

Volume 28. Number 11. November 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

Hello neighbors!

I think you'll agree that the month of November and the holiday season have begun with a flurry of activities. The long overdue repair of our streets has finally gotten underway. Although not exactly the more extensive resurfacing we were expecting, a three-layer application of new material should go a long way to improving the appearance of Fountain Park streets, extending their durability, as well as making them safer for walkers, joggers and cyclists.

Coincidentally, Pima County also scheduled sewer repairs at the same time as the street project, for a couple of streets in Fountain Park, momentarily adding to the number of street closures and detours. Although the projects can be inconvenient at the time, clean and smooth streets and the assurance that the sewer system is working properly are outcomes that make the disruptions worthwhile.

The Board had another full agenda at its November 10th meeting. Among the topics discussed were the final changes to the revisions of the governing documents, which the Board is scheduled to approve in December. Then final drafts will be posted on the website, town hall-style meetings will be scheduled and voting by the community will follow.

Speaking of voting, it's election time in the neighborhood once again. This year there are two open positions that must be filled. Please consider nominating either yourself or another homeowner for this very important service to your community. And remember there are other committees that would also be grateful for your help.

Please continue reading the newsletter to find out what else has been happening in Fountain Park.

Alicia Navia





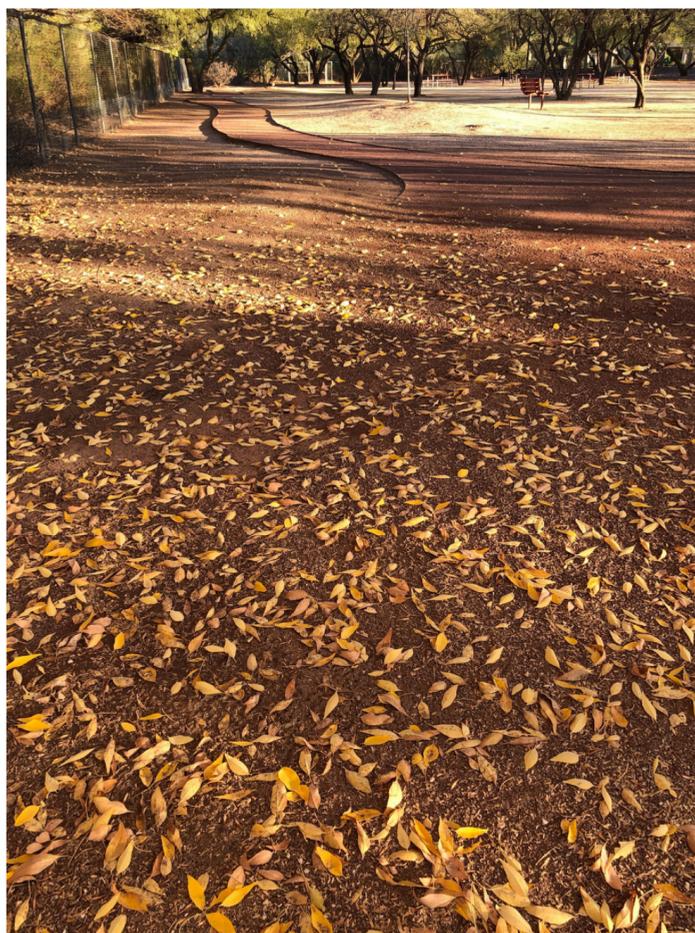
Committee Reports

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

Through perseverance and hard work, the landscaping contractor has finally brought the weeds and associated growth and debris due to the generous summer monsoon, under control. Thanks also to the rainfall amounts, the irrigation system is just now becoming necessary once again, after being off for several weeks.

The committee has been researching trees and shrubs to replace several trees that had to be removed. Four young native trees and four shrubs are scheduled to be planted in February at various locations in the park.



Alicia Navia



Pool committee

Swim season officially ended on November 1 with the turning off of the water heater. The maintenance contractor, Worry Free has now reduced its visits to twice a week.

A sincere thank you to dedicated volunteers, Liz Burcin, Carolee Capp and Carol West for making sure the pool water was tested and chemical levels were as they should be, week in and week out during the entire swim season.

As stated in the October edition, the Board has budgeted and will soon begin to get bids to remodel the restrooms, replacing the toilets, sinks and shower hardware. In addition, a new table will be purchased to add to the furniture in the ramada. The plan is to complete all work before the 2022 pool season begins in April.

Also as reported in the October Splash, Imperial Pools and Design had its pool contractor's license revoked by the AZ Registrar of Contractors in late September. It has now been reported that company owner, Patrick Crone's general contractor's license was also revoked in early November. In a further development, as a result of the KVOA News 4 Tucson months' long investigation, several former employees and sub-contractors have disclosed that they are owed money for work done for Imperial Pools.

