

Fountain Hills Community Association, Inc.  
Regular Meeting Minutes  
January 4, 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  
Ms. Siu Poon, Director  
Mr. Frank Walsh, Secretary  
Mr. David Holtzman, Treasurer.

### Absent:

Ms. Sue Adamkiewicz  
Ms. Robin Kastenmayer

### **Others Present:**

Mr. Craig Wilson, President, Vanguard Management  
Mr. William Whitney, Vanguard Management  
Ms. Rani Pellet, Recording Secretary  
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:
- Questions about residents who were expelled from the pool during the previous pool season. The Board informed those present that residents' applications are reviewed every season.
- There is a new District Commander in the Germantown District.

Action: Invite the new District Commander to a Board meeting.

- The new trash corral at the local 7-Eleven store is in place. Additional modifications are being made to the corral.
- Residents noted finding shopping carts in the community. If residents see shopping carts, they should contact shopping centers who will have them removed.
- Residents attended to discuss the surface of the newly paved area. Residents described it as slippery and noted it puddles.
- Residents asked about addressing architectural violations.
- Other residents noted the parking tags have helped alleviate parking issues on Lake Geneva Way.

### III. MANAGEMENT REPORT

## A. Minutes of Meeting

The Board reviewed the minutes of the previous meeting.

Motion: To accept the meeting minutes dated December 7, 2006 as amended.

Renner/McDowell. Vote:4:0:1. Mr. Holtzman abstained as he was not a Board member at the time of the December meeting.

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**B. Committee Reports**

**Architectural Review Committee**

47 The Board discussed the members of the Architectural Review Committee. Volunteers are:

48 • Ms. Jen Brill – chairperson  
49 • Mr. Aaron Holzman  
50 • Ms. Alice Kalamar  
51 • Ms. Jen Schwartzman  
52 • Ms. Cyd Sharp

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54 Motion: To appoint all five community members to Architectural Review Committee. (Ms. Jen  
55 Brill, Mr. Aaron Holzman, Ms. Alice Kalamar, Ms. Jen Schwartzman, and Ms. Cyd  
56 Sharp). Poon/Holtzman. Vote: Unanimous.

57 Action: Provide Ms. Brill with an updated copy of the ARC guidelines.

58 **Social Committee**

59 There was nothing new to report.

60 **Landscaping Committee**

61 There was some discussion about whether or not it would be appropriate for landscaping  
62 items to fall under ARC issues.

63 **Pool Committee**

64 There was nothing new to report.

65 Action: Mr. McDowell mentioned the list of maintenance and repair items that had been  
66 deferred at the end of the pool season. No further action was taken at this time.

67 **Web Development Committee**

68 There was nothing new to report.

69 **Fountain Hills Condominium**

70 The new “No parking” signs are up and Mr. Holtzman mentioned that they are properly  
71 placed.

72 **Architectural Review Committee**

73 *Greving – 18603 Autumn Mist Drive (TH) Patio Door*

74 Motion: To accept the installation of the patio door as described in the revised application.  
75 Holtzman/Poon. Vote: Unanimous.

76 **C. Pool House Roof Proposal**

77 A proposal was submitted by S&K Roofing. A section of the roof needs to be replaced.  
78 Work will include removal and reinstallation of old railings, sheeting and extra planks. The  
79 cost estimated for this exterior portion of the job is \$3,878. Interior work will also be  
80 required.

81 Motion: To accept the bid for roofing repair and replacement at a cost not to exceed \$5,000.  
82 Funding for this project will be taken from the Reserve Funds. McDowell/Poon. Vote:  
83 Unanimous.

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**D. Fountain Lighting**

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The cost to install secure underwater light fixtures in the fountain in the Villages will be \$4,221.00

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Motion: To accept the bid from Montgomery Lighting for installation of five secure underwater light fixtures in the fountain at the Village in the cost of \$4,221.00. Mr. Whitney will seek bids for lighting the other fountains in the community. Poon/Renner. Vote: Unanimous.

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**E. Hamlet Square Ct.**

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The Board reviewed a proposal to plant Pyracantha bushes around the trees by the 7-Eleven store. The proposal includes planting 51 bushes at a cost of \$3,380. Plants will be guaranteed for 1 year.

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Motion: To accept the proposal for \$3,380.80 to install 51 pyracantha bushes with wire support installed along the fence to Clopper Rd. Funding for this project will come out of landscaping budget. Poon/McDowell Vote: Unanimous.

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**F. Insurance**

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The premium decrease was much smaller than originally indicated.

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Motion: To reduce the insurance deductible back to \$500. Poon/McDowell. Vote: Unanimous.

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**G. Hot Tub Enclosure**

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The complaint has not been filed by Mr. Qassis with the CCOC. At this juncture, the Board has two options to address this issue—a) fine the resident, or b) file the complaint with the CCOC.

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It was Managements' recommendation that the Board retroactively fine the homeowner from the extended date for lack of compliance until the issue is filed with the CCOC.

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Motion: Preemptively file with the CCOC and not fine the resident for his architectural guidelines violations at this time. Also send a letter to Mr. Qassis regarding the Board's ability to fine the resident on a daily basis for the ARC violation. McDowell/Poon. Mr. McDowell withdrew the motion.

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Motion: To retroactively fine Mr. Qassis (189425 Fountain Hills Dr.) from the date established in the correspondence sent by Vanguard to the homeowner after the hearing by the Board or when we verbally extended the date of compliance—whichever date is later—and fine \$25 per day until such time that a complaint is filed with the CCOC, and that the Board notify the homeowner of that action, as required by the statute. Holtzman/Renner. Unanimous. 5:0:0.

