

Volume 29. Number 01. January 2022.

Splash

Fountain Park.

Community newsletter



I VOTED

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Fountain Park Homeowners Association

bod@fountainparkhoa.org

Assisted by Pinehurst Properties, Inc.

Alicia Navia, President

Claire Callahan, Vice President

Ann Ochse, Treasurer

Melissa Lovelady, Secretary

John Steffens, Director at Large

Splash team:

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Alicia Navia

Graphic Design: Dario Navia Pohl

Photo fountain by: Carolee Capp

Cover: Photo by visuals on Unsplash

President's Message

GREETINGS and a HAPPY 2022, neighbors!

I hope the New Year has been good for you thus far and that you and your dear ones are in good health and hopeful.

It was another challenging 365 days, but we remain optimistic that 2022 will bring healing and a resolution to the continuing pandemic.

Regardless, Fountain Park and its homeowner's association accomplished several goals that will continue to keep our neighborhood the special and attractive place that it is. Here is a brief summary:

- A community survey was created so homeowners could make known their recreational preferences for the former tennis courts area in the park.
- The fencing surrounding the courts was taken down and the remaining concrete was removed in preparation for future construction.
- An architectural design plan for the area was commissioned and prepared so that construction of new recreational facilities can take place as finances are available.
- As a result of conservative financial management, without raising dues over the past 2 years, the HOA is in a position to begin needed remodeling projects and the first phase of the recreational amenities.
- Thanks to the efforts of dedicated volunteers, Pinehurst Properties' Donna Wood and our attorney, the HOA's 20 year old governing documents were revised and approved by the Board. The By-laws have recently been ratified by a majority of the homeowners who voted at the Annual Meeting. The CC&R's require a different approval process which will soon begin.
- Thanks to yet another group of dedicated and persistent volunteers, Fountain Park was one of three communities in Ward 2 which had their streets resurfaced.
- The pool was opened on schedule and remained open for the full swim season in spite of ongoing pandemic concerns and repairs to the cracked pool deck, which were successfully resolved through a complaint to the AZ Registrar of Contractors.

