

Fountain Hills Community Association, Inc.  
Regular Meeting Minutes  
April 3, 2007

The Board of Directors of Fountain Hills Community Association, Inc. met at the UpCounty Regional Services Center, Germantown, Maryland on April 3, 2008 at 7:30 p.m. for a regular meeting.

## Present:

Mr. Tom McDowell, President  
Mr. David Holtzman, Treasurer  
Mr. Frank Walsh, Secretary  
Ms. Alice Kalamar, Director  
Ms. Shirley Fair, Director

### Absent:

Ms. Siu Poon, Vice President  
Ms. Sue Adamkiewicz, Director

### **Others Present:**

Mr. Stephon Collins, Vanguard Management  
Mr. Craig Wilson, Vanguard Management  
Ms. Erin Barry, Recording Secretary

## **I. CALL TO ORDER**

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

## II. HOMEOWNER FORUM

- A resident asked about some pictures that had been sent in concerning violations on Lake Geneva Way. They indicated that they did not believe that anything had been done. Management replied that the violations are being addressed and, in fact, some fines had been issued.
- A resident asked about the status of obtaining the services of a security patrol that the Board discussed at a previous Board Meeting. The resident complained about cars being parked in fire lanes and cars being double-parked.. The Board said they hadn't made a decision yet and reminded the resident that they can call the police non-emergency number themselves.
- A resident inquired about who could enforce towing? The Board said residents can contact Henry's towing and can call the police on cars that are parked in fire lanes. The Board reported they are interviewing a new towing company and will inform the residents when the process is complete.
- A resident stated she came to the meeting because she is new to the neighborhood and wanted to get more information about the community and be involved. She, too, commented on the parking issues on Lake Geneva Way. She recognizes that it is frustrating but also sympathized with offenders because parking is limited and visitor parking is rarely available. She suggested a special meeting for residents to work together to come up with a solution that helps everyone.
- A resident agreed that the parking issues have to do with limited parking but expressed concern because it can be hazardous if people double-park and park in the fire lanes blocking access for emergency vehicles.
- A resident expressed frustration after finding beer bottles and other unacceptable paraphernalia in the common area. The Board suggested he call the police or send an email to Vanguard so that they can get it on record. The resident then raised a list of complaints and expressed frustration with parking issues and said he believed the bylaws are the solution and just need to be enforced. The Board stated again that they are currently interviewing a new towing company and have issued many violations.

50                   • A resident shared the non-emergency number with those residents present. He repeated  
51                    his complaints about “plain view” violations with the Board.  
52                   • A resident complained about the parking violations and brought pictures to support it. He  
53                    said he has been frustrated about this issue for a while.  
54                   • A resident expressed agreement with the homeowner who had pictures of the “plain  
55                    view” violations

56

57           **III. MINUTES OF MEETING**

58           The Board reviewed the February, 2008 and March, 2008 minutes.

59           Motion: To approve the February Minutes as amended.

60                   Holtzman/Kalamar                   Vote: Unanimous

61           Motion: To approve the March Minutes as amended.

62                   Holtzman/Walsh                   Vote: Unanimous

63           **IV. WINKLER POOL**

64           Mr. Chris Ramos of Winkler Pools came to meet with the Board and give an update on the  
65           pool. He shared some issues that they experienced this week which will delay them from  
66           completing the pool draining until next week. Once the pool is drained it will be inspected  
67           for any structural issues. The Board will receive the report by Friday April 11, 2008. Mr.  
68           Ramos inquired if the Board could make a decision on the report before the next Board  
69           meeting to help insure Winkler could meet the necessary deadlines for the pool to be ready  
70           for pool season.

71           Mr. Ramos explained the staffing process and reported that they were 50% staffed and have  
72           a prospect they are considering for Fountain Hills’ lifeguard manager. He reported Winkler  
73           has an orientation day May 17, 2008. He expects Winkler will be fully staffed by then and  
74           they will have a separate meeting with the hired Fountain Hills’ guards. He requested an  
75           updated copy of the pool rules be faxed to his office. Mr. Collins indicated that this had  
76           been done but that another set will be e-mailed.

