

FOUNTAIN HILLS COMMUNITY ASSOCIATION, INC.

c/o Vanguard Management Associates, Inc.
P.O. Box 39 · Germantown, Maryland 20875-0039
(301)540-8600 · Fax (301)540-3752

Board of Directors Meeting
Thursday, August 4, 2005

MINUTES

The meeting was called to order at approximately 7:33p.m.

Present were:

Tom McDowell	William Renner	Frank Walsh
Steve Muse	Siu Poon	James Caddell

William Whitney of Vanguard Management.

Absent was:

Clifford Gonsalves

Craig Wilson of Vanguard Management

There was one homeowner in attendance.

Homeowner Open Floor:

Mr. Vernon Hinton from 13386 Rushing Water Way came to the meeting to address a problem with his architectural change application.

Meeting Minutes:

Regular Board Meeting of May 5, 2005.

MOTION By Bill Renner to approve the minutes with corrections. The motion was seconded by Siu Poon and was passed without opposition.

Regular Board Meeting of July 7, 2005.

MOTION By Bill Renner to approve the minutes with corrections. The motion was seconded by Tom McDowell. The revised minutes were approved without opposition.

Reports of Officers:

There were no reports.

Reports of Committees:

Fountain Hills Condominium No report.

Grounds/Landscaping Committee See Management Report.

ARC

18902 Porterfield Way (John Dickerson)

Building a deck- The board approves the work as long as the deck is at least 1 foot from the neighbor's yard

18723 Autumn Mist Drive (Robert Love)

Install a glass panel front door- The board approves the front door. Management will follow-up to see if there are any other glass doors in the area as seen in the example.

18920 Fountain Hills Drive (Pires)

Building a ramp- The board declined this request because the homeowner did not provide a plat, picture, or description of the ramp.

13386 Rushing Water Way (Hinton)

Building a deck- The board approves the request with the condition that the deck is built at least 1 foot away from the neighboring property lines on the sides and 5 feet from the back of the property. Tom Called Mr. Hinton to inform him of the approval.

Web Site No report.

Pool Committee No report.

Social Committee No report.

Management Report:

Landscape Committee Report.

Management had an e-mail from Rachita Patel with the following:

1. The committee does not recommend approval of the proposal from D&A Dunlevy.
2. The committee recommends approval of the mulch bed project on Porterfield Way.
3. The committee recommends replacement of the dead trees.
4. The committee asks that the board rank each item on the long term improvement plan.

Discussion:

The board asks that management get bids for the removal of the dead trees. They will discuss the bids at the September meeting. The board also decided to rank the items on their own time and discuss them at the September meeting as well.

MOTION By Tom McDowell to sod as opposed to seed the mulch bed on the North end of Porterfield Way bordering Liberty Mill Road. The motion was seconded by Frank Walsh. The board approves without opposition.

Crime and Loitering.

Management put up no loitering signs by the path on Hamlet Square Court and met with the management of Seneca Park Plaza who is willing to split the cost of building a fence along the property line. The police are also willing to set up a meeting with residents.

The board would like to invite the whole community to the meeting. The meeting will be held in the pool house on either September 13, 2005 or September 20, 2005. William Whitney will contact the police about those dates.

Tom McDowell wondered if the problem would dissipate when school starts. Bill Renner thinks that the trees could also be trimmed back more. The board decided to visit the site before making a decision about the fence and will decide at the September meeting.

Street Lights on Village Fountain Drive.

A homeowner complained about the lack of street lights on Village Fountain Drive. Management went to the site and found that there are not many on that street. The board would like Management to get a quote for adding three (3) or four (4) streetlights. The board also plans to visit the site.

Trash Cans in Tot Lots.

A homeowner complained that there are signs asking people to place trash in trash cans, but there are only two tot lots with a trash can. There are four (4) tot lots without trash cans. The board discussed the possibility of adding trash cans to the other four (4) tot lots but decided to table the issue.

Trash Enclosure at the end on Harmony Woods Lane.

A lot of bulk trash is collecting in the trash enclosure on Harmony Woods Lane. The board discussed the possibility of removing the enclosure. Tom McDowell would like to solicit the affected homeowners, telling them that they would like to remove the enclosure due to the bulk trash problem and see if there is any response. The board will wait to decide on the issue until September.

Fund-raiser at the Pool.

Bill Renner does not think that the board should allow anyone to sell anything at the pool. Steve Muse mentioned that approving this would mean that the board would then have to approve all of the requests to sell things at the pool.

MOTION By Bill Renner to deny the request. The motion was seconded by Frank Walsh and was passed without opposition.

Reserve Funding.

MOTION By Bill Renner to transfer \$68,313.93 from the operating account to the savings account. The motion was seconded by Tom McDowell and was passed without opposition.

Chestnut Oaks Mailbox.

Management will update the contract for removal of the mailbox and move forward.

Parking Space Dispute.

The towing has stopped on Fountain Club Drive until the issue is resolved.

Fountain Hills Condominium Pool Passes.

Fountain Hills Condominium has asked Vanguard Management to withhold passes for condominium residents who owe money to the condominium. To the point, Vanguard has withheld the passes, but recently it has been a problem. Vanguard is seeking written advice on this issue.

MOTION By Tom McDowell to get an opinion from legal counsel. The motion was seconded by Bill Renner and was passed with one abstention by Frank Walsh.

New Business:

There was no new business presented.

MOTION By Bill Renner to adjourn. The motion was seconded by Tom McDowell and was passed without opposition.

The meeting was adjourned at 9:26p.m.

The next meeting will be on September 1, 2005 at the Up-County Government Services Center.

Respectfully submitted,

Whitney Wilson
Acting Recording Secretary