

Fountain Hills Community Association, Inc.
Regular Meeting Minutes
February 1, 2007

The Board of Directors of Fountain Hills Community Association, Inc. met at the UpCounty Regional Services Center, Germantown, Maryland on January 4, 2006 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. Robin Kastenmayer, Director
Ms. Sue Adamkiewicz, Director

Absent:

Ms. Siu Poon, Director

Others Present:

Mr. Craig Wilson, President, Vanguard Management
Mr. William Whitney, 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

- The following list of issues were brought forth by residents during the open forum:
- Residents expressed gratitude for the towing company taking down extra signs and for the efficiency of the snow removal company during the recent inclement weather.
- A resident inquired if there were plans for landscaping in the common area between Little Star Lane and Rising Sun Lane. Management noted that this area was included in the landscaping contract and should receive attention in March. If it is overlooked then the resident should let management know at that time.
- The storm water facility and surrounding area was heavily littered with trash. The resident cleaned the area but suggested that Fountain Hills consider implementing a neighborhood cleaning day twice a year, once in the spring and again in the fall. The event could be organized by the social committee and include hot dogs and hamburgers.
- A resident was disturbed that there were tire tracks across the green of a common area near his house.

III. MANAGEMENT REPORT

A. Minutes of Meeting

The Board reviewed the minutes of the previous meeting.

Motion: To accept the meeting minutes dated January 4, 2007 as amended. Renner/McDowell.
Vote: Unanimous.

45 **B. Committee Reports**

46 **Social Committee**

47 Action: Mr. Renner will contact Siu Poon regarding a Fountain Hills clean- up day to be organized
48 by the Social Committee.

49 **Landscaping Committee**

50 There was some discussion about whether or not it would be appropriate for landscaping
51 items to fall under the ARC issues. No action was taken.

52 **Pool Committee**

53 The board mentioned the web link and some small changes on the arrangement of articles
54 posted. They also referred to the list of maintenance and repair items that had been deferred
55 at the end of the pool season. Since the pool manager will attend the next board meeting
56 further discussion was tabled to the next meeting.

57 **Web Committee:**

58 The committee reported there was a letter from a resident suggesting an article be posted on
59 the website informing people how they can help slow global warming. The committee will
60 research other articles between now and the next board meeting and give a report of
61 suggestions and options.

62 Action: Mr. Renner will research additional websites and articles on global warming and report
63 his findings at the March meeting.

64 Action: Vanguard will send a letter thanking the resident of 13304 Rising Sun Lane for their
65 suggestion to post an article on reducing global warming and informing them that the
66 Board is considering the idea.

67 **Fountain Hills Condominium**

68 There was nothing new to report.

69 **Architectural Review Committee**

70 There was one application, a request for a patio by 13353 Rushing Water Way that had
71 been approved.

72 **111. MANAGEMENT REPORT**

73 **C. Draft Parking Policy Resolution**

74 The Board reviewed and modified the draft of the Policy Resolution for Vehicle Parking Violation
75 Procedures. (They changed the word “blocked” in line one, to
76 Obstructed and remove the parenthesis. They changed the word shall to may three times in the
77 Policy retaining only the last use of the word shall in line 2 section b).

78 Motion: To approve the modifications made to the draft of The Policy Resolutions for Vehicles
79 Parking Violation Procedures as discussed. Renner/Walsh Vote: Unanimous

80 Action: The final Parking Policy Resolution document will be posted on the website and mailed to
81 townhouse owners and residents.

83 D. O'Leary Asphalt

84 Management met with O'Leary Asphalt, who acknowledged that they did not use the
85 appropriate aggregate mixture and will reseal the parking area as soon as weather permits.
86 In the meantime, management will inform residence on the website, do a mailing and put
87 up signs to caution residents. Resealing these areas will bump back the time frame for the
88 remaining asphalt work due in 2007 until 2008. Management regrets that this large project
89 will cause further disruption to the community.

90 Action: Vanguard will request that O'Leary honor the original quote and not increase the cost for
91 the remaining work now postponed to 2008 and advise them that they will be held
92 liable for any injury or damage caused by the defective sealcoat.

93 E. 13313 Rushing Water Way

94 The Board discussed the legal options for this issue.

95 Motion: Move to file a suit to obtain a money judgment against 13313 Rushing Water Way
96 for a cost of \$750.00 as proposed by Thomas Schild Law Group. McDowell/Renner
97 Vote: Unanimous.

98 F. 19006 Noble Oak Drive

99 The board discussed this issue.

100 Motion: To waive the \$5.00 late fee as requested by 19006 Noble Oak Drive and that it not
101 constitute as their one time courtesy waiver. Renner/Kastenmayer Vote: Unanimous

102 G. Energy Efficiency Notice Request

103 This issue was addressed during the committee reports.

104 H. Cash Management

105 The Board discussed strategies for the management of short term cash accounts.

106 Motion: To accept Vanguards recommendation to establish an additional Smith Barney account
107 for \$75,000.00 currently in the Mercantile Potomac operating account. The \$75,000.00
108 would be divided as follows; \$25,000.00 would be invested in a six month CD,
109 \$25,000.00 would be invested in a twelve month CD and \$25,000.00 remain cash.
110 Holtzman/McDowell. Vote: Unanimous.

111 I Reserve Savings

112 The Board discusses strategies for managing the reserve savings.

113 Motion: To accept Vanguards recommendation found on page nine of our management
114 report to invest \$25,000 from the current Smith Barney money market account and place it
115 in a 5 year CD scheduled to mature in the year 2012. In addition, to take \$20,000 from the
116 Wachovia account and add that to the sum in the 5 year CD. Holtzman/ Mr. Holtzman
117 withdrew the motion.

