

Regular Meeting
Fountain Hills Community Association, Inc. Minutes
(Approved)
November 3, 2005

The Board of Directors of the Fountain Hills Community Association, Inc. met for a regularly scheduled meeting at the Germantown UpCounty Center, Germantown, Maryland on November 3, 2005 at 7:30 p.m.

Present:

Mr. James Caddell
Mr. Tom McDowell
Mr. Steve Muse
Ms. Siu Poon
Mr. William Renner
Mr. Frank Walsh

Others Present:

Mr. William D. Whitney, Community Manager
Ms. Rani Pellet, Recording Secretary
Several homeowners and residents

Absent:

Mr. Clifford Gonsalves

I. CALL TO ORDER

Mr. McDowell called the meeting to order at 7:35 p.m. with a quorum present.

II. HOMEOWNER OPEN FORUM

- Ms. Barbara Hill who lives in the condos introduced herself.
- Ms. Alice Kalamar, new resident introduced herself.
- Ms. Sue Adamkiewicz, new resident, who lives on Rising Sun Lane introduced herself.
- Mr. Joe Rivers, resident said he was at the meeting to discuss the petition for the fence.

III. DUNLEVY SNOW CONTRACT

Mr. Dunlevy attended the meeting because he was asked to explain why his company had forwarded a rate increase to the Board of Directors as an addendum to the existing snow contract that expires in April 2006. He said that due to the increased cost of gasoline for his snow removal equipment, he felt the need to ask the community to help him cover the additional and unexpected costs. He emphasized that it is merely used to help offset the increased cost of gasoline. Mr. Renner asked if Dunlevy purchases the gasoline directly, or if the workers have to go to the pump. Mr. Dunlevy said that the gasoline is delivered.

After some discussion, it seemed as though the overall increase would be approximately 1% with the additional fees. Mr. Muse asked if Mr. Dunlevy would still request the surcharge today. Mr. Dunlevy said he would not request an increase at this time.

Motion: To approve the addendum as presented by Dunlevy. Renner/McDowell. Vote: 3:0:3.
The motion failed for a lack of a majority.

Motion: That the contractor modify the contract to a cost increase of \$2.00 per hour.
McDowell/Renner. Vote: 3:0:3. The motion failed for a lack of a majority.

Motion: That Dunlevy modifies the contract to allow an increase of \$1.50 per hour per piece of equipment. Poon/Muse. Vote: 5:1:0.

IV. COMMITTEE REPORTS

A. Social Committee

The holiday dinner dates will be addressed later on in the meeting.

B. Web Committee

There was nothing new to report.

C. Pool Committee

There was nothing new to report.

D. Landscaping

Ms. Ruchita Patel reported on the landscaping issues. She said that the Landscaping Committee is waiting for receipt of two additional proposals for the cost of plantings at the entrances to the development. Ms. Regina Patel said that she believed she could find a better price than \$95.00 for plantings in these areas. She noted that the Landscaping committee did not expect to enhance all four entrances this year. Ms. Patel expressed her belief that the Board should not have agreed to the snow contract increase.

It was noted that \$11,105.00 has been approved for tree replacement, and not all trees have been planted yet.

Action: Ms. Patel said she has an incomplete list of trees that need to be planted, and would like to receive a complete list from the management company.

Action: Mr. Whitney will provide Ms. Patel with a complete list of new (replacement trees).

E. FHC

There was no report.

V. MANAGEMENT REPORT

A. Property Line Survey

This project is progressing, but has not been completed at this time.

B. Meeting Minutes (September and October)

The Board reviewed the minutes of the September and October meetings. The Board made some changes to the minutes.

Motion: To accept the September minutes as amended. Renner/McDowell. Vote: 6:0:0.

Motion: To accept the October minutes as amended. Walsh/McDowell. Vote: 6:0:0.

Motion: To accept the September and October Executive Meeting minutes. Walsh/McDowell. Vote: 6:0:0.

