

Fountain Hills Community Association, Inc.  
Regular Meeting Minutes  
December 7, 2006

The Board of Directors of Fountain Hills Community Association, Inc. met at the UpCounty Regional Services Center, Germantown, Maryland on December 7, 2006 at 7:38 p.m. for a regular meeting.

**Present:**  
Mr. Tom McDowell, President  
Mr. Bill Renner, Vice President  
Ms. Siu Poon, Treasurer  
Ms. Sue Adamkiewicz, Director  
Ms. Robin Kastenmayer, Director  
Mr. Frank Walsh, Secretary

**Absent:**  
Ms. Jen Brill Holtzman Treasurer.

**Others Present:**  
Mr. Craig Wilson, Vanguard Management  
Mr. William Whitney, Vanguard Management  
Ms. Rani Pellet, Recording Secretary

## **I. CALL TO ORDER**

Mr. Tom McDowell called the meeting to order at 7:38 p.m. with a quorum present.

## II. HOMEOWNER FORUM

Several residents were in attendance.

A resident noted that some residents are putting out trash bags for trash pickup, not garbage cans as required by the community, and sometimes these bags are opened, which often results in the contents being scattered.

Action: Mr. Whitney will produce and distribute flier regarding using a sealed container for trash.

Mr. Hotzman reported on an article in the Gazette regarding a "loose street gang" comprised of teenagers from the areaa

### III. ADMINISTRATIVE ISSUES AND APPROVAL OF MINUTES

Motion: To adopt the summarized meeting minute format. Poon/Renner. Vote: Unanimous. .

Motion: To accept the October meeting minutes as amended. Poon/McDowell. Vote: Unanimous.

Motion: To accept the minutes of the November meeting as amended. Poon/McDowell. Vote: Unanimous.

#### IV. COMMITTEE REPORTS

## A. *Landscape Committee*

Ms. Patel informed the Board that she would no longer be able to serve on the Landscaping Committee due to other time commitments. She made some recommendations regarding the previously discussed landscape plans. These recommendations were,

- To apply for trees from the State's Tree-Mendous program in the spring of 2007
- Address the area behind Hamlet Square Court with lighting

44                   • Pruning of white pines along Hamlet Square Court  
45                   • Planting of pyracantha in areas where there is undesirable foot traffic  
46  
47                   The Board thanked Ms. Patel for her service to the community.

48   **B. *FH Condominiums***  
49                   Fountain Hills Condominium had its annual meeting. The Fountain Hills Condo management  
50                   company and agent have not changed.

51   **C. *Web Development Committee***  
52                   A summary of a recent Montgomery County Police Crime Alert was placed on the website.

53   **D. *Pool Committee***  
54                   The handrail at the pool area has been repaired. There was nothing else new to report.

55   **E. *Social Committee***  
56                   The volunteer appreciation dinner was a great success on November 14, 2006.

57   **IV. MANAGEMENT REPORT**

58   **A. *Tree Replacement Proposal***  
59                   The Board reviewed the tree replacement proposal which will amount to approximately \$3,445.  
60                   25.  
61                   Motion: To accept the proposal in the amount of \$3,445.25 to do the tree work.  
62                   Poon/McDowell. Vote: Unanimous.  
63                   Action: If the Board purchases trees from the Tree-Mendous program in the Spring, the tree  
64                   replacement quote may need to be revised.

65   **B. *Grounds Maintenance Contract***  
66                   The Board discussed and accepted the 2007 proposal from Chapel Valley for grounds  
67                   maintenance. The price of \$119,207.30 will remain fixed for two years.  
68                   Motion: To approve a two-year contract with Chapel Valley at a cost of \$120,000 per year.  
69                   McDowell/Poon. Vote: Unanimous.

70   **C. *Large Tree on Harmony Woods Lane***  
71                   A large tree limb behind 18755 Harmony Woods Lane requires removal.  
72                   Motion: To hire Care of Trees for removal of tree limb and epicormic growth in the amount of  
73                   \$680.00 Renner/McDowell. Vote: Unanimous.

