

1 Fountain Hills Community Association, Inc.
2 Regular Meeting Minutes
3 December 7, 2006
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5 The Board of Directors of Fountain Hills Community Association, Inc. met at the UpCounty Regional
6 Services Center, Germantown, Maryland on December 7, 2006 at 7:38 p.m. for a regular meeting.

7 **Present:**

8 Mr. Tom McDowell, President
9 Mr. Bill Renner, Vice President
10 Ms. Siu Poon, Treasurer
11 Ms. Sue Adamkiewicz, Director
12 Ms. Robin Kastenmayer, Director
13 Mr. Frank Walsh, Secretary
14

Absent:

Ms. Jen Brill Holtzman Treasurer.

15 **Others Present:**

16 Mr. Craig Wilson, Vanguard Management
17 Mr. William Whitney, Vanguard Management
18 Ms. Rani Pellet, Recording Secretary
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20 **I. CALL TO ORDER**

21 Mr. Tom McDowell called the meeting to order at 7:38 p.m. with a quorum present.

22 **II. HOMEOWNER FORUM**

23 Several residents were in attendance.

24 A resident noted that some residents are putting out trash bags for trash pickup, not garbage cans as
25 required by the community, and sometimes these bags are opened, which often results in the contents being
26 scattered.

27 Action: Mr. Whitney will produce and distribute flier regarding using a sealed container for
28 trash.

29 Mr. Hotzman reported on an article in the Gazette regarding a "loose street gang" comprised of teenagers
30 from the area

31 **III. ADMINISTRATIVE ISSUES AND APPROVAL OF MINUTES**

32 Motion: To adopt the summarized meeting minute format. Poon/Renner. Vote: Unanimous. .

33 Motion: To accept the October meeting minutes as amended. Poon/McDowell. Vote:
34 Unanimous.

35 Motion: To accept the minutes of the November meeting as amended. Poon/McDowell. Vote:
36 Unanimous.

37 **IV. COMMITTEE REPORTS**

38 **A. Landscape Committee**

39 Ms. Patel informed the Board that she would no longer be able to serve on the Landscaping
40 Committee due to other time commitments. She made some recommendations regarding the
41 previously discussed landscape plans. These recommendations were,

- 42 • To apply for trees from the State's Tree-Mendous program in the spring of 2007
- 43 • Address the area behind Hamlet Square Court with lighting

- 44 • Pruning of white pines along Hamlet Square Court
- 45 • Planting of pyracantha in areas where there is undesirable foot traffic

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47

The Board thanked Ms. Patel for her service to the community.

48 **B. *FH Condominiums***

49 Fountain Hills Condominium had its annual meeting. The Fountain Hills Condo management
50 company and agent have not changed.

51 **C. *Web Development Committee***

52 A summary of a recent Montgomery County Police Crime Alert was placed on the website.

53 **D. *Pool Committee***

54 The handrail at the pool area has been repaired. There was nothing else new to report.

55 **E. *Social Committee***

56 The volunteer appreciation dinner was a great success on November 14, 2006.

57 **IV. MANAGEMENT REPORT**

58 **A. *Tree Replacement Proposal***

59 The Board reviewed the tree replacement proposal which will amount to approximately \$3,445.
60 25.

61 Motion: To accept the proposal in the amount of \$3,445.25 to do the tree work.
62 Poon/McDowell. Vote: Unanimous.

63 Action: If the Board purchases trees from the Tree-Mendous program in the Spring, the tree
64 replacement quote may need to be revised.

65 **B. *Grounds Maintenance Contract***

66 The Board discussed and accepted the 2007 proposal from Chapel Valley for grounds
67 maintenance. The price of \$119,207.30 will remain fixed for two years.

68 Motion: To approve a two-year contract with Chapel Valley at a cost of \$120,000 per year.
69 McDowell/Poon. Vote: Unanimous.

70 **C. *Large Tree on Harmony Woods Lane***

71 A large tree limb behind 18755 Harmony Woods Lane requires removal.

72 Motion: To hire Care of Trees for removal of tree limb and epicormic growth in the amount of
73 \$680.00 Renner/McDowell. Vote: Unanimous.

