

Fountain Hills Community Association, Inc.
Regular Meeting Minutes
June 26, 2008

The Board of Directors of Fountain Hills Community Association, Inc. met at the UpCounty Regional Services Center, Germantown, Maryland on June 26, 2008 at 7:30 p.m. for a regular meeting.

Present:

Ms. Siu Poon, Vice President
Mr. David Holtzman, Treasurer
Mr. Frank Walsh, Secretary
Ms. Alice Kalamar, Director
Ms. Shirley Fair, Director

Absent:

Mr. Tom McDowell, President
Ms. Sue Adamkiewicz, Director

Others Present:

Mr. Stephon Collins, Vanguard Management
Ms. Erin Barry, Recording Secretary
Doug Winkler, Winkler Pools

I. CALL TO ORDER

Ms. Siu Poon called the meeting to order at 7:30 p.m. with a quorum present.

II. HOMEOWNER FORUM

- A resident came to discuss a recent letter she sent to the Board regarding trash being put in the Condominium trash corral.
- The President of the Condominium Board came to discuss a recent incident where a single-family owner put trash in their trash corral and the issue of non-condominium residents using the Condominium's private trash receptacles in general. He stated that the Condominium owners would do whatever they can do to prevent this. He also states that the Condominium owners will tow any non-condominium owner's car parked on their property.
- A resident reported he was pleased with the new towing company and with the pool and the landscaping. He asked about the fountains as some days they are running and some days they are not. He asked about the status of the newsletter and suggested it be posted in a PDF on the website rather than being mailed out to residents. The Board responded that not everyone has email so it must be mailed. Management will confirm that the newsletter has been sent out. The resident complained that the Board didn't post the date change of the June and July meetings. He thanked Management for their consistency in enforcing the rules and sending out violation letters.
- A resident requested the fountain hours be changed from 6:00 am-10:00 pm to 7:00am-11:00 pm.
- A resident ask about the fountains. She noted that yesterday they were full but today they were dribbling.
- A resident reported that about half the exterior lights at the pool were not working. He noted that the landscaping of the common area around the fountains had not been addressed although there had been inquires about this for several months. He expressed frustration about single-family residents using the Condominium trash corral and stated that non-condominium residents who use it will be treated as law-breakers and trespassers. He also stated that the Condominium residents would be enforcing towing of cars without parking permits parking on Condominium property. He also expressed frustration that homeowners would contact the Fountain Hill's Board about the Condominiums enforcing their property rights.

- A resident expressed frustration about residents parking on the street rather than in their garage or driveway. He shared a situation where a child was put in jeopardy due this dangerous practice. He also brought to the Board's attention an expired license plate.
- A resident asked if the street sweeping had occurred because the Fountain Club Drive exit to Great Seneca needs to be addressed. There is a pile of sand at the bottom.

III. MINUTES OF MEETING

Motion: To approve the minutes of May 1, 2008, as presented.

Holtzman/ Kalamar

Vote: 4/0/1 (Walsh)

IV. WINKLER POOLS

Doug Winkler, of Winkler Pools, came to the Board meeting. He apologized for the delay in getting the fountains operating this year. He didn't know that was part of the contract. He shared that there was a leak that had to be repaired. It was caused when previous work was done to install the lights on the fountain. The conduit was not sealed allowing water to run through. He was disappointed to hear from the resident the fountain was dribbling and will look into it right away. He also asked where the water comes from for the fountains. Lights don't operate on single family fountain because of breaker problem. Winkler will also cover the cost of fountain chemicals this year since it was their error.

Mr. Winkler shared they have hired a new manager for the pool who will start on Saturday. The pool is now fully staffed and they have implemented a sub list to help compensate for guards calling out at the last minute. The Board requested that all the doors be unlocked during pool hours and relocked when finished.

Mr. Winkler stated they make a minimum of three random inspections a week. He said they would give the Board recommended repairs at the close of the season for the Board to consider when making the budget for next year.

The Board discussed the resident's suggestion to change the times the fountains run.

Motion: To change the operating times of fountains from 6:00 am-10:00 pm. to 7:00 am. -11:00 pm.

V. REPORTS OF OFFICERS OR DIRECTORS

Motion: That we place a one year CD of \$10,000.00 with Smith Barney and that we place a 2nd CD in the amount of \$15,000.00 for a ten year term with Smith Barney and that we transfer \$40,000.00 from PNC operating checking account to our Smith Barney account.

