

Fountain Hills Community Association, Inc.
Regular Meeting Minutes
March 1, 2007

The Board of Directors of Fountain Hills Community Association, Inc. met at the UpCounty Regional Services Center, Germantown, Maryland on March 1, 2007 at 7:30 p.m. for a regular meeting.

Present:

Mr. Tom McDowell, President
Mr. Bill Renner, Vice President
Mr. Frank Walsh, Secretary
Mr. David Holtzman, Treasurer
Ms. Robin Kastenmayer, Director
Ms. Sue Adamkiewicz, Director
Ms. Sui Poon, Director

Absent:

Others Present:

Mr. Craig Wilson, President, Vanguard Management
Mr. Stephon Collins, Vanguard Management
Ms. Liz Van Brunt, Recording Secretary
Mr. Phil Carter, Community Pool
Mr. Rob Smith, Community Pool
Jen Brill, ACC Chair

L CALL TO ORDER

Mr. Tom McDowell called the meeting to order at 7:34 p.m. with a quorum present.

II. HOMEOWNER FORUM

The following list of issues were brought forth by residents during the open forum:

- Chapel Valley created turf damage with the snow removal although they were very kind to help clear a homeowner's drive as they were trying to exit their parking spot. Chapel Valley knows of the turf damage
- David was disappointed with the lack of homeowner response in clearing their responsible snow areas.
- There was a robbery at 7-11 last week. Just an FYI.
- A few townhome owners were seen clearing parallel spaces then using traffic cones/buckets to save the spots for themselves.
- Snow clearing at Kastenmayer's corner lot often gets replowed in after Chapel Valley comes by. The snow gets plowed into the intersection, a U turn is made and it's plowed back on the sidewalk of this home.
- Photos were taken by Mr. Renner of disturbing snow removal practices.
- Autumn Mist Circle homeowner, Sarah Cox, said snow removal was atrocious. The parking lots weren't cleared during the day when most cars are gone, at least guest spots should be done since they are vacant.

111. MINUTES OF MEETING

The Board reviewed the minutes of the previous meeting, February 1, 2007.

Motion: Accept the meeting minutes dated February 1, 2007 as amended. Renner/McDowell.
Vote: Unanimous.

49 **IV. Pool**

50 The pre-season preparation has started. Hiring is in process. The board handed the pool
51 regulations to Mr. Carter and Mr. Smith. Community Pool needs to review the rules to see
52 that they are all enforceable and return comment at next meeting or by emails to the board.
53 Mr. Holtzman made a point that the lifeguards need to recognize that smoking on the
54 property is not appreciated. Also, family members of Community Pool staff need to not be
55 hanging out unless they are residents and qualify for a pool pass. They shouldn't be using
56 the pool.

57 Ms. Kastenmeyer raised the question of how many children are allowed to enter with one
58 adult. There also is a rule that the host is responsible for their guests. These rules, as stated,
59 should cover issues. The problems last year would not have been affected just by rules. It
60 went above and beyond.

61 Mr. Holtzman asked for clarification of why there is adult swim. It covers all pools, it
62 provides a rest for the kids, time for just adults in the pool, and it gives the guards a chance
63 to catch up on cleaning duties and water testing.

64 Mr. Walsh suggested adding to the rules the statement/reminder of no parking at the yellow
65 painted curbs. Mr. Wilson pointed out that it is not a Fountain Hills rule that we can enforce
66 so putting it in the rules would not be advisable. Perhaps a sign in the guard house would be
67 more applicable.

68 Action: Provide and post a sign about parking where the public can easily see and be reminded of
69 the regulations.

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71 **IV. MANAGEMENT REPORT**

72 **A. Community Pool Report**

73 Not all items on the list are necessary for the pool to be opened. Mr. Smith checked out at
74 the pool yesterday. They were unable to really inspect the pool due to the recent storms.
75 Caulking isn't 100% necessary but the deck is heaving and the caulk lines are deteriorating.
76 Around pool perimeter it is vital, but around concrete deck it is recommended maintenance.
77 The items that would cause them to fail health inspection would be chlorinator, bumpers,
78 first aid, flow meter, and quite a few other items. The diving board tie down assembly and
79 cracks are more of a liability issue. Paint on the guard stand is part cosmetic and part safety.
80 \$5,420 is the budgeted pool repair amount. The big items are in the reserve schedule and
81 come in at the cost expected. Just over \$5,000 is the total of the smaller repairs. Some
82 testing showed that the pool is leaking. This issue will be looked into further as more
83 testing is done.

84 The pool manager will be hired by April first.

85 The pool is not required to have underwater lights since the pool isn't open at night. It is
86 likely that the lights may be the leak issue. A proposal will come from Community Pools as
87 to the cost of removing the lights.

88 Motion: Approve the \$15,614.65 as proposed by Community Pool with \$10,265 coming from
89 reserves, and that more pressure testing of all of the lines, in conjunction with that, give
90 the board another read on the items needed to open the pool.

91 McDowell/Renner Vote: Unanimous.

92 **B. Committee Reports**

93 **Architectural Review Committee**

94 An application had 2 requests on one form, of which only the retaining wall was approved.
95 The split rail fence was denied because it is specifically against the guidelines. The

96 homeowner provided a set of guidelines that had the split rail fence circled as it was stated
97 to be allowed. This must have been an old set of guidelines. The guidelines have been
98 changed 3 times over the years. For clarification: the process of ACC applications is that
99 Vanguard receives the ACC requests and makes a cursory review and then may return it to
100 the homeowner with suggestions one time and then passes it on to the committee for their
101 final approval/disapproval. It was suggested that the committee not approve any
102 applications that have 2 separate requests on one form. The most current guidelines are on
103 the website.

