

FOUNTAIN HILLS COMMUNITY ASSOCIATION, INC.

c/o Vanguard Management Associates, Inc.
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Board of Directors Meeting
June 5, 2003

MINUTES

The meeting was called to order at approximately 7:35 pm

Present were: Steve Kannry, William Renner, Tom Mc Dowell, Siu Poon, Frank Walsh, James Caddell, and Craig Wilson, Bob Brunelle, and Carol Koch-Worrell from Vanguard. Guest in attendance was Paul Ambrogi from AW Landscapes

Approximately 5 homeowners

Homeowner Open Floor: Linda Deckard commented on missing valve covers in front of a number of Village homes and offered to call the WSSC to ask that they be replaced noting the obvious safety hazard of the missing covers. She also expressed a concern with the action being taken revolving around an incident of vandalism from some of the neighborhood teenagers. She stated that the way the incident was handled sends a "wrong" message to the teenagers regarding the consequences of their actions. Additionally, she noted that a police report should be filed and the HOA should not have to pay for the damage because she has photos of the individuals involved. Mr. Wilson stated that a police report was filed but at the time of the incident he had no knowledge of any existing photos of the incident and people that were involved. Linda also pointed out an issue with a leaning tree on Noble Oak.

Frank Walsh noted an impending possibility with future parking issues on Niagra Falls as some of the homeowners are converting their garages to rooms.

Grace and Larry McDaniel expressed a concern about the labeling of the fire lanes and also commented on the unsightliness of the wooden stakes at certain entrances being used as bulletin boards.

Steve Kannry questioned the exposed outlets on Rushing Water and Autumn Mist Way.

William Renner also expressed an issue with the entrances wooden posts being used as bulletin boards. Additionally he noted that there are two sidewalk slabs that are uneven and a hazard at 18935 and 18937 Fountain Hills Drive. He also pointed out that some recycling bins and trash cans are being permanently stored on front porches, there are rose bushes that have been planted on common property near George and Linda Wong's home and that their use of plastic flowers is an issue to be considered.

Siu Poon brought forward a concern regarding people cutting the corner at Scarlet Mist and Porterfield Way. She asked about the possibility of obtaining a new stop sign for this intersection as it poses a danger to parked cars as well as a safety hazard in general. Mr. Wilson informed the board of their right to write a letter of request to the city regarding any needs such as stop sign requests, etc. but asked that the board make sure their requests are not fueled by one emotionally driven homeowner. He also informed the board that the city will not typically add stop signs without some serious investigation into the functioning of the intersection as is. She also pointed out that a tree is missing in the front of a neighbor's home and that the neighbor has a plastic mailbox.

Guest: Paul Ambrogi from AW Landscapes came to thank the board for their patience as his team learns the community. He said that they have been keeping all property maintained within the contract guidelines. He asked that there be open communication and stated that any board member or homeowner is free to express their concerns to him. Mr. Wilson noted that the best course of action is to direct all questions or concerns with the services provided by AW to Bob Brunelle of Vanguard. Mr. Ambrogi then asked if there were any other questions:

Steve Kannry asked Paul about how the circles are made in the grass. Mr. Ambrogi stated that when it is wet, the trail of the mower will leave circles but that the mowers are supposed to mow more slowly to prevent damage to the lawn.

William Renner asked about the mowing behind certain homes. Mr. Ambrogi stated that there was a miscommunication and the crew leader available that day was not aware that the area wasn't to be mowed. He stated that he and Mr. Wilson are going to walk the area and spray orange paint to clarify the areas to be mowed in the future.

A homeowner asked that the trees not be brushed up against by the mower as this will eventually cause serious damage to the trees. Mr. Ambrogi responded that he will make sure this doesn't happen again.

Steve Kannry asked Mr. Ambrogi about the grass being blown into the flower beds. Mr. Ambrogi pointed out that the grass has been very wet and when it is wet, will stick to anything so when the blower comes through the grass is more difficult to dislodge from the flower beds, trees and mulch. Mr. Ambrogi stated that he is on top of these issues.

Frank Walsh asked if AW had planted annuals in front of some of the condominiums. Mr. Ambrogi answered no. He then reiterated that he is open to any other questions. No one responded and he again thanked the board for their patience in the learning curve that AW is having with Fountain Hills maintenance and invited any more questions to please be called in to him as needed.

Meeting Minutes The minutes were approved unanimously. Mr. Wilson stated that he found the minutes from March and will bring up their approval under new business.

Reports of Officers/Directors: NONE

Reports of Committees:

ARC

his committee is now up to 6 members and this past month has approved 6 changes and disapproved 1 due to a 5 foot variance guideline- the committee is looking to develop a database for ARC reviews.

Web Site-

The website should contain the committee meeting notices- : Pool- last Thursday of the month ARC- 4th Thursday of the month if needed Mr. Wilson noted that the Seneca Creek Cluster will meet quarterly starting in July- SFNAC has no meeting scheduled as of yet- Bill Renner will host web site meeting within the next week or so at his home. He did receive the calendar from Siu.

Pool Committee

The pool committee met with Sean (manager) and Rob Smith and the new pool crew on Monday May 19th. The new manager seems dedicated and there haven't been any complaints as of yet. Linda Sutter and Darin Artwood have recently joined the committee as well.

Grounds/Landscaping Committee: Please see the handout; it will cost approximately \$12,000 for the reforestation.