Holtzman/Poon

Vote: Unanimous

VI. COMMITTEE REPORTS

A. Social Committee

There was nothing to report.

B. Landscaping Committee

There is no committee at this time. Management reported that there were still quite a few trees to be removed after the last storm and that Autumn Mist needed a stump removed. They will schedule this as soon as there is a break in the rain and trucks can safely get back there.

94 The Board requested that the landscaping company attend the August meeting.

95

C. Pool Committee

97 There is no pool committee at this time.

98

D. Web Committee

99 There was nothing to report.

100 E. Fountain Hills Condominium

101 The Fountain Hills Condominium reported that they had a meeting this past month and
102 welcomed their new management company; Vanguard Management and that they are
103 looking forward to a good relationship with them. They recently mailed out their new
104 coupon books for condominium fees, which are increasing substantially.

105 F. Architectural Review Committee

106 Three applications were submitted this month and two applications were approved. One
107 application was disapproved at first but then resubmitted and approved. The Architectural
108 Review Committee meetings are held at the pool house on the Tuesday before the
109 Association's Board meeting.

Date	Address	SF/TH	Homeowner	Request	Status	Comments	Vote
6/02/08	18813 Porterfield Way	SF	Potur	4 ft. fence, white wood	Approved	Resubmitted – fence with 4 ft alley setback	4:0
6/24/08	18753 Harmony Woods Ln	TH	Edwards	12x18 deck	Approved		3:0
6/24/08	13420 Fountain Club Drive	TH	Balasurramaniar	7x16 deck, replace window w/ sliding door	Approved		3:0

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112 VII. MANAGEMENT REPORT

113

A. Request for Reimbursement for towing

115 The resident of 13222 Lake Geneva Way requested to be reimbursed for his car being
116 towed. The car had a parking pass attached to the left side of the steering column.

117 Motion: That we deny the request of 13222 Lake Geneva Way for reimbursement of towing
118 charges because the parking pass was not properly displayed.

119

Holtzman/ Walsh

Vote: Unanimous

120

B. Guest pass in un-numbered spot.

121 The Board reviewed a letter from Ms. Jackson on June 28, 2008, stating that while recently
122 visiting she was not aware of the need for a visitor's pass required to park in the unassigned

123 spaces on Lake Geneva Way and requesting reimbursement for the towing charges she
124 occurred.

125 Motion: To deny the request of Ms. Jackson requesting reimbursement for towing.

126 Holtzman/Poon. Vote: Unanimous

127 **C. Resident of Sparkling Water Dr.**

128 The Board reviewed the letter from the resident on Sparkling Water Drive dated June 4,
129 2008, requesting reimbursement for his towing and storage fees. He stating that while he
130 was on his way to his place of residence he had mechanical problems with his vehicle. It
131 was no longer operable and he had no choice but to pull over and park his car, which had a
132 permit in an unnumbered parking space.

133 Motion: To deny the request for reimbursement of parking and storage fees of the resident of
134 18707 Sparkling Water Drive.

135 Holtzman/Walsh Vote: Unanimous

136 **D. Seasonal Pool Pass Request**

137 A resident of 13239 Autumn Mist requested pool passes for their five grandchildren that
138 live with them during the summer.

139 Motion: That we disapprove the application for pool passes for the resident's grandchild and
140 recommend they get guest passes.

141 Poon/Kalamar Vote: 4/1/0 (Fair)

142 **E. Pool House Roof and shelter on Pool Deck**

143 Management reported to the Board the situation with the pool house roof. The roof was
144 repaired in Jan 2007 by S&K Roofing, who said the current leak was due to condensation.
145 Management had the leak assessed by an independent contractor who said it was related to
146 the roof repair. S&K rechecked the leak and agreed to do the repairs under the warranty.

147 The Board agreed with the recommendation by Management to remove the pole at the peak
148 of the roof.

149 **F. Fire Lane “T-Bone” Parking**

150 The Board discussed that this is clearly prohibited by the covenants. They expressed
151 concern that fire lane t-bone parking will prevent emergency vehicle access. The Board
152 agreed to give G&G instructions to tow vehicles parked in this manner.

153 Motion: For the Board to provide guidance to Vanguard through this meeting that there is no
154 parking permitted in fire lanes, no “T-Bone” parking, no parking outside lined parking
155 areas or across sidewalks or on concrete aprons on the common areas of the
156 community. We ask that these rules be enforced by Montgomery County and G&G
157 Towing according to Montgomery County regulations.

