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Fountain Park

Community newsletter



Fountain Park Homeowners Association

bod@fountainparkhoa.org

Assisted by Pinehurst Properties, Inc.

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Claire Callahan, Vice President

Ann Ochse, Treasurer

Melissa Lovelady, Secretary

John Steffens, Director at Large

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Cover: Photo from Unsplash.com

President's Message

***Greetings neighbors! Happy Summer and the Fourth of July!
Welcome to Monsoon season too!***

At the June 15th meeting of the Board of Directors, several topics were discussed and details provided, including the recent removal of mistletoe from the park's trees and the painting of the wall and entrance monuments along Wrightstown Road.

In addition, we are happy to report that the CC&R's have been approved by the required majority of homeowners. And financially the Association is solidly positioned to begin soliciting estimates for the first phase of the recreational amenities project.



The Board voted to cancel both the July and August meetings. The Splash will not be published during the summer 'hiatus' but of course news and information will still be communicated by email.

A sincere thank you to all volunteers who have and continue to diligently accomplish tasks for the Association, from the revision of the governing documents, to the daily testing of the pool water to make sure it remains safe, as well as inspecting the park and other areas of the neighborhood. We couldn't do it without you!

If you'd like to help in any way regardless of age, longtime resident or recent arrival, it makes no difference, just email a Board member and let us know. It's your neighborhood!

Kind regards!

May the rains be generous, yet gentle!

Alicia Nacia

“People usually consider walking on water or in thin air a miracle. But I think the real miracle is not to walk either on water or in thin air, but to walk on earth. Every day we are engaged in a miracle which we don't even recognize: a blue sky, white clouds, green leaves, the black, curious eyes of a child—our own two eyes. All is a miracle.”

—Thich Nhat Hanh



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

Our Landtamers crew has kept our park and the West islands looking really good. Over the past 2 weeks the crew has pruned back shrubs from the wall along Wrightstown Road and along the pool fence in preparation of the painting that will take place mid June. Since the meeting of the board, the painting has been completed at both locations.

The 4 Wolfberry shrubs that were planted a few months ago in the “test area” of the park have lost most of their leaves but are still alive. The Landtamers crew felt that they may have been receiving too much water. The irrigation was adjusted.

The Landtamers tree crew arrived at the crack of dawn on June 7th to remove mistletoe from 32 mesquite trees in the park.



Claire Callahan

Recreational Amenities

The Association now owns the final architectural plans designed by Novak Environmental for the project and will begin to solicit the necessary bids. The Board approved a transfer of \$30,000 from the Operating Account to the Reserve Account for that purpose.



Alicia Navia

Pool Committee

The water heater has been turned off as nighttime temperatures remain at or above 70 degrees.

By all accounts, the pool is being enjoyed by residents of all ages.

After repeated calls and emails to Garage Floor Coatings, the company that had unsatisfactorily repaired the cracks that had appeared on the warranted material applied to the ramada floor, we have at last been able to schedule an appointment in order for them to take a look at their work. We hope to finally be able to resolve the issue to everyone's satisfaction.

On Monday, June 20, the same company that painted the entrance monuments and Wrightstown Road wall completed the painting of the wrought iron fencing surrounding the pool.



Alicia Navia

Financial Report for May 2022

According to bank statements, Fountain Park Homeowners' Association had \$93,356.63 in the operating account and \$134,662.35 in the reserve account, for a total of \$228,018.98. This is a decrease of \$6,386.06 from April funds.



- Income was slightly over budget projections due to title transfer fee income in the amount of \$200.
- Administrative expenses were under budget for the month by \$860.97. This was primarily due to a decrease in legal fees and postage.
- Total maintenance expense was over budget for the month by \$9,451.66 due to the annual payment to Horn Pest Control. We also expended \$937.50 for tree trimming. Overall, we remain \$8,871.95 under yearly budget projections in maintenance at the end of May 2022.
- Utility expense was under budget for the month by \$786.78 due to payment of electricity in April for both the months of April and May by the management company.
- According to the bank statement, the amount paid out as expenses, less reserve transfers, for May was \$16,240.15. Our operating net income according to the bank statement, which is income minus expenses, for the month of May is (\$4,028.06), resulting in a net loss. This loss is primarily due to the annual payment to Horn Pest Control, which is a once-a-year payment.
- The reserve bank account has an ending balance of \$134,662.35. Both April and May transfers were actually made in May, according to the bank statements. Interest income from the reserve account was \$17.00. A check was made to Facelift painting out of the reserve in the amount of \$2,375.
- At the May Board meeting, the board unanimously approved a motion to transfer funds into the reserve account on the 20th of each month. This is an automatic bank transfer done by the management company. According to the bank statements, both

operating and reserve, the transfer was not made until May 31. Pinehurst bookkeeping was reminded of our request and has agreed to make sure the transfer goes into Reserve on the 20th of the month from now on.

Ann Ochse

CC&Rs revisions move forward

The requirements for passing the revisions to the CC&Rs have been met. The minimum vote required was 120 households.

The results are:

- 122 households approved
- 1 approval vote was disqualified since the title transfer to the house has not yet been completed
- 14 households indicated they would not vote to approve
- 43 unknown

Our attorney, Kaycee Wamsley of Smith and Wamsley PLLC, will file the revisions with the county and they will become effective on the date of that filing. At that point, we will send a community email to inform every one of the effective date. The revised CC&RS will be moved to the Governing Docs section of the Fountain Park website. The Bylaws revisions were approved in January, 2022 and are already on the website.

Thanks to the community for participating in this long process. As you may know, this is only the second revision since the original CC&RS were written in 1981.