104 The ACC application requests 4 neighbor signatures as a disclosure effort rather than it
105 actually being a requirement. The committee questions the need for the signatures or at
106 least the number of 4. The intent is to make the surrounding homes aware of changes going
107 on around them. The board will discuss this in New Business. It was suggested by Mr.
108 Wilson to have the ACC Committee review the guidelines for potential changes or
109 additions.

Social Committee

No report

Landscaping Committee

No report (no chairperson)

Pool Committee

No report

Web Committee:

No report

Fountain Hills Condominium

No report, there was no meeting last month.

A. Tree Replacement – Treemendous Program

It is possible to buy some trees through this program and having Chapel Valley plant them. Part of the cost of installing would include the required pick up of the trees. They are very immature plants. The board questioned the cost effectiveness. They won't have visual aesthetic impact for a few years. This program was used for the storm water planting a few years ago. That was 3 years ago and they are still quite small. There is no warranty on these trees. This is good for filling in perimeter areas but not high visibility areas. This was taken under advisement by the board.

B. Pool Pass Mailing

Some discussion about the enforceability of pool rules. The rules need approved so the mailing can be sent out by the end of March. Rule item 12k it – was suggested by Mr. Holtzman that the wording be changed to ‘mobility assistance devices’ (that would include walkers with wheels).

It was suggested to keep the pool open one hour later on the days when the pool opens at 11 a.m. This discussion was tabled until we hear from the pool company about the underwater pool lights repairs and potential costs. Potentially a note may be posted on the website for feedback on this issue along with justification as to why they might want it open later.

137 Action: Vanguard to make change to the wording of line 12k in the pool rules.

138 Motion: Approve the 2007 swimming pool season application rules mailer as presented.
139 Holtzman/Poon Vote: Unanimous

C. 2006 Pool Pass Violations

141 Passes will be offered to people who qualify for passes. It was in August 3, 2006 minutes
142 that the pool pass suspension owners (Hintons) were told that they had to come before the
143 board to reacquire their future passes. They will be invited to a closed session of the board
144 to resolve this issue. The correspondence regarding this issue was requested by the board in
145 order to correctly follow up.

146 Action: Vanguard will collect the past correspondence with the Hintons and provide it to the
147 board.

148 **D. Parking Issues on Autumn Mist Dr.**

149 A few calls came in about the home-based business that involves parking and they were
150 referred to the towing company. One option is to deputize a few board members or Ms.
151 Greving, homeowener who called in, to take the calls and contact the towing company. This
152 is not an ideal option. The board feels it has done everything within reason at this time.

153 **E. Insurance Coverage**

154 A question on page 39 of the insurance documents was raised that we have earthquake
155 coverage but not flood coverage. Flood coverage is more necessary for condos. There is no
156 additional premium for the earthquake coverage. Item B on page 44 doesn't mention auto
157 coverage in the proposal. There is no current umbrella. Sparkling Water Dr. is listed as
158 being insured but it ought not.

159 **F. O'Leary Asphalt**

160 They agreed to hold the line and go ahead and do the “re-do” area. The other work will be
161 done later in the summer. Some of this will affect the possible parking at the school. This
162 timing needs to be taken into consideration. Most of this will take only a day or so. The
163 company is asked to move ahead on the original schedule.

164 **G. CCOC Mediation**

165 Vanguard encourages mediation. One person from the board would need to be present. Mr.
166 McDowell volunteered to attend.

167 **H. Fine Waiver Request**

168 The covenants state the process. The covenants were met. This was a first violation.

169 Motion: Move to not waive the fine. Renner/Holtzman Vote: 3/4/0

170 Motion: Move to acknowledge Mr. Shine's letter, waive the fine and remind him that next time he
171 now knows the rule. Kastenmayer/Poon Vote: 5/2/0

172 **I. Global Warming Notice request**

173 Tabled until the next meeting.

174 **V. UNFINISHED BUSINESS**

175 A. there is no unfinished or old business

176 **VI. NEW BUSINESS**

177 **A. Bank signature cards**

178 A few cards needs signed

179 **B. Vanguard will take a survey of the snow removal damage.**

180 .

181 **VII. ADJOURNMENT**

182 There being no additional business the Board meeting adjourned at 9:29 p.m.

183 Motion: To adjourn the meeting at 9:29p.m. Renner/Kastenmayer. Vote Unanimous.

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185

186 Respectfully Submitted,

187 Liz Van Brunt, Recording Secretary

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Fountain Hills Community Association, Inc.

189

Motion List **March 1, 2007**

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192

1: To accept the meeting minutes dated February 1, 2007 as amended.
Renner/McDowell. Vote: Unanimous.

193

194 2: To Approve the \$15,614.65 as proposed by Community Pool with \$10,265 coming
195 from reserves and that more pressure testing of all of the lines in conjunction with that
196 give the board another read on the items needed to open the pool.
197 McDowell/Renner Vote: Unanimous.

198 3: Approve the 2007 swimming pool season application rules mailer as presented.
199 Holtzman/Poon Vote: Unanimous

200 4: Move to not waive the fine for Mr. Shine. Renner/Holtzman Vote: 3/4/0

201 6: Move to acknowledge Mr. Shine's letter, waive the fine and remind him that next time
202 he now knows the rule. Kastenmayer/Poon Vote: 5/2/0

203 7: To adjourn the meeting at 9:29p.m. Renner/Kastenmayer. Vote Unanimous.

204

205

Fountain Hills Community Association, Inc.
Action List
March 1, 2007

210 1: Provide and post a sign about parking where the public can easily see and be reminded of the
211 regulations.

212 2: Vanguard to make change to the wording of line 12k in the pool rules.

213 3: Vanguard will collect the past correspondence with the Hintons and provide it to the board.