

*Volume 28. Number 03. March 2021.*

# Splash

*Fountain Park*

*Community newspaper*

**Message from the President**

**pages 1-2**

**Recreational Amenities**

**pages 7-8**

**Getting to know our neighbors**

**pages 9-10**





# Fountain Park Homeowners Association

[bod@fountainparkhoa.org](mailto: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

Springtime greetings to one and all! In spite of the short-lived but still surprising recent snowfall, spring is definitely here and has plans to stay! Flowers are blooming, tree buds are bursting forth and pollen is in the air, as well as a variety of birds and insects. Speaking of wildlife, remember that our snake population is becoming more active as the temperature rises. Those include not only the welcome Gopher and King snakes, but also the Rattler. Keep an eye out and steer clear of those, especially the little young ones, who have no idea how to measure their venom dose, and that is not a good thing.



The Board of Director had their monthly meeting via Zoom on Wednesday, March 10. Much was presented and discussed, including the results of the second Community Preferences survey, projects planned for the pool area, the addition of plants to enhance the entrance islands of our neighborhood and much more. The Board did approve to move forward with the revision of the Bylaws and the CC&R's, the two most important components of Fountain Park's nearly 20 year old governing documents. Currently, we are seeking estimates from three or four attorneys firms, who will guide us in the process.

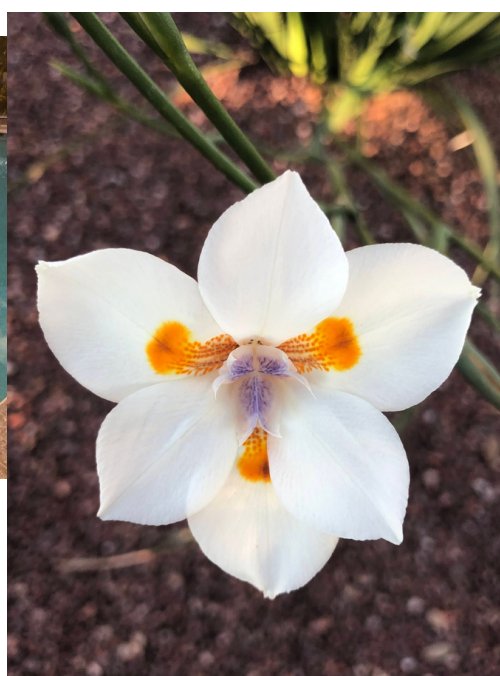
Much more information will be available in the upcoming months, which will require all of us to be aware and informed.

Enjoy the longer days which could give us more time to read the Splash, March edition!



## 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](http://fountainparkhoa.org) Once on the homepage, click on [Agendas/Minutes](#).



## Landscaping Committee

The Landtamers crew has been doing a wonderful job of staying ahead of leaf litter, emerging weeds and the occasional (optimistically speaking) irrigation repair due to thirsty ground squirrels and pocket gophers.

The Board approved the bid from Zona Fountains to refurbish ours. Not only will the fountain be scrubbed clean, the bottom pool and tiers will be sealed once again, cracked grout around the pedestals will be replaced and silicone beading will be reapplied to the tiers. The expectation is to restore our iconic fountain so that it will be enjoyed for another 30+ years.

Following is a report from Claire Callahan, chairperson of the landscaping committee on their efforts to restore and add plants to the west entrance islands.

*Alicia Navia*

The Landscape Committee has taken on the project of beautifying the 2 islands at the West entrance of the neighborhood due to the loss of several plants over the past two years. Our project was approved by the HOA Board at the monthly meeting on March 10th, 2021.

I met with 2 Landscape Committee members, Cindy Nierenhausen and Joelle Coffman, at Mesquite Valley Growers on March 1st. We made a selection of plants that do well in Arizona, have low water requirements and will add some nice color and texture to the islands.

Landtamers will adjust the irrigation at the 2 islands at no extra charge to the HOA except possibly for a few parts. The planting will begin with the island closest to Wrightstown Rd. on Wednesday, March 17th, with two 5 Gal. Katrina African Iris plants and three 5 gal. Gulf Stream Heavenly Bamboo plants.