The question is concerning the cost of the labor. Kris Divine is still seeking a replacement to oversee this committee as well as any interested members for the committee in general. Their next meeting is June 19th.

Social Committee

Siu Poon passed around the completed welcome packet and stated that she will report the cost of the packet at the next meeting. Her committee met on May 15th and does not have an activity scheduled for the period between now and the picnic. There were 7 attendees at her last meeting.

Newsletter- No report went out, volunteering requests should be included in the next newsletter for an editor.

Fountain Hills Condominium - Nothing to report.

THNAC- Not active

SFNAC -

Committee members are pleased that the fountain will be fixed though its expense is a concern. Also a concern is the possible infestation of mosquitoes carrying the West Nile Virus. Low hanging tree branches above the sidewalks is also a concern; Mr. Renner noted that the County should be pruning the trees. Joe Rivers also stated in his report that the most common complaint that the SFNAC receives is the homeowner phone calls don't receive proper attention from Vanguard. Mr. Wilson replied that anonymous phone calls are frequently made by homeowners and these calls cannot be returned or issues addressed without knowledge of the identity of the person making the complaint because the complaint can't be independently verified. Mr. Wilson also hopes that the hiring of Bob Brunelle will help to address this issue. For further information or details please see the handout given by Joe Rivers, Linda Deckard, and Kathleen Edwards.

Management Report: -

Item 6 c –Trees in need of maintenance. Mr. Wilson noted that the maintenance of these trees would normally fall to the individual homeowners since the County will not perform any sort of regular maintenance. He proposed that the most effective way is for the HOA to cover this maintenance for pruning/mulching/replacement/ and pest control. AW proposal on p. 19 is to prune, deep root feed, and replace 4 dead trees. There was a discussion concerning the payment for the necessary items, Mr. Renner questioned spending money from the general funds for a project that only affects the village homes. Linda Deckard pointed out that at a total cost of \$2900 it only comes to around \$20 per home. Mr. Wilson reported that it is within the Board's realm of responsibility to cover the needs of the entire community. Mr. Renner stated that it is better to be more proactive in a situation like this. Mr. Wilson stated that the funds are available but not in the budget per say but to spend the money now for a long term benefit, it may be advantageous. Mr. Wilson also noted that most of the \$11,000 is for site improvement. Siu Poon pointed out a \$350 discrepancy in the details of #2 and #6a in the report which Mr. Wilson said he would check out. Steve also clarified that this is a one time expense for now but should be worked into the landscaping budget. Mr. Wilson made a note of that information and stated that he will get a staking of the leaning tree across from the Ryan model thrown in for free.

MOTION- William made the motion to approve items to be paid for by the general budget. Steve seconded the motion. The motion was carried with 5 in favor and 1 abstaining.

The fencing situation around the cemetery was briefly discussed.

MOTION- William made the motion to accept the bid from Frederick Fence. Tom seconded the motion and it was carried all in favor.

The ARC had requested that Vanguard complete a spreadsheet with the details of ARC applications from the past 2-3 years. Mr. Wilson noted that this could be accomplished but, since it was an extra service, there would be a fee of \$35.00 per hour. Vanguard has a hand written log that dates back to the beginning of the community. Tom Deckard volunteered to input them if Vanguard will forward a copy of the hand written log. He will then email the file to Mr. Wilson and keep the spreadsheet updated monthly. Mr. Wilson will send a copy of the log to Mr. Deckard.

Kris Divine sent an email regarding the maintenance issues of the storm water drainage ponds. The cost was questioned by Steve Kannry but Mr. Wilson stated that the major issues seem to be caused by vandalism and litter right now. However, these are issues that will need to be placed in the regular landscaping maintenance budget in the future. Please see Kris's email handout for further details.

William questioned the remaining AW Landscaping proposals and Mr. Wilson suggested that those can be addressed in the fall.

New Business: Steve Kannry suggested signs to clarify different area of Fountain Hills. Siu Poon suggested taking the current signs down. Mr. Wilson shared that clarification signage tends to segregate the community. Mr.

Kannry questioned the handicap spot letter as well as the Fire Lane signage necessity. Mr. Wilson said he will further assess those two situations.

The issue of homeowners using artificial flowers as part of their landscaping was discussed and it was suggested by Tom McDowell that these should require approval by the ARC as they are man made. Mr. Wilson noted that a letter will be issued regarding such foliage usage. Bill Renner asked how the Board can pursue fining a homeowner for non-compliance issues. Mr. Wilson stated that a first letter is sent then a second letter stating that if the action doesn't stop in a certain number of days then the homeowner will be fined and he/she will have a right to a hearing before the board. Mr. Wilson also answered a question from Siu Poon regarding accruing fines and collection of such fines. He replied that there are generally 3 courses of action: 1- Initiate adjudication to Montgomery County Court; 2. File a dispute with the Commission on Common Ownership Communities; or 3. The Board can have the problem taken care of and bill the homeowner for work completed. Mr. Wilson warned the Board that action #3 often creates animosity within the neighborhood.

MOTION TO ADJOURN: - Tom made the motion to adjourn, Steve seconded it and James followed by giving a 3rd to the motion. All were in favor.

The meeting was adjourned at 9:30pm

The next meeting will be on July 3, 2003 at the Up-County Government Center.

Respectfully submitted,

Carol Koch-Worrell, recording secretary