

1 Fountain Hills Community Association, Inc.  
2 Regular Meeting Minutes  
3 June 1, 2006

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5 The Board of Directors of Fountain Hills Community Association, Inc. met at the Germantown Community  
6 Center, Germantown, Maryland on June 1, 2006 at 7:35 p.m.

7 **Present:** **Absent:**  
8 Mr. Tom McDowell, President Mr. Bill Renner, V. President  
9 Ms. Siu Poon, Treasurer  
10 Mr. Frank Walsh, Secretary  
11 Ms. Robin Kastenmayer, Director  
12 Ms. Sue Adamkiewicz, Director

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14 **Others Present:**  
15 Mr. William Whitney, Vanguard Management  
16 Mr. Craig Wilson, Vanguard Management  
17 Mr. Phil Carter, Community Pool  
18 2 Pool Committee Members  
19 Ms. Liz Van Brunt, Recording Secretary

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22 **I. CALL TO ORDER**

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

25 **II. MINUTES**

26 Motion: To approve the April Regular Meeting minutes as amended. Walsh/Poon. Vote: 5/0/0.

27 **III. HOMEOWNER OPEN FORUM**

28 Alice Kalamar asked when the fountain would be up and running again. The motors were  
29 repaired today.

30 Loralee Down, Harmony Woods townhouse owner, has pool related questions that were  
31 answered.

32 At the last meeting in Germantown Elementary School, Sudhakar Thota, an owner, sent in a  
33 fax on an issue about towing. His issue is still being investigated.

34 The owner of the condominium 104 at 13401 Fountain Club Road spoke about several  
35 issues. Maintenance of the community – there are dead plants in their section of the  
36 community. Some plants taken out but not replaced. The owners are not allowed to do their  
37 own gardening. They need to contact their own HOA next week. Dog walkers aren't  
38 cleaning up after themselves. Within the quarterly newsletter notices are mentioned on the  
39 dog issue. The community cannot enforce this. It is a property violation that must be taken  
40 up with the county. Her parking situation is such that the owner doesn't have enough passes  
41 to cover her 4 daughters who visit. The complainant had her car towed after 1/2 hour parking  
42 at 10 pm. She needs to take this up with the HOA for the condos. Pool pass issue is that  
43 they only received one pool pass when 3 were applied for, and only 1 guest pass, for the  
44 three actual residents. It was explained that her forms were not correctly filled out.

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49 **IV. MANAGEMENT REPORT**

50 **Storm water management**

51 The storm water management documents need to be approved by the board. Some board  
52 members did not see them. The county requires the text that's in there so really the only  
53 thing needing done is to be signed by Mr. McDowell and Mr. Walsh.

54 Motion: To approve the storm water management document. McDowell/Poon Vote: 5/0/0.

55 **Parking passes**

56 Some cars are parking allegedly unlawfully. There are also a handful of owners that are  
57 trying to park lawfully with multiple cars. The option of creating more parking is not  
58 feasible. There are currently 2 1/3 spaces for each unit. Whatever the board agrees to now  
59 they can change later if necessary. The board has absolute authority to publish rules.  
60 (Versus a condo where everyone has to vote on the addressed issue before rules are  
61 enforced) Vanguard suggests that the board publish their proposed rule changes beforehand.  
62 It is agreed that more owners will show up to vocalize their issues on this subject. It was  
63 proposed to hold a separate meeting for this issue and to send the parking document  
64 forward as a draft. subject to changes from a forum.

65 Changes suggested on page 2 sec C “to BE as close as possible” add in “be.” In section D  
66 point 3 should be clarified that the seller will not hand over the indemnification card. The  
67 buyer will need to apply for a new card through Vanguard. The collection process on late  
68 payments was clarified by Vanguard.

69 An additional change to the proposed parking document is to reduce the timeline for the  
70 blacking out of a parking space to 60 days. An issue was raised as to whether we want to  
71 track the claims. This may help with inventory. It was agreed to number the passes. This  
72 won’t be in the policy since it is an administrative item. The following will be added: when  
73 it is discovered that a person has obtained multiple passes there will be penalties. A  
74 question was raised as to whether the passes can be sold. They ought to be non-transferable  
75 with a penalty if transference is discovered.

76 A question was raised about the statement regarding a pass hanging on an unused vehicle  
77 for more than 14 days. This was not clearly answered. A change was suggested to require  
78 that a vehicle that does not match the covenants may not use parking passes.

79 The fourth “whereas” covers the reality that owners will get one permanent assigned pass,  
80 one temporary that automatically renews and one that is temporary.

81 Action: Vanguard will send out the proposed parking regulation changes to residents.

82 Motion: Issue this draft to the residents to review in time to have the final draft approved at the  
83 August board meeting. McDowell/Kastenmayer Vote: 5/0/0.

84 **Architectural Guidelines Revised**

85 Motion: That once the last two paragraphs in the revised architectural guidelines are removed, the  
86 revised guidelines are approved. (Remove the yearly inspection process and separate  
87 the enforcement into its own document.) McDowell/Poon Vote: 5/0/0.

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89 **V. COMMITTEE REPORTS**

90 **Pool**

91 Loralee Dom is the new member. At the meeting last night they discussed the smoking  
92 issues. The smokers need to have a place to dispose of their cigarette butts. There used to be  
93 a cigarette disposal can. A new one is needed.