The second island will be planted on the next two consecutive Wednesdays, March 24th and 31st. The plants for that island will be five 1 gal. Turpentine plants, five 1 gal. Damianita plants, two 5 gal.

Morning Glory plants, three 1 gal. Chuparosa plants and three 1.75 gal Spanish Lavender plants.

The total cost of the 25 plants will be \$647.64 plus tax.

Thanks to the committee members, Sherry Meek and Cindy Nierenhausen, who will use their trucks to transport the plants from Mesquite Valley Growers and also Joelle Coffman and her husband Steve who will help us unload all the them. Their help is greatly appreciated.

*Claire Callahan*

### **Pool committee**

On February 16, the AZ Registrar of Contractors inspected the pool deck and channel drains, as part of the current complaint Fountain Park has had to file, as a result of the contractor's poor workmanship. The inspector agreed that neither item meets the industry standards set by the State and issued a directive to correct them. Imperial Pools has until April 7 to complete the work. As a result, it is possible that the swim season opening date may be delayed.

Nevertheless, Fountain Park does plan to open to swimmers this year as well. As long as the pool guidelines put in place in 2020 are followed, we have been advised by legal counsel that it is possible to open to residents only. Until further notice, no pool parties will be scheduled. The complete list of guidelines is on the Fountain Park HOA website. They are also prominently posted throughout the pool area. As you did last year, we kindly remind you to follow the guidelines for everyone's safety and health, and in order for the pool to remain open. Great progress has been made to control the COVID pandemic, but we are not out of the woods just yet.

We will continue to test the pool water daily. Anyone interested in helping out, please contact Alicia Navia. Training for this important task is quick, easy and free!



The HOA is planning to purchase four new lounge chairs. We have been researching costs with several businesses and manufacturers and will be making a decision at the April meeting.

Not as straightforward has been the project to create additional seating and sunning space where the pool area grass now exists. After researching and contacting seven contractors, we have received one detailed bid. At the March meeting, it was proposed that we return to this project later in the year, when it may be advantageous to combine it with the amenity that the second community preferences survey found to be most popular (Spoiler alert, sorry!): the ramadas! The thought is that a larger project may be of more interest to the contractor. The complete details of the Community Survey can be found elsewhere in the newsletter.

*Alicia Navia*

## **Financial Report**

As of February 28, 2021, FPHOA had \$70,694.83 in the operating account and \$99,589.87 in the reserve account, for a total of \$170,284.70.

Income for the month was under budget by \$310.86, due largely to a \$412.44 deficit in payment of dues. This translates to a total of \$475.32 shortfall of income for the calendar year.

Administrative expenses were under budget by \$758.22 due to decrease in postage and copies, as well as no outlay during the month for legal expense. Maintenance expense, however, was over budget by \$9050.47. This was due to prepayment of annual service for Pest Control in the amount of \$9,519.00. By prepaying the pest control company, FP receives a 5% discount in costs. Utility expense was slightly over budget by \$22.80. Total expenses for the month were \$8,625.91 over budget due to the prepayment of pest control, for a year-to-date payment of total expenses at \$5,594.32 over budget.

\$3,400.00 was transferred to the reserve account, with no withdrawals from reserve for the month or for the year.

*Ann Ochse*

## Security

Greeting to all of my Fountain Park neighbors. For this month, I only have a couple of minor reminders for the community. First, the weather is slowly beginning to warm up (with the exception of the snow we had on March 13th). With the warmer weather, more people are going to be outside enjoying the cool evenings. Because Tucson has adopted a “Dark skies” ordinance to reduce light pollution for the many observatories in Southern Arizona, there are limited street lighting options for our neighborhood.

In order to keep our community well-lit, it is important that everyone checks to ensure their garage lights are on in the evenings. Please step outside after the sun goes down and check to make sure the lights are lit. If they are not, please replace them with a suitable light bulb. Tucson Electric Power often has rebates for LED bulbs, and occasionally they can be found at various home improvement stores or “big box” stores at a significant discount. Keep in mind that spotlights must be angled no more than 60° from the ground.

