

1 Fountain Hills Community Association, Inc.
2 Regular Meeting Minutes
3 June 7, 2007

4
5 The Board of Directors of Fountain Hills Community Association, Inc. met at the UpCounty Regional
6 Services Center, Germantown, Maryland on June 7, 2007 at 7:30 p.m. for a regular meeting.

7 **Present:**

7 **Absent:**

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

15
16
17
18 **Others Present:**

19 Mr. Craig Wilson, President, Vanguard Management
20 Mr. Stephon Collins, Vanguard Management
21 Ms. Erin Barry, Recording Secretary

22
23 **I. CALL TO ORDER**

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

25 **II. HOMEOWNER FORUM**

- 26 • The following list of issues were brought forth by residents during the open forum:
27 • A resident inquired if all the plantings were complete because she felt the flowerbeds
28 between Village Fountain Drive and Great Seneca were incomplete
29 • A resident reported that the trail near the bridges is over grown and need to be trimmed.
30 Management will call landscaping about this. He also asked about the trees on Great
31 Seneca, as they seem to be dying and need to be replaced. The trees are under warranty
32 and will be replaced in the fall.
33 • A resident felt that the tot lot on Mediterranean is aged and the design needs to be
34 updated. He felt some of the equipment appeared unsafe. He also asked that the Board
35 reconsider the issue of using more electronic communication forms to help cut down
36 postage expenses. He shared his desire to start a Neighborhood Advisory Committee
37 and said he will keep the Board posted of his progress with this.
38 • Several residents complained about the quality of service Fountain Hills is receiving from
39 Chapel Valley Landscaping Service. They reported common areas being missed and
40 jobs being incomplete. One resident complained that they scraped the base of her door
41 with a weed eater. She will fix it herself but wanted the Board to be aware of it.
42 Management recently met with the Chapel Valley and is in the process of doing a
43 formal review.
44 • A resident shared a concern of neighbors not complying with the by-laws by keeping
45 their lawns cleaned and mowed. He asked if there was a way to have more frequent
46 inspections to help stay on top of this issue. A resident suggested hiring a contractor
47 that would mow these lawns at the expense of the homeowner. Residents were
48 encouraged to inform Management of any complaints and possibly form a
49 Neighborhood Advisory Committee as was suggested by the resident earlier in the
50 forum.

- 51 • A resident shared that some homeowner’s cars were towed on the second day of paving
52 due to a lack of notification.
- 53 • A resident reported that trees in the common property near her home are causing damage,
54 a screen window needs to be repaired because of them. Management will look into
55 them being trimmed.
- 56 • A resident shared how much she loved the lights in the fountain in the single family
57 homes area. She inquired about the street trees and wondered if mulching was her
58 responsibility or Fountain Hills.
- 59 • Some residents noticed the pool was filthy on the weekend it opened. Management was
60 unaware that people had broken into the pool after hours and used it. Community Pool
61 Services tried their best to clean it before it opened.
- 62 • A resident reported that the condominium homes did not receive a second notice from
63 management before the re-paving project began.

64
65 **III. MANAGEMENT REPORT**

66
67 **A. Minutes of Meeting**

68 The Board reviewed the minutes of the previous meeting.

69 Motion: To table May minutes until the next meeting. Walsh/Poon Vote: Unanimous

70 Motion: To accept the meeting minutes dated April 5, 2007 as amended. Holtzman /Poon. Vote:
71 Unanimous.

72 **B. Community Pool, Rob Smith**

73 Mr. Smith did not attend the meeting.

74 **C. Reports of Officers or Directors**

75 There were no reports from the Officers or Directors at this time.

76 **D. Committee Reports ???**

77 No report

78 **E. Social Committee**

79 No report

80 **F. Landscaping Committee**

81 Mr. Collins met with Chapel Valley and is evaluating their performance. Vanguard
82 will send official notice to Chapel Valley expressing our dissatisfaction with their service.

83 **G. Pool Committee**

84 Ms. Kalamar talked about the condition of the pool when it opened, which was
85 addressed in the homeowner’s forum. She requested complaints be emailed directly to the
86 Fountain Hills Pool Committee email or Management. She didn’t notice a lot of rule
87 enforcement at the pool yet and hoped that Community Pool Services would be stricter with
88 that.

89
90 **H. Web Committee**

91 No report

92 **I. Fountain Hills Condominium**

93 They reported they passed their budget at the last meeting and are having a special
94 meeting in July. They discussed how many cars were towed during the second paving as no
95 second notice was sent out. They reported that the pool is still leaking. Management will request
96 to be informed of all issues by Community Pool Services.

