

Volume 29. Number 04. April 2022.

Splash

Fountain Park

Community newsletter

President's Message

page 2

Change in Annual Meeting date for 2023

page 4

Useful Information added to

the Fountain Park website

page 4

Rice Pudding recipe

page 7





Fountain Park Homeowners Association

bod@fountainparkhoa.org

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Cover: Photo courtesy of Alicia Navia

President's Message



Hello Fellow Neighbors!

Your Board of Directors met on Wednesday, April 20th to report on and to discuss a variety of items currently taking place at Fountain Park.

The HOA continues to improve its financial position which enables it to be able to carry out needed maintenance projects, such as the painting of the entrance walls and monuments, the iron fencing around the pool and the re-coating of the ramada roof. The electrical panels at the pool and park will also be refurbished in anticipation of the first phase of the recreational amenities project.

Also discussed and approved was a change of month for the Annual Meeting and the election of officers. Rather than the mid-January date, it was decided that the Annual Meeting for 2023 will take place in mid-February, after the very busy holiday season; the reasoning being that the later time should make the process of nominating volunteers and running the election less stressful and rushed for all parties involved.

Voting is still on-going for the approval of the revisions made to the CC&R's document. Fountain Park is very close to having the majority needed for approval (67% or 120 households). If you haven't yet completed your ballot, please consider doing so. If you need another ballot, contact Pinehurst Properties at 520-298-2146. The By-laws were approved at this year's Annual Meeting in January.

Read on for additional details and of course, the full minutes of the most recent meeting as well as previous ones are available on the Fountain Park website.

Kindest regards!

Alicia Navia

We are made for friendliness. We are made for togetherness. We are made for all of the beautiful things that you and I know. We are made to tell the world that there are no outsiders.

Desmond Tutu

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

We are in the process of obtaining bids to remove the mistletoe from the trees in the park. In addition to removing the mistletoe we want to include trimming of the limbs that hang over our west fence from the Wrightstown Ranch subdivision.

It is apparent that the picnic tables and benches are not looking very good. They will need to be repainted. The chains on the four swings need to be replaced as the protective coating is peeling off. Christy from Pinehurst Properties will have someone take care of that in the near future.

The Landscape committee hoped to be able to find some free mulch to place on the “healthy soils” test area in the park but...

STOP the presses! The Editorial Staff interrupts this report to bring you late-breaking news! As luck would have it and thanks to the alertness of a member of the committee, we’ve been able to secure a generous amount of free mulch due to the work currently being done by TEP along Wrightstown Road, which required some reduction of trees. Since the workers were across the street from Fountain Park, they were able to deliver the mulch to the designated area next to the parking lot that very day and with no delivery charge. A small but mighty crew of volunteers quickly organized and moved the mulch to its forever home in just a few hours.



