

Fountain Hills Community Association, Inc.  
Regular Meeting Minutes  
July 6, 2006

The Board of Directors of Fountain Hills Community Association, Inc. met at the UpCounty Regional Services Center, Germantown, Maryland on July 6, 2006 at 7:35 p.m.

<b>Present:</b> Mr. Tom McDowell, President Ms. Siu Poon, Treasurer Mr. Frank Walsh, Secretary Ms. Sue Adamkiewicz, Director Mr. Bill Renner, Vice President Ms. Jen Brill	<b>Absent:</b> Ms. Robin Kastenmayer, Director
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**Others Present:**  
Mr. William Whitney, Vanguard Management  
Mr. Craig Wilson, Vanguard Management  
Ms. Rani Pellet, Recording Secretary

## I. CALL TO ORDER

Mr. Tom McDowell, President of Fountain Hills Community Association, called the regular meeting to order at 7:35 p.m. with a quorum present. Residents introduced themselves to the Board.

## II. HOME OWNER'S FORUM

The Board introduced itself to the homeowners present, and opened the floor to the residents for comment.

Mr. Singh, resident said he came to see if his architectural change request had been accepted.

Mr. Murkesh Soman, resident who lives on 18755 Harmony Woods Lane, said that there are three trees that are leaning over his property. He wants to know if he can cut them down because they are very large, and he is concerned that they might fall on his house during a storm.

Two residents who live on Harmony Woods Lane said that their house has been broken into. They want to put up a fence on Old Mateny. He wanted to know if there is anything that could be done to increase the light in the area. The resident wanted to know if a better gate could be put there.

A resident asked if the Board has any information about the original paint colors that were provided or chosen by the Developer.

Ms. Barbara Phillips, resident who lives at 13317 Tivoli Fountain Court replaced her garage door because it split. She had to have it replaced immediately, and attended the meeting to request that the garage door be approved.

## II. MINUTES

**Motion:** To approve the June Regular Meeting minutes as amended. Poon/Renner. Vote: Unanimous.

42 III. MANAGEMENT REPORT

43 A. Committee Reports

44 Architectural Review Committee

45 *Singh – 13202 Scarlet Mist Way (Single family deck)*

46 Motion: To accept Mr. Singh's request to build a deck on to his house with the understanding  
47 that the wood composite would be a red-wood tone, and not a red color and white  
48 railings. Poon/Renner. Vote: Unanimous.

49 The documents stipulate that decks made of man made materials must conform to the color  
50 scheme of the house. The floor will be made of red composite material.

51 *Ms. Barbara Phillips – 13317 Tivoli Fountain Court*

52 Motion: To accept the garage door as presented. Renner/Brill. Vote: Unanimous. The door  
53 was up before the resident received approval from the community.

54 *Ms. Barbara Phillips – 13317 Tivoli Fountain Court – (fence)*

55 Motion: To accept Ms. Phillips request to fence her back yard. She wants to extend her fence  
56 off the rear corner of her house with the stipulation that the fence is no higher than 6'  
57 high. It will extend back and across the back yard with the understanding that the  
58 fence remains on the owner's property. Poon/McDowell. Vote: Unanimous.

59 *Ms. Barbara Phillips – 13317 Tivoli Fountain Court – (steps)*

60 Motion: To accept Ms. Phillips request to construct a set of steps off the deck. Brill/Renner.  
61 Vote: Unanimous.

62 *Mr. and Ms. Krouse 19017 Noble Oak Drive – (Brick Patio)*

63 Motion: To approve the brick patio as requested by the homeowner. McDowell/Poon. Vote:  
64 Unanimous.

65 *Mr. Yee - 13323 Tivoli Fountain (white storm door)*

66 Motion: To accept the white storm door as requested by the homeowner. Poon/Adamkiewicz.  
67 Vote: Unanimous.

68 *Mr. and Ms. Kemp – 13219 Lake Geneva way – (picket fence)*

69 Motion: To accept the picket fence as requested by the homeowner. Renner/McDowell. Vote:  
70 5:1:0 (Mr. Walsh opposed the motion).