97 The condominium committee also reported that the pool staff was back washing too long
98 and that Community Pool Services needed to be informed about this and discuss it with
99 their employees. Community Pool reported that the “French Drain” is not adequate for the
100 job it has to do.

101 Finally, they requested that the 18700 block sidewalk of Little Star Lane be sent a friendly
102 reminder of the parking regulations because residents are still parking across sidewalks.

103 **J Architectural Review Committee**

104 They met the Wednesday before the Board meeting. ARC received seven applications this
105 month all of which they approved. They discussed options of getting applications to the
106 committee in a timelier manner. They have been reviewing the rules and have found some
107 that need to be updated. Management said to send a list of these options and their
108 recommendations to the Board for them to approve. Table will be attached to future
109 minutes.

110 **111. MANAGEMENT REPORT**

111
112 **A. CCOC Agreement w/18942 Fountain Hills Dr.**

113 The Board discussed the Mediation Agreement of May 22, 2007.

114 Motion: To accept the Mediation Agreement of May 22, 2007 regarding the controversy between
115 Qassis and Fountain Hills Community Association. Holtzman/Poon Vote: 5/1/1.
116 McDowell abstained.

117 **B. Change of Address For Resident Agent**

118 Mr. McDowell signed the agreement.

119 **C. ARC Appeal Letter 18938 Fountain Hills Drive**

120 The residents requested an appeal and an opportunity to meet with the Board with regards
121 to the disapproval of their request for a split fence with wire mesh for a flower and
122 vegetable garden.

123 Motion: Inform the family that the Board will meet with them regarding this issue at the July
124 meeting. Renner/Adamkiewicz Vote: Unanimous

125 Action: To notify the family that their garden is encroaching on the conservation area which could
126 result in significant fines from MNCPPC.

127 **D. POOL PASS APPLICATION EXCEPTION**

128 13435 Rising Sun requests additional pool passes for grandparents.

129 Motion: We will approve this request provided residents provide a copy of the parents' U.S.
130 Customs and Immigration Entrance Form (I-9). Holtzman/McDowell Vote:
131 Unanimous

132 **E. Fee Waiver Request (HOC)**

133 Waive late fee for 16 addresses controlled by HOC.

- 134 Motion: To waive the late fees for HOC for the amount of \$160.00 Holtzman /Poon Vote:
135 Unanimous
- 136 **F. Pool Pass Application Exception (18920 Fountain Hills Drive)**
137 Request to receive five additional pool passes.
- 138 Motion: To approve the application as is subject to proof of residence. Renner/ Kastenmayer
139 Vote: 6/1/0
- 140 **G. Pool Pass Application Exception (18811 #203 Sparkling Water Drive)**
141 No Board action is required. The new homeowners will be issued passes.
- 142 **H. Delinquencies Status from April Board Meeting (Action Required)**
143 The Board discussed two delinquencies, 13531 Hamlet Square Court and 13224 Lake
144 Geneva Way.
- 145 The Board tabled these issues until they can check their records to review previous minutes.
- 146 **I. 18804 Porterfield Trespassing Issue**
- 147 Mr, Muse would like hollies installed on the common area at his expense to stop trespass
148 problem.
- 149 Motion: That Management get a price on landscaping this area with pyrocanthia . They will
150 present the price at the July Board Meeting. McDowell/Renner Vote: Unanimous
- 151 **J. No Outlet Sign**
- 152 The Board discussed the request for “No Outlet” signs to be posted at the entrance of the
153 alley at Malcolm’s Cove
- 154 Motion: That management price the cost of five no outlet signs and labor to install them.
155 Amendment - To install five “No Outlet” signs at the entrance of all five of Fountain
156 Hills alleys, not to exceed the cost of \$500.00 as an expense of the village homes.
157 Holtzman/Poon Vote: Unanimous
- 158 **K. Landscaping**
- 159 Action: Management will get competitive bids from several landscaping companies that offer
160 year-round contracts for the Board to consider by the July meeting. Give preference to
161 mulit-year contracts.
- 162
- 163 **IV UNFINISHED BUSINESS**
- 164 Motion: To approve the Board minutes of the budget meeting of May 16, 2007.
165 McDowell/Holtzman Vote: 5/0/1
- 166 **V NEW BUSINESS**
- 167 Page 6 (six) of this moth’s management report states:
- 168 *“Additionally, Article V of the Declaration creates a supplemental assessment for the*
169 *townhouse homes which covers that cost of maintaining the private sidewalks, streets and*
170 *roadways and appurtenant amenities and services. As such the single family and*
171 *Fountain Hills Condominium homeowners actually receive a benefit of being able to*
172 *walk on the sidewalks and drive on the streets within the townhouse areas of the*
173 *community, but bear no expense for the upkeep of these amenities.”*

174 Frank Walsh brought the board's attention to the comments made were an unnecessary
175 editorial by management. In addition they were very unprofessional and were considered
176 as a personal attack by management. Not to mention the fact that management failed to
177 point out that single family and townhouse residents receive a benefit of being able to walk
178 on the sidewalks and drive on the streets within the Fountain Hills Condominium
179 neighborhood, but bear no expense for the upkeep of these amenities. David Holtzman
180 seconded the statements made by Frank Walsh.