94 The pool committee has received questions about pool passes. They contacted the people  
95 and instructed them to contact Vanguard.

96 Also discussed if there could be an alternate method rather than using pool passes. Could  
97 there be a master list of pool passes that could be used? There would be over 1600 names to  
98 handle. Software has been investigated but there doesn't seem to be any canned software  
99 available. Perhaps Vanguard will consider writing software. The objective is to not have to  
100 bring any id to the pool.

101 Baby pool usage – is there an age limit? Yes there is and the lifeguards tell them that over 6  
102 years is the limit. A sign was suggested. There is one near the front entrance area.

103 Action: Community Pools will type up a new baby pool age limit sign.

104 Phil Carter, Community Pools, reported that the pool opening had 2 problems. The  
105 discoloration for one day recently was fixed. The pool was overfilled so they back washed  
106 it and the water accidentally ran into the parking lot. There wasn't a problem but it won't be  
107 repeated. First weekend was busy. A lot fewer calls about pool passes were directed to the  
108 pool company this year.

109 Lauren, the pool manager, has been having a problem with some parents about the swim  
110 test. The test includes swimming one length of the pool and treading water for 1 minute.  
111 Some parents complained that their kids have been in the deep end for years and can't pass  
112 the test. The test needs to be written into the rules. The Fountain Hills HOA has rules but  
113 they defer to Community Pools for safety. Community Pools needs to address this within  
114 their own rules. Parents with complaints need to contact Community Pools directly. There  
115 was some discussion about having little kids jump into the well to a parent. Community  
116 Pools will make the final call on this issue.

117 Currently there are some people who have used up their guest passes. They are supposed to  
118 write a check to Vanguard for \$5. Guards can't accept cash. Lauren needs more guest  
119 passes to sell.

120 Trash day was clarified that it is Monday (Sunday evening) and Thursday (Wednesday  
121 evening). If the pool area is going to recycle this service must be paid for by the board. It is  
122 considered a commercial building so the county won't collect without a fee.

123 Swim lessons marketing starts next week through Community Pools.

124 The pool needs a larger outdoor clock that works better than the one they currently have.  
125 The baby pool needs to have the water level lowered in order to be recaulked since 2 tiles  
126 fell off.

127 General discipline enforcement was discussed at the last meeting. It has been determined  
128 that the manager will give one verbal warning, one sit out, sit out 3 days and contact  
129 Vanguard. There is a county guideline that the pool is closed for 45 minutes for thunder and  
130 1 hour for lightning.

131 Mr. Craig Wilson, Vanguard Management, stated that the pool pass applications actually  
132 went very well this year. Those that filled out the forms correctly received passes before the  
133 pool opened. Those that haven't received passes yet it is because they didn't fill out the  
134 form correctly.

135 **Web Development**

136 Vanguard can make arrangements for the website to be taken over by one of their  
137 subcontractors. This is just a suggestion.

138 **Landscape Committee**

139 Three proposals on the table. The board liaison was not contacted about them

140 **Social Committee**

141 Nothing going on right now. The question was raised if anyone wanted any plans. None  
142 were suggested.

143 **Fountain Hills Condominium**

144 Mr. Frank Walsh thanked Vanguard for sending out the letters of welcome. The budget was  
145 passed. The wood chips look good and the owners will probably be quite pleased.

146 **Architectural Review Committee**

147 Vallone - 18819 Porterfield      Storm doors front/back. Committee determined there is no  
148 problem with this. Poon/McDowell    Vote: 5/0/0

149 Rubbermaid shed – committee determined that plastic not approved. Color matters,  
150 material isn't stated in guidelines.

151 Motion: Declined Vallone shed due to the material and color. Poon/Kastenmayer    Vote: 5/0/0.

152 Walker    19006 Noble Oak Drive    Shed

153              Fence (rear) needs to be 4 feet from alley

154 Motion: Walker fence approved, as long as it is 4 feet from the alley it is approved.  
155 Poon/Kastenmayer    Vote: 5/0/0.

156 Wenig    18933 Porterfield Way

157              Fence (rear). Black cap

158 Motion: Wenig fence not approved due to incomplete application – not enough signatures.  
159 Poon/McDowell    Vote: 5/0/0.

160 Perlman    13311 Tivoli Fountain Drive

161              Storm door

162 Motion: Perlman application for storm door approved.    Poon/Adamkiewicz    Vote: 4/0/0  
163 Robin is absent.

164 Karkera    19025 Noble Oak Drive

165              Patio/walkway – stamped concrete

166 Motion: Karkera stamped concrete patio and walkway approved.    Poon/Adamkiewicz  
167              Vote: 4/0/0.

168 DiPietro    13200 Scarlett Mist Way

169              Fence that has already been built.

170 Motion: DiPietro fence approved with the stipulation that the fence is 4 feet from alley & 1 foot  
171 from sidewalk. Poon/McDowell    Vote: 4/0/0.

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173 **VI. OLD BUSINESS**

174 All planting of trees will wait until the fall.

175 The question was raised if angled parking spaces in Lake Geneva were painted would a few  
176 more spaces be created.

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178 **VII. ADJOURNMENT**

179 There being no additional executive business at this time, the meeting closed at 9:50 p.m.

180 Motion: To adjourn the meeting at 9:50 p.m. Poon/Adamkiewicz Vote: 4/0/0.

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182

183 Respectfully submitted,

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185 Liz Van Brunt

186 Recording Secretary