Welcome to Quail Run

Fountain of the Sun Condominiums Association | Parcel 8, Phases 1 & 2

Mesa, Arizona | Welcome Packet, Updated 2026

Dear New Neighbor,

Welcome to Quail Run! We are delighted that you have chosen to make this community your home.

This packet is intended to answer many of the questions that new owners and residents commonly have about our property, how the community is governed, how finances and utilities work, and what you will find nearby. Your Board of Directors serves on behalf of all homeowners, and we encourage you to reach out whenever you have a question or concern.

We look forward to meeting you.

Warm regards,

Your Neighbors and the Quail Run HOA Board of Directors

In This Packet

A. Property Description
B. Your Board of Directors
C. How We Govern Ourselves
D. The Quail Run Homeowners Association
E. Policies and Procedures
F. Community Rules at a Glance
G. Financial Information
H. Community Life and Local Resources

A. Property Description

Quail Run is a community of 50 condominium units, built in the 1970s in two phases. The legal name established in our governing documents is Fountain of the Sun Condominiums Association, but is also referred to as Parcel 8, Phases 1 and 2. Each unit has its own legal lot number. All units are one or two stories and include a private patio and a single carport, typically with a storage shed.

Phase 1

Phase 1 includes 11 units. It is bordered by the golf practice chipping and putting green to the east, Coralbell Avenue to the south, South Desert Palm Street to the west, and the golf course driving range to the north.

- **Amenities:** a heated swimming pool with an expanded pool deck, a large propane gas grill with tabletop food preparation space, and patio tables and chairs.

Phase 2

Phase 2 includes 39 units. It is bordered by South Desert Palm Street to the east, Coralbell Avenue to the south, Greenside Court to the west, and the golf course driving range to the north. Parkview Drive, an internal street, also provides access to units.

- **Amenities:** a heated swimming pool with an expanded pool deck and poolside furniture, two large gas grills, a custom serving table, and a courtyard with outdoor tables and chairs.

B. Your Board of Directors

Our board members are volunteers and your neighbors. Your current board members are Mike Tomco, Tara Olson, Fran Swailes, Rick Bertoletti, and Jeff Vega.

To reach the board, please email our shared board mailbox at **fosquailrunhoa@gmail.com**

To keep board business organized and fair for everyone, we ask that questions and requests be sent to this address, or raised at a monthly meeting, rather than directed to individual board members at their homes. We welcome your questions and ideas at every open meeting.

C. How We Govern Ourselves

Fountain of the Sun (FOS) is made up of several homeowners associations. Each association operates largely independently, while following guidelines that apply to all owners in the development.

Fountain of the Sun web page: https://fountainofthesunaz.com/

All FOS owners take part in electing a master association board, the Fountain of the Sun Association (FOSA), which oversees the facilities and amenities shared by the entire community. These include the major roads and the following amenities:

- Administrative offices
- Activities center, meeting rooms, and fitness center
- Library, computer room, game rooms, and hobby rooms with staff support for various clubs
- Shuffleboard, bocce ball, pickle ball, and horseshoe courts
- Dog park
- Fishing lake

Information about these amenities is available at the Administration Building, across from the Veterans Memorial. Automobile passes, dog park tags, resident cards, and other official identification documents are also issued there.

FOSA also contracts for security services and maintains the major roads and all property within FOS that is not owned or managed by an individual owner or homeowners association. Each homeowners association pays monthly fees to FOSA, based on an annual budget process in which all owners participate.

D. The Quail Run Homeowners Association

The HOA Board holds meetings monthly which are open to homeowners to attend. There is also an annual homeowner's meeting held in January.

Board Elections

The board is elected annually by written ballot of all homeowners in Phases 1 and 2, at the homeowner's meeting held each January. Nomination forms are sent to all homeowners. Once

elected, board members choose their officers: President, Vice President, Secretary, and Treasurer.

Management Company

Our current management company is Vision Community Management. Your Community Association Manager is Jennifer Perkins.

- **Phone:** (480) 759-4945. For after-hours emergencies, select option 5 at the prompt.
- **Email:** QuailRunParcel8@WeAreVision.com (please include your name and lot or unit number).

Homeowner Portal and Governing Documents

The Vision Portal is the place to review your account, pay assessments online, and view community documents and newsletters. Our governing documents are all available there, including the Articles of Incorporation, Bylaws, CC&Rs, Rules and Regulations, and Enforcement Policy, along with forms such as the Architectural Application. Meeting dates, times, and Zoom information are posted there as well.