Splash

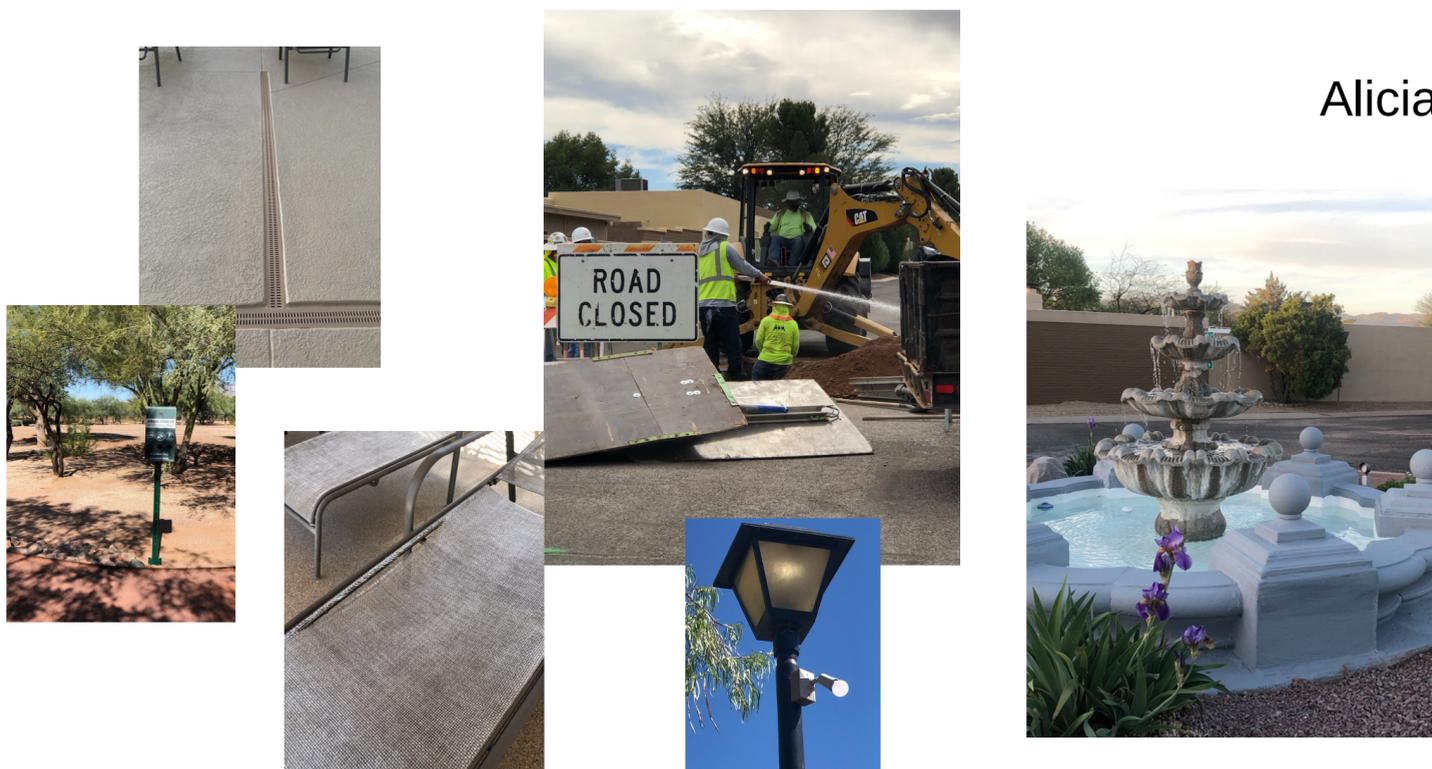
The Annual Meeting for 2022 took place on Zoom on Saturday, January 15. The primary purpose of the meeting was to elect officers for the two open positions on the Board. The election process was again primarily conducted electronically, with only eleven mailed paper ballots. Congratulations to Claire Callahan, our newest Board member! I was also re-elected for another 2-year term. Thank you to everyone who participated in the electronic voting process. There are additional details about this year's voting elsewhere in the newsletter. The minutes of the 2021 Annual Meeting were also approved, and as mentioned earlier, the Association's By-laws were ratified by the community's voters.

A sincere thank you to Mina Reeder for volunteering to serve on the Board for the past 2 years.

After the meeting adjourned, the new Board had a brief organizational meeting to choose officer positions for each Director. For 2022, I will continue to serve as President, Claire Callahan will be Vice-President, Ann Ochse will remain Treasurer, Melissa Lovelady, Secretary and John Steffens, Director at Large.

Beginning in 2022 Sue Logan of Pinehurst Management, will be the property manager for our community. We are grateful to Donna Wood for representing and advising Fountain Park over the years and wish her much success.

The first meeting of the 2022 Fountain Park HOA Board will take place on Zoom on Wednesday February 9 at 6:30 pm. We hope you will join us!



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](#).

Financial Report for December 2021

As of December 31, 2021, FPHOA had \$87,716.86 in the operating account and \$120,695.78 in the reserve account, for a total of \$208,412.64. This is an increase of \$6,134.90 over November financials due to a decrease in expenses.

Income for the month was over budget by \$405.03, due to title transfer fees. We currently show \$1,632.87 in excess of expected income for the year.

- Administrative expenses were over budget for the month by \$307.09 due again to legal expense involving the Bylaws and CC&Rs, as well as postage and copies for the upcoming annual meeting. Administrative expenses for the year are over budget expectations by \$1,675.21 for the year primarily due to legal expense as well as catch-up expense on under budgeted website expense.
- Total maintenance expense remains under budget for the year by \$16,118.33.
- Utility expense was under budget for the month by \$568.27 due to decreased expenses in gas and internet. Utilities for the year are under budget by \$1,708.52.