71 *Mr. Wenig - 18933 Porterfield Way (5' fence with black caps)*

72 Motion: To accept the 5' fence with the black caps as requested by the resident.  
73 McDowell/Poon. Vote: 5:1:0. Ms. Brill voted against the motion.

74 It was noted that this application had been given to the Board for approval last month  
75 however the Board denied the request due to the fact that only two neighboring residents  
76 signed off on the application. The application was resubmitted at the July meeting with the  
77 additional two signatures.

78 *Mr. Bill Renner - 18443 Porterfield Way (patio)*

79 Motion: To accept the patio that will be made with tumbled pavers as requested by the  
80 homeowner. McDowell/Poon. Vote: 5:0:1. Mr. Renner abstained from the vote due  
81 to the fact that this was pertaining to his property.

82                   *Ms. Nancy Holmfeld- 13434 Fountain Club Drive (attic fan)*

83                   The application was missing for this homeowner. Mr. Whitney will find what happened to  
84                   the application and get back to the Board.

85                   *B. Webmaster*

86                   There was nothing new to report.

87                   *C. Pool*

88                   Ms. Kalamar said that the residents that she has been talking to are pleased with the service.  
89                   Mr. Walsh said that one of the doors was left open at the pool, and it was reported.

90                   *D. Fountain Hills Condominiums*

91                   Mr. Whitney has spoken to Henry's Towing several times and has been told that the signs  
92                   are still on order. Mr. Walsh also asked that the services be posted on the website at that  
93                   time.

94                   Action: Mr. Whitney will follow up with the sign company.

95                   *E. Landscaping*

96                   Ms. Patel, the landscape liaison has recommended that the Board proceed with the Rushing  
97                   Water Way entrance.

98                   It was the consensus of the Board to move forward on this project after taking Ms. Patel's  
99                   information into account. The Board emphasized its appreciation for Ms. Patel's work in  
100                   this area, but indicated it would like more of a person-to-person dialogue with her whenever  
101                   possible.

102                   The Board will take actions necessary to progress with the entrance way drives at the  
103                   August meeting.

104                   Motion: To postpone any landscaping decisions until the next meeting at which point Mr.  
105                   Whitney will provide the Board with all the information required to make the  
106                   decisions. McDowell/Poon. Vote: Unanimous.

107                   *F. Social Committee*

108                   There was no report.

109                   **IV. NEW BUSINESS**

110                   *A. Tot Lot Wood Chips*

111                   Lake Geneva and Tivoli Way tot lots need additional wood chips. The costs will break  
112                   down to about \$4,850 for Lake Geneva chips, and approximately \$3,000 for the Tivoli Way  
113                   chips. Mr. Whitney will seek other bids as these seem very high.

114                   *B. Fence Ideas*

115                   Mr. Renner spoke with a Montgomery County police officer regarding a barrier planting  
116                   along the stockade fence (that backs up to Great Seneca Highway) and goes down to the  
117                   conservation area.

118                   Motion: Mr. Whitney will find out the cost of a landscape barrier plants to fill in this area that  
119                   could dissuade foot traffic. Renner/Poon. Vote: Unanimous.

120                   Ms. Brill said that there had been several bicycles stolen from the single family homes. The  
121                   perpetrator was apprehended and several homeowners are going to press charges.

122      **C. Pool Pass Application Request**  
123      Deny the pool passes for 13414 Fountain Club (Oscar and Anna). Brill/Poon. Vote:  
124      Unanimous.

125      **D. Asphalt**  
126      The Board reviewed the plan for paving in the community. Parking for residents will be  
127      coordinated off-site at the church parking lot.