If on the other hand, your garage light stays on during the day, it may be that the photo sensor which controls it is malfunctioning. To find the sensor, look at the bottom of your electric panel, on the outside. There should be a protruding small cylinder with a clear plastic end cap. The cap must be kept clean of paint or other debris in order for the sensor to operate correctly. Of course if your electric panel has been replaced, there may be some other alternative that controls the garage light.

Secondly, I was asked to remind everyone to park in accordance with the applicable City of Tucson statutes. Some of the most common violations noted are vehicles parked more than 18” away from the curb, parking too close to an intersection, and parking off of driveways. If you notice violations, any person can report it to the Park Tucson office by phone at (520)791-5071 or by email at [parktucson@tucsonaz.gov](mailto:parktucson@tucsonaz.gov). For more information, please see the city’s parking enforcement website at <https://www.tucsonaz.gov/park-tucson>.

Warmest regards,

*John Steffens*

## **Streets Reconstruction**

The Street Reconstruction Committee continues to be hopeful that the Mayor's support will help our cause. We are continuing to research the history of Fountain Park in order to have information that will make our development stand out from other areas in need of street reconstruction. The committee decided not to pursue becoming a Neighborhood Association because it would, in many ways, duplicate what we have and may pose some legal issues.

It would be helpful if others would watch for information pertinent to city streets and let either Carol West or Ann Ochse know. If anyone has potholes, please call 520-791-3154 and report them. we will remain vigilant to opportunities to get our streets reconstructed.

*Ann Ochse*

## **Recreational Amenities**

Thanks again to everyone who participated in the second Park survey! We received responses from 113 households, which was great! 'Ramada' was the clear leader, followed by 'Sports Court.' The Fence question was almost a perfect 50/50 split.

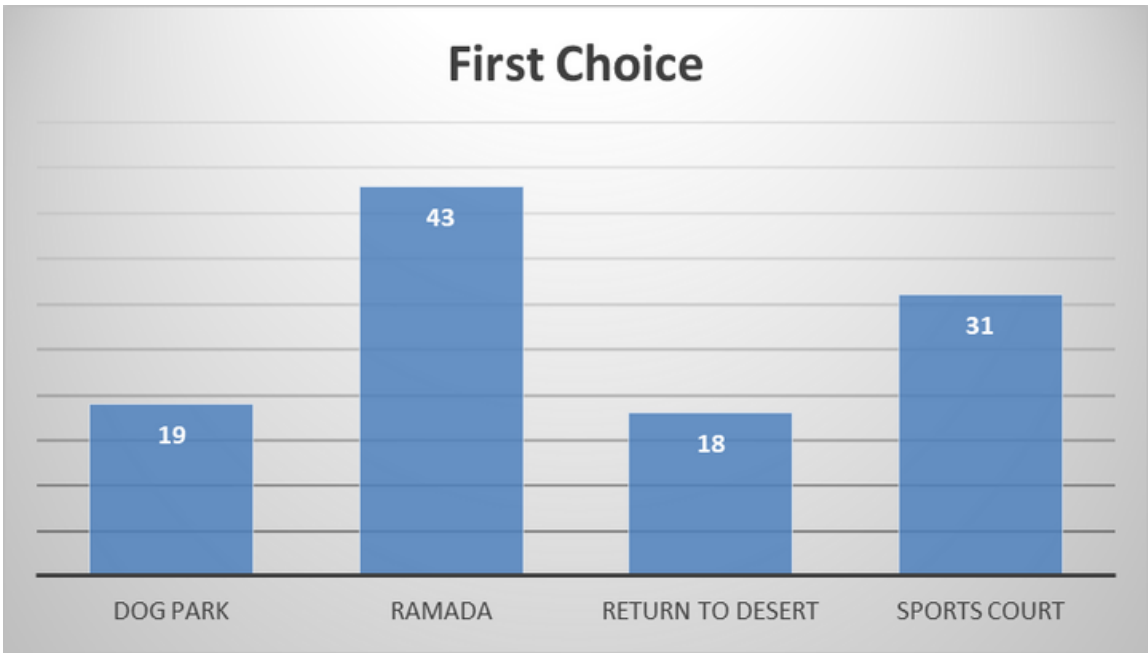
The next step will be at the April Board meeting, where the Board plans to dust off a presentation from a few years ago for a ramada and sports court. Please plan to tune in and continue to give your feedback.

