

Fountain Hills Community Association, Inc.
Regular Meeting Minutes
August 7, 2008

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

Present:

Mr. Tom McDowell, President
Ms. Siu Poon, Vice President
Mr. David Holtzman, Treasurer
Mr. Frank Walsh, Secretary
Ms. Alice Kalamar, Director
Ms. Sue Adamkiewicz, Director
Ms. Shirley Fair, Director

Absent:

Others Present:

Mr. Craig Wilson, 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 7:30 p.m. with a quorum present.

II. HOMEOWNER FORUM

- A resident inquired if when homeowners get replacement tags for their cars if they get the same number and if a family can apply for an unlimited amount of tags. Management said they send the same tag number and log that a replacement has been issued. He said that residents cannot get an unlimited amount of replacement tags.
- A resident shared an interest in helping host a 5K race in the fall and inquired about funding. The Board said that would fall under the social committee and encouraged him to talk further about this idea with that committee.
- A resident inquired why the June Board meeting changes were posted on the website, but not the cancellation of the July Board meeting. Management took responsibility for not posting the cancellation of the July Board meeting.
- A resident asked about issues he raised saying he felt they were not responded to in a timely manner by the Board or Management. He was frustrated that another resident came to the last Board meeting and the Board acted on her request in that same meeting. He asked about the newsletter; who was responsible for it, why it was not sent out and when he could expect it. He asked about the total cost of the newsletter and why it couldn't be posted on the website instead of mailed to residents. He asked about reoccurring violations in the same year and if those residents were charged the \$250.00 fine as required. He asked about the storm drain issues he had raised at a previous meeting and why that was still not resolved.
- Management explained currently there are no volunteers to write the newsletter so Vanguard does it. There is no regular schedule at this time so it is published wherever the Board requests one. He estimated the total cost was about \$1200.00. Management explained the procedure for violations and noted that numerous houses have received violations and fines. The Board requested that the resident write his request down and email them to the Board and cc Management to help assure his concerns are addressed.
- A resident complained that he felt issues he brought to the Board meetings were rarely addressed in a timely manner. He asked what a reasonable time frame was that he

51 could expect a response. He brought up the following issues. He asked about the tree
52 stump discussed in a Board meeting four months ago that has still not been addressed.
53 He was frustrated that he received a violation letter for leaving out a trash can, which
54 was a one time mistake, but complained that a neighbor repeatedly leaves out their
55 trash can and has for a year. He said he complained about the tot lot being a safety
56 issue and that he only received a one-line answer.

- The Board President explained that the tot lot was professionally assessed and that the report said that it didn't need to be replaced yet. He stated that not all the issues the resident has addressed are the bottom line of the problem or clear issues that can be quickly fixed and though the Board fines residents, that doesn't always work to change the people's actions. He assured the resident that all these issues are being addressed on an ongoing basis. He said residents can expect a response to their concerns by the next Board meeting. The Board President explained that due to the limited time of the homeowner forum not all these issues can be addressed during this part of the meeting, but if the resident would write these concerns down he would make sure they were addressed in a timely manner.
- A resident reported that t-bone parking has subsided in her area. She also reported seeing a black pick-up truck put black garbage bags in the condominium trash corral and then head out the back area.
- A resident asked if the letter about dog excrements being thrown in the condominium trash corral had been sent out yet. Management said it had not.

III. MINUTES OF MEETING

Motion: To approve minutes of June 26, 2008, as amended by Ms. Poon, Mr. Walsh and Mr. Holtzman.

IV. REPORTS OF OFFICERS OR DIRECTORS

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

V. COMMITTEE REPORTS

A. Social Committee

Ms. Poon will contact the resident who suggested the 5K race.

B. Pool Committee

Ms. Kalamar reported she spoke with Lori Summers about being on the pool committee and that she said she was considering it.

C. Fountain Hills Condominium

The Fountain Hills Condominium reported they are happy with their Management change and are making progress.

D. Architectural Review Committee

DATE	ADDRESS	SF/TH	RESIDENT	REQUEST	STATUS/COMMENTS	VOTE
07/29/08	183938 Fountain Hills Drive	SF	Li	Replace a garage door with white door with windows	Disapprove -doesn't match other doors in SFH/Village (neighbor's home was model and is the exception) application stated, "either" picture sample, only one was attached.	0:4
07/29/08	13400 Rising	TH	Tuori	Replace slider door with	Approved	4:0

	Sun Lane			French door		
07/29/08	13239 Autumn Mist Circle	TH	Kellar	Install Sunsetter awning – cream color	Approved	4:0

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90 VI. MANAGEMENT REPORT

91 A. D. & A. Dunlevy Tree Planting

92 Management reported that they have got several requests concerning removing (3) existing
93 stumps and installing (3) new trees on Club Run Way and Noble Oak. They obtained a
94 proposal from D. & A. Dunlevy so it can be done in a timely manner instead of waiting for
95 the County. The Board discussed if it was within their authority and budget and concluded
96 that it was.