74 **D. *Roof Repair on Pool House***

75 Mr. Whitney has had some difficulty having contractors return calls for this project. He will
76 return to the Board with new quotes next meeting.

77 Action: To table the pool roof repair issue until next month.

78 **E. *Fountain Hills Lights***

79 There has been no new action on this issue at this time.

80

- 80 **F. Hamlet Square Court Path**
- 81 Action: Price pyracantha and wire support through the bushes and around the fence for the area behind
82 Hamlet Square Court Path. Ask Woodmont Properties to increase fence to 6', or repair to 4'
83 with wire. The goal would be to have a solid barrier from the soccer field to Clopper Road.
- 84 **G. Dumpster at 7-Eleven Store**
- 85 It was noted that the dumpsters were supposed to have been enclosed.
- 86 Action: Follow up with Mr. Steven Muse regarding the dumpster moving.
- 87 **H. Towns at Chestnut Oaks**
- 88 Towns at Chestnut Oaks has agreed to allow Fountain Hills to move the mailbox pad. RJ
89 Landscapes will do the work.
- 90 **I. Clopper Hills Condominium**
- 91 Rushing Water Way residents have agreed to remove the trash enclosure, pad and repair the area
92 for \$1,355.00.
- 93 **J. 18710 Harmony Woods Lane**
- 94 The Board reviewed a collection issue.
- 95 Motion: The Board move towards foreclosure on a property. McDowell/Poon. Vote:
96 Unanimous.
- 97 **K. 13531 Hamlet Square Court**
- 98 It was the consensus of the Board to not file any money judgment against this property.
- 99 Action: Request that Mr. Whitney forwards this information to Mr. Schild for him to ascertain
100 whether or not FH was properly notified of the foreclosure.
- 101 **L. Trash Can**
- 102 It was the consensus of the Board to fine the resident \$25.00 again due to his non-compliance with
103 community regulations.
- 104 Motion: To fine the resident \$25.00 for this infraction. Include in the letter that the Board can
105 choose to fine the resident each day he chooses to violate the rules of the community.
106 McDowell/Poon. Vote: Unanimous.
- 107 **M. Insurance**
- 108 Action: Mr. Whitney will check on the increase in deduction policy. The deductible was
109 increased to \$1,000, therefore the refund should be greater than the \$12.10 that was
110 refunded.
- 111 **N. Draft Audit**
- 112 Motion: To accept the draft audit with the exception of Footnote 10 which needs to be
113 corrected... McDowell/Poon. Vote: Unanimous.
- 114 **O. Architectural Review Committee**
- 115 **Patel - 13374 Rushing Water Way – Deck**
- 116 Motion: To accept the application as modified with the 1' setback from sides and 5' setback
117 from back. Poon/McDowell. Vote: Unanimous.
- 118 **Patel - 133874 Rushing Water Way – Patio**
- 119 Motion: To accept the patio as presented. Kastenmayer/McDowell. Vote: Unanimous.

120 ***Mr. Grevin - 18603 Autumn Mist Drive – 5' wide patio door with colonial grids***

121 Motion: Motion was denied due to insufficient information that was provided by the
122 homeowner. Poon/McDowell. Vote: Unanimous.

123 Action: Resident needs to provide the Board with a site plan and door location.

124 ***Kastenmayer - 13501 Hamlet Square Court***

125 Motion: To request an extension of time in order to install the gable vent. Poon/McDowell.
126 Vote: 5:0:1. Ms. Kastenmayer abstained.

127 **V. OLD BUSINESS**
128 There was no Old Business.

129 **VI. NEW BUSINESS**
130 There was no New Business.

131 **VII. ADJOURNMENT**
132 There being no additional business the Board meeting adjourned at 9:04 p.m.

133 Motion to adjourn the meeting at 9:04 p.m. Renner/Poon. Vote: Unanimous.

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Respectfully Submitted,

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Rani M. Pellet, Recording Secretary