Thank you,

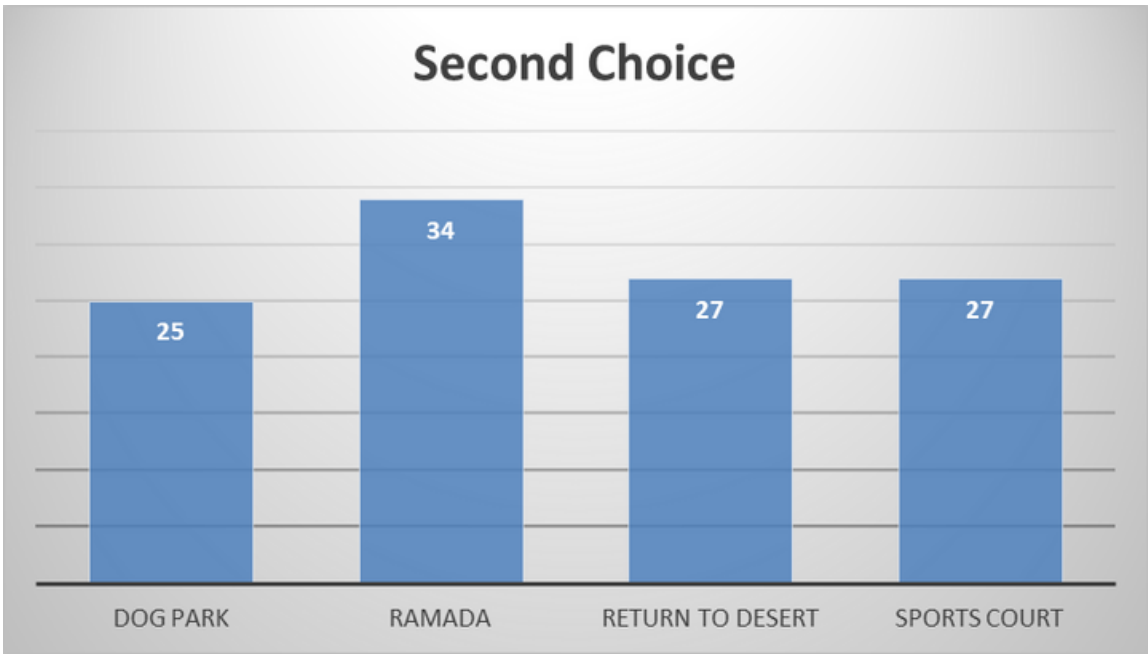
*Kara and Andy Scott*



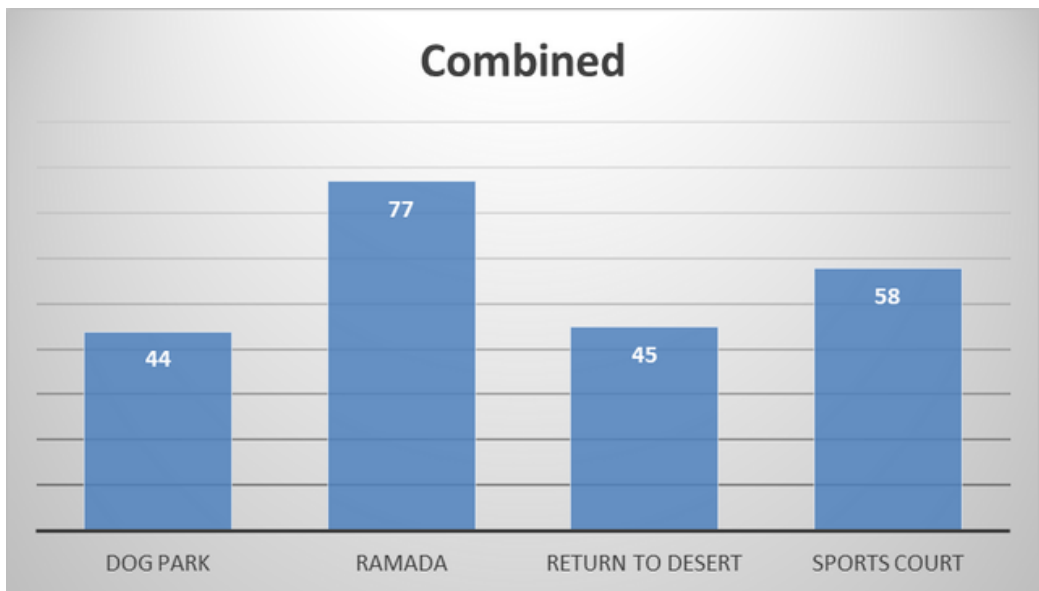
First Choice	Count	Percent
Dog Park	19	17.1%
Ramada	43	38.7%
Return to Desert	18	16.2%
