

Fountain Hills Community Association, Inc.
Regular Meeting Minutes
August 2, 2007

August 2, 2007

The Board of Directors of Fountain Hills Community Association, Inc. met at the UpCounty Regional Services Center, Germantown, Maryland on August 2, 2007 at 7:30 p.m. for a regular meeting.

Present:

Mr. Tom McDowell, President
Mr. Bill Renner, Vice President
Mr. Frank Walsh, Secretary
Mr. David Holtzman, Treasurer
Ms. Siu Poon, Director
Ms. Robin Kastenmayer, Director
Ms. Sue Adamkiewiez, Director

Absent:

Others Present:

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

I. CALL TO ORDER

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

II. HOMEOWNER FORUM

- The following list of issues were brought forth by residents during the open forum:
 - A resident asked some clarifying questions; what is the definition of a neighborhood, how the Board was moving forward with the Lake Geneva, Mediterranean tot lot and how motions and Board business are conducted.
 - A resident suggested we recognize homes that were doing a great job with keeping up their property. He suggested residents send observations to Vanguard and/or the Board. The Board could confirm them and put the information on the website or in the newsletter. Another suggestion was to establish an award like, “yard of the month”. Residents could nominate yards and the Board could go out and select the winner.
 - A resident noted that Chapel Valley appeared to be making an effort to do a better job, their attempt was still substandard. The Board replied that they are in the process of getting bids from other landscaping companies. The resident also expressed two safety concerns, exposed wires from Comcast and an overgrown bush overshadowing the sidewalk on Great Seneca Highway. He called Comcast and though they promised to correct this nothing has been done. Management has also contacted Comcast who said they would cover the areas they are not working on. It was also suggested people direct their complaints to Montgomery County’s technology department as well as to Comcast. Management said they would follow up on the safety issue on Great Seneca Highway. Finally the resident suggested Fountain Hills consider doing something for Thanksgiving, like a food drive as a community.
 - A resident from 13384 Rushing Water Way shared frustrations with the current landscaping company and double-parking on her street.
 - A resident shared that some homeowner’s cars were towed on the second day of paving due to a lack of notification.

- 50 • A resident asked if watering the entrances was an extra expense from the current
51 landscaping contract. Management confirmed that it was.
52 • A resident shared frustration with double-parking issues on Mediterranean Way and Lake
53 Geneva Dr. He noted a motorcyclist was riding without a helmet or license and dogs
54 were being walked in the playground. He also noted that the park needed more
55 woodchips and the equipment probably needed to be inspected. Finally, he noted that
56 residents on Fountain Club Drive were putting trash in the condominium trash corral.
57 • A resident suggested considering plantings for the common areas that don't require a lot
58 of watering. A Board member suggested plantings native to Maryland would be a good
59 solution and she offered information she could share with the Landscaping committee
60 on that. The resident also noted that though attention has been on commercial parking
61 problems on Harmony Ridge, double parking and other parking abuses were a bigger
62 problem.
63 • A resident expressed appreciation of the Board and their commitment. He acknowledged
64 that the Board members volunteer their time and that and their effort are not unnoticed.
65

66 **III. MINUTES OF MEETING**

67 The Board reviewed the minutes of the previous meeting.

68 Motion: To table the approval of the July minutes until next month's meeting. Renner/Poon.
69 Vote: Unanimous.

70 **IV COMMITTEE REPORTS**

71 **A. Architectural Reports Committee**

72 There were no new applications.

73 **B. Social Committee**

74 Nothing to report, but they will consider the Halloween idea for the fall.

75 **C. Landscaping Committee**

76 Committee chair Mr. Webb and Mr. Smith read over the proposed landscaping
77 company's contracts and visited properties of two of the companies that made proposals.

78 **D. Pool Committee**

79 Asked if the Board would authorize the finishing up the 20 or so chaise lounges that
80 need to be restrapped Also, asked if the Board would consider purchasing some deck
81 umbrellas as there is very little shade at the pool.

82 **E. Web Committee**

83 The committee shared that the posted solicitation for the Landscaping Committee
84 resulted in one inquiry. They would be happy to post acknowledgment of residents with
85 exemplary lawns should the Board choose to do that. Also, a link to the Department of
86 Energy website was added.

87 **F. Fountain Hills Condominium**

88 Mr. Holtzman shared that he was appointed to the Condominium Board for two years.
89 The Board is looking at replacing Pine Ridge Landscaping. They are getting a new fire
90 alarm system and a reserve study done to get a better idea of the cost of maintenance of
91 their streets and sidewalks.

92 **III. REPORTS OF OFFICERS**

93 **A. President Report**

94 Mr. McDowell requested that Phil Carter from Community Pool Services be asked to
95 attend the September 5th meeting for a debriefing. He also noted that he witnessed a
96 lifeguard in the chair on a cell phone call.

97

98 IV. MANAGEMENT REPORT

99

100 A. Chapel Valley Contract.

101 The Landscaping Committee shared the proposals for the new companies being considered.
102 Management shared about Chapel Valley's contract and options for the balance of the
103 2007-year and the coming 2008-year. The Board and the Landscaping Committee discussed
104 all the options, ramifications and expenses in great detail. If we terminate Chapel Valley and
105 Hire Dunlevy there will be a significant cost increase and we will greatly exceed the current
106 budget. The exact cost coverage was not clearly stated.