Being unlicensed, the contractor would not be able to perform any warranty work that might become necessary, arising from either of the complaints filed with the ROC by FPHOA against Imperial Pools.



Alicia Navia

https://www.kvoa.com/news/n4t-investigators-tucson-pool-builder-now-unlicensed-after-multiple-customer-complaints/article_bb43484a-3dbb-11ec-b57e-0ffc83def8da.html

October Financial Report

As of October 31, 2021, FPHOA had \$78,758.10 in the operating account and \$116,935.60 in the reserve account, for a total of \$196,693.70. This is an increase of \$5,057.82 over September due to a decrease in expenses.

Income for the month was under budget by \$100.07, due to decrease in payment of dues. We currently show \$1,015.57 in excess of expected income for the year.

- Administrative expenses were slightly over budget for the month by \$24.74 due to legal expense involving the Bylaws and CC&Rs. Administrative expenses for the year are over budget expectations by \$1,093.31 for the year primarily due to legal expense.
- Total maintenance expense remains under budget for the year by \$15,195.81.
- Utility expense was under budget for the month by \$503.30 due to decreased expenses in water & sewer and gas. Utilities for the year are under budget by \$1,208.28.

Total expenses year-to-date are \$15,310.78 under budget. FPHOA operating net income, which is income minus expenses, for the year is \$44,869.26

\$3,400.00 was transferred to the reserve account which earned \$14.49 interest for the month. \$598.00 was deposited as a recapture of salvage. No funds were expended from the reserve account.

Ann Ochse



Street Reconstruction November 2021

On October 21, a letter went out to residents of Fountain Park that street resurfacing was to begin on November 1, which was changed to November 9. This letter indicated the streets would be resurfaced, not reconstructed as the committee had been told by the director of Transportation and the Ward 2 Commissioner. The letter stated that this was part of the City's \$14 million allocation to street repair, providing \$2 million per ward for streets.

After much discussion with TDOT and Ward 2 offices, our chairperson learned the Ward 2 Commissioner, Paul Cunningham, decided to resurface our failed streets rather than reconstruct them in order to use the funds to repair streets in three neighborhoods, including ours.

There will be a triple application of fiber micro surfacing applied to our streets. This is the same treatment applied to Tucson Blvd. and Catalina Vista. The addition of fiber is supposed to prevent the reappearance of cracks. Work will not include micro milling, but the Contractor will apply leveling to fill in cracks and provide a more even surface. The resurfacing will be done in three applications. Maps have already been sent to residents indicating when the first application of the resurfacing will occur.

Pinehurst received notice that there is sewer work scheduled for the same time as the street resurfacing. It is up to the city to coordinate with the sewer work. The city has stated there will be no delay due to sewer work.

Waste management will continue to pick up trash on Tuesdays. If they cannot access your street, they will reach out to affected homeowners and attempt to reschedule.

Even though we were extremely disappointed that Fountain Park will only receive a street resurfacing, we should be grateful for getting something done to our streets when so many subdivisions are going without these repairs.

If you need a place to park your vehicle, please contact Pinehurst for a permit to park in the Swimming Pool parking lot. You need to have this permit to park there.

Ann Ochse



Election of Officers for the board for 2022

The Nominating committee met on November 2 to prepare for the upcoming election prior to the Annual meeting at 10 A.M. on January 15, 2022. As usual our concern is having neighbors step forward and seek election to the open spots on the Board. For 2022 there are 2 open positions. The committee plans to reach out and introduce ourselves to the many new neighbors that have moved into our community over the past year and also share information regarding our electronic elections.

We will again be using Election Buddy as the way for our homeowners to cast their vote. Due to the pandemic last year, it was necessary for our committee to research and find a way for our homeowners to cast their ballot. The technical person on our election committee spent a considerable amount of time researching and reviewing different companies who offered electronic voting for HOA's. It was decided that Election Buddy was the best and most convenient way for our residents to vote. It also relieved the committee's need to rent a post office box, meet together to fold, stuff and mail the ballots, not to mention the numerous trips made to the post office to pick up the ballots from our PO box. As a result of using Election Buddy, Fountain Park had the best results of voter participation in several years. 102 votes were received out of 180 eligible voters. We were thrilled with the result as the previous two years the number of votes received was 76 and the year before that only 56 homeowners participated.

The dollars saved with electronic voting was significant! The cost for last year's electronic election was \$124.40 vs \$553.33 for the year before, a savings of \$428.93.

If you feel you would be a good addition to our HOA Board, please contact me or anyone on the Board. If you feel you cannot run for one of the open positions, please speak with your neighbors and ask them to consider running for the Board. Sometimes all it takes is for you to encourage them to throw their hat in the ring.