Sports Court	31	27.9%
Grand Total	111	100.0%



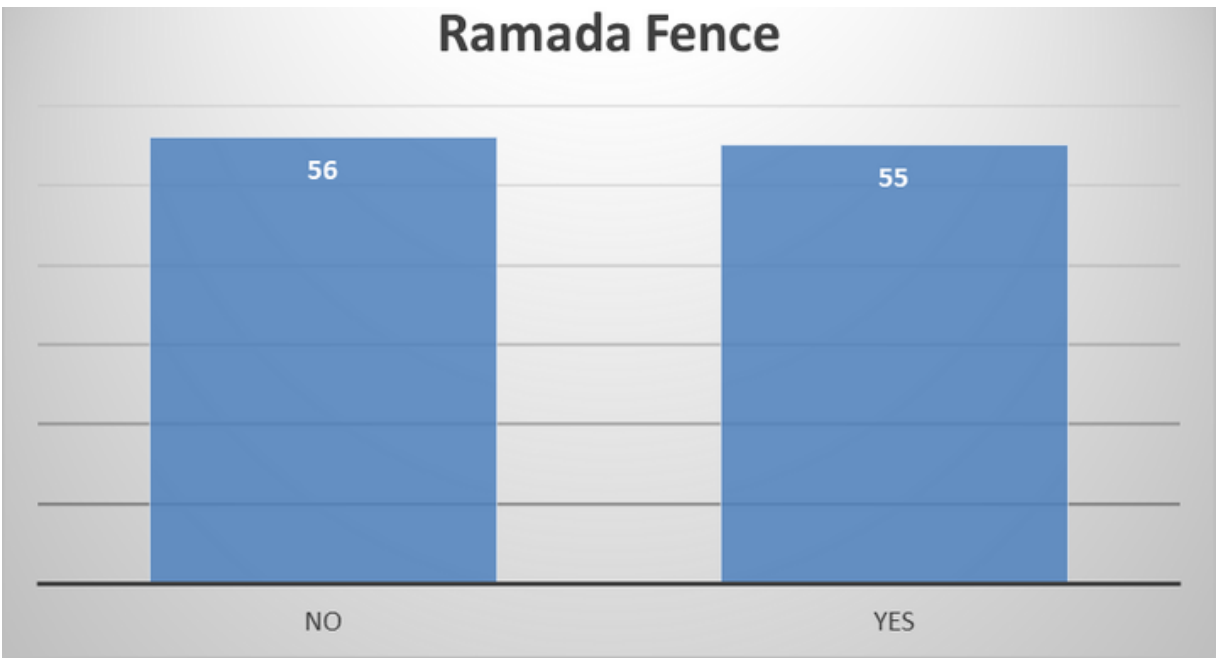
Second Choice	Count	Percent
Dog Park	25	22.1%
Ramada	34	30.1%
Return to Desert	27	23.9%
Sports Court	27	23.9%
Grand Total	113	100.0%