77           **V. REPORTS OF OFFICERS OR DIRECTORS**

78           There were no reports of Officers or Directors at this time.

79           **VI. COMMITTEE REPORTS**

80           **A. Social Committee**

81           There was nothing to report.

82           **B. Landscaping Committee**

83           There is no committee at this time.

84           **C. Pool Committee**

85           There was nothing to report.

86           **D. Web Committee**

87           There was nothing to report.

88           **E. Fountain Hills Condominium**

89           The Fountain Hills Condominium reported that they were reviewing contracts for a new  
90           towing company this month. They will be working on their budget at their next meeting and  
91           reviewing their draft budget. The renovation emergency on 18701 has been completed.

92 They were pleased to report there were no unexpected damages to the building and they  
93 were able to do the interior repairs without much additional expense or inconvenience.

## **F. Architectural Review Committee**

Ms. Cyd Sharp, a member of the Committee, shared the latest applications (see table) and mentioned that the Committee had noted a number of fences on alleys that appeared to be too close to the pavement. Mr. Wilson of Vanguard shared that he went out on April 2, 2008 and personally measured fences on every alley and noted only three fences that weren't in compliance. He asked Ms. Sharp to bring to his attention any other fences she was concerned about and he would go measure them again.

Date	Address	SF or TH	Homeowner	Request	Status	Comments	Vote
4/1/08	19021 Noble Oak Dr.	SF	Andrade	5+1 fence – white vinyl fence	Disapproved	Fence on alleyways cannot exceed the garage wall or 4" from the alley – application wishes to extend to property line	3:0
4/1/08	18845 Porterfield Way	SF	Palank	22 x12 deck w/privacy fence	Approved	Approval contingent on applicant using only those materials stated on application	3:0

## **VII. MANAGEMENT REPORT**

## **A. Vehicle Towing Agreement**

The Board reviewed the various towing company options presented by Management. It was noted that they would have to have the signage in the community updated with the company change.

Action: Vanguard will notify Henry's that their towing services are no longer needed.

Motion: To hire G&G Towing.

Vote: 4/1/0

## **B. Street Cleaning Contract**

The Board discussed the street cleaning contract options.

Motion: That we contract with D & A Dunlevy for the street sweeping of the private roads of Fountain Hills at the cost of \$5,400.00

### C. Tot Lot Inspection

Management shared the results of Sports Systems inspection of the Tot Lot equipment. Sports System reported that the equipment is structurally sound and suggested that Fountain Hills replace the equipment as scheduled in three years. The Board discussed sealing the wood.

Action: To get an estimate of the cost of applying the wood sealant coating and the cost of replacing the equipment and compare the cost/value with the three years remaining until replacement is due. It was suggested that this process be considered for all the Total Lots in Fountain Hills.

**D. 13205 Lake Geneva Way**

The Board discussed the wavier request for 13205 Lake Geneva.

126 Motion: That we deny the waiver requested for 13025 Lake Geneva Way.  
127 Holtzman/no second motion fails  
128 Motion: That we waive the fine provided the homeowner label his recycle bin and take a picture of  
129 it and give it to the Board.  
130 McDowell/ Mr. McDowell withdrew his motion  
131 Motion: That the Board deny the waiver request from unit 13025 Lake Geneva Way for the  
132 violation of their trash container.  
133 Holtzman/McDowell Vote: 4/0/1  
134 Action: Vanguard will notify the resident of 13205 Lake Geneva Way of the Board's decision.  
135 **E. Fee Waiver request for 19010 Mediterranean Drive**  
136 The Board reviewed the waiver request for 19010 Mediterranean Drive.  
137 Motion: That we deny the request to waive the fine for 19010 Mediterranean Drive.  
138 Holtzman/Fair Vote: Unanimous  
139 Action: Vanguard will notify the resident of 19010 Mediterranean Drive of the Board's decision.  
140 **F. Homeowner comment on draft budget**  
141 The Board reviewed a resident's letter concerning comments on the draft budget.  
142 The Board opened the floor for those residents present to share comments with the draft  
143 budget.