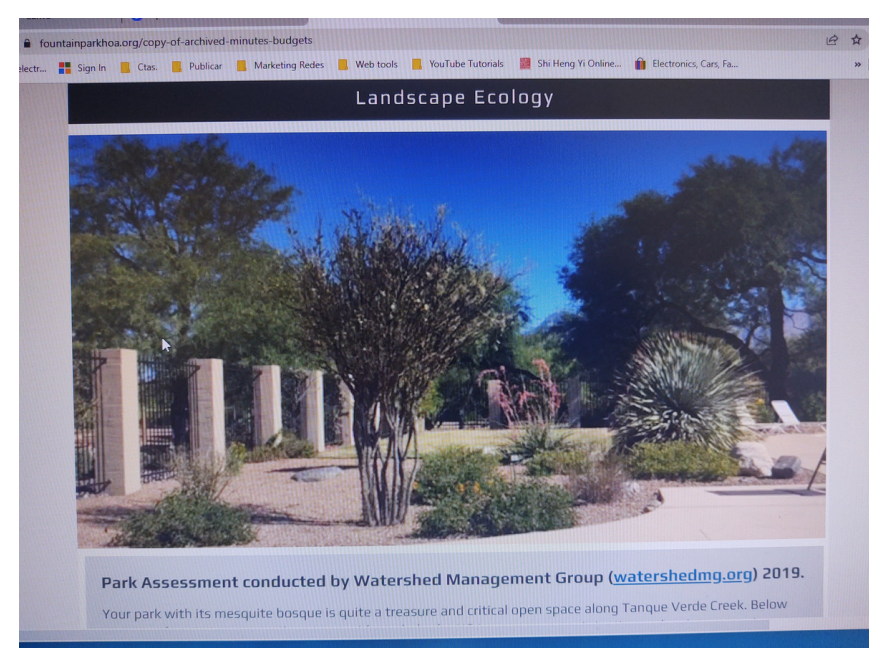
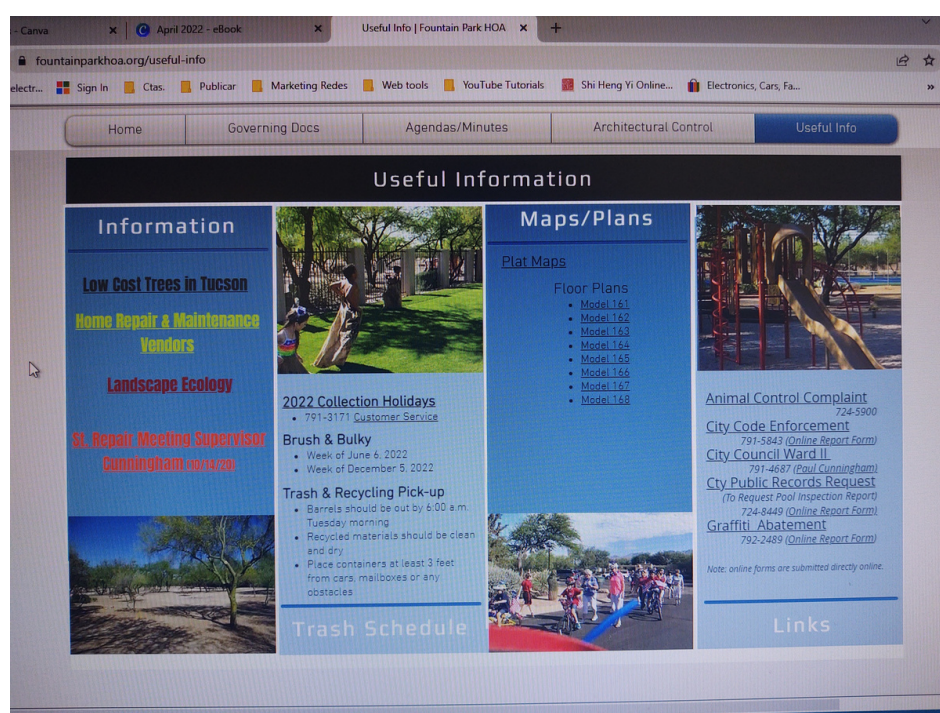
All's well that ends well!

Claire Callahan

Useful Information added to the Fountain Park website

You may have seen the sign on the west side of the park, across from the playground. It summarizes the Healthy Soils Initiative that was recently presented and approved at the March board meeting. If you'd like to read more about this endeavor spear-headed by another landscaping committee member, please go to the **Useful Information** tab on the Fountain Park website. Clicking on the tab, check out the **Landscape Ecology** link in the "Information" column on the left.

Alicia Navia



Change in Annual Meeting date for 2023

The Board has agreed to move the Annual Meeting and election results of the new Board members from January to February in 2023. For 4 to 6 weeks prior to the annual meeting and the election of officers, the nominating committee relies on our representative from Pinehurst Properties to coordinate with us to send out many informational community e-mails pertaining to the election of officers and the meeting. Pinehurst Properties closes for 2 weeks over the Christmas holidays and many residents travel during this time as well. As the chairperson for the Nominating Committee, I felt it would make it easier for everyone to move the annual meeting and election results to February. With that in mind, there will be 3 slots open on the Board in 2023. It is never too early to give some thought to running for one of those positions.

Claire Callahan

Recreational Amenities

An electrical contractor has been chosen to perform needed maintenance and refurbishment of the electrical panels at the pool and park. As a result, the panel near the park should be ready to service the amenities (ramadas, sport courts, lighting etc.) as they are added.

Novak Engineering, the firm hired to design the project has all the information they require, with respect to materials and possible color selections, so as to provide the final design plans to the HOA. Once those are received, the search for building contractors will begin.



Alicia Navia

Pool Committee

The pool has been open for swimmers and under the revised pool guidelines, since the beginning of April. The water will continue to be heated as long as the nights remain cool. Please note that per the posted pool rules and the 2022 guidelines, guests are allowed this season as long as they're accompanied by a Fountain Park resident. However no parties or organized events are permitted until further notice. You can review the Pool Rules and Guidelines on the Fountain Park website. They are also posted at the pool. We appreciate your cooperation and concern for everyone's health and safety.

The ramada roof will soon be recoated, thus extending its warranty for another five years.

