

Regular Meeting
Fountain Hills Community Association, Inc. Minutes
December 1, 2005

The Board of Directors of the Fountain Hills Community Association, Inc. met for a regularly scheduled meeting at the Germantown UpCounty Center, Germantown, Maryland on December 1, 2005 at 7:30 p.m.

Present:

Mr. Tom McDowell
Mr. Steve Muse (7:45 p.m.)
Ms. Siu Poon
Mr. William Renner
Mr. Frank Walsh

Others Present:

Mr. William D. Whitney, Community Manager
Ms. Rani Pellet, Recording Secretary
Several homeowners and residents

Absent:

Mr. Clifford Gonsalves
Mr. James Caddell

I. CALL TO ORDER

Mr. McDowell, President, called the meeting to order at 7:35 p.m. with a quorum present.

II. HOMEOWNER FORUM

Mr. German Garay, homeowner, addressed the Board of Directors. He said he was attending the meeting to explain the petition that he had submitted to the Board the previous month. He brought a list of some of the petty crimes that have occurred in the neighborhood. Mr. Garay said that his neighbor's vehicle, a police car had been vandalized on two occasions. Mr. Garay said he had also seen some suspicious characters in the neighborhood between 4 and 5 a.m. one morning. Mr. Garay had also seen high school students that were cutting through the neighborhood in order to cross Great Seneca Highway. A neighbor of Mr. Garay had a briefcase stolen from her car. Another neighbor informed Mr. Garay that some children had jumped on the trampoline in her back yard without permission. According to Mr. Garay, other neighbors had bikes stolen. Mr. Garay said he was concerned that the crimes will escalate in number and seriousness, and he is also concerned about the children crossing Great Seneca Highway. Mr. Garay said he is not sure where the fence should be placed, however, he said it should be put in the location that would most benefit the community.

Mr. Rivers, resident attended the meeting, but he had no comments at this time.

Ms. Alice Kalamar, new resident said that after the previous month's meeting, she had gone over to the area that was described in the petition, but she had been unable to identify any problems there.

Ms. Sue Adamkiewicz, resident who lives on Rising Sun Lane said she did not know where children could cut through the development in order to cross onto Great Seneca Highway. She also wanted to know how the residents who signed the petition know that these children who use the 'cut through' do not live in the neighborhood. Mr. Garay said he knows that they are crossing from one area to another.

Ms. Kalamar said she has an issue that she would like to have addressed by the Board. She noted that she is unable to walk to her mailbox because her neighbor has a dog that is not properly controlled. She will put her concerns in writing to Vanguard Management.

III. MANAGEMENT REPORT

A. Minutes of Previous Month

Motion: To accept the minutes of the previous month as amended. Walsh/Poon. Vote: 5:0:0.

B. Survey

This project is ongoing.

C. Landscaping Committee

The proposals were reviewed and tabled by the Board until the Board can receive references from Chapel Valley and TruGreen customers. The Board did not want to take any action on the landscaping issues until a grounds maintenance contractor had been chosen.

D. Web Committee

There was nothing new to report.

E. Pool Committee

There was nothing new to report.

F. Architectural Committee

Architectural Requests were reviewed and discussed later in the meeting.

G. Social Committee

There was nothing to report.

H. Grounds Maintenance Proposals

The Board reviewed the bids from five grounds maintenance contractors. The rates were wide ranging, although each company received the same request for proposal. Chapel Valley's bid was very low. Mr. Whitney said he is sure that they have a clear idea of the scope of this project as he had discussed it with someone on-staff at Chapel Valley.

Mr. Wilson said that it might be a good idea for some of the Board members to meet with Chapel Valley representatives to do a drive through the community to ensure that they are aware of the entire size of the community. Mr. Walsh commented that he did not know that leaf removal would be a separate budget item. Mr. Wilson recommended that the Board make its final decision by the January 5, 2006 meeting.

Mr. Wilson said that he does not discount any landscaping company that provides a proposal to the Board. He noted however that RJ might not have enough resources for a community the size of Fountain Hills. Mr. Wilson said that ValleyCrest and TruGreen are two national companies. He said that Dunlevy is an owner-operated company.

Action: Mr. Whitney will check Chapel Valley and TruGreen references and report back to the community at the next Board meeting

Mr. Wilson said sometimes when a low bidder underbids on a proposal, a larger responsibility falls upon the Management Company to ensure that the maintenance is done adequately and on time.

Motion: To table the decision about the grounds maintenance company until the Board and Mr. Whitney have followed up on the references for Chapel Valley and TruGreen. Renner/McDowell. Vote: 5:0:0.