- 144 145 • A resident asked for clarification of some line items, which Management was able  
to explain.
- 146 147 • A resident requested that the Board cut postage costs by using email and the  
website indicating that it was within the law.
- 148 149 • A resident asked about a volunteer processing the pool passes rather than paying  
Management. Management noted that they would have no objection.
- 150 151 • A resident was curious about the social committee budget since now that  
152 committee wasn't active. The Board explained the money was there if the  
153 committee became active otherwise the money could be used as a buffer for other  
areas where the cost exceeded the budget.

  
154 Action: The Board will consider these comments when making the budget decisions.  
155 **G. CD renewal**  
156 The Board discussed a \$15,000.00 CD due to mature April 25, 2008 and the Smith Barney  
157 Money Market account that is exceeding its limit.  
158 Motion: That we purchase a one year CD with the \$15,000.00 from the CD due to mature on  
159 April 15, 2008 and in addition we transfer \$20,000.00 from the Smith Barney Money  
160 Market account and purchase a 90 day CD to roll over every ninety days.  
161 Holtzman/McDowell Vote: Unanimous  
162 **VIII. UNFINISHED BUSINESS**

163 There was no unfinished business at this time.

164 IX. NEW BUSINESS

165 There was no new business at this time.

166 X. ADJOURNMENT

167 Motion: To adjourn the meeting.

168 Holtzman/Fair Vote: Unanimous

169 There being no additional business the Board meeting adjourned at 9:32 p.m.

170

171  
172  
173 Respectfully Submitted,

174 Erin Barry, Recording Secretary

175

Fountain Hills Community Association, Inc.  
Motion List  
April 3, 2008

180 Motion: To approve the February Minutes as amended.

181 Holtzman/Kalamar Vote: Unanimous

182 Motion: To approve the March Minutes as amended. Holtzman/Walsh Vote: Unanimous

183 Motion: To hire G& G Towing.

184 McDowell/Holtzman Vote: 4/1/0

185 Motion: That we contract with D & A Dunlevy for the street sweeping of the private roads of  
186 Fountain Hills at the cost of \$5,400.00

187 Holtzman/ Kalamar Vote: Unanimous

188 Motion: That the Board deny the waiver request from unit 13025 Lake Geneva Way for the  
189 violation of their trash container.

190 Holtzman/McDowell Vote: 4/0/1

191 Motion: That we deny the request to waive the fine for 19010 Mediterranean Drive.

192 Holtzman/Fair Vote: Unanimous

193 Motion: That we purchase a one year CD with the \$15,000.00 from the CD due to mature on April  
194 15, 2008 and in addition we transfer \$20,000.00 from the Smith Barney Money Market  
195 account and purchase a 90 day CD to roll over every ninety days.

196 Holtzman/McDowell Vote: Unanimous

197 Motion: To adjourn the meeting at 9:32 p.m.

198 Holtzman/Fair Vote: Unanimous

199 Fountain Hills Community Association, Inc.

## Action List April 3, 2008

204 Action: Vanguard will notify Henry's that their towing services are no longer needed.

205 Action: To get an estimate of the cost of applying the wood sealant coating and the cost of  
206 replacing the equipment and compare the cost/value with the three years remaining  
207 until replacement is due. It was suggested that this process be considered for all the Tot  
208 Lots in Fountain Hills.

209 Action: Vanguard will notify the resident of 13205 Lake Geneva Way of the Board's decision.

210 Action: Vanguard will notify the resident of 19010 Mediterranean Drive of the Board's decision.

	Residents in Attendance
211	
212	Nick Mahabir
213	Mr. Muse
214	Maggie Kemp
215	Troy Kemp
216	Carmin Berrios
217	Jesse Martine
218	Cyd Sharp
219	