

Volume 28. Number 07. July 2021.

Splash

*Fountain Park
Community newsletter*

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Fountain Park Homeowners Association

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

Greetings neighbors!

The monsoon rains are here and I think I may have heard a collective sigh of relief, as the rainfall has been plentiful so far. Or perhaps what I heard were gasps of surprise at the crazy winds and the seemingly endless thunder and lightning. Or maybe I've just been out in the sun too long ...

The Board of Directors had its July meeting on Wednesday the 14th. Please take a few moments to read the news about your neighborhood.

As always, please be well and healthy and safe!

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 Once on the homepage, click on [Agendas/Minutes](#).



Landscaping Committee

The weekly weather-related clean-up of debris and some small broken branches continues. Overall the trees and shrubs are holding up well, in spite of low amounts of rainfall, until just very recently. As a result of the increase in precipitation, the park's irrigation system was turned off for a week at least, depending on conditions.

Not only does this lower FPHOA's water bill somewhat, but it'll also give the ground squirrels another opportunity to relocate and get their drinks someplace else, without resorting to chewing through yet another irrigation line.

The Board approved a bid from Landtamers for mistletoe removal from 7 trees in the park. In conjunction, we have again contacted our next door neighbor, the Wrightstown Ranch HOA, asking them to address the mistletoe situation of the trees in their open area adjacent to our park, which is contributing to the infestation of our trees.

Alicia Navia

Splash



Pool committee

Neighbors continue to regularly use the pool for swimming, exercise, wading, relaxation and fun. Although the water has become quite warm, it is still refreshing and crystal clear.

Please remember that the surfaces around the pool can get rather hot when it's 100 degrees or more, and the sun is shining. Splashing some water before touching a surface cools it down sufficiently. It's also a good idea to use footwear when walking on the deck. And finally, please let the pool technician empty the skimmer baskets during his visits 3 times a week. There are several critters that can hide under the lid and may find your fingers and hand sufficiently threatening to sting or bite.

Alicia Navia



Financial Report



As of June 30, 2021, FPHOA had \$80,789.84 in the operating account and \$111,180.06 in the reserve account, for a total of \$191,969.90.

- Income for the month was over budget by \$403.54, due to NSF fees as well as two title transfer fees in the amount of \$100 each. We currently show \$1,290.17 in excess of expected income for the year.
- Administrative expenses were slightly under budget for the month by \$93.52. They remain under budget for the year by \$1,103.86. Legal expenses were slightly over budget for the month. Postage and copy fees are significantly under budget because most business has been conducted online with email attachments.
- Total maintenance expense remains under budget for the year by \$8,497.89. Budget variances on a monthly basis under maintenance are meaningless because the budget allocations are not consistently applied. There was a fountain Service expense of \$65 for descaling and a Lighting Repair of \$105.00 to troubleshoot the faulty overhead light by the pool.
- Utility expense was over budget by \$74.85. Utilities for the year are over budget by \$552.49 due to increased expenditures in gas and internet/phone for security.

Total expenses year-to-date are \$9,049.26 under budget. FPHOA operating net income, that is income after expenses, for the year is \$10,339.43.

\$3,400.00 was transferred to the reserve account which earned \$13.30 interest for the month.

Ann Ochse

Street Reconstruction July 2021



We have not yet received official notice in writing that our streets will be reconstructed; however, it looks very promising that we can look forward to this wonderful amenity in the near future. Members of the committee continue to work closely with city officials to obtain official notice of street reconstruction. We will notify the Fountain Park Community as soon as we receive this formal notice.

Ann Ochse

Recreational Amenities

Exciting things are happening in Fountain Park.

We are moving forward with the sports court amenities. The board looked at bids from Novak Environmental, Golden Rule Construction and Talavera Engineering. They decided on Novak Environmental for \$6900. They are going to draw up the plans. Once we have the drawings, we can begin to get contractor bids.

We may need to complete in phases as previously discussed.

For complete details please see the July minutes posted on the website.

The more community input the better! Please be involved, log on to the board meeting via Zoom on September 8th at 6:30 and make your voice heard.