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**H. Trash Cans**

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Mr. Whitney reminded the residents that trash needs to be put out in containers and that it should not go out before the day of the pick up.

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Mr. McDowell suggested sending out the trash guidelines to all the appropriate residences as identified by the management company.

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Motion: To send out trash guidelines to all appropriate residences as identified by the management company. McDowell/Poon. Vote: Unanimous.

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**V. OLD BUSINESS**

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**A. Trash Can Violation**

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The trash can still be seen from the front of the house. Mr. Whitney informed the Board that he will begin fining 18724 Harmony Woods.

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127 VI. NEW BUSINESS  
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A. Parking Policy

129 Mr. Holtzman brought the issue of parking on Little Star Lane to the Board's attention. He  
130 said that the 187 block of Little Star Lane has a parking issue because there is a sidewalk on  
131 only one side of the street. This is the same side of the street as the residences and  
132 driveways. He has seen several pedestrians who have been forced to walk in the street in  
133 order to get around the vehicles that are parked in driveways there. He said he believes it  
134 creates a danger to pedestrians because the street is too narrow for two-way traffic and  
135 pedestrians. Mr. Holtzman cited Article IV – Section 6 of the community guidelines.

136 Motion: To create a rule to prohibit the parking of any motor vehicle where the tire is in contact  
137 with the sidewalk or any contiguous apron to a sidewalk. Holtzman/Walsh. 4:0:1.  
138 Ms. Poon abstained.

139 The practical way to enforce will be through homeowner complaints, or management  
140 observation. Management will cite resident for the first infraction, and fine him/her for the  
141 second infraction of this rule. It was the consensus of the Board to review the wording for  
142 this rule.

143 B. 18830 Porter Field Way

144 The Board received a request for a portable basketball hoop to be used in the back yard, and  
145 in the back parking area.

146 Motion: To approve the request of the homeowner on 18830 Porter Field Way, to put out the  
147 basketball hoop in the back yard. McDowell/Holtzman. 4:0:1. Mr. Walsh abstained.

148 VII. ADJOURNMENT

149 There being no additional business the Board meeting adjourned at 9:32 p.m.

150 Motion: To adjourn the meeting at 9:32 p.m. McDowell/Poon. Vote Unanimous.

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153 Respectfully Submitted,

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155 Rani M. Pellet, Recording Secretary

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Motion List  
January 4, 2007

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163 Renner/McDowell. Vote: 4:0:1. Mr. Holtzman abstained as he was not a Board  
164 member at the time of the December meeting.

165 Motion: To appoint all five community members to Architectural Review Committee. (Ms. Jen  
166 Brill, Mr. Aaron Holzman, Ms. Alice Kalamar, Ms. Jen Schwartzman, and Ms. Cyd  
167 Sharp). Poon/Holtzman. Vote: Unanimous.

168 Motion: To accept the installation of the patio door as described in the revised application from  
169 Mr. Greving. Holtzman/Poon. Vote: Unanimous.

170 Motion: To accept the bid for roofing repair and replacement at a cost not to exceed \$5,000.  
171 Funding for this project will be taken from the Reserve Funds. McDowell/Poon. Vote:  
172 Unanimous.

173 Motion: To accept the bid from Montgomery Lighting for installation of five secure underwater  
174 light fixtures in the fountain at the Village in the cost of \$4,221.00. Mr. Whitney will  
175 seek bids for lighting the other fountains in the community. Poon/Renner. Vote:  
176 Unanimous.

177 Motion: To accept the proposal for \$3,380.80 to install 51 pyracantha bushes. Funding for this  
178 project will come out of landscaping budget. Poon/McDowell Vote: Unanimous.

179 Motion: To reduce the insurance deductible back to \$500. Poon/McDowell. Vote: Unanimous.

180 Motion: Preemptively file with the CCOC and not fine the resident for his architectural  
181 guidelines violations at this time. Also send a letter to Mr. Qassis regarding the  
182 Board's ability to fine the resident on a daily basis for the ARC violation.  
183 McDowell/Poon. Mr. McDowell withdrew the motion.

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185 in the correspondence sent by Vanguard to the homeowner after the hearing by the  
186 Board or when we verbally extended the date of compliance—whichever date is later  
187 and fine \$25 per day until such time that a complaint is filed with the CCOC, and that  
188 the Board notify the homeowner of that action, as required by the statute.  
189 Holtzman/Renner. Unanimous. 5:0:0.

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191 management company. McDowell/Poon. Vote: Unanimous.

192 Motion: To create a rule to prohibit the parking of any motor vehicle where the tire is in contact  
193 with the sidewalk or any contiguous apron to a sidewalk. Holtzman/Walsh. 4:0:1.  
194 Ms. Poon abstained.

195 Motion: To approve the request of the homeowner to put out the basketball hoop in the back  
196 yard. McDowell/Holtzman. 4:0:1. Mr. Walsh abstained.

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198

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Action List  
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204                   Action:    Provide Ms. Brill with an updated copy of the ARC guidelines.

205                   Action:    Mr. McDowell mentioned the list of maintenance and repair items that had been  
206                   deferred at the end of the pool season. No further action was taken at this time.

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**List of Attendees**

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Ms. Cyd and Mr. Dan Sharp

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Mr. Aron Holtzman & Ms. Jen Schwartzman

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Ms. Alice Kalamar

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Mr. Matthew Jacob

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Ms. Jennifer Brill

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Mr. Venard Macbeth