding additional budgeting in 2018 to prepare our most needy tree crowns for next year.

Snakes: So far the snakes that have been reported and identified in our park are non-poisonous: garter snake, gopher snake, king snake. Rattlesnakes have been reported on the pool grounds. Do not approach. If bitten stay calm, keep the bitten area below your heart and seek immediate medical care. Check the internet for additional information.

Poolhouse: The two dry rot beams have been replaced. Working around the monsoon, the roof will be repaired and recoated soon.

Treasurer Report: June Rev - \$10,956.97; June Exp - \$16,723.68 Variance - (\$5,736.71)
Although the variance is negative, we have Prepaid Revenue of \$14,959.86. Major accounts are:
Operating Monies - \$31,954.82 Reserve Account - \$153,936.94 Total - \$184,991.75

During the last four years, several home sales closed without positive dues balances being returned to the owner. Under AZ law, it is our fiduciary responsibility to pay these people or pay the owed money into AZ Unclaimed Property, held in perpetuity for claim. We need your help finding the others. Please contact the Board if you have information that would help us locate them for payment. [Robin/Jerry Finney](#) - [James/Tammy Olson](#) - [Wendy Reed](#) - [David Royden](#) - [Mary Sue Smith](#) - [Michael Stone](#)

Web: Check out our new web page (it's still a work in progress): www.fountainparkhoa.org
Our new 'to the board' (Board Of Directors) is: bod@fountainparkhoa.org

Splash: 33 people are not receiving their Splash by e-mail. Donna at Pinehurst Properties can add you to the list to receive the Splash and relevant community information. There are printed copies of the Splash available at the pool house for the 33 people. Please do not take their copy.

July 4 Celebration: A grand time was had by all 50 people in attendance. Children, young and old alike, and their pets participated in the early morning parade. They were judged and certificates were awarded for 'Best of' categories. Pictures will be posted on our new website. There were lots of games and prizes for the youngsters, i.e. gunny sack race, water balloon toss, fish pond, water polo. The piñata was hard to break but the kids prevailed. We had plenty of refreshing snacks and drinks. We'd like to have you there next year.

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

Next Board Meeting

The next regular Fountain Park board meeting is on Wednesday, **August 9, 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 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)*. 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

New address: www.fountainparkhoa.org

<https://fphoatucson.qwknethllc.com> expires 12/2017

Old website login info: username = fpmember and password = fp5182. The information on these pages is for Homeowners of Fountain Park only. Under Owner's Pages you can find our CC&Rs, Bylaws, Rules and Regulations, the Solar Installation and Architectural Request forms, past issues of the Splash, etc.

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

Pool

Please contact the pool committee to arrange for pool parties. At least one week's notice is requested. Email Diann Brown, diannwbrown@icloud.com or call 751-9704. Follow posted pool rules: No 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 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 bronze or antique brass. 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.