

FOUNTAIN HILLS COMMUNITY ASSOCIATION, INC.

**c/o Vanguard Management Associates, Inc.
P.O. Box 39 * Germantown MD 20875-0039
301-540-8600 * Fax 301-540-3752**

BOARD OF DIRECTORS MEETING

Thursday, July 1, 2004

MINUTES

The meeting was called to order at approximately 7:35 p.m.

Present were:

Tom McDowell	Siu Poon	Frank Walsh	William Renner
James Caddell			

Craig Wilson and David Bossler of Vanguard Management

Also present was homeowner Monika Simmons of 13347 Rushing Water Way

Homeowners Open Forum:

Homeowner Monika Simmons of 13347 Rushing Water Way brought to the attention of the board multiple issues with her neighbor at 13349 Rushing Water Way. Among the concerns voiced by Ms. Simmons were the early opening time of the daycare that is operated out of the home as well as signage for the business that is displayed out front of the house. Ms. Simmons also commented on the number of transit gentlemen renting rooms at the home and questioned the community's rules on renting. Craig Wilson informed her that signs, unless for a professional office, were not allowed in the neighborhood and that a letter would be sent to the owner requesting the removal of the present sign. As far as the noise issue from the daycare's early opening, it was advised that Ms. Simmons contact the county. Referencing the leasing of a dwelling, Mr. Wilson noted that there was no requirement for the entire home to be leased but that all leases must be in writing and filed with the association. Ms. Simmons then questioned if the association could generate rules regulating such boarding houses. While such a rule would be difficult to enforce and complaints would be hard to substantiate, Craig Wilson stated that it would be possible. Frank Walsh then asked whether or not a letter could be sent requesting the written leases of all current tenants and Tom McDowell questioned the legality of a daycare and "boarding house" operating in the same building.

Meeting Minutes:

____ Regular Board Meeting of June 3, 2004

Corrections were noted by Craig Wilson and Siu Poon.

MOTION: By Bill Renner to approve the minutes as revised. The motion was seconded by Siu Poon and was passed without discussion or opposition by the officers present.

Reports of Officers:

_____ No reports were made.

Report of Committees:

Fountain Hills Condominium Frank Walsh reported that parking of pool patrons is still an issue. Craig Wilson advised writing the description and tag number of offending vehicles to avoid towing residents and Tom McDowell suggested a sign regarding the issue be placed at the counter of the pool.

Mr. Walsh also raised concern with the fact the residents of the townhouses still appear to be dumping trash in the condominium's trash corral and requested that the issue be addressed in the next newsletter.

Grounds/Landscaping Craig Wilson reported that the committee met to review planting and replanting of five community entrances. It was requested by the committee that the job be bid as one rather than five separate to Dunlevy with a possible additional entrance to be included at the intersection of Clopper Rd. and Great Seneca Highway. It was also reported that while the project will be over budget the board currently has the finances to cover the job. Also noted was that Ms. Brill, the current committee chair, is seeking a replacement.

ARC Craig Wilson reported that the committee is now completely caught up on all architectural requests. Frank Walsh questioned the function of the ARC and Tom McDowell stated that if that committee no longer desired the task that board could assume responsibility.

Web Site No report.

Pool Committee Craig Wilson reported that complaints had been received due to the strict enforcement of the rules by the lifeguards.

Social Committee No report.

Management Report:

Appointment of Members to the ARC Following communication with ARC chair Tom Deckard three members of the committee were identified. Questions have arisen as to whether or not the board would rather step in and assume responsibility of the committee. Tom McDowell stated that the appointment would be tabled until the August meeting.

Village Issues Mr. Deckard inquired about whether Vanguard Management could send a letter to the County Police regarding various issues including children riding motorized scooters and parking problems. Craig Wilson stated that neither issue is really a police matter. A letter could be sent to residents regarding the issue but Mr. Wilson questioned what response would be made.

Tom McDowell requested a letter be sent to the police referencing what regulations the county had regarding motorized scooters.

Clean-up of Natural Area on Autumn Mist Drive D&A Dunlevy reviewed the natural area on Autumn Mist Drive to determine an approximate cost for cleaning of the area. It was estimated that the project would cost between \$7,000 and \$9,000. Tom McDowell questioned whether the project would be cheaper in the fall or winter and suggested that the board readdress the issue at a later date.

Autumn Mist Circle Parking Survey To date, only seven responses to the survey sent to Autumn Mist Circle residents in May regarding parking issues have been received by Vanguard Management. At present, four are opposed to assigned parking and three are in favor. The survey did, however, clearly state that a non-response would be counted as a vote in favor of the proposed solution. It was reported by Craig Wilson that all of the twenty-six non-garage homes will have parking relatively close if not in front of their homes with few exceptions.

MOTION: By James Caddell to assign two adjoining parking spaces to all twenty-six non-garage homes on Autumn Mist Circle. The motion was seconded by Tom McDowell and passed without discussion or opposition by all officers present.

Unfinished Business:

Community Room Craig Wilson reported that he attempted to contact Gavin Bowie without success.

MOTION: By Bill Renner to dismiss the issue to such a time that the need arises. The motion was seconded by Siu Poon and passed without discussion or opposition by all officers present.

New Business:

Trash Corral Regarding the Condominium's trash corral, Craig Wilson reported that no annual meeting was held and therefore the matter had not been addressed. A letter will be sent to all units regarding the issue and Mr. Wilson will make an attempt to communicate with the condominium's board president. Tom McDowell suggested that Tom Shields send a letter to the tenants as opposed to the board or Vanguard Management.

MOTION: By Tom McDowell to have counsel send a delinquency notice to all appropriate parties. The motion was seconded by Siu Poon and passed without discussion or opposition by all officers present.

Soccer/Baseball Fields It was reported that parking issues have arisen and that signage is required as well as a way to identify residents of the Champions Way area (ie parking stickers). Tom McDowell requested that Management place the appropriate signage in the area and Frank Walsh noted that as of present no complaints has been made by condominium residents.

Chestnut Oaks & Harmony Woods Ln After a meeting with members from the Chestnut Oaks board and members of the Fountain Hills Community Association it was reported that a request was made to annex Chestnut Oaks into Fountain Hills. Among the other issues addressed at the meeting was the moving of mailboxes. A letter will be drafted to be sent to the postmaster requesting guidelines to be met. Craig Wilson recommended that in order to expedite the process that Fountain Hills assume the cost for the project. Also addressed was the refusal by Chestnut Oaks to remove existing speed bumps. It was reported as well that an invitation has been extended for FHCA board members to attend a bimonthly Chestnut Oaks board meeting.

MOTION: By Bill Renner to adjourn. The motion was seconded by Siu Poon and passed without opposition.

The meeting was adjourned at 9:13 p.m.

The next meeting will be on Thursday, August 5, 2004 at 7:30 p.m. at the Upcounty Government Services Center.

Respectfully submitted,

Lydia C.E. Schairer
Recording Secretary