Combined Choices	Count	Percent
Dog Park	44	19.6%
Ramada	77	34.4%
Return to Desert	45	20.1%
Sports Court	58	25.9%
Grand Total	224	100.0%



Ramada	Count	Percent
No	56	50.5%
Yes	55	49.5%
Grand Tot	111	100.0%



## Getting to know our neighbors



Hi, you may have seen me walking my dogs. Sadie is blonde and moves a little slowly at 17 years old. She loves to say hi. My small Poodle, Jazey, not so much.

I moved to Fountain Park in 2007 with Jay Williams, who passed away in July, 2020.

I was raised in Billings, Montana, but lived most of my life in Seattle, Washington. In Seattle, my focus was on my career. I was an executive for a national startup financial company. After many long hours growing a successful business, I was ready for a break! I decided to travel throughout Mexico with a backpack for four months. I ultimately moved to Puerto Vallarta, where I met Jay and lived there for two years.

A friend's health took me back to Billings. When my help was not needed anymore, I decided it was time to move back to the US, and Jay decided to move to Tucson with me.

My career in Tucson took a turn from finance to working at a luxury health resort with a focus on Integrative health, a passion of mine. Alas, the owners sold the property, and I was one of approximately 200 employees eventually laid off. At that time, I helped Jay start and build a Plein Air business, but as his health declined, I took a sabbatical from the workforce to be his caregiver.

Now I am learning how to be single, taking care of projects around the house and yard, which I have no experience doing. I am however, a quick learner. I am very thankful for many wonderful neighbors who have become dear friends, helping me on my journey.

I enjoy learning about integrative functional medicine research and applications incorporating mind, body, and spiritual practices. Thank goodness for podcasts! I look forward to taking my favorite Cardio dance, TRX, and Boot Camp classes with my friends.



Now I am yearning to be back in the workforce to engage with people and to be of service. If you know of any opportunities, please let me know!

My girls, Sadie and Jazey, are my joy. When you see us out walking, say hi. Sadie loves head rubs. You might get a sniff from Jazey.

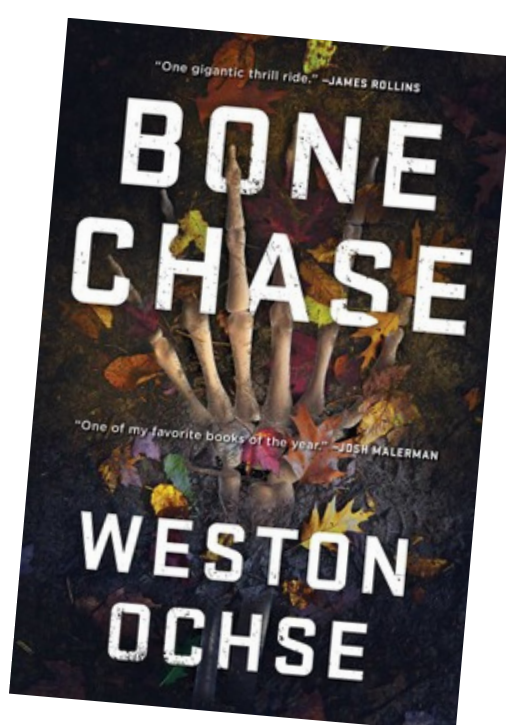
*Marianne Carey*

### 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



Bone Chase by Weston Ochse was the novel chosen and read by the members of the Fountain Park Book Club. It is the story of Ethan McCloud, an unemployed math teacher from Chadron, Nebraska, who sets out to discover the truth about giants. He chases clues from Genesis to Atlantis, and in turn is chased by the six-fingered man and a secret group called the Council of David. The book is a “page turner” populated with engaging and esoteric characters.

