

Fountain Hills Community Association, Inc.
Regular Meeting Minutes
March 6, 2008

The Board of Directors of Fountain Hills Community Association, Inc. met at the UpCounty Regional Services Center, Germantown, Maryland on March 6, 2008 at 7:30 p.m. for a regular meeting.

Present:

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

Absent:

Others Present:

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

I. CALL TO ORDER

Mr. Tom McDowell called the meeting to order at 7:30 p.m. with a quorum present.

II. HOMEOWNER FORUM

- A resident reported that people are putting their trash and recycling out without trash receptacles and earlier than the designated day.
- A resident reported frustration with neighbors who don't follow the rules and cause disturbances.
- A resident complained about cars without valid registration and cars that were double parked on Lake Geneva Way and Mediterranean Court. He reported that garbage was still an issue, being left in common areas on Saturdays and that Lake Placid Court still had Christmas lights out. He requested that the landscaping company's attention be directed again to the areas that had been dropped because of drought last summer. He felt the Townhouse community; Niagara Falls Court and Hamlet Square need attention due to issues regarding garbage, cars and commercial vehicles.
- A resident asked if there has been a decision on the towing contract yet as he complained that they don't come when they are called. He also complained about cars being double-parked and not leaving enough room for emergency vehicles. Management stated that it was still under review. Management had meet with Mike Todd from the Henry's and asked when Henry's can tow and when they cannot tow. Mr. Todd stated they only tow without notice if a vehicle is in a handicap space or in a fire lane. They cannot tow for hangtags, as it has not been added to the tow contract. The Board requested they add an amendment to the tow contract that allowed them to tow hangtag violators.
- A resident asked how many leases from renters Management has on file. Management said that accounting has that information. The resident expressed frustration he felt because renters seem to disregard the rules and not take pride in their homes.
- A resident asked about the Tot Lot. Management told him it was on the schedule to be repaired.
- A resident reported he chased children making noise at the bridge behind his home.
- A resident asked that trash violations be enforced. Management reminded the resident to send in a formal complaint.

51 • Mr. Muse thanked the Board for the \$25.00 and will provide the receipts later.
52 • A resident felt that the security company that came to the last meeting was too expensive.
53 He inquired if Vanguard was responsible for the security services.
54 • A resident felt that the community used to look much better. The cars without tags seem
55 to be gone. He felt consistent fines were the key.

56 **III. MINUTES OF MEETING**

57 The Board reviewed the minutes of the January meeting.

58 Motion: To approve minutes of January 3, 2008, as amended. Holtzman/Poon Vote: 6/1/0

59 Motion: To table the approval of the February Minutes until the next meeting. Holtzman/Poon
60 Vote: Unanimous

61 **IV. REPORTS OF OFFICERS OR DIRECTORS**

62 The Treasurer had some questions about line 9610 of the income expenses for lawn
63 maintenance. Management helped to clarify the issue.

64 Action: Management will look into the tree budget to see if anything was recorded there
65 incorrectly.

66 **V. COMMITTEE REPORTS**

67 **A. Social Committee**

68 There was nothing to report.

69 **B. Landscaping Committee**

70 There is no committee at this time.

71 **C. Pool Committee**

72 Management reported that the chairs are back and look great. They met with WSSC to
73 contest bills, which were invoiced from September 2007 through January 2008, even
74 though the water meters have been dissembled since the pool was winterized in September.
75 WSSC claims we owe \$1,600.00.

76 **D. Web Committee**

77 They reported they would be posting the Minutes and Updated ARC Guidelines.

78 **E. Fountain Hills Condominium**

79 The Fountain Hills Condominium is looking to replace Henry's towing and putting out
80 RFP's to other companies. They reported that they are going to be doing renovations on
81 some of there buildings on 18701 Sparkling Water Drive.

82 **F. Architectural Review Committee**

83 Ms. Brill gave some approved applications, which will be added to the Minutes of the next
84 meeting.

85 **VI. MANAGEMENT REPORT**

86 **A. Swimming Pool Pass Mail**

87 The Board reviewed the pool regulations packet and agreed it was ready to mail it to the
88 residents. They will send any corrections, along with a copy of rules from Winkler when
89 they mail out the pool passes.

90 Action: Those residents who have outstanding violations or debts will not receive pool
91 applications, but a letter explaining they are delinquent.

92

93 **B. Write off of bad debt 13521 Niagara Falls Court**

94 The Board discussed the debt of 13521 Niagara Falls Court.

95 Action: Management will consult the attorney and the previous Minutes to check the account
96 records of 13521 Niagara Falls Court to clarify whether the debt is due to the resident
97 running 30 days late on a regular basis or if they have incurred a late fee every month
98 for 12 month. Management will ask legal why statute of Limitations was allowed to
99 expire.