74   **D. *Roof Repair on Pool House***  
75                   Mr. Whitney has had some difficulty having contractors return calls for this project. He will  
76                   return to the Board with new quotes next meeting.  
77                   Action: To table the pool roof repair issue until next month.

78   **E. *Fountain Hills Lights***  
79                   There has been no new action on this issue at this time.

80     **F. Hamlet Square Court Path**

81     Action: Price pyracantha and wire support through the bushes and around the fence for the area behind  
82     Hamlet Square Court Path. Ask Woodmont Properties to increase fence to 6', or repair to 4'  
83     with wire. The goal would be to have a solid barrier from the soccer field to Clopper Road.

84     **G. Dumpster at 7-Eleven Store**

85     It was noted that the dumpsters were supposed to have been enclosed.

86     Action: Follow up with Mr. Steven Muse regarding the dumpster moving.

87     **H. Towns at Chestnut Oaks**

88     Towns at Chestnut Oaks has agreed to allow Fountain Hills to move the mailbox pad. RJ  
89     Landscapes will do the work.

90     **I. Clopper Hills Condominium**

91     Rushing Water Way residents have agreed to remove the trash enclosure, pad and repair the area  
92     for \$1,355.00.

93     **J. 18710 Harmony Woods Lane**

94     The Board reviewed a collection issue.

95     Motion: The Board move towards foreclosure on a property. McDowell/Poon. Vote:  
96     Unanimous.

97     **K. 13531 Hamlet Square Court**

98     It was the consensus of the Board to not file any money judgment against this property.

99     Action: Request that Mr. Whitney forwards this information to Mr. Schild for him to ascertain  
100     whether or not FH was properly notified of the foreclosure.

101     **L. Trash Can**

102     It was the consensus of the Board to fine the resident \$25.00 again due to his non-compliance with  
103     community regulations.

104     Motion: To fine the resident \$25.00 for this infraction. Include in the letter that the Board can  
105     choose to fine the resident each day he chooses to violate the rules of the community.  
106     McDowell/Poon. Vote: Unanimous.

107     **M. Insurance**

108     Action: Mr. Whitney will check on the increase in deduction policy. The deductible was  
109     increased to \$1,000, therefore the refund should be greater than the \$12.10 that was  
110     refunded.

111     **N. Draft Audit**

112     Motion: To accept the draft audit with the exception of Footnote 10 which needs to be  
113     corrected... McDowell/Poon. Vote: Unanimous.

114     **O. Architectural Review Committee**

115     **Patel - 13374 Rushing Water Way – Deck**

116     Motion: To accept the application as modified with the 1' setback from sides and 5' setback  
117     from back. Poon/McDowell. Vote: Unanimous.

118     **Patel - 133874 Rushing Water Way – Patio**

119     Motion: To accept the patio as presented. Kastenmayer/McDowell. Vote: Unanimous.

120 *Mr. Grevin - 18603 Autumn Mist Drive - 5' wide patio door with colonial grids*

121 Motion: Motion was denied due to insufficient information that was provided by the  
122 homeowner. Poon/McDowell. Vote: Unanimous.

123 Action: Resident needs to provide the Board with a site plan and door location.

124 *Kastenmayer - 13501 Hamlet Square Court*

125 Motion: To request an extension of time in order to install the gable vent. Poon/McDowell.  
126 Vote: 5:0:1. Ms. Kastenmayer abstained.

127 V. OLD BUSINESS

## 128 There was no Old Business.

129 VI. NEW BUSINESS

## 130 There was no New Business.

131 VII. ADJOURNMENT

132 There being no additional business the Board meeting adjourned at 9:04 p.m.

133 Motion to adjourn the meeting at 9:04 p.m. Renner/Poon. Vote: Unanimous.

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Respectfully Submitted,  
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138 Rani M. Pellet, Recording Secretary