

1 Fountation Hills Community Association, Inc.  
2 Regular Meeting Minutes  
3 March 1, 2007  
4

5 The Board of Directors of Fountation Hills Community Association, Inc. met at the UpCounty Regional  
6 Services Center, Germantown, Maryland on March 1, 2007 at 7:30 p.m. for a regular meeting.

7 **Present:** **Absent:**  
8 Mr. Tom McDowell, President  
9 Mr. Bill Renner, Vice President  
10 Mr. Frank Walsh, Secretary  
11 Mr. David Holtzman, Treasurer  
12 Ms. Robin Kastenmayer, Director  
13 Ms. Sue Adamkiewicz, Director  
14 Ms. Sui Poon, Director  
15

16  
17 **Others Present:**

18 Mr. Craig Wilson, President, Vanguard Management  
19 Mr. Stephon Collins, Vanguard Management  
20 Ms. Liz Van Brunt, Recording Secretary  
21 Mr. Phil Carter, Community Pool  
22 Mr. Rob Smith, Community Pool  
23 Jen Brill, ACC Chair  
24

25 **I. CALL TO ORDER**

26 Mr. Tom McDowell called the meeting to order at 7:34 p.m. with a quorum present.

27 **II. HOMEOWNER FORUM**

28 The following list of issues were brought forth by residents during the open forum:

- 29 • Chapel Valley created turf damage with the snow removal although they were very kind  
30 to help clear a homeowner's drive as they were trying to exit their parking spot. Chapel  
31 Valley knows of the turf damage
- 32 • David was disappointed with the lack of homeowner response in clearing their  
33 responsible snow areas.
- 34 • There was a robbery at 7-11 last week. Just an FYI.
- 35 • A few townhome owners were seen clearing parallel spaces then using traffic  
36 cones/buckets to save the spots for themselves.
- 37 • Snow clearing at Kastenmayer's corner lot often gets replowed in after Chapel Valley  
38 comes by. The snow gets plowed into the intersection, a U turn is made and it's plowed  
39 back on the sidewalk of this home.
- 40 • Photos were taken by Mr. Renner of disturbing snow removal practices.
- 41 • Autumn Mist Circle homeowner, Sarah Cox, said snow removal was atrocious. The  
42 parking lots weren't cleared during the day when most cars are gone, at least guest  
43 spots should be done since they are vacant.  
44

45 **111. MINUTES OF MEETING**

46 The Board reviewed the minutes of the previous meeting, February 1, 2007.

47 Motion: Accept the meeting minutes dated February 1, 2007 as amended. Renner/McDowell.  
48 Vote: Unanimous.

49 **IV. Pool**

50 The pre-season preparation has started. Hiring is in process. The board handed the pool  
51 regulations to Mr. Carter and Mr. Smith. Community Pool needs to review the rules to see  
52 that they are all enforceable and return comment at next meeting or by emails to the board.  
53 Mr. Holtzman made a point that the lifeguards need to recognize that smoking on the  
54 property is not appreciated. Also, family members of Community Pool staff need to not be  
55 hanging out unless they are residents and qualify for a pool pass. They shouldn't be using  
56 the pool.

57 Ms. Kastenmeyer raised the question of how many children are allowed to enter with one  
58 adult. There also is a rule that the host is responsible for their guests. These rules, as stated,  
59 should cover issues. The problems last year would not have been affected just by rules. It  
60 went above and beyond.

61 Mr. Holtzman asked for clarification of why there is adult swim. It covers all pools, it  
62 provides a rest for the kids, time for just adults in the pool, and it gives the guards a chance  
63 to catch up on cleaning duties and water testing.

64 Mr. Walsh suggested adding to the rules the statement/reminder of no parking at the yellow  
65 painted curbs. Mr. Wilson pointed out that it is not a Fountain Hills rule that we can enforce  
66 so putting it in the rules would not be advisable. Perhaps a sign in the guard house would be  
67 more applicable.

68 Action: Provide and post a sign about parking where the public can easily see and be reminded of  
69 the regulations.

