

1 Fountain Hills Community Association, Inc.
2 Regular Meeting Minutes
3 September 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 September 7, 2006 at 7:35 p.m.

7 **Present:**

Absent:

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

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16 **Others Present:**

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, President of Fountain Hills Community Association, called the regular meeting to
22 order at 7:45 p.m. with a quorum present. Both Board members and residents introduced themselves.

23 Ms. Alice Kalamar attended the meeting to request that the overgrown bushes at the end of Summer Breeze
24 Lane be pruned.

25 Action: Mr. Whitney will contact the landscaping contractor regarding trimming the bushes at
26 the end of Summer Breeze Lane.

27 Ms. Kalamar wanted to know if other residents have noticed loads of empty beer bottles behind her garage.
28 She said that there used to only be cases behind her garage, however recently she has found several boxes
29 behind her garage. It has happened five or six times. No other homeowner stepped forward with
30 information regarding this issue.

31 Mr. Qassis attended the meeting to discuss two issues. First of all he wanted to ask about the conservation
32 area. He said that the landscaper mowers need to mow that area because it looks unkempt from the street.
33 He also noted that there are very few trees there and it is aesthetically unappealing. Several other
34 homeowners who were present agreed with Mr. Qassis, and the Board also noted that in the past it has done
35 some landscaping in other conservation areas.

36 Mr. Qassis also wanted to address the Board about the enclosure. He said that the Board was considering it
37 an addition, but Mr. Qassis said it is not an addition, but an enclosure. He wants to work with the Board to
38 resolve this issue. He said he had contacted the manufacturer regarding paint that could be placed on the
39 enclosure. He said that the manufacturer said that there is no paint like product on the market that will not
40 peel on his enclosure. He asked the Board to revisit the issue again, and vote in his favor. The Board said
41 it would take this under advisement.

42 Mr. Powell, a resident, said he has been receiving notifications from Captain Evie regarding community
43 safety issues. He wanted to know if there was any way for him to distribute this information to other
44 members of the community. Mr. Powell recommended placing the information on an e-mail distribution
45 list, or on the Homeowner Association website. Mr. Powell said he thought it would be a benefit to the
46 community to have this information available to everyone in the community.

47 It was noted that this information is going to be placed on the website in the fall. Mr. Whitney said that the
48 information about the weekly updates could be placed on the website, and would also be distributed
49 through the newsletter. The resident also asked if it would be possible to get Board e-mail addresses.

50 Mr. Renner spoke with Ernie Newman with the MD National Parks and Planning. He wanted to know if
51 the residents have any questions or issues with the park and soccer field that is surrounded by Liberty Mill
52 Road. He offered to come to a board meeting to reach out to the community.

53 Motion: To request that Mr. Newman with MD National Parks and Planning attend a Fountain
54 Hills meeting to address resident's questions and concerns about the adjacent park and
55 soccer field. Poon/Renner. Unanimous.

56 Motion: To accept the minutes of August 3, 2006 as amended. Renner/Kastenmeyer.
57 Unanimous.

58 **II. MANAGEMENT REPORT**

59 **A. Committees**

60 **Landscaping**

61 It was noted that \$26,000 has been set aside for the landscaping budget. It was the
62 consensus of the Board that the grass looks terrible. The lawn contractor charges \$40/per
63 square foot to core aerate and overseed. The landscaping committee is asking for 50,000
64 square feet to be aerated and overseeded. It was noted that the window of opportunity to
65 overseed is in the October-November time frame.

66 Ms. Patel created a list of trees that have been removed or that are dead. She wants to
67 separate the funds between replacement and removal. It was noted that there are \$4,000 set
68 aside for tree work.

69 Mr. Renner asked which trees are under warranty.

70 Ms. Patel reported that Village Fountain Drive look improved. She wants to move forward
71 with Rushing Water Way. It was noted that the cost of the proposed work for this area
72 would be \$6,188. Ms. Patel asked that this could be approved so it can be put in the fall.
73 She noted Autumn Mist circle proposal needs to be looked at. She also listed five other
74 areas that need to be addressed, but said that she would work with William to come up with
75 these areas.

76 Action: Mr. Whitney will find out which trees and plants are under warranty.

77 It was noted that the budget includes \$2,000 for the turf renovations.

78 Action: Mr. Whitney will work on the turf renovation near 6188 Rushing Water way. The
79 amount available is \$2,000.

80 Action: Provide Ms. Patel with a map of the community.

81 The Board is going to plant hollies around the pond. These would match the hollies in
82 other parts of the community. It was noted that the Board has worked with the Tremendous
83 Program in the storm water management areas in the past.