118 Motion: To accept Management's recommendation to take \$25,000.00 from the reserve fund and
119 invested it in a 5 year CD that would mature in the year, 2012. McDowell/Holtzman
120 Vote: Unanimous

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122 J CCOC Case – 18942 Fountain Hills Drive (Qassis)

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124 The board discussed a complaint filed by Mr. Qassis. The Board can't respond to it because
125 the complaint states an action the Board didn't make.

126 Motion: To dismiss the complaint made by 18942 Fountain Hills Dr. because the "desired action"
127 is not correct The Board can't respond to an action it didn't take. McDowell/Holtzman
128 Vote: Unanimous

129 **K Landscape Improvements**

130 The Board reviewed Chapel Valleys Landscaping Proposal. This year it includes installing
131 annuals in early spring and summer. The board thought it would be good to include the
132 annuals in this years contract but in up coming years to add it to the grounds maintenance
133 contract.

134 Motion: That we accept the Chapel Valleys Landscaping Proposal as is for \$11,206.04 but in the
135 future the annual plantings will be added to the ground maintenance contracts.
136 Kastenmayer /Renner Vote: Unanimous

137 **L Village Fountain:**

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139 The Board discussed the options of placing no trespassing signs in the Village, near the
140 Fountain on Cub Run Way, to help discourage teenagers playing in and around the
141 fountain.

142 Action: Vanguard will send a letter to resident on Club Run Way and advise her that she may take
143 pictures or follow the teen's home to help identify them and then submit this
144 information to management.

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146 **M Autumn Mist Drive – Parking Issue**

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148 The Board discussed visitors to the neighboring community, Heritage Gate, using visitor
149 parking spaces located on Autumn Mist Drive and walking across to Clopper Road.

150 Action: Vanguard will send a letter to the owner of the townhouse on Timko Lane in Heritage
151 Gate Community about their visitors using Autumn Mist Drive visitor spaces.
152 Management will carbon copy the letter to Montgomery County Code Enforcement.

153 **N Community Pool Service**

154 The Board discussed the Community Pool Service request to use Fountain Hill's pool on
155 May 19th in order to conduct their spring orientation.

156 Motion: To allow the Community Pool Service to use Fountain Hill's pool for their spring
157 orientation on May 19, 2007. Renner/Kastenmayer Vote: Unanimous

158 Action: Management will remind the Community Pool Service to not use the Condominium
159 parking lot.

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162 **V. UNFINISHED BUSINESS**

163 There was no more unfinished or old business.

164 VI. NEW BUSINESS

165 A. Resignation of William Whitney

166 Vanguard informed the Board that William Whitney was resigning and a new manager,
167 Stephon Collins, will be joining Vanguard March 1, 2007 and will be assigned to Fountain
168 Hills.

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170 VII. ADJOURNMENT

171 There being no additional business the Board meeting adjourned at 9:26 p.m.

172 Motion: To adjourn the meeting at 9:26p.m. Renner/ Kastenmayer Vote: Unanimous.

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Fountain Hills Community Association, Inc.
Motion List
January 4, 2007

181 Motion: To accept the meeting minutes dated January 4, 2006 as amended. Renner/McDowell
182 Vote: Unanimous.

183 Motion: To approve the modifications made to the draft of The Policy Resolutions for Vehicles
184 Parking Violation Procedures as discussed. Renner/Walsh Vote: Unanimous

185 Motion: Move to file a suit to obtain a money judgment against 13313 Rushing Water Way
186 for a cost of \$750.00 as proposed by Thomas Schild Law Group. McDowell/Renner
187 Vote: Unanimous.

188 Motion: To waive the \$5.00 late fee as requested by 19006 Noble Oak Drive and that it not
189 constitute as their one time courtesy waiver. Renner/Kastenmayer Vote: Unanimous

190 Motion: To accept Vanguards recommendation to establish an additional Smith Barney account
191 for \$75,000.00 currently in the Mercantile Potomac operating account. The \$75,000.00
192 would be divided as follows; \$25,000.00 would be invested in a six month CD,
193 \$25,000.00 would be invested in a twelve month CD and \$25,000.00 remain cash.
194 Holtzman/McDowell. Vote: Unanimous.

195 Motion: To accept Management's recommendation to take \$25,000.00 from the reserve fund and
196 invested it in a 5 year CD that would mature in the year, 2012. McDowell/Holtzman
197 Vote: Unanimous

198 Motion: To vacate the complaint made by 18942 Fountain Hills Dr. because the "desired action"
199 is not correct The Board can't respond to an action it didn't take. McDowell/Holtzman
200 Vote: Unanimous

201 Motion: That we accept the Chapel Valleys Landscaping Proposal as is for \$11,206.04 but in the
202 future the annual plantings will be added to the ground maintenance contracts.
203 Kastsnmayer /Renner Vote: Unanimous

204 Motion: To allow the Community Pool Service to use Fountain Hill's pool for their spring
205 orientation on May 19, 2007. Renner/Kastenmayer Vote: Unanimous

206 Motion: To adjourn the meeting at 9:26p.m. Renner/ Kastenmayer Vote: Unanimous.

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214 Fountain Hills Community Association, Inc.
215 Action List
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222 suggestion to post an article on reducing global warming and informing them that the
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227 the remaining work now postponed to 2008 and advise them that they will be held
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230 pictures or follow the teen's home to help identify them and then submit this
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233 Gate Community about their visitors using Autumn Mist Drive visitor spaces.
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