100 **C. Write of bad debt 18603 Little Star**

101 The Board discussed that this property is in bankruptcy.

102 Motion: We write off the \$630.00 of 18603 Little Star, as bad debt. Holtzman/Poon Vote:
103 Unanimous

104 **D. Write off of bad debt 13349 Rushing Water Way**

105 The Board discussed the lien against this property.

106 Motion: That we classify the \$1,105.85 of the prior owner of 13349 Rushing Water Way, as bad
107 debt. Holtzman/Poon Vote: Unanimous

108 **E. Hearing 18800 Porterfield Way**

109 This resident cancelled the hearing. Her daughter sent a letter stating they would be taking
110 down all things in the common area and asked for an extension to complete the task.

111 Motion: That we reply to the owner and daughter of, 18800 Porterfield Way. That we delay the
112 application of fines until April 1, 2008 provided the resident remove the retaining
113 timbers, other materials and the dirt so that the area is level and returned to a natural
114 state. Holtzman/Poon Vote: Unanimous.

115 **F. Hearing 18938 Fountain Hills**

116 The Board will begin the fining process. If the resident still doesn't take action in 30 days,
117 the Association will remove the items at the cost of the resident.

118 **G. The Board went into Executive Session at 8:56 until 9:20 p.m.**

119 **H. Budget 2008-2009**

120 The Board discussed releasing the budget for comment.

121 Motion: That we release the Budget proposal to residents for comment. Poon/Kalamar Vote:
122 Unanimous

123 Action: Management will set a date to meet with the Board to discuss the budget.

124 **V11. UNFINISHED BUSINESS**

125 **A. Towing**

126 Management will call and begin getting bids for a new towing contract.

127 **B. Security Options**

128 Management shared with the Board the security bids they have received to date, for
129 informational purposes.

130 The Board discussed the issue of hiring a security company. There was concern that the
131 coverage presented from the security system last month was more than the community

132 needed right now and was costly. They discussed that if the Board were to consider that
133 contract it would need to be considered in light of the budget as well.

134 The Board tabled their decision on this issue.

135 V111. NEW BUSINESS

136 There was no new business at this time.

137 **IX. ADJOURNMENT**

138 There being no additional business the Board meeting adjourned at 9:40 p.m.

139 Motion: To adjourn the meeting at 9:40 Holtzman/Kalamar 9:40 p.m. Vote: Unanimous

140

141

142

Respectfully Submitted,

144 Erin Barry, Recording Secretary

145

Fountain Hills Community Association, Inc.

Motion List

March 7, 2008

149 Motion: To approve minutes of January 3, 2008, as amended. Holtzman/Poon Vote: 6/1/0

150 Motion: To table the approval of the February Minutes until the next meeting. Holtzman/Poon
151 Vote: Unanimous

152 Motion: We write off the \$630.00 of 18603 Little Star, as bad debt. Holtzman/Poon Vote:
153 Unanimous

154 Motion: That we classify the \$1,105.85 of the prior owner of 13349 Rushing Water Way, as bad
155 debt. Holtzman/Poon Vote: Unanimous

156 Motion: That we reply to the owner and daughter of, 18800 Porterfield Way. That we delay the
157 application of fines until April 1, 2008 provided the resident remove the retaining
158 timbers, other materials and the dirt so that the area is level and returned to a natural
159 state. Holtzman/Poon Vote: Unanimous.

160 Motion: That we release the Budget proposal to residents for comment. Poon/Kalamar Vote:
161 Unanimous

162 Motion: To adjourn the meeting at 9:40 Holtzman/Kalamar 9:40 p.m. Vote: Unanimous

163

164

165

166

167

168

169

170

171

175

174

175

176

178

179 Fountain Hills Community Association, Inc.

Action List March 7, 2008

182 Action: Those residents who have outstanding violations or debts will not receive pool
183 applications, but a letter explaining they are delinquent.

184 Action: Management will consult the attorney and the previous Minutes to check the account
185 records of 13521 Niagara Falls Court to clarify whether the debt is due to the resident
186 running 30 days late on a regular basis or if they have incurred a late fee every month
187 for 12 month

188 Action: Management will set a date to meet with the Board to discuss the budget.

189

190

191

192

198

194

105

195

196

197

198

199

200

202

204

205

206

207

200

210

211 Residents in Attendance

212 Nick Mahabir

213 Mr. Muse

214

215

216

217

218

219

220

221

222

223

224

225

226

227

228

229

230

231

232