

FOUNTAIN HILLS COMMUNITY ASSOCIATION, INC.

c/o Vanguard Management Associates, Inc.
P.O. Box 39 • Germantown, Maryland 20875-0039
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Board of Directors Meeting
Thursday, May 5, 2005

MINUTES

The meeting was called to order at approximately 7:35p.m.

Present were:

Tom McDowell
Steve Muse

William Renner
Frank Walsh

Clifford Gonsalves

Siu Poon

Absent:

James Caddell

Craig Wilson and William Whitney of Vanguard Management

6 Homeowners were present.

Homeowner Open Floor:

Bill McNamara (19009 Noble Oak) attended regarding #8 on the agenda. He is requesting to use a moon-bounce and small tent on the common area for his daughter's graduation celebration. This was deferred to new business.

Joe Rivers (Porterfield Way) attended regarding the policing of the conservation area for trash. He showed photos and it appears that trash gets dumped. He remarked that it is more visible in the winter when the vegetation is gone.

Jen Brill (Porterfield Way) attended regarding her architectural change request.

Marco and Julie Mazarino attended regarding their architectural change request.

Steven Muse (Lake Geneva Way) noted that his neighbors pick up trash regularly. Also that a neighbor on his street, that other residents refer to by a colorful epithet, isn't trimmed by the grounds company. Finally, the grounds company ran over his "pooper scooper," and he wants them to replace it.

Meeting Minutes:

There were no minutes presented at this meeting. The minutes were tabled until next month.

Reports of Officers:

There were no reports.

Reports of Committees:

Fountain Hills Condominium

Parking passes have been implemented. The pool overflowed again into the condominium parking lot. Craig explained that the drywell was "full" which is why it overflowed. The deck drains still use drywells.

Grounds/Landscaping Committee

Jen Brill announced that someone has volunteered to chair the committee. Ruchita Patel will take-over as chair and Jen will transfer materials to her. Jen also asked that the path from SF to the condos receive better attention. Craig will instruct D&A Dunlevy to keep up with it more this year.

ARC	See New business.
Web Site	No report.
Pool Committee	No report.
Social Committee	No report.

Management Report:

- **Fountain Timers:** Proposal to install timers with a battery back-up that will turn the fountains off at night.

MOTION By Bill Renner to install timers where needed. The cost should not exceed \$708.02. The motion was seconded by Siu Poon and was passed without opposition

- **Pool Pass Request - 18603 Autumn Mist Drive.** – There were 3 requests that were voted on as a group. The vote was 3-1-2. (Need more info here.)

The homeowner is requesting an additional pool pass as they care for foster children from time to time.

MOTION By Tom McDowell to approve all extra passes. The motion was seconded by Bill Renner.

Frank Walsh noted that visiting parents should use guest passes.

- **Suggestion Box.**

The Board asked that the box be placed on the left side of door under light.

- **Legal Services Retainer Renewal.**

Thomas Schild Law Group has submitted the renewal for the annual legal retainer.

MOTION By Tom McDowell to approve without the indemnification clause. The motion was seconded by Bill Renner. The motion passed with no opposition.

- **Elementary School Request.**

The 4th grade class at Germantown Elementary is studying the Chesapeake Bay and, as part of that study, is painting the phrase 'Don't Dump-Chesapeake Bay Drainage' on storm drains in the area. They are requesting permission to paint the phrase on 4-5 storm drains in Fountain Hills

MOTION By Bill Renner to approve subject to Management determining the areas. The motion was seconded by Steve Muse and was passed without discussion.

- **"Village" Parking Survey**

Discussion: Seventy-one (71) total responses out of One hundred and seventy-eight (178) homes.

‘Village’ Parking Survey Results	
32 are in favor of parking restrictions	
30 are opposed to parking restrictions	
9 did not agree with either statement and offered alternative suggestions	

Management noted that, upon inquiring with Montgomery County, the process for requesting parking restrictions must be done by a petition submitted by the **owners of the homes on the specific street** and not by request of the homeowners association. Therefore, for example, residents of Porterfield Drive cannot request parking restrictions for Scarlet Mist Way.