> **Quail Run Parcel 8 Portal:** visioncommunitymanagement.com/current-homeowners/community?name=Quail+Run+Parcel+8

E. Policies and Procedures

The board operates under the Association's governing document, the CC&Rs (Covenants, Conditions, and Restrictions). Copies of the CC&Rs and our other governing documents are available to all homeowners on the Vision Portal (see Section D).

Who Maintains What

One of the most important things for every homeowner to understand is which parts of the property they maintain and which the HOA maintains.

- **Homeowner responsibility ("studs in"):** everything inside the outer skin of your unit, including the pipes and electrical lines within the walls, the wall studs, and the drywall. Homeowners must carry an HO6 (Condo) insurance policy homeowners insurance that covers your interior walls, floors, ceilings, and personal belongings, and add "Loss Assessment Coverage" of $50,000. Each homeowner may need to provide a COI (Certificate of Insurance) to their insurance company.
- **HOA responsibility:** everything outside the wall and roof framing, including patios and roof coatings, as well as shared amenities and infrastructure such as underground

supply lines, exterior sewer lines, sidewalks, irrigation, exterior pest control, and landscaping. The HOA carries insurance to protect these jointly owned assets against sudden loss or catastrophe.

Patios and Exterior Changes

Patios and carports are common property, while the items on your patio belong to you and are your responsibility. (The one exception is palm and evergreen trees, which are trimmed by the maintenance crew.) You are welcome to decorate and furnish your patio without prior approval, provided nothing is permanently attached to the structure.

To make a permanent change to your patio or the exterior of your unit, please submit an Architectural Application to the board. The form is available on the Vision Portal. The board may approve the request, deny it, or ask for modifications before approving.

When you purchase a unit, you also become responsible for maintaining any exterior changes made by the previous owner, such as renovated patio or carport floors, overhead carport storage, or window units.

Roof Work

If your roof needs service, such as air conditioner work or the installation of a TV antenna or satellite dish, please notify a board member of the work performed so that the roof surface can be inspected afterward.

Pets

Each household may have one pet per household, and it must weigh less than 40 pounds. Pets must be kept under control at all times, and are not allowed in the pool areas. Loud or continuous barking is not permitted. Additional pet rules appear in Section F.

Parking

Each unit has one assigned parking space for use by owners or renters. Guest parking is located at the north end of South Desert Palm Street and the east end of Parkview Drive and is not to be used by owners or renters.

Pools and Grills

Pool rules are posted on the pool fencing, as required by the county. The pools are heated in the late fall, winter, and early spring. During those months, we ask that residents cover the pool when they are leaving and no one else is present.

The grills are available to all residents. Please clean the grill after use, turn off the gas, and turn off the overhead light when you leave the area.

Utilities

The HOA pays for all water used in homeowner units, for landscape irrigation, and for the pools. We ask all residents to help conserve water by promptly repairing running toilets and leaky faucets. All other utilities are paid by the individual homeowner.

Rentals

Entire units may be rented, but individual rooms may not. Occupancy is limited to the tenant, members of the tenant's family, and their social guests. Rentals to non-family members must be for a minimum of 30 days, in accordance with the CC&Rs, and City of Mesa short-term rental regulations for condominiums.

Reporting Problems

- **Emergencies** (such as a leaking roof or sewage back-up): call Vision Community Management at (480) 759-4945 and select option 5 after hours to report the problem immediately.
- **Non-emergencies:** please email the board at fosquailrunhoa@gmail.com. This allows the board to evaluate the issue and choose the most practical solution.

F. Community Rules at a Glance

The following summarizes key provisions of our governing documents: the Fountain of the Sun CC&Rs, the FOSA Rules and Regulations, the Parcel 8 Phase 1 & 2 CC&Rs, the Parcel 8 Rules and Regulations, and the Architectural Guidelines. Please refer to the full documents for complete language.

Age Requirement

At least one occupant of each unit must be 55 years of age or older. If the occupant who is 55 or older passes away, the remaining occupants may continue to live in the unit. No one under age 18 may occupy or reside in a unit for more than 90 days in any 12-month period.

Changes to the Exterior

Owners may not paint or change the appearance of the exterior of the building and may not make structural changes, without prior written approval.