Melissa Mora-Lovelady





The following statement from Judi Dalton, committee chairperson was read at the Board meeting.

We met twice in June. On June 17th, we reviewed Kaycee's comments and sent them back and asked Kaycee to send a DRAFT Revision of the governing documents. On June 25th, we reviewed the revision and sent back our comments.

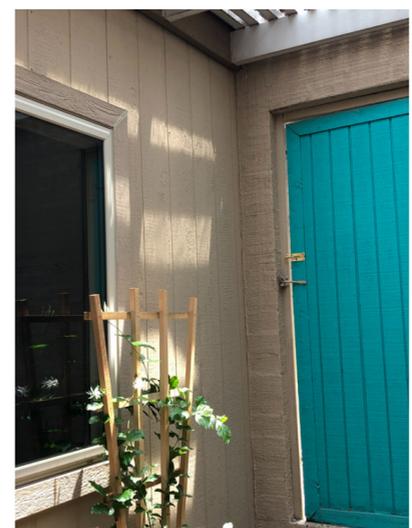
Our next scheduled meeting is on August 3rd, which is a Zoom meeting with Kaycee to review all the revisions and discuss any other items. We feel we will have a workable final DRAFT for Town Hall meetings early in September.

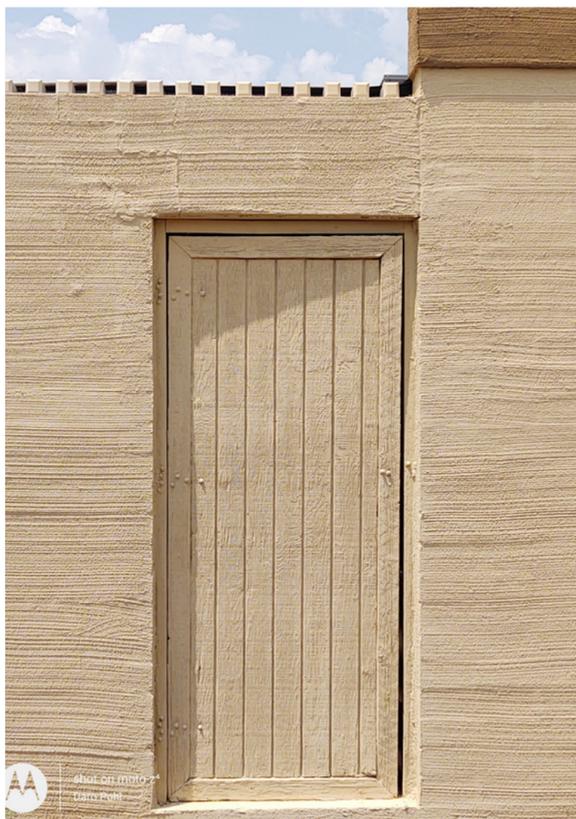
Atrium Doors

This month the Fountain Park Board received a question that we thought was important enough to answer for all homeowners.

The question is **“Does anyone know if people have sealed up the door that leads to the neighbor's property?”**

The answer is: Yes, there may be a neighbor who has sealed up the atrium door that leads to the property next door. It was done without getting approval for an Architectural Change Request and goes against building codes. It could cause a problem with escaping a fire or other emergency from one of the rooms facing the atrium or prevent a rescue from those rooms from the outside.





People who have sealed up their door may not pass a city inspection if they decided to sell their house and may be asked to correct it.

Most rooms in the house need a fire or emergency exit (window or outside door). Since our houses sit on the lot line with no windows facing the neighbor, our atriums with windows and the wooden door were the solution to meet the code.

The City of Tucson has adopted the International Residency Code (IRC) with no changes to section R310, Emergency Escape and Rescue Openings. Here is a link to a copy of that code. Sections 310.1 and 310.4 are the most applicable for this question.

<http://www.boman-kemp.com/IRC-Code-R310-Emergency-Escape-and-Rescue-Required.htm>

If you are concerned about security, all windows and sliding glass doors leading to the atrium lock from the inside, and the atrium door has a sliding latch accessible only from the inside. Also, never put a lock on your neighbor's atrium door from the outside so that they are unable to easily escape in an emergency.