Alicia Navia



Financial Report for March 2022



According to bank statements, Fountain Park Homeowners' Association had \$102,564.93 in the operating account and \$130,321.78 in the reserve account, for a total of \$232,886.71. This represents a gain of \$7,440.52 over February funds.

- Income was \$918.09 over budget projections due to title transfer fees of \$300 and payment of some late fees, as well as some catch-up on past due accounts.
- Administrative expenses were under budget for the month by \$549.29. This was primarily due to a decrease in legal fees and postage. The quarterly payment of \$125 for Web Site maintenance was paid.
- Total maintenance expense was under budget slightly by \$268.23. We had an irrigation repair of \$175, and the expense of getting the pool ready for summer. Overall, we remain \$19,456.83 under budget projections in maintenance at the end of the first quarter of 2022. We have not yet been billed for Pest Control, which is budgeted at \$9,900. Setting the amount for Pest Control aside, we have about \$9,500 left to pay for upcoming repairs to the pool house roof and repairs to park amenities.
- Utility expense was slightly under budget for the month by \$181.59 due to decreased expenses in electricity, water and sewer.

According to the bank statement, total expenses for March were \$11,850.05. Our operating net income according to the bank statement, which is income minus expenses, for the month of March is \$4,814.26. We had a balance of \$102,564.93 in the operating account at the end of March.

This includes \$3,485.00 transferred out of operating and into reserve. The reserve account earned \$16.26 interest for the month. Novak was paid \$875 for recreational specifications, leaving us with \$130,321.78 in the reserve account at the end of March.

Ann Ochse

Rice Pudding recipe shared by Sorraiyya Beheshti

In Persian it is known as Shir (milk) Berenj (rice)

It is thought that Rice Pudding originated in China and India, two countries where rice is a staple food. This dish then became popular among the Pakistani, Persian and Middle Eastern peoples.

Ingredients

1/2 cup rice

2 cups water

3 1/2 cups milk

2 teaspoons ground cardamom or rose water

1/2 cup cream

1 tablespoon cinnamon

Procedure

Rinse the rice well with cold water. If possible, pre-soak it for 2 hours. Boil it in 2 cups of water until tender (about 25 minutes). Add the milk and simmer gently about 25 minutes longer, or until the pudding thickens. Add the cardamom (or rose water), simmer another minute, and remove from the heat. Stir in the cream and pour the pudding into a serving bowl. Decorate by sprinkling cinnamon over the top. Chill and enjoy.

It is quite obvious that the human race has made a queer mess of life on this planet. But as a people we probably harbor seeds of goodness that have lain for a long time waiting to sprout when the conditions are right. Man's curiosity, his relentlessness, his inventiveness, his ingenuity have led him into deep trouble. We can only hope that these same traits will enable him to claw his way out.