When requesting approval for a permanent change, please note the following Architectural Guidelines:

- Attach an accurate drawing, using your lot dimensions, that shows the exact location of the proposed improvement.
- Requests are approved, denied, or returned for more information as soon as possible after review. Approved work must be completed within 45 days, or a new request must be submitted.
- You agree to maintain any approved improvement. If it is not maintained, the Association may maintain it at the owner's expense or require its removal.
- You agree to comply with all city and state laws and to obtain all necessary permits. Building permits are issued by the City of Mesa.
- Please also refer to Section 8.2 of the Parcel 8 CC&Rs and the Association's Architectural Guidelines.

Vehicles

One parking space is designated for each unit.

Cleanliness

All areas must be kept clean and sanitary, with no accumulation of rubbish, refuse, or garbage, and no fire hazards. Owners may not use their unit or common elements in a way that increases the Association's insurance costs.

Pets

- **Leash:** throughout FOS, and under City of Mesa ordinance, dogs off your own property must be on a leash no longer than 6 feet.
- **Cleanup:** please pick up droppings immediately.
- **Nuisance animals:** an animal that creates a nuisance or disturbance will be permanently removed from the property upon three days' written notice from the Board.
- **Strays:** stray cats and skunks are trapped and taken to Animal Control, so please do not let your pet roam unattended.
- **Commercial use:** pets may not be kept, bred, or maintained for any commercial purpose.

Feeding Animals and Birds

Placing food for animals or birds on the ground in common areas is prohibited under FOSA Rule 5-105 and Arizona law.

Pool Rules

- Children 13 and under are welcome in either pool and must be supervised by an adult in the pool area at all times.

Fruit Trees

The fruit trees belong to the Association and are shared by all 50 units, whether located on a patio or elsewhere. Please be considerate so that everyone can enjoy them, and please do not pick fruit to take elsewhere.

G. Financial Information

With the help of the management company, the board prepares an annual budget that includes two funds:

- **Operating Fund:** pays the expected expenses defined in the annual budget. Any operating revenue left unspent at the end of the budget year is transferred to the Reserve Fund.
- **Reserve Fund:** serves as savings for large, anticipated future expenses, such as painting or roof coating the entire complex. A portion of each monthly HOA fee is allocated to this fund.

If an unplanned but necessary expense arises, or if the Reserve Fund is insufficient for a planned expense, the board may, at its discretion, levy a special assessment on all homeowners.

H. Community Life and Local Resources

Social Gatherings

Throughout the year, residents gather informally at the Phase 1 and Phase 2 pools. These gatherings are open to anyone who owns or rents at Quail Run. Stop by, bring a drink if you like, and introduce yourself.

Dining

More than 20 well-known restaurants are located within five miles of Fountain of the Sun, most in and around Superstition Springs Mall. Closer to home, Birdies, the restaurant at the golf course clubhouse, is a favorite among residents and hosts regular events such as trivia and dance nights.

Hospitals

Four general hospitals are located nearby:

- **Banner Baywood Medical Center,** on Baywood Road off Power Road, just north of Broadway Road, home to a well-known Heart Hospital and Lung Unit
- **Mountain Vista Medical Center,** on Southern Avenue just east of Crismon Road
- **Dignity Health General Hospital,** at Elliot Road and Ellsworth Road
- **Banner Gateway Medical Center,** which includes a branch of MD Anderson Cancer Center

Grocery Stores and Shopping

Superstition Springs Mall, located along Power Road between Sossaman Road and Route 60, is less than five miles from Fountain of the Sun. It is one of the largest malls in Arizona, with nationally known retailers, locally owned shops, car dealers, repair services, and restaurants. It is also home to WinCo Foods, a popular employee-owned grocery store. Other nearby options include:

- **Fry's,** at Broadway and Ellsworth Roads
- **Albertsons,** at Broadway and Power Roads
- **Costco,** south of Southern Avenue on Sossaman Road, just a few blocks from the west gate

Post Office and Mail

The post office serving Fountain of the Sun is on the south side of Southern Avenue, just west of Crismon Road. Keys for individual mailboxes are available there. Quail Run mailboxes are located on Coralbell Avenue at the end of Desert Palm.

Trash Pickup

Trash is collected very early on Tuesday and Friday mornings (schedule subject to change). Please place trash in a covered container along the street at the end of your carport or driveway. Many residents do this the night before collection.

Recycling

Recycling bins are located on the East end of the Administration Building. These are for use by Condominium occupants only. No glass is collected in these bins.

Once again, welcome to Quail Run!

We are a community of neighbors who care about one another, and you are now part of it. We invite you to join us at a happy hour, attend an HOA meeting, and introduce yourself. We look forward to getting to know you.