97 Motion: That we go forward with the tree replacement proposal from D. & A. Dunlevy for the cost
98 of \$1,650.00.

99 McDowell/Poon Vote: Unanimous

100 B. Main Fountain Landscape Improvement

101 The Board discussed landscaping enhancements proposed by D. & A. Dunlevy for the main
102 fountain area. The Board asked about seeding the turf.

103 Motion: To accept the proposal to renovate the main fountain area as proposed by D. & A.
104 Dunlevy for the cost of \$9,825.00

105 Holtzman/ Kalamar Vote: Unanimous

106 Action: Management will get a proposal for seeding the main fountain area to consider at next
107 month's meeting.

108 C. Pool Winterization Proposal from Winkler

109 The Board tabled this until the next Board meeting.

110 Action: Management will invite the pool company to the September Board meeting.

111 D. Pool House Roof Repair from S&K Roofing

112 Management had S & K Roofing inspect the roof and submit a proposal. S & K Roofing
113 said the roof repair was not a warranty issue but due to the weather.

114 Motion: To spend up to \$825.00 to remove the pole and repair the roof permanently.

115 McDowell/Poon Vote: 6/1/0 (Walsh)

116 E. Request for additional Pool Passes

117 A resident requested a pool pass for a friend of their son's who has recently relocated and
118 now lives with them.

119 Motion: That we decline the request for an additional pool pass.

120 McDowell/Holtzman Vote: Unanimous

121 F. Proposal to Re-Stencil the Fire Lanes

122 The Board discussed the proposal for the re-stenciling of the fire lanes from O' Leary
123 Asphalt Inc.

124 Motion: That we authorize O'Leary Asphalts Inc., to re-stencil our markings on the curbs for fire
125 lanes for the cost of \$3,500.00.

126 Holtzman/Poon Vote: Unanimous

127 **G. Treasurer**

128 The Treasurer asked for clarification on a deficit loss of \$10,320.00 for the Townhouses on
129 page 2 of the financial report ending on June 30, 2008.

130 Action: Management will investigate this and put it on the agenda for the September Board
131 meeting.

132 **H. Two CD Renewals**

133 Motion: To renew the first CD in amount \$35,000.00 and the other CD in the amount of
134 \$16,000.00 by having both of them rolled over to a Smith Barney account separately
135 for a term of 5 years each at the prevailing market rate.

136 Holtzman/Poon Vote: Unanimous

137 **VII. UNFINISHED BUSINESS**

138 **A. Street light at Great Seneca**

139 The Board asked about the light on Great Seneca that was still out.

140 Action: Management provided the Board with evidence that the work order has been put in for the
141 streetlight and will provide an email of progress.

142 **B. Newsletter**

143 Action: Management will provide an updated newsletter, at no cost to community, and will send a
144 draft to Ms. Poon to review before sending it out.

145 Motion: That the newsletter be completed and posted to our website and that a postcard be
146 developed and circulated electronically amongst the Board prior to the next Board
147 meeting to be sent to each homeowner advising them that the newsletter is available on
148 the website.

149 Holtzman/Poon Vote: Unanimous

150 Action: Management will compare the cost of the postcard and web newsletter idea to the former
151 printing and postage process and assess the cost savings.

152 **C. Letter about pool noise**

153 Management addressed the issue verbally with the resident before she sent the letter to the
154 Board.

155 **D. Fountain Club Entrance to Great Seneca**

156 The Board noted that there was still sand at the Fountain Club Entrance to Great Seneca
157 that needed to be cleaned up.

158 **VIII. NEW BUSINESS**

159 There was no new business at this time.

160 **IX. ADJOURNMENT**

161 There was no additional business. The Board meeting adjourned at 9:00 p.m.

162 Motion: To adjourn the meeting at 9:00 pm. and go into the Executive meeting.

163 Poon/ Holtzman Vote: Unanimous
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167 Respectfully Submitted,
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169 Erin Barry, Recording Secretary
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Motion List
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177 Holtzman

178 Poon/Walsh Vote: 6/0/1 (McDowell)

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180 of \$1,650.00.

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225 Residents in Attendance

226 Steven Muse

227 Nick Mahabir

228 Vernard McBeth

229 Daryl McFadden

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