107 Motion: I move we advise Chapel Valley of our intent to terminate our contract with them 30 days
108 from notice and that we contract Dunlevy for the balance of 2007 and for the 2008
109 year. Renner/McDowell Vote:5/2/0

110 B. Phase II Asphalt Project (O'Leary)

111 The Board discussed the proposal from O'Leary and possibly scheduling the job after the
112 Labor Day weekend. There was discussion that the contract price had increased yet last
113 year due to the problems with the job when it was first done, some Board members
114 remembered O'Leary promising not to increase their price.

115 Action: Management will get more clarification on the price increase issue with O'Leary. They
116 will come back with this information to the Board or schedule the job if they are able to
117 settle the issue. If they schedule the job they will send notice to the residents of
118 Fountain Hills through the mail and by hand delivered, door-to-door, notification.

119 C. Delinquency for 18602 Little Star Lane

120 The Board discussed their options. Council stated that there is not enough equity to
121 foreclose on this property. It was also noted that this was a problem property with lots of
122 unusual traffic, double parking and the neighbors don't like the current situation either.

123 Motion: Based on information provided, I move we file a money judgment suit for \$850.00
124 against 18602 Little Star Lane. Poon/McDowell Vote: 6/0/1

125 D. Delinquency For 13531 Hamlet Square Court

126 The Board discussed this issue.

127 Motion: Go forward and file a money judgment suit at the cost of \$850.00 against 13531 Hamlet
128 Square Court. McDowell/Renner Vote: 6/0/1

129 **E. Additional information Parking Violation Enforcement**

130 The Board discussed the request of having patrol of areas where there are a lot of parking
131 violations and where the expense would come out of in the budget. The price for Vanguard
132 to work after hours is 150.00 per hour. An off duty police officer would be cheaper. This
133 would also be an unbudgeted expense. The expense could come out of the Townhouse or
134 Village budget.

135 Action: Vanguard will check into the price and scope of an off duty police officer patrolling the
136 areas where there are a lot of parking violations.

137

F. Neighborhood Advisory Council

138
139

The Board discussed what the by-laws said about forming such a Council and what the counsel would include and focus on.

140
141
142
143

Action: To form a Lake Geneva, Mediterranean Townhouse committee. The committee will email the Board a list of its committee members and advise the Board of what the committee wants for their area. The committee will be in effect until the Board elections where the new Board can reassess this committee.

144
145
146

Action: Vanguard will look into a replacement designs for the Lake Geneva/Mediterranean tot lot for the committee to consider and begin planning for as in a couple of years it will be time to replace the current equipment.

147

G. Mr. Holtzman's questions from last meeting

148
149
150
151

The Board and management discussed these questions. They answered questions one and two and tabled question three until the next meeting. Question 1 regarding notary changes. Vanguard reserves the right to charge for this service. Question 2 regarding towing charges for asphalt project, two condominium cars were towed due to lack of notice.

152
153

Action: Vanguard will reimburse the \$70.00 for the two cars that were towed from the condominium parking lot due to inadequate notification of the asphalt resealing.

154

K. Pending Law Suit

155
156
157
158

Management advised the Board of a pending lawsuit or settlement from a delinquent homeowner that wants a payment plan which may require some consideration outside of the regular Board meeting. The homeowner is approximately \$3,600.00 delinquent and the court date is Tuesday.

159

IV UNFINISHED BUSINESS

160

There was no unfinished business.

161

V NEW BUSINESS

162

There is no new business

163

VI ADJOURNMENT

164

There being no additional business the Board meeting adjourned at 9:45 p.m.

165

Motion: to adjourn the meeting at 9:45 p.m. Poon/Renner Vote: Unanimous

166

167

168

Respectfully Submitted,

169

Erin Barry, Recording Secretary

170

Fountain Hills Community Association, Inc.
Motion List
August 2, 2007

175 Motion: To table the approval of the July minutes until next month's meeting. Renner/Poon.
176 Vote: Unanimous.

177 Motion: I move we advise Chapel Valley of our intent to terminate our contract with them 30 days
178 from notice and that we contract Dunlevy for the balance of 2007 and for the 2008
179 year. Renner/McDowell Vote:5/2/0

180 Motion: Based on information provided, I move we file a money judgment suit for \$850.00
181 against 18602 Little Star Lane. Poon/McDowell Vote : 6/0/1

182 Motion: Go forward and file a money judgment suit at the cost of \$850.00 against 13531 Hamlet
183 Square Court. Dowell/Renner Vote: 6/0/1

184 Motion: to adjourn the meeting at 9:45 p.m. Poon/Renner Vote: Unanimous

185

186

187

188

189

190

191

192

193

194

195

196

197

198

199

200

201
202

203

204
205 Fountain Hills Community Association, Inc.
206 Action List
207
208
209
210 August 2, 2007

240	RESIDENTS IN ATTENDANCE
241	R. Nicola Makalin
242	Alice Kalamar
243	Steven Muse
244	Daryl Mc Fadden
245	Tim Smith
246	Don Webb
247	Carolyn Huggins
248	
249	
250	
251	
252	
253	
254	
255	
256	
257	
258	
259	
260	
261	
262	
263	
264	