181

182 Management did not state who wrote the statement in the management report. Nor did they
183 acknowledge Frank Walsh's above statement.

184 **VI ADJOURNMENT**

185 There being no additional business the Board meeting adjourned at 9:35 p.m.

186 Motion: To adjourn the meeting at 9:35 p.m. Renner/Poon Vote: Unanimous

187

188

189

Respectfully Submitted,

190

Erin Barry, Recording Secretary

191
192
193
194
195
196
197
198
199
200
201
202
203
204
205
206
207
208
209
210
211
212
213
214
215
216
217
218
219
220
221
222
223
224
225
226

Fountain Hills Community Association, Inc.
Motion List
June 7, 2007

- Motion: To table May’s minutes until the next meeting. Walsh/Poon Vote: Unanimous
- Motion: To accept the meeting minutes dated April 5, 2007 as amended. Holtzman /Poon. Vote: Unanimous.
- Motion: To accept the Mediation Agreement of May 22, 2007 between Qassis and Fountain Hills Community Association. Holtzman/Poon Vote: 5/1/1. McDowell abstained.
- Motion: We will approve this request provided residents provide a copy of the parents’ U.S. Customs and Immigration Entrance Form. Holtzman/McDowell Vote: Unanimous
- Motion: To waive the late fees for HOC for the amount of \$160.00 Holtzman /Poon Vote: Unanimous
- Motion: To not approve the application as is unless they can provide proof of residence. Renner/ Kastenmayer Vote: 6/1/0
- Motion: That we plant some trees in the requested area at the resident’s expense in the fall. Management will get a price on landscaping this area and provide a recommendation of either trees or bushes and the cost by the July Board Meeting. McDowell/Renner Vote: Unanimous
- Motion: That management procure and install five “No Outlet” signs at the entrance of all five of Fountain Hills alleys, not to exceed the cost of \$500.00 Holtzman/Poon Vote: Unanimous
- Motion: To approve the Board ‘s minutes of the budget meeting of May 16, 2007. McDowell/Holtzman Vote: 5/0/1
- Motion: to adjourn the meeting at 9:35 p.m. Renner/Poon Vote: Unanimous

227
228
229
230
231
232
233
234
235
236
237
238
239
240
241
242
243
244
245
246
247
248
249
250
251
252
253
254
255
256
257
258
259

Fountain Hills Community Association, Inc.
Action List
June 7, 2007

Action: Inform the family that the Board will meet with them regarding this issue at the July meeting. Renner/Adamkiewicz Vote: Unanimous

Action: To notify the family that their garden is encroaching on the conservation area which could result in significant fines from MNCPPC.

Action: Management will get competitive bids from several landscaping companies that offer year- round contracts for the Board to consider by the July meeting.

260
261
262
263
264
265
266
267
268
269
270
271
272
273
274
275
276
277
278
279
280
281
282
283
284
285

286

287

288

289

290

291

292

293

294

295

296

297

298

299

300

301

302

303

Fountain Hills ARC

May Application Review Results

Date	Address	SF or TH	Homeowner	Request	Status	Comments
5/30/07	18708 Harmony Woods Ln.	TH	Chung	18x12 deck	Approved	2 votes against due to wrought iron ballasters
5/30/07	19021 Noble Oak Dr.	SF	Andrade	install white storm door	Approved	none
5/30/07	19006 Noble Oak Dr.	SF	Walker	install white storm door	Approved	none
5/30/07	19006 Noble Oak Dr.	SF	Walker	change light fixtures to black	Approved	none
5/30/07	19006 Noble Oak Dr.	SF	Walker	build wood shed below deck	Approved	none
5/30/07	18913 Porterfield Way	SF	Brill	install black storm door	Approved	Brill abstained
5/30/07	18601 Little Star Ln.	TH	Thomas	16x18 deck	Approved	none

304

305

306

Residents in Attendance

307

Iyad Quassis

308

Alice Kalamar

309

Cyd Sharp

310

Steven Muse

311

Jen Brill

312

313

314

315

316

317

318

319

320

321

322

323

324

325

326

327

328

329