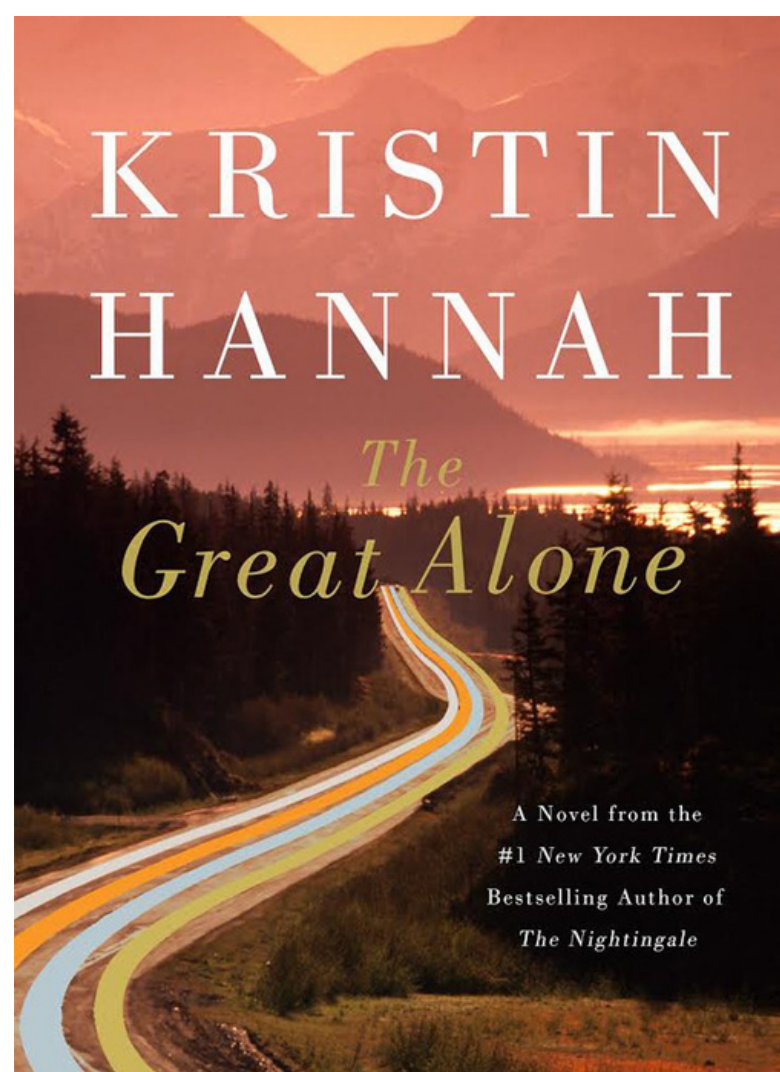


The following members of the Book Club met on March 9 at 7:00 pm via Zoom: Sorraiyya Beheshti, Teresa Bowman, Liz Burcin, Claire Callahan, Anne Durkee, Alicia Navia, Ann Ochse, and Carol West. We were privileged to have the author Weston Ochse attending our meeting to answer questions and talk about the book. Weston has written over 30 books in multiple genres, and received numerous awards including the Bram Stoker for his first novel, nomination for the Pushcart Prize, and multiple New Mexico-Arizona Book Awards. He regularly appears at the Tucson Festival of Books. The American Library Association has named him one of the Major Horror Authors of the 21st Century. Members of the book club found him charming and approachable as they asked questions about his book and his life. It was a real treat to talk with the author of a book we read!



For April we will be reading The Great Alone by Kristin Hannah. We hope to meet outdoors at the pool area on April 13 at 7:00 pm, following CDC guidelines for Covid. Anyone interested in becoming a member of our book club just needs to contact Claire Callahan.

Ann Ochse





**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](mailto: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](mailto: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](mailto:carrie@pinehurstproperties.net) (just for accounting matters)  
[www.pinehurstproperties.net](http://www.pinehurstproperties.net)

**Next Board Meeting is:**  
**Wednesday April 14, 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:

## **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) 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

**Potholes** 791-3154

**Tucson Wildlife Center** 290-9453



Cut out the emergency numbers and place on your refrigerator for quick reference.