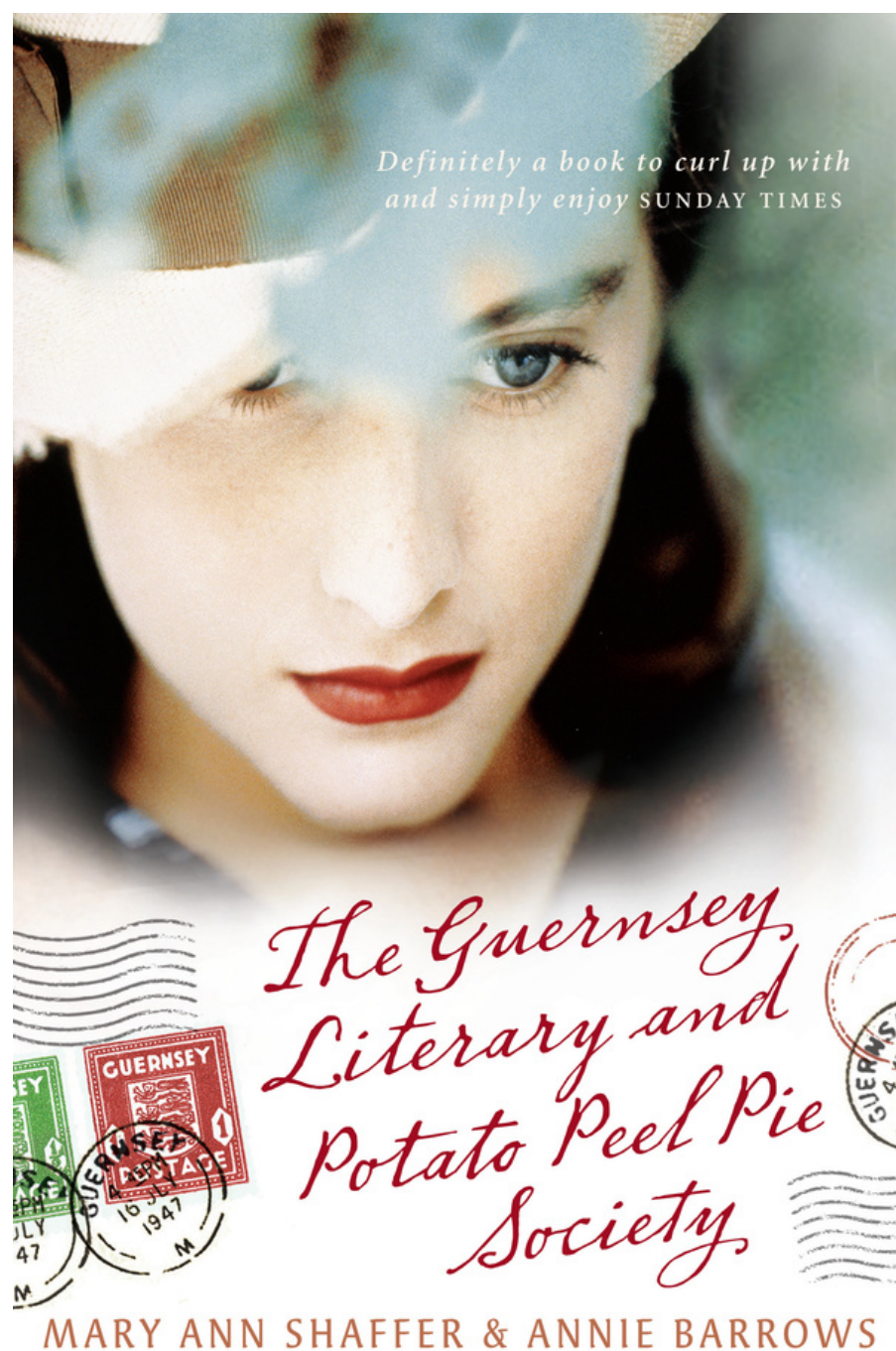
Hang onto your hat. Hang onto your hope. And wind the clock, for tomorrow is another day.

E. B. White

Book Club meeting in February

The FP book group met on Tues 4/12 to discuss 50 Words for Rain, by Asha Lemmie, a compelling coming-of-age story about a young mixed-race woman's search for acceptance in post-World War II Japan. After being abandoned by her mother on her abusive grandmother's doorstep, Nori becomes inseparable from her half-brother in her isolation and looks to find a place in the world. The book ended with a surprise, and most of our group was hoping for a different ending, but it stimulated a very interesting discussion! We were impressed that this was the 26-year-old author's first book, and she started writing it when she was just 15! It was beautifully written, and we were all glad that we read it.

Our next meeting will be on Tuesday May 10th at 7pm at the pool ramada, and we will be discussing The Guernsey Literary and Potato Peel Pie Society by Mary Ann Shaffer and Annie Barrows. It's an historical fictional novel about the island of Guernsey during the German occupation in World War II, written with much humor as a series of letters. If you are interested in joining our book group, please email Liz Burcin at eburcin@comcast.net



Liz Burcin

FPHOA Board Members:

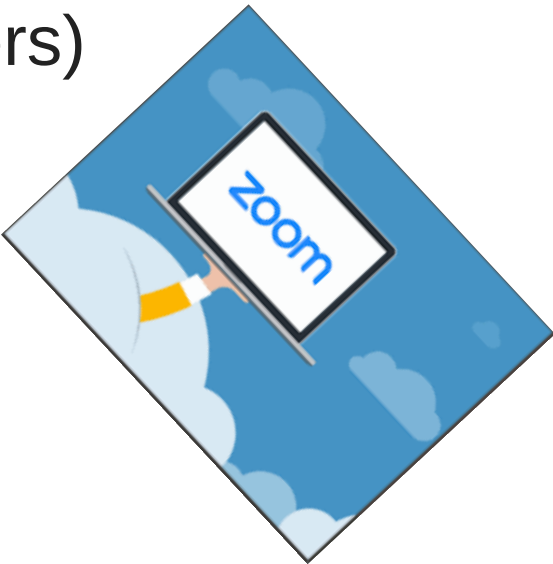
President:	Alicia Navia	614-507-4067
Vice President:	Claire Callahan	520-296-7653
Secretary:	Melissa Mora Lovelady	520-250-6520
Treasurer:	Ann Ochse	520-678-1382
Director at Large:	John Steffens	520-441-9232

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, May 18 , 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, BJ Cordova, Liz Burcin, Carol 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.