

FOUNTAIN HILLS COMMUNITY ASSOCIATION, INC.
c/o Vanguard Management Associates, Inc.
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Board of Directors Meeting
Thursday, July 7, 2005

MINUTES

The meeting was called to order at approximately 7:40p.m.

Present were:

Tom McDowell William Renner Clifford Gonsalves Siu
Poon

Craig Wilson and William Whitney of Vanguard Management

Absent:

James Caddell Frank Walsh

6 Homeowners were present.

Homeowner Open Floor:

- Don Whitehouse (Clopper Hills Condo) attended to discuss the Fountain Hills budget as it pertains to Clopper Hills Condo. Tom McDowell suggested that a Fountain Hills board member attend their next meeting.
- Vicki Bradford (13437 Rising Sun Lane) attended to request a pool pass for a college intern staying with her for the summer. She also wanted to know if a babysitting list could be added to the newsletter.
- Nicholas Duncan would like to help with the swim team. He would also like to note that the bathrooms at the pool are very dirty this summer.
- Rodrigo Vasquez and two neighbors (Hamlet Square Ct) are concerned about teenagers that are lingering on the path by their houses while drinking and creating noise problems. He said that trimming the trees would be helpful to resolve this issue. William Whitney mentioned that the board will discuss this issue in the Management Report section.
- He also noted that he experienced a problem with noisy neighbors and that you can complain about it to Montgomery County through a website.

Meeting Minutes:

MOTION By Bill Renner to approve the revised June minutes. The motion was seconded by Tom McDowell and was passed without opposition

Reports of Officers:

There were no reports.

Reports of Committees:

Fountain Hills Condominium	No report.
Grounds/Landscaping Committee	No report.
ARC	See New business.
Web Site	No report.
Pool Committee	No report.
Social Committee	No report.

Management Report:

• **Path on Hamlet Square Court:**

Discussion: D & A Dunlevy trimmed the shrubs and management plans to order no loitering signs. Bill Renner suggested that the board contact the management of the shopping center where the teenagers are also loitering. Bill also suggests that they arrange a meeting for the neighbors with the police to discuss dealing with issues such as these. Tom McDowell suggests that the path could be blocked with trees or bushes or that some trees could be removed to make the area less dense.

• **Draft Reserve Study.** Management did not have the study yet.

• **Concrete Proposal.**

Discussion: O'leary's bid came in lower than RJ Landscape. Management notes that RJ is good at "babysitting" the concrete and Tom thinks that this would be a benefit worth paying more for.

MOTION By Tom McDowell to accept the RJ Landscape bid and to tell them that the board chose them even though they did not have the lowest bid. The motion was seconded by Bill Renner and passed with no opposition.

• **Basketball Hoop Policy.**

Discussion: A resident had their basketball hoop in the street and then too close to their house. After reviewing the policy the board finds that any resident must have ARC approval to have a basketball hoop. The board decided to keep this on the agenda for next month and see what happens with the ARC application they are expecting from the homeowner.

• **Mailbox at 13202 Scarlet Mist Way.**

Discussion: Management sent two letters to the homeowner asking for conformity and then stating that he may be fined. The homeowner feels as though he is being singled out, but management ensures the board that another community member was also asked to replace his mailbox.

MOTION By Bill Renner to give the homeowner until August 4, 2005 to comply or reply to the letters. If he does not, then he will be fined \$5.00 per day until he does comply. The board will decide whether or not they want to replace the mailbox and charge the homeowner. The motion is seconded by Tom McDowell and passed without opposition.

- **Termite Control**

Discussion: The resident at 18724 Harmony Woods Lane wants the association to handle his termite problem.

The Board of Directors declined his request.

New Business:

- **Architectural Change Applications**

18933 Fountain Hills Drive (Windsor)

Brick Walkway – Motion by Bill Renner to approve the brick walkway with the understanding that the board cannot approve the walkway between the sidewalk and the street because it is county property. The board approves.

13386 Rushing Water Way (Hinton)

Disapproved for lack of plat, signature and description.

18813 Porterfield Drive (Potur)

Building a deck – The deck without the privacy fence is approved. The homeowner must resubmit an application for the privacy fence with more details.

13206 Scarlet Mist Way (Gonzalez)

Building a deck – The board approves.

19015 Noble Oak Drive

Building a deck – Motion by Sui Poon to approve a 14ft x 28 ft deck. The board approves the deck with no opposition.

13359 Rushing Water Way

The board disapproves for lack of signatures and details.

Memo: Survey of Fountain Club Drive

There is a discrepancy as to whether or not the parking spaces in front of the condos on Fountain Club Drive belong to the condo association or Fountain Hills Association. A survey can be done to determine the exact property lines. Tom McDowell wants to management to measure first and to send a letter to the condos telling them the situation.

- **Pool Pass Request: 13437 Rising Sun Lane**

MOTION By Bill Renner to approve with the condition that the homeowner provides proof that the student is an intern at NIH. The motion was seconded by Tom McDowell and was passed without opposition.

- **Square Pavers on Lot 11**

Discussion: There are layered square pavers on either side of the fence. The board is questioning the approval.

- **Annual Meeting**

Tom McDowell suggests that the annual meeting be moved to the regular meeting on November 3, 2005 and that there be no end of month election meeting in October. The board agrees.

- **Condominium Pool Pass Issue**

Discussion: Legum and Norman is causing problems with the processing of condominiums pool passes. They have asked Vanguard to withhold passes for delinquent homeowners, but do not provide the correct records. The board would like to get the opinion of Tom Schild on this matter.

MOTION By Bill Renner to adjourn. The motion was seconded by Tom McDowell. The motion passed with no opposition.

The meeting was adjourned at 9:27 p.m.

The next meeting will be on August 4, 2005, at the Up-County Government Services Center.

Respectfully submitted,

Whitney Wilson
Acting Recording Secretary