I. Entranceway Flower Beds

Motion: To table this entranceway flowerbed renovation until the next meeting due to the lack of decision about the landscaping company. McDowell/Renner. 5:0:0.

Mr. Wilson indicated that the proposals that were sent in to the Board were so varied because there were no clear specifications provided to the contractors about the scope of the job.

J. Pool Pass Distribution

Inform the condo association in writing that this Board does not wish to withhold pool passes. It should be noted however, that this situation might change with a new Board. The Board asked that residents from the condominiums attend the January and February meetings with the new Board of Directors

K. Board Appreciation Dinner

Board appreciation dinner is going to take place on Tuesday, December 13, 2005. It was the consensus of the Board to invite the condominium Board as well.

Action: Mr. Whitney will invite the condominium Board to the Board appreciation dinner.

L. Fence Request

The Board reviewed the fence request proposal for extending the existing fence an additional 200 feet. The cost for this project would be about \$4,600 for estimated material cost. The fence would be on Fountain Hills property, but the County would be provided with an easement in order to have access to the pond.

Mr. Renner said that he thinks that the crime issue is still spurious. He recommended having a neighborhood watch program, if Mr. Garay is so concerned about crime. He also said that there is no way to stop people from entering Fountain Hills Development because the community is not a gated community. Regarding trash, Mr. Renner said he has been back to the area several times, and has only picked up two handfuls of trash. Mr. Muse noted that he and his neighbors had gone to the area and had picked up some trash.

In order to address the issue of teenagers crossing Great Seneca Highway, Mr. Renner recommended that the Board write to the State Highway Department and that it requests a traffic study be done on that area. The goal would be for the State Highway to put a fence all along the length of Seneca Highway by Fountain Hills to discourage residents from cutting through the community and trying to cross the road in areas that are not designed for crossing. Secondly, he would like to see a correctly allocated location for a crosswalk, and maybe even a traffic light with a pedestrian crosswalk by Mateney. Mr. Renner said that he thinks that is a more effective way to address the safety issue.

There was some more discussion between Mr. Rivers and Mr. Muse about crime, and then the Board decided to move to the next agenda item.

Motion: To table any additional action on this project at this time. McDowell/Poon. No vote was taken.

During discussion, Mr. Muse asked if he could move to deny the fence project. Mr. McDowell said he would withdraw his motion to table any action on the project at this time.

Motion: To not install the fence due to insufficient evidence that this will fix the crime issue. Mr. Muse said he does not see the evidence that there is a lot of crime, and he is not sure what the benefits would be. Muse/Renner. Vote: 4:0:1.

Motion: Mr. Renner said he would like Vanguard to create a letter to the State Highway Department requesting a safety study with the possibility of placing a fence along Clopper Road to Dawson Farm and along Great Seneca Highway. It should be noted that there would need to be spaces in the fence for pedestrians to get to buses. He also wants to have the safety study look at the possibility of pedestrian crosswalks by Mateney and Great Seneca Highway. Renner/McDowell. Vote: 4:0:1.

M. Clopper Hills Trash Corral

Mr. Whitney reported on the trash corral. A Fountain Hills homeowner had indicated he was distressed by the trash corral. The neighboring community owns the trash corral however, and this community does not want it to be removed. The only recourse that can be taken at this time is for the resident to complain to the county if the trash corral is overflowing and unsanitary or blocked. Mr. Wilson said he did not want to advocate this, but he wanted the resident to be aware that he/she can pursue this as a next option.

Action: Vanguard will forward a response to the homeowner and inform him/her that the Board has exhausted its recourse with this issue, and inform him that he can complain to the County if he feels the need to do so.

N. Draft Audit

Motion: To approve the draft audit as amended. The bad debt had been written off, but the money had to be re-entered into the books as a positive expense when the money was collected. McDowell/Poon. Vote: 5:0:0.

IV. NEW BUSINESS

A. Parking Along Autumn Mist Drive

Mr. Whitney said he had received a complaint from a resident regarding the number of vehicles parking along Autumn Mist Drive. Mr. Whitney said the resident noted it is difficult to see the oncoming vehicles around the parked cars. Mr. Wilson said that this is an area where the community had added lights in order to accommodate the community's request for better lighting in order to allow residents to park there. There are only 5 parking spaces at this area. Vehicles parked in this location are not in violation of any rules. The road is legally wide enough to allow parking on one side. Ms. Poon said she would go over to the area and look at it. Mr. Wilson said only one person has complained about this area, and the resident did not forward this issue in writing. There appears to be no violation at this time, and no additional action that needed to be taken.