70

71 **IV. MANAGEMENT REPORT**

72 **A. Community Pool Report**

73 Not all items on the list are necessary for the pool to be opened. Mr. Smith checked out at  
74 the pool yesterday. They were unable to really inspect the pool due to the recent storms.  
75 Caulking isn't 100% necessary but the deck is heaving and the caulk lines are deteriorating.  
76 Around pool perimeter it is vital, but around concrete deck it is recommended maintenance.  
77 The items that would cause them to fail health inspection would be chlorinator, bumpers,  
78 first aid, flow meter, and quite a few other items. The diving board tie down assembly and  
79 cracks are more of a liability issue. Paint on the guard stand is part cosmetic and part safety.  
80 \$5,420 is the budgeted pool repair amount. The big items are in the reserve schedule and  
81 come in at the cost expected. Just over \$5,000 is the total of the smaller repairs. Some  
82 testing showed that the pool is leaking. This issue will be looked into further as more  
83 testing is done.

84 The pool manager will be hired by April first.

85 The pool is not required to have underwater lights since the pool isn't open at night. It is  
86 likely that the lights may be the leak issue. A proposal will come from Community Pools as  
87 to the cost of removing the lights.

88 Motion: Approve the \$15,614.65 as proposed by Community Pool with \$10,265 coming from  
89 reserves, and that more pressure testing of all of the lines, in conjunction with that, give  
90 the board another read on the items needed to open the pool.

91 McDowell/Renner Vote: Unanimous.

92 **B. Committee Reports**

93 **Architectural Review Committee**

94 An application had 2 requests on one form, of which only the retaining wall was approved.  
95 The split rail fence was denied because it is specifically against the guidelines. The

96 homeowner provided a set of guidelines that had the split rail fence circled as it was stated  
97 to be allowed. This must have been an old set of guidelines. The guidelines have been  
98 changed 3 times over the years. For clarification: the process of ACC applications is that  
99 Vanguard receives the ACC requests and makes a cursory review and then may return it to  
100 the homeowner with suggestions one time and then passes it on to the committee for their  
101 final approval/disapproval. It was suggested that the committee not approve any  
102 applications that have 2 separate requests on one form. The most current guidelines are on  
103 the website.

104 The ACC application requests 4 neighbor signatures as a disclosure effort rather than it  
105 actually being a requirement. The committee questions the need for the signatures or at  
106 least the number of 4. The intent is to make the surrounding homes aware of changes going  
107 on around them. The board will discuss this in New Business. It was suggested by Mr.  
108 Wilson to have the ACC Committee review the guidelines for potential changes or  
109 additions.

110 **Social Committee**

111 No report

112 **Landscaping Committee**

113 No report (no chairperson)

114 **Pool Committee**

115 No report

116 **Web Committee:**

117 No report

118 **Fountain Hills Condominium**

119 No report, there was no meeting last month.

120 **A. Tree Replacement – Tremendous Program**

121 It is possible to buy some trees through this program and having Chapel Valley plant them.  
122 Part of the cost of installing would include the required pick up of the trees. They are very  
123 immature plants. The board questioned the cost effectiveness. They won't have visual  
124 aesthetic impact for a few years. This program was used for the storm water planting a few  
125 years ago. That was 3 years ago and they are still quite small. There is no warranty on these  
126 trees. This is good for filling in perimeter areas but not high visibility areas. This was taken  
127 under advisement by the board.

128 **B. Pool Pass Mailing**

129 Some discussion about the enforceability of pool rules. The rules need approved so the  
130 mailing can be sent out by the end of March. Rule item 12k it – was suggested by Mr.  
131 Holtzman that the wording be changed to 'mobility assistance devices' (that would include  
132 walkers with wheels).

133 It was suggested to keep the pool open one hour later on the days when the pool opens at 11  
134 a.m. This discussion was tabled until we hear from the pool company about the underwater  
135 pool lights repairs and potential costs. Potentially a note may be posted on the website for  
136 feedback on this issue along with justification as to why they might want it open later.