The Board determined that there was no action at this time.

Storm Water Management

No proposals received yet for the maintenance/repair work required by the County.

- **Maintenance Inspections**

Bill, Siu and Tom met and went through a small portion of the Townhouse community by the pool and reviewed approximately sixteen (16) homes in two (2) hours in an attempt to acclimate to the form, consider standards and identify recurring problems. The Board would prefer that Management conduct the inspections in a three year cycle. Management will advise the Board of the cost.

Assessment for FY2006 (July 1, 2005 through June 30, 2006)

MOTION By Tom McDowell to approve that the assessment remains unchanged. The motion was seconded by Siu Poon and was passed.

New Business:

- **Architectural Change Applications**

18721 Autumn Mist Drive (Mazzarino)

Building a deck – Motion by Tom McDowell to approve the deck as long as the deck is at least 1 foot from the neighbor’s yard. Steve Muse seconds the motion. The board approves the deck provided that it is at least 1 foot from the neighbor’s yard with no opposition.

13444 Rising Sun Lane (Kumar)

Building a deck – Motion by Siu Poon to approve the deck as long as the deck is at least 1 foot from the neighbor’s yard. Tom McDowell seconds the motion. The board approves the deck provided that it is at least 1 foot from the neighbor’s yard with no oppositions.

18913 Porterfield Way (Brill)

Building a fence – Motion by Bill Renner to approve the fence with the condition that it is no taller than five feet. Sui Poon seconds the motion. The board approves the fence provided that is no taller than five feet with no opposition and one abstention by Tom McDowell.

18918 Fountain Hills Drive (Espinosa)

Building a deck – Motion by Tom McDowell to approve a 22ft x 16 ft deck. Steve Muse seconds the motion. The board approves the deck with no opposition.

19015 Noble Oak Drive

Building a deck – Motion by Sui Poon to approve a 14ft x 28 ft deck. Steve Muse seconds the motion. The board approves the deck with no opposition.

18625 Autumn Mist Drive

Planting hedges- Motion by Tom McDowell to approve the hedges with the condition that they do not go beyond the front building line of the house. Sui Poon seconds the motion. The board approves the hedges provided that they do not go beyond the front building line of the house.

• **“Moon Bounce Request”**

Mr. McNamara (19009 Noble Oak Drive) would like to have a moon bounce, that will be placed/used in the common area, for his daughter's high school graduation party. Tom McDowell asked how the moon bounce would be monitored. The homeowner stated that he hired an attendant to monitor it and that most neighbors will be invited to the event. There will also be a tent erected in the common area on Friday afternoon and removed on Monday morning. Steve Muse expressed concern that the party is private and Frank Walsh expressed concerns about traffic issues. It was recommended that the homeowner notify all affected neighbors and the homeowner agreed to do so, but not to ask for their consent. Siu Poon noted that neighbors have put up volleyball nets in the common area before. The homeowner noted that he had a party before with tables, etc.

MOTION By Bill Renner to approve the request subject to execution of the indemnification agreement and the requirement that the homeowner notify the affected neighbors. The motion was seconded by Siu Poon and was passed with two abstentions by Frank Walsh and Steve Muse.

Pooper Scooper

MOTION By Tom McDowell to approve that Steve Muse buys a new pooper scooper and the Association will reimburse him. The motion was seconded by Bill Renner and was passed without opposition.

Common Area Cleaning

Management is to get bids for cleaning the common areas twice a year.

Old Business:

Fountain Park – There is a damaged tree in the fountain park along Fountain Club Drive. Craig will follow-up.

Satellite Dishes – Craig will provide information to set our guidelines for satellite dish installations.

The meeting was adjourned at approximately 9:28p.m.

The next meeting will be on June 2, 2005, at the Up-County Government Services Center.

Respectfully submitted,

Whitney Wilson
Acting Recording Secretary