B. ARC Applications

Ms. Breakziak - 13365 Rushing Water Way –storm door on front entrance

Motion: To accept the application for installation of a storm door as requested by Ms. Breakziak who lives at 13365 Rushing Water Way. Renner/Poon. Vote: 5:0:0.

Ms. Susan Adamkiewicz , 1332 Rising Sun Lane – storm door

Motion: To accept the application for installation of the storm door as requested by Ms. Adamkiewicz who lives at 1332 Rising Sun Lane. Poon/McDowell. Vote: 5:0:0.

Ms. Gorbasheva - 13100 Lake Geneva Way – storm door

Motion: To accept the application for installation of the storm door as requested by Ms. Gorbasheva who lives at 13100 Lake Geneva Way. Poon/Renner. Vote: 5:0:0.

Mr. Sastry - 1806 Lake Placid Lane – Back yard fence

Motion: To accept the application for installation of a fence in the Sastry back yard as long as it follows the guidelines as specified in Architectural Guidelines and Review Procedures. Poon/McDowell. Vote: 5:0:0. NB: The fence must remain in natural color wood.

Mr. Sastry - 1806 Lake Placid Lane – 8' high deck

Motion: To accept the request from the homeowner to install a deck as long as it follows the guidelines as specified in the Architectural Guidelines and Review Procedures. The deck will have some kind of heating elements in the decking. Poon/Renner. Vote: 5:0:0.

C. Next Meeting

The next meeting of the Fountain Hills Board of Directors will take place on January 5, 2006, at 7:30 p.m. in the UpCounty Center in Germantown, Maryland.

V. ADJOURNMENT

There being no additional business, the Board meeting adjourned at 9:21 p.m.

Respectfully Submitted,

Rani Pellet
Minute Taker

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- 1: To accept the minutes of the previous month as amended. Walsh/Poon. Vote: 5:0:0.
2. To table the decision about the grounds maintenance company until the Board and Mr. Whitney have followed up on the references for Chapel Valley and TruGreen. Renner/McDowell. Vote: 5:0:0.
3. To table this entranceway flowerbed renovation until the next meeting due to the lack of decision about the landscaping company. McDowell/Renner. 5:0:0.
4. To table any additional action on this project at this time. McDowell/Poon. No vote was taken.
5. To not install the fence due to insufficient evidence that this will fix the crime issue. Mr. Muse said he does not see the evidence that there is a lot of crime, and he is not sure what the benefits would be. Muse/Renner. Vote: 4:0:1.
6. Mr. Renner said he would like Vanguard to create a letter to the State Highway Department requesting a safety study with the possibility of placing a fence along Clopper Road to Dawson Farm and along Great Seneca Highway. It should be noted that there would need to be spaces in the fence for pedestrians to get to buses. He also wants to have the safety study look at the possibility of pedestrian crosswalks by Mateney and Great Seneca Highway. Renner/McDowell. Vote: 4:0:1.
7. To approve the draft audit as amended. The bad debt had been written off, but the money had to be re-entered into the books as a positive expense when the money was collected. McDowell/Poon. Vote: 5:0:0.
8. To accept the application for installation of a storm door as requested by Ms. Breakziak who lives at 13365 Rushing Water Way. Renner/Poon. Vote: 5:0:0.
9. To accept the application for installation of the storm door as requested by Ms. Adamkiewicz who lives at 1332 Rising Sun Lane. Poon/McDowell. Vote: 5:0:0.
10. To accept the application for installation of the storm door as requested by Ms. Gorbasheva who lives at 13100 Lake Geneva Way. Poon/Renner. Vote: 5:0:0.
11. To accept the application for installation of a fence in the Sastry back yard as long as it follows the guidelines as specified in Architectural Guidelines and Review Procedures. Poon/McDowell. Vote: 5:0:0. NB: The fence must remain in natural color wood.
12. To accept the request from the homeowner to install a deck as long as it follows the guidelines as specified in the Architectural Guidelines and Review Procedures. The deck will have some kind of heating elements in the decking. The deck may not be any closer than 5' from the property line. Poon/Renner. Vote: 5:0:0.
13. To adjourn the meeting at 9:21 p.m. Renner/Poon. Vote: 5:0:0.

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- 1: Mr. Whitney will check Chapel Valley and TruGreen references and report back to the community at the next Board meeting
2. Vanguard will forward a response to the homeowner and inform him/her that the Board has exhausted its recourse with this issue, and inform him that he can complain to the County if he feels the need to do so.
3. Mr. Whitney will invite the condominium Board to the Board appreciation dinner.