137 Action: Vanguard to make change to the wording of line 12k in the pool rules.

138 Motion: Approve the 2007 swimming pool season application rules mailer as presented.

139 Holtzman/Poon Vote: Unanimous

140 **C. 2006 Pool Pass Violations**

141 Passes will be offered to people who qualify for passes. It was in August 3, 2006 minutes  
142 that the pool pass suspension owners (Hintons) were told that they had to come before the  
143 board to reacquire their future passes. They will be invited to a closed session of the board  
144 to resolve this issue. The correspondence regarding this issue was requested by the board in  
145 order to correctly follow up.

146 Action: Vanguard will collect the past correspondence with the Hintons and provide it to the  
147 board.

148 **D. Parking Issues on Autumn Mist Dr.**

149 A few calls came in about the home-based business that involves parking and they were  
150 referred to the towing company. One option is to deputize a few board members or Ms.  
151 Greving, homeowner who called in, to take the calls and contact the towing company. This  
152 is not an ideal option. The board feels it has done everything within reason at this time.

153 **E. Insurance Coverage**

154 A question on page 39 of the insurance documents was raised that we have earthquake  
155 coverage but not flood coverage. Flood coverage is more necessary for condos. There is no  
156 additional premium for the earthquake coverage. Item B on page 44 doesn't mention auto  
157 coverage in the proposal. There is no current umbrella. Sparkling Water Dr. is listed as  
158 being insured but it ought not.

159 **F. O'Leary Asphalt**

160 They agreed to hold the line and go ahead and do the "re-do" area. The other work will be  
161 done later in the summer. Some of this will affect the possible parking at the school. This  
162 timing needs to be taken into consideration. Most of this will take only a day or so. The  
163 company is asked to move ahead on the original schedule.

164 **G. CCOC Mediation**

165 Vanguard encourages mediation. One person from the board would need to be present. Mr.  
166 McDowell volunteered to attend.

167 **H. Fine Waiver Request**

168 The covenants state the process. The covenants were met. This was a first violation.

169 Motion: Move to not waive the fine. Renner/Holtzman Vote: 3/4/0

170 Motion: Move to acknowledge Mr. Shine's letter, waive the fine and remind him that next time he  
171 now knows the rule. Kastenmayer/Poon Vote: 5/2/0

172 **I. Global Warming Notice request**

173 Tabled until the next meeting.

174 **V. UNFINISHED BUSINESS**

175 A. there is no unfinished or old business

- 176 **VI. NEW BUSINESS**  
177 **A. Bank signature cards**  
178 A few cards needs signed  
179 **B. Vanguard will take a survey of the snow removal damage.**  
180 .

- 181 **VII. ADJOURNMENT**  
182 There being no additional business the Board meeting adjourned at 9:29 p.m.  
183 Motion: To adjourn the meeting at 9:29p.m. Renner/Kastenmayer. Vote Unanimous.

184

185

186

187

Respectfully Submitted,  
Liz Van Brunt, Recording Secretary

188  
189  
190  
191  
192  
193  
194  
195  
196  
197  
198  
199  
200  
201  
202  
203  
204

**Fountain Hills Community Association, Inc.**

**Motion List  
March 1, 2007**

- 1: To accept the meeting minutes dated February 1, 2007 as amended.  
Renner/McDowell. Vote: Unanimous.
- 2: To Approve the \$15,614.65 as proposed by Community Pool with \$10,265 coming from reserves and that more pressure testing of all of the lines in conjunction with that give the board another read on the items needed to open the pool.  
McDowell/Renner Vote: Unanimous.
- 3: Approve the 2007 swimming pool season application rules mailer as presented.  
Holtzman/Poon Vote: Unanimous
- 4: Move to not waive the fine for Mr. Shine. Renner/Holtzman Vote: 3/4/0
- 6: Move to acknowledge Mr. Shine’s letter, waive the fine and remind him that next time he now knows the rule. Kastenmayer/Poon Vote: 5/2/0
- 7: To adjourn the meeting at 9:29p.m. Renner/Kastenmayer. Vote Unanimous.

205

206

**Fountain Hills Community Association, Inc.**

207

**Action List**

208

**March 1, 2007**

209

210

- 1: Provide and post a sign about parking where the public can easily see and be reminded of the regulations.

211

212

- 2: Vanguard to make change to the wording of line 12k in the pool rules.

213

- 3: Vanguard will collect the past correspondence with the Hintons and provide it to the board.