128      **E. Phone Lines**  
129      There were several broken lines in the community on Monday - June 24, 2006. These were  
130      located along Lake Geneva, Niagara Falls Court, and Champions Way.  
131      Action: Mr. Whitney will contact the Germantown firehouse/police regarding this parking and  
132      paving project.  
133      Action: Remind townhouse owners to not park in the condominiums.

134      **F. Hot Tub Enclosure – 18942 Fountain Hills Drive (Qassis)**  
135      This was previously approved with the stipulation that it would match the siding of the  
136      house. The enclosure has not however been painted. Mr. Whitney sent the resident a  
137      violation letter. The resident responded in a letter saying that by painting the enclosure, he  
138      felt it would be an eyesore.  
139      Motion: To acknowledge the letter, but indicate that the requirement to paint the enclosure still  
140      stands. The request is denied, and the resident must comply by September 1, 2006.  
141      McDowell/Renner. Vote: 5:0:1. Ms. Brill abstained from the vote.

142      **G. Street Light Inquiry**  
143      A resident who lives near 18747 Harmony Woods Lane requested installation of streetlights  
144      because there was some vandalism in her area.  
145      Action: Mr. Whitney will contact the police department and ask to see if a police officer can  
146      come to a meeting to discuss safety in the Germantown community.

147      **H. Costco in Germantown**  
148      Costco requested to come to Germantown.

149      **I. Dogs Unleashed**  
150      A resident complained about a dog being left to run freely near Summerbreeze Lane. The  
151      dog owner came to see the homeowners association regarding the letter. The resident was  
152      contacted by animal services. Now that the dog(s) have been seen off their leashes again, a  
153      second report will be filed with animal control.  
154      Motion: That Vanguard on behalf of the Board signs an affidavit of complaint to the County to  
155      about the dog owner who has his four dogs off the leash. McDowell/Renner. Vote:  
156      5:1:0. Mr. Walsh opposed the motion.  
157      There was some discussion about this issue in Vanguard. The first letter that Mr. Whitney  
158      sent did not indicate fining schedule. By going to the county this circumvents the  
159      covenants that are a part of the official documents. These covenants say:  
160      **Section 14. Enforcement Fines –**  
161      In addition to the means for enforcement provided elsewhere herein,  
162      the Association shall have the right to levy fines against and Owner or

163 his guests, relatives, lessees or invitees, in the manner set forth herein,  
164 for violation of this Declaration, the Bylaws and any published rules  
165 and regulations, and such fines shall be collectible as any other  
166 assessment such as that the Association shall have a lien against the Lot  
167 of such owner as provided in this Declaration, the Bylaws and the  
168 Articles of Incorporation and such fines(s) shall also become the  
169 binding personal obligation of such Owner.

170 The board discussed the overarching philosophy under which it wants to operate.

171 Motion: To take a stricter, and more direct approach with homeowners to identify the problem  
172 and the associated violation at the first letter. Brill/Poon. Vote: Unanimous.

173 Action: Forward the dog problems number to Mr. Renner for inclusion on the website.

174 **V. OLD BUSINESS**

175 **A. Pool Building Maintenance**

176 This was completed.

177 **B. Lake Geneva Fountain**

178 The motor burned out prematurely. The caulking failed. It leaks.

179 **C. Parking Meeting**

180 There will be a parking meeting on July 24, 2006 at KingsView Middle School at 7:30 p.m.  
181 The goal of this meeting is to receive final comments about the parking situation.

182 **D. Landscaping**

183 Zalchovia Tree – this was done by Dunlevy. The tree died almost immediately. Dunlevy  
184 said that they would replace it if they died. The tree was \$750.00 and is under warranty.

185 Action: Mr. Whitney will search for the correspondence that indicates the tree is under  
186 warranty.

187 **VI. ADJOURNMENT**

188 There being no additional executive business at this time, the meeting closed at 9:30 p.m.

189

190 Respectfully submitted,

191

192 Rani Pellet  
193 Recording Secretary

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