Total expenses year-to-date are \$16,151.64 under budget. FPHOA operating net income, which is income minus expenses, for the year is \$57,224.82.

\$3,400.00 was transferred to the reserve account which earned \$15.35 interest for the month. Novak Environmental was paid \$3,069.80 from the reserve account for the architectural design plan for the proposed recreational amenities area of the park.

Ann Ochse

Nominating Committee Report for January 15, 2022 Fountain Park HOA Annual Meeting

This is the second year that the Nominating Committee has selected electronic voting for the majority of Fountain Park homeowners. 169 homeowners received their ballot electronically and 11 homeowners received a paper ballot by U.S. mail. Once again I want to thank our committee member, Dario Navia, for all his technical expertise and his willingness to spend the time it takes to work through the system with very little tech support from Election Buddy to ensure the electronic voting runs smoothly as well as keeping the cost as low as possible. The cost can escalate very quickly the more help the customer (Fountain Park HOA) requires in support from Election Buddy.

- The cost to the HOA to use **Election Buddy was \$80.00**. (That is \$9.00 less than in 2021).
- The cost of preparation of **11 paper ballots** by Pinehurst Properties was \$18.20. Postage cost of 11 paper ballots was \$19.04. The cost of 180 postcards announcing the Annual Meeting including postage was **\$121.05**.

Total cost of the election \$238.29

The number of electronic votes of 169: 76

The number of paper ballots of 11: 3

Total votes: 79

ELECTION OF THE BOARD OF DIRECTORS:

Alicia Navia 68

Claire Callahan 68

132 votes tallied and 10 abstentions

Approval of Minutes of Annual Meeting January 2021:

Votes approved 62

disapproved 1

Approval of Updated Amended & Restated By-Laws:

Votes approved	55
disapproved	7

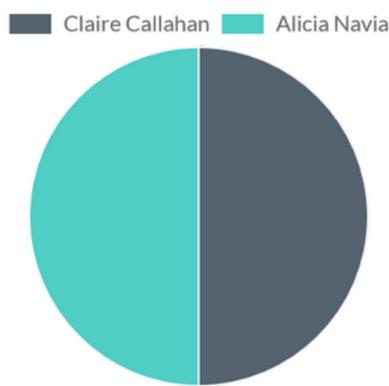
The HOA Board members for 2022 are Alicia Navia, Claire Callahan, Melissa Lovelady, Ann Ochse and John Steffens.

Hopefully, next year we will all be able to meet together for the Annual Meeting at the East Side City Hall. I am looking forward to coffee and donuts. I believe that electronic voting will continue due to the convenience to the homeowners and the cost savings to the HOA. Some may remember from the election of 2021, the savings that year was \$428.93 over the 2020 election when all homeowners received a paper ballot. Additionally the costs of using the U.S. mail continue to rise.