Respectfully submitted,

Claire Callahan
Nominating Committee Chairperson

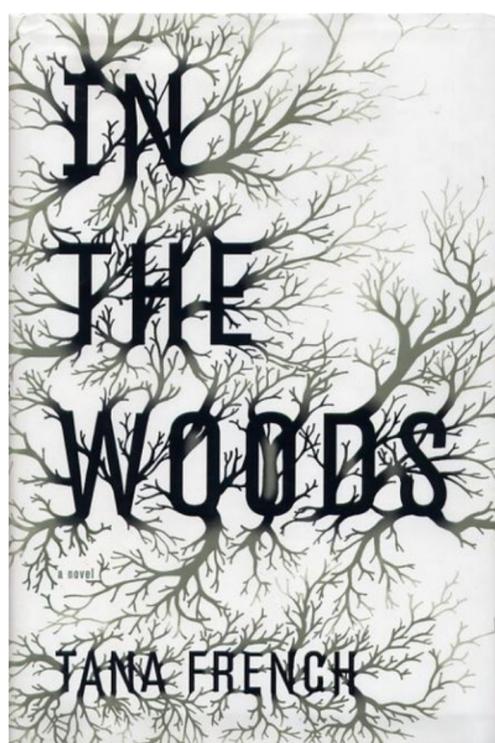
Book Club meeting in October

The FP book group met on 11/9 to discuss [A Long Petal of the Sea](#), by Isabel Allende. This epic novel, which combines true history along with fictionalized characters, spans decades from the 1930s to the 1990s and follows 2 young people as they flee the aftermath of the Spanish Civil War. Roser and Victor are the main characters. Roser is a pregnant young widow and Victor is an army doctor and the brother of her deceased love; they unite in a marriage that neither of them desires but is necessary in order to survive. Along with 2000 other refugees, they embark on the SS Winnipeg, a ship chartered by the poet Pablo Neruda, to Chile. The novel then follows them through their lives in Chile and Venezuela, as they hope to return to Spain one day.

We had an interesting discussion, and most of us really enjoyed reading this book! One of the great things about this book group is it encourages us to read books that we might not pick up on our own, and the comradery and friendships are also very stimulating and fun!

The group is having a holiday gathering on Tuesday 12/7 (first Tuesday instead of the usual second Tuesday), and we will be discussing [In The Woods](#), by Tana French. We would love to have new members at any time, so if you're interested in joining us, please email Liz Burcin at eburcin@comcast.net

Liz Burcin



Getting to know our neighbors



I am Dario Navia Pohl, although I sign my art as Daro Pohl. I'm an artisan, a painter and a writer.

I am from Chile and traveled to Columbus, Ohio nearly 20 years ago. After a few years, my wife Alicia and I moved to central Oregon and later to Tucson.

Thanks to my art work I've had the opportunity to travel around the U.S.

I'll let these examples of my work speak for me.



Kintsugi, repair with gold



Oil on canvas



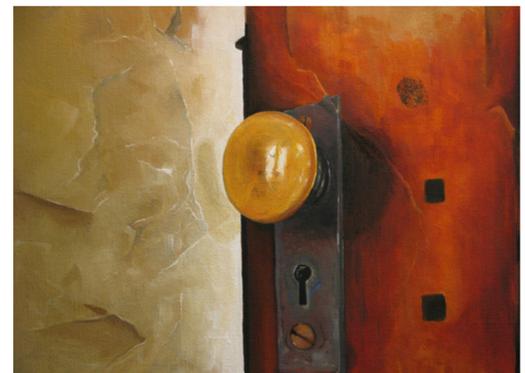
Oil on canvas



Necklace- copper and Kumihimo cord



Bookbinding



Acrylic on canvas

Could you use some help with grocery shopping?

A kind, concerned neighbor and homeowner is willing to go grocery shopping for someone in the community who is currently unable to do this. She does not want any payment for the service, but of course you would have to pay for the purchased groceries. If interested, please contact Anita Dingee at 520-290-2225.



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

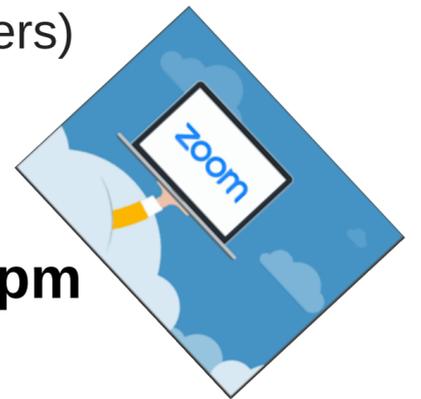
Contact Donna Wood at donna@pinehurstproperties.net

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 December 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, 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:
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

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.