Judi Dalton

Good News for the Birds of Tucson



Since the 1970's, the world has lost three billion bird species according to the National Bird Conservancy and the Cornell Lab of Ornithology. Two-thirds of North American bird species are currently at risk of extinction due to climate change and habitat loss, according to the Audubon Society.

The loss of bird species has a significant impact on humans, including loss of agricultural pest control, plant extinctions, and the loss of seed spread. On Tuesday, June 13, the House of Representatives in Washington D.C. passed the Recovering America's Wildlife Act (RAWA) in a bipartisan vote of 231-190—a historic victory for wildlife. This legislation would dedicate desperately needed conservation funding directly to states and Tribal Nations for proactive on-the-ground projects. RAWA will help conservation efforts for more than 800 species of birds. It has not yet come before the U.S. Senate.

As a community, we can do our part in preserving wildlife by calling or emailing our senators and asking them to support this legislation. We can also make sure that bird habitats remain in place for both local and migrating species. We are blessed with many trees in this community, including our park, and they serve as homes for both local and migrating birds. It is important for Fountain Park to continue to maintain these bird habitats to preserve our environment.

You can find out more about birds in Southern Arizona by visiting Southern Arizona Audubon Society online at <https://tucsonaudubon.org> or calling them at 520-629-0510.

Ann Ochse

Getting to know our neighbors

Andy and Kara Scott

We moved into the Fountain Park neighborhood in 2010. Andy is a Tucson native and attended Tucson High and the University of Arizona. Kara grew up in an Air Force family and moved every three to four years, having lived in several states and attended high school in Wiesbaden, Germany. The University of Arizona is what drew Kara to Tucson. Andy has worked for Intuit for over twenty years and Kara is retired after working in the healthcare field for 25 years.

We have fond memories of having a small wedding in the neighborhood park. You may see us walking our yellow mixed dog Daisy and German Shepherd Roscoe, around the neighborhood. The rest of our zoo consists of a cat, turtle, frog and fish. Andy is an avid cyclist and has participated in El Tour de Tucson over 20 times, in addition to many other races. Kara enjoys cooking and trying new recipes. We both enjoy animals, being out in nature and trying our hand at gardening. We look forward to traveling more in the future.

We've been on the Hospitality committee since 2019 and enjoy greeting the new neighbors that move in. We love the quietness of Fountain Park, chatting with neighbors and lending a helping hand where we are able. If you see us out and about, please feel free to say hi.

Kara Scott



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
Barbara Lehmann 520-237-2140,
bhlehmannaz@cs.com

E. B. White Letter to the children of Troy 14th April 1971

A library is many things. It's a place to go, to get in out of the rain. It's a place to go if you want to sit and think. But particularly it is a place where books live, and where you can get in touch with other people, and other thoughts, through books. If you want to find out about something, the information is in the reference books---the dictionaries, the encyclopedias, the atlases. If you like to be told a story, the library is the place to go. Books hold most of the secrets of the world, most of the thoughts that men and women have had. And when you are reading a book, you and the author are alone together---just the two of you. A library is a good place to go when you feel unhappy, for there, in a book, you may find encouragement and comfort. A library is a good place to go when you feel bewildered or undecided, for there, in a book, you may have your question answered. Books are good company, in sad times and happy times, for books are people---people who have managed to stay alive by hiding between the covers of a book.

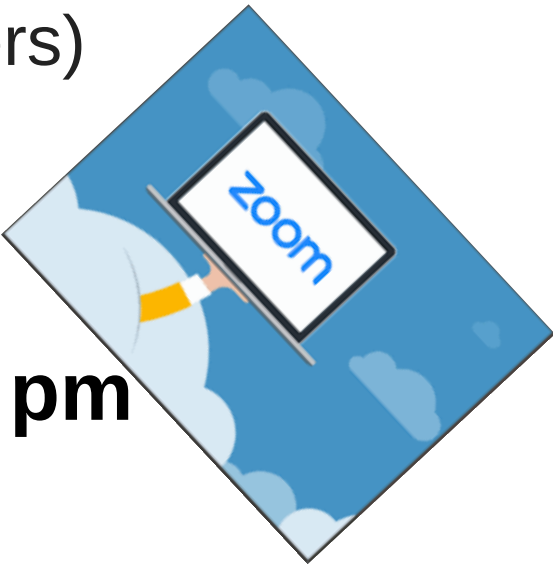
FPHOA Board Members:

President:	Alicia Navia	614-507-4067
Vice President:	Claire Callahan	520-296-7653
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 Christy Johnson using the email Christy@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 next Board meeting is:
Wednesday, September 21 , 2022 at 6:30 pm**

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

2022 Committees:

Architecture:

Board Liaison: Ann Ochse
Committee Chairperson:
Members: Erin Callaghan, Judi Dalton, Claire Callahan

Hospitality:

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

Landscaping:

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

Newsletter:

Board Liaison: Alicia Navia

Committee Chairperson: Sorraiyya Beheshti

Members: Carol Decker

Graphic Design: Dario Navia Pohl

Pool:

Board Liaison: Alicia Navia

Committee Chairperson: Melissa Mora Lovelady

Members: Claire Callahan, Carolee Capp, BJ Cordova, Liz Burcin,
Carol and Neil West

Security:

Board Liaison: John Steffens

Committee Chairperson:

Member: BJ Cordova

Compliance:

Board Liaison: Melissa Mora Lovelady

Committee Chairperson: Melissa Mora Lovelady

Members:

Recreational Amenities:

Board Liaison: Alicia Navia

Committee Chairperson: Dario Navia Pohl

Members: Sorraiyya Beheshti, Carol Decker

2022 Ad hoc committee

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 520-791-3242, Emergency after hours 520-791-4133

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.