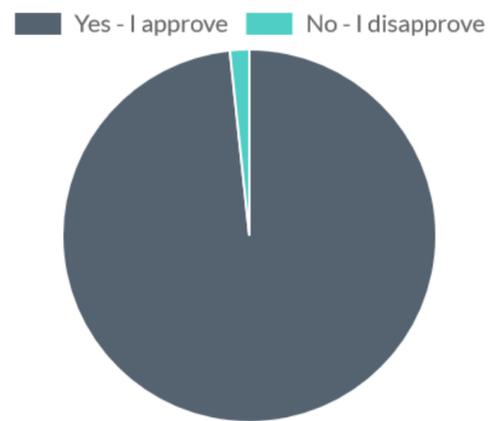
Respectfully submitted

Claire Callahan
Nominating Committee Chairperson

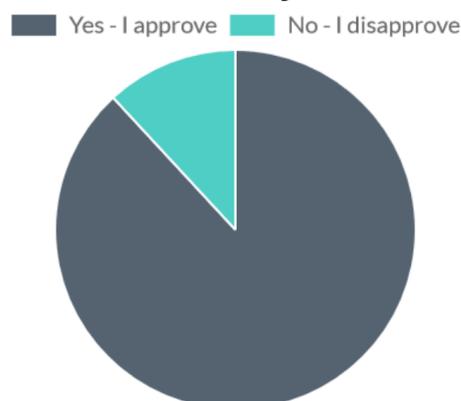
ELECTION OF THE BOARD OF DIRECTORS



Approval of Minutes of Annual Meeting January 2021



Approval of Updated Amended & Restated By-Laws



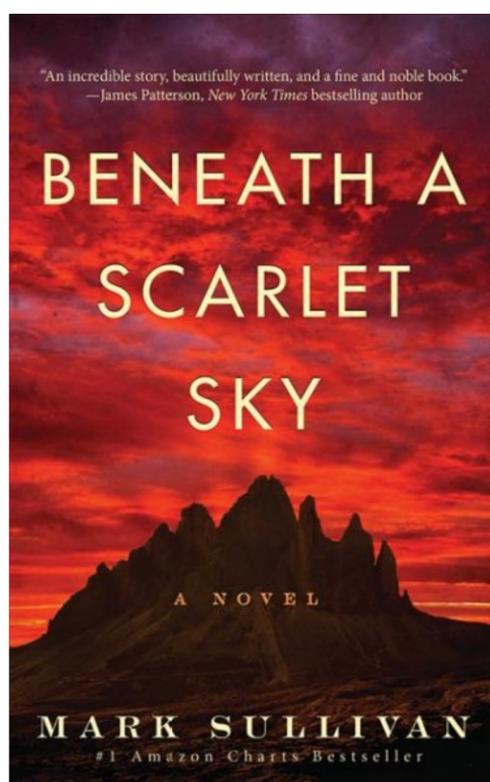
Book Club meeting in January

The FP book group met on Tuesday 1/11. There were 7 of us in attendance, including a new member! We love new members, so please email Liz at eburcin@comcast.net if you want to join our group!

We discussed The Matriarch, by Susan Page, which is an insightful and engaging portrait of Barbara Bush, a fascinating woman who was the wife to one President and mother to another. The author had access to her decade's worth of diaries, and also interviewed over 100 people, including family, friends and Mrs. Bush herself during the last 6 months of her life.

The book group enjoyed all or parts of this book, and we had an interesting discussion. We especially liked that Mrs. Bush invested herself in expanding literacy programs in America and led the way in demonstrating love and compassion to those with HIV/AIDS. It was a great example of a book that most of us wouldn't have picked up ourselves, but one that we were glad that we had read.

Next month we will meet on Tuesday 2/8 at 7pm to discuss Beneath a Scarlet Sky, by Mark Sullivan, which is about a teenage boy in 1940's Italy. He becomes part of an underground railroad that helps Jews escape through the Alps, but is forced by his parents to enlist as a German soldier for his own protection. He becomes a spy for the Allies. Email Liz Burcin if you want more details or would like to join us!



Liz Burcin

Damage to the Ricardo Small Wash retaining wall

You may be aware that part of the retaining wall on the east side of the Ricardo Small Wash south of where it crosses Lester St. in our neighborhood has some major horizontal cracks. We are suggesting that concerned homeowners contact Ward 2 and Tucson Department of Transportation to have the wall repaired.

At our Annual Meeting on January 15, 2022, Donna Wood reported that she had shared her concerns with Joseph Cuffari, (Board of Supervisors, District 1) together with photos of the damage caused by last summer's monsoon rains to the concrete retaining wall to the Ricardo Small Wash.

I believe it would be helpful for members of our community to get involved and contact those in City government with our concerns over the damage. I feel it is important to bring the needed repair to the attention of our City Councilman Paul Cunningham and to the Tucson DOT.



Below is contact information for those who helped Fountain Park's street committee get our neighborhood roads in the fine shape we enjoy today. Councilman Cunningham chose Fountain Park to be one of three neighborhoods in his Ward to receive the allocated funds to repair our streets.