84 **Social Committee**

85 There was nothing new to report.

86 **Web Committee**

87 Mr. Renner had asked for some things to be moved around on the website.

88

- 88 **Pool Committee**
- 89 Ms. Kalamar received only positive feedback about the pool.
- 90 **Fountain Hills Condominium**
- 91 There was nothing to report.
- 92 **Architectural Committee**
- 93 This was tabled.
- 94 **B. Recording Secretary**
- 95 Ms. Pellet, the recording secretary will be resigning. She is currently training a new minute
96 taker. Ms. Pellet will be available for substitutions.
- 97 **C. Landscaping**
- 98 The Board discussed the Rushing Water Way entrance expenditure and the \$2,000
99 expenditure for aeration and overseeding. There are more than 50,000 square feet that need
100 to be reseeded. One third of the community is \$250,000 square feet.
- 101 Motion: To take action on the Rushing Water Way entrance. McDowell/Poon. Vote:
102 Unanimous.
- 103 Motion: Spend \$2,000 to aerate and reseed the appropriate area(s). McDowell/Poon. Vote:
104 Unanimous.
- 105 **D. Tot Lot Wood Chips**
- 106 Mr. Whitney provided the Board with proposals for wood chips for the playgrounds at Lake
107 Geneva Way and Tivoli Fountain Court.
- 108 Motion: Purchase woodchips from RJ Landscapes, and have them installed for the cost of
109 \$5,250.00. Walsh/Kastenmayer. Unanimous.
- 110 **E. Landscape Barrier and other Landscaping Issues**
- 111 The Board discussed the landscape barrier. Sixty (Nellie Stevens) hollies will serve as a
112 landscape barrier. The Board was presented with two proposals, one for plants only, and
113 one for plants and installation. It was noted that the hollies will be planted on Great Seneca
114 Highway side. Chapel Valley will provide a warranty with its work if they are planted by
115 Chapel Valley. This project could come out of a miscellaneous budget line item. There
116 was some discussion about whether the Board had changed its position about placing a
117 barrier there. Mr. Renner said he had spoken to another police officer who recommended
118 the barrier.
- 119 Motion: To move forward with the plantings of the hollies as a barrier. Renner/McDowell.
120 Discussion: Mr. McDowell said he will not place a fence in this location. Vote: 6:0:1.
121 Mr. Walsh abstained.
- 122 Action: Contact the Tremendous program to see if the community could still participate in this
123 program.
- 124 **F. Pool Repairs Proposal**
- 125 This item was tabled.
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- 126 **G. Fountain Light Fixtures**
- 127 They have deteriorated and are not operating. The electrician has determined the cost of
128 repair to be \$1,200 plus the cost of the bulbs. The cost to replace, raise in height and put
129 new fixtures would be \$2,400. They will be raised 12-18 inches high. The lights will be
130 visible. Ms. Brill said that she was concerned that if the lights are raised, they may be
131 damaged by people who like to play in the fountain.
- 132 Motion: To table the light issue until the next meeting. McDowell/Renner. Unanimous.
- 133 **H. Parking Tags**
- 134 The Board reviewed the parking tags that will be provided to homeowners who live at Lake
135 Geneva Way, and Mediterranean Drive. There was some discussion about numbering the
136 tags and the houses. Vanguard will be aware of the numbering system and the allocation of
137 spaces per household. Vanguard ordered four complete sets of tags so that if the tags can
138 be changed every six months.
- 139 **I. Future Management Reports**
- 140 Board members indicated no overwhelming interest in receiving the management reports
141 electronically.
- 142 Motion: To stay with hard copies of management reports. Walsh/Poon. Vote: Unanimous.
- 143 **J. Waiver Request Letter**
- 144 The Board reviewed the letter from Mr. Yu at 13521 Niagara Falls Court. There was some
145 discussion.
- 146 Motion: To waive the \$5.00 fee from the homeowner. Poon/Renner. It was noted that the
147 resident has been on time consistently before and after this incident. 5:2:0. Ms. Brill
148 and Mr. Walsh were opposed to this. The motion carried.
- 149 **K. Correspondence**
- 150 A resident had requested that the Board consider posting a no solicitation sign at the
151 entrance to the community.
- 152 Action: Mr. Whitney will design and provide the Board with some ideas for no solicitation
153 signs in the community. Several Board members expressed an interest in this.
- 154 **L. Snow Removal**
- 155 Mr. McDowell recommended that Mr. Whitney contact E& M Asphalt for a snow removal
156 contract for the 2006-7 season.
- 157 **III. NEW BUSINESS**
- 158 **A. Architectural Change Requests**
- 159 **1. Abdi – 18706 Lake Mary Celeste Lane (Fence)**
- 160 There resident requested approval for installation of a 6” plus tall fence. This is not
161 allowed under the by-laws.
- 162 Motion: To accept the fence on the property line, with the caveat that the fence does not exceed
163 6” in height off the ground. Renner/Brill. Vote: 7:0:0.
- 164 **2. Weyer – 19019 Noble Oak Drive (Black Storm Door)**
- 165 Resident requested approval for installation of black storm door to match front door.

166 Motion: To approve the application from Mr. Weyer to install the black storm door. Poon/Brill.
167 Vote: Unanimous.

168 3. ***Ms. Hawkins – 18929 Porterfield Way (Screen porch)***

169 Request to screen porch in the back of the house.

170 Motion: To decline the motion for the screened in porch until the resident provides the Board
171 with the color of the frame, and the color of the screen. McDowell/Kastenmeyer.
172 Unanimous.

173 4. ***Hawkins – 18929 Porterfield Way (Storm Door)***

174 Motion: To approve the white storm door as requested. Poon/Renner. Vote: Unanimous.

175 5. ***Qassis***

176 Motion: The Board is in a “stand-down” until the next board meeting. The memo will be
177 evaluated at the next meeting. McDowell/Brill. Vote: Unanimous.

178 It was noted by Mr. Renner that the generator application had been withdrawn.

179 **IV. OLD BUSINESS**

180 There was no old business to conduct at this time.

181 **V. ADJOURNMENT**

182 There being no additional business for the Board to address at this time, the Board meeting adjourned at
183 9:37 p.m. Renner/Poon. Vote: Unanimous.

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Respectfully submitted,

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Rani Pellet
Recording Secretary

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