Mina Reeder

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

Book Club



The Fountain Park Book Club met Tuesday, July 13th. Due to the unstable weather, it was decided to meet via Zoom instead of at the pool. The usual suspects gathered by their computers to discuss American Dirt by Jeanine Cummins.

I had not realized that the book was on Oprah's book list, and was told that she had been here in Tucson to discuss it. The book was considered controversial and there were some critics who said that it was stereotypical of undocumented migrants. Our group found the story of Lydia and her son Luca's experiences during their journey to escape Acapulco, Mexico very timely. Lydia's husband Sebastian, a journalist, had published a story of a drug cartel kingpin, Javier, and his crimes. In retaliation, Javier orders the murder of her husband's entire family during a family celebration. Lydia and her son were able to escape the massacre. Their journey to get to the U.S. is made even more treacherous, when it becomes apparent that Javier realizes she is alive and has escaped from Acapulco, and has people trying to find and kill her and her son.

The August book club meeting is planned for Tuesday the 10th. The book selection is The Island of the Sea Women by Lisa See. Many of you may be aware that Ms. See is a frequent guest speaker at the Tucson Book Festival.

If you would like to join our group, please contact me at clairecallahan@hotmail.com

Claire Callahan



Getting to know our neighbors

Art and Ramona Denny met as undergraduates at Texas Christian University in Fort Worth TX. When Art entered graduate school at Louisiana State University in Baton Rouge LA, Ramona started as a computer programmer for Project Apollo at the Manned Spacecraft Center near Houston TX. A year later they married and Ramona joined him in Baton Rouge, where she programmed and operated the computer for a photo-finishing firm. Son David was born in Baton Rouge. Art's call-up to active military duty sent them to Eglin AFB in the Florida Panhandle, and 5+ years later to Ellsworth AFB near Rapid City SD. Art left the Air Force a year later for employment at Texas Instruments in Dallas TX. Raytheon purchased TI's Defense Division 23 years later and relocated many employees to Tucson AZ in mid-June 1999. The Dennys liked the Fountain Park neighborhood and settled in on E. Linden Street to experience their first monsoon.



Except for graduate school and a year as a Missile Combat Crew Commander for Minute Man II missiles, Art's career until retirement in 2012 focused on laser-guided weapons technology. Ramona's computer work, in addition to Apollo and business applications, included selection and flight testing of the F-15 aircraft at Eglin. In Dallas she shifted to animal-oriented work. She was docent coordinator for several years at the Dallas Aquarium, then a veterinary technician for 12 years. They have had a varied roster of animal companions; today a talkative, opinionated 15-year-old black male cat named Bear shares their home. Son David, daughter-in-law Traci, and granddaughters Ashlyn and Makinley live in Plano TX. They also claim Traci's sister's child Skyler, who was adopted as a newborn in Tucson, as a granddaughter. The Dennys hope soon to resume travel, a favorite activity. Meanwhile Art spends many hours weekly in genealogy research.

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

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

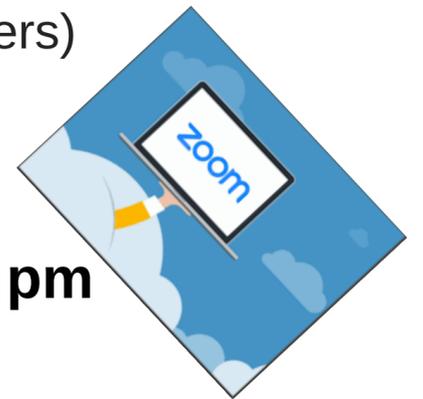
7301 E 22nd Street, Tucson, AZ. P.O.Box 17052, Tucson, AZ 85731

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



Next Board Meeting is:

Wednesday September 08, 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

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

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 520-791-4242

Southwest Gas 520-860-6020

Tucson Electric Power 520-623-7711

Grffiti 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.