- Ward 2 Councilman Paul Cunningham 520-791-4687 ward2@tucsonaz.gov
- Mr. Cunningham's secretary is Odessa Draheim 520-837-4252 odessa.draheim@tucsonaz.gov
- Diana Alarcon is the Director of Transportation 520-791-4371 TDOTcomments@tucsonaz.gov
- Ms. Alarcon's Deputy is Sam Credio 520-837-6641
- Michael Graham is Transportation Public Information Officer 520-837-6686 michael.graham@tucsonaz.gov

Respectfully submitted,

Claire Callahan



Pima Council on Aging

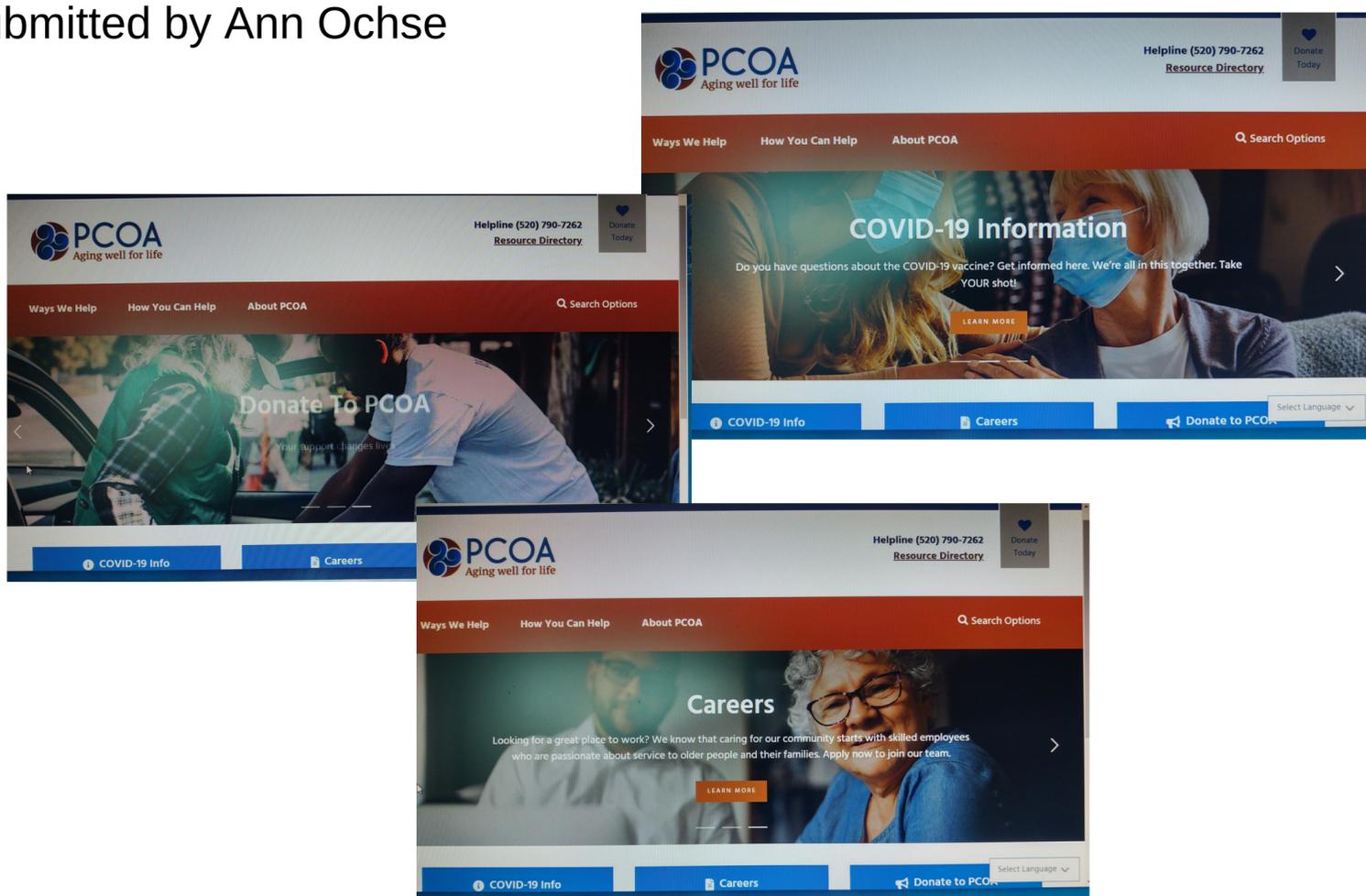
For those of us who have reached the age of wisdom, Pima Council on Aging has some resources that may make life a little easier.