158 Holtzman/Fair Vote: Unanimous

159 **H. 18815-G Sparkling Water Dr.**

160 The Board discussed this issue.

161 Motion: The Association writes off the bad debt of \$262.95 of 18815 Sparkling Water Drive #G
162 because of discharge through bankruptcy.

163 Holtzman/Poon Vote: Unanimous

164 I. Request for fee waiver for notice of intent for 18629 Village Fountain Drive.

165 The Board reviewed the letter and payment history of the owner of 18629 Village Fountain
166 Drive.

167 Motion: That we waive \$25.00 of the notice of intent late fee of \$45.00 because the Association
168 has to pay the cost of the notice of intent fee so we are splitting the amount.

169 Poon/ Ms. Poon withdrew her motion

170 Motion: To deny the request for the waiver of the notice of intent fee.

171 Walsh/Holtzman Vote: 3/2/0 (Poon, Kalamar)

172 J. Write off Request- to write off \$655.44 for 13224 Lake Geneva Way.

173 There is a lien in place for this property.

Vote: 3/2/0 (Poon, Kalamar)

1/3 There is a lien in place for this property.

174 Motion: To write-off the debt of \$655.44 for 13

175 Poon/Kalamar

Vote: 4/0/1 (Walsh)

176 VIII. UNFINISHED BUSINESS

177 There was no unfinished business at this time.

178 IX. NEW BUSINESS

181 Mr. Holtzman made a point of that the matter was not appropriate for consideration by the
182 Board because the issue was within the exclusive jurisdiction of the Condominiums

183 The resident was asked to attend the next Condominium Board meeting, which will be held
184 on July 10, 2008 at 7:00 pm.

185 X. ADJOURNMENT

186 There was no additional business. The Board meeting adjourned at 9:30 pm.

187 Motion: To adjourn the meeting at 9:30 pm.

188 Holtzman/Poon Vote: Unanimous

Vote: Unanimous

190
191 Respectfully Submitted,

193 **Erin Barry, Recording Secretary**

194

Fountain Hills Community Association, Inc.
Motion List
June 5, 2008

199 Motion: To approve the minutes of May 1, 2008, as presented.

200 Holtzman/ Kalamar Vote: 4/0/1 (Walsh)

201 Motion: To change the times of fountains from 6:00 am-10:00 pm. to 7:00 am -11:00 pm.

202 Kalamar/Fair Vote: Unanimous

203 Motion: That we place a one year CD of \$10,000.00 with Smith Barney and that we place a 2nd
204 CD in the amount of \$15,000.00 for a ten year term with Smith Barney and that we
205 transfer \$40,000.00 from PNC operating checking account to our Smith Barney
206 account.

207 Holtzman/Poon Vote: Unanimous

208 Motion: That we deny the request of 13222 Lake Geneva Way for reimbursement of towing
209 charges because the parking pass was not properly displayed.

210 Holtzman/ Walsh Vote: Unanimous

211 Motion: To deny the request of Ms. Jackson requesting reimbursement for towing.

212 Holtzman/Poon. Vote: Unanimous

213 Motion: To deny request for reimbursement of parking and storage fees of the resident of 18707
214 Sparkling Water Drive.

215 Holtzman/Walsh Vote: Unanimous

216 Motion: That we disapprove the application for pool passes for the resident's grandchild and
217 recommend they get guest passes.

218 Poon/Kalamar Vote: 4/1/0 (Fair)

219 Motion: For the Board to provide guidance to Vanguard through this meeting that there is no
220 parking permitted outside lined parking areas or across sidewalks or on concrete aprons
221 on the common areas of the community. We ask that these rules be enforced according
222 to Montgomery County regulations.

223 Holtzman/Fair Vote: Unanimous

224 Motion: The Association writes off the bad debt of \$262.95 of 18815 Sparkling Water Drive #G
225 because of discharge through bankruptcy.

226 Holtzman/Poon Vote: Unanimous

227 Motion: To deny the request for the waiver of the notice of intent fee.

228 Walsh/Holtzman Vote: 3/2/0 (Poor)

230 Poon/Kalamar Vote: 4/0/1 (Walsh)

231 Motion: To adjourn the meeting at 9:00 pm.

232 Holtzman/Poon Vote: Unanimous

233

234 Fountain Hills Community Association, Inc.

235 Action List
236 June 5, 2008
237

238 There were no action items at this time.

239

240 Residents in Attendance

241 Steven Muse

242 Ruth Mendizabal

243 Ira Adler- Fountain Hills Condominium Board President