Pima Council on Aging provides a wide array of direct and subcontracted programs and services specifically for older adults that address critical needs to improve safety and well-being, and in order to stay at home. These include assistance with a wide range of in-home personal care needs, access to home-delivered meals through the Pima Meals on Wheels program, advocacy to help an elder resolve health insurance or contract issues, access to evidence-based health promotion classes designed for adults age 60 and greater, as well as referrals to other local social and human service organizations in the network of groups providing programs specifically for older adults age 60 and greater, and disabled adults age 18 and older.

There are also limited resources for emergency one-time minor home repair services if the older adult residential property owner has received a citation from the city or county requiring the residential property owner to undertake and complete exterior maintenance as part of a citation, in order to clean-up the home exterior.

To see what Pima Council on Aging has to offer, check out their website Services – Pima Council on Aging pcoa.org or call (520) 790-7262.

Submitted by Ann Ochse



Avgolemono Soup provided by Joanne Karolzak

Avgolemono is a classic sauce of chicken broth, egg yolks and lemon juice. The addition of a bit more chicken broth, rice and shredded chicken turns it into a satisfying soup. The soup version is a thicker, velvety concoction of chicken broth, rice or orzo, egg, and lemon. Although it is considered an iconic Greek dish, the origin of this soup is not Greek at all, but Jewish and from the Iberian Peninsula, where Spain and Portugal are located.

Ingredients

- 4 cups homemade chicken stock or low sodium broth
- 2 cups cooked white rice, warmed
- 2 large egg yolks
- ¼ cup plus 2 tablespoons fresh lemon juice
- 1 rotisserie chicken, meat pulled from the bones and coarsely shredded (1 pound)
- ¼ cup chopped fresh dill

Procedure

In a large saucepan, season the stock with salt and pepper and bring to a simmer.

Transfer 1 cup of the hot stock into a blender. Add ½ cup of the rice, the egg yolks and the lemon juice and puree until smooth. Stir the puree into the simmering stock along with the chicken and the remaining 1 ½ cups of rice and simmer until thickened slightly, about 10 minutes. Stir in the dill and serve.

Enjoy!



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.

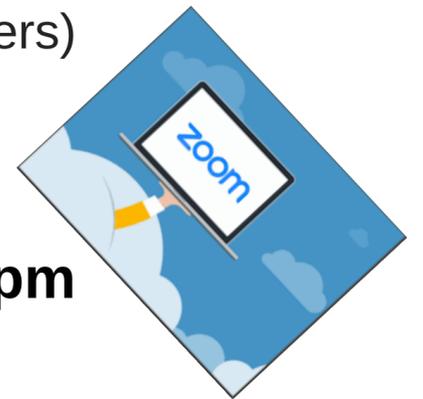
7301 E 22nd Street, Tucson, AZ. P.O.Box 17052, Tucson, AZ 85731

Phone: 520-298-2146 - Fax: 520-298-6334

Contact Sue Logan using the email Sue@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 Meeting is:

Wednesday, February 09, 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, 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: Alicia Navia

Committee Chairperson: Dario Navia Pohl

Members: Sorraiyya Beheshti, Carol Decker

2022 Ad hoc committees

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.