C. Grounds Maintenance Contract

Mr. Whitney asked if the Board would like to send the 2006 grounds maintenance contract out to bid. Mr. McDowell said that he is aware of another company that would like to bid on the contract. It was noted that Dunlevy, the existing grounds maintenance contractor would be increasing their rates slightly in the 2006 bid. It was the consensus of the Board to put the landscaping contract out to bid.

Action: Mr. Whitney will seek bids for the grounds maintenance contract for 2006.

D. Trash renewal Contract

The trash company (Potomac Disposal) has requested an increase of 25 cents per unit per month for 2006. The price would increase from \$4.25 to \$4.50 per unit per month. There was some discussion about when the trash company last raised their rates.

Motion: To accept the increase from Potomac Disposal to increase trash fees from \$4.25 to \$4.50 per unit per month. Poon/Renner. Vote: 6:0:0.

E. Harmony Wood Lane Trash Corral

There was some discussion about the cost to remove the trash dumpster corral. It would cost about \$800 to remove it and approximately \$2,000 to replace it again. The sense of the Board was that the trash corrals become dump sites for the entire surrounding areas, not just the actual residents who are supposed to use them.

Motion: To undo the motion from the previous month to remove the trash corral on Harmony Wood Lane. Walsh/Renner. Vote: 2:3:1. The motion failed, and therefore the trash corral will be removed as indicated in the previous month's motion.

F. Storm Water Management Facility Maintenance (Busy Services)

It was noted that there are four (4) remaining ponds that require maintenance.

Motion: To accept the proposal from Busy Services for the amount of \$8,370. McDowell/Renner. Vote: 6:0:0.

G. Clopper Hills Trash Corral (Rushing Water Way)

Residents who live in a part of the broader community that is not managed by Vanguard Management do not want to remove the trash corral on Rushing Water Way as it is considered very useful by some residents of the area. It is however an eyesore for some residents of Fountain Hills that live near the large trash corral. Vanguard had checked into the cost of removing the trash corral and it would have been approximately \$3,500. There was some discussion. Finally, it was the consensus of the Board to not pursue this issue at this time. If Fountain Hills residents or other residents in the area should find the corral in poor condition however, they can be encouraged to report the status of the corral to the County.

H. Recording Secretary Contract

Motion: To accept the contract with Ms. Rani Pellet. McDowell/Renner. Vote: 5:0:1. Mr. Walsh abstained.

I. Correspondence Regarding Village Concrete

Mr. Renner said he had sent a letter to Mr. Knapp's office regarding the difference in height between two of the sidewalk panels along Fountain Hills Drive. Mr. Renner said he would like to continue to try to resolve this issue through Mr. Knapp's office. Another resident said that there is another place he has identified where two other sidewalk panels are uneven as well. This resident has seen children falling off bikes at this area. He said he would get the exact location and contact the Board with the information.

J. 2005 Draft Audit

Mr. Whitney drew the Board's attention to the draft audit. The pre-paid statement should show up on the assets column. Mr. McDowell said he is concerned about the issue of writing off the delinquent accounts. Final approval of the draft audit was deferred until the December meeting.

K. Maintenance Inspections

Mr. Wilson asked what information the Board wants to receive from the ‘summary’ of the inspection surveys. The Board was interested in finding out what kinds of issues are most prevalent. Mr. McDowell said he was looking for “broad brushstrokes” of the community’s violations, in order to see what the main violations are. Mr. Wilson said he would be able to provide this information to the Board at the next meeting.

L. Petition

Mr. Rivers, resident, attended on behalf of Mr. German Garay, regarding the petition to add a fence along Great Seneca Highway. The petition was for fence construction along Great Seneca Highway near the Village homes, (adjacent to 18835 Porterfield Way). Mr. Rivers said he had some concern about vandalism that he claimed has been taking place. He also claimed that trash accumulates in this location from people who dump trash as they walk through this area. The author of the petition also had asked Mr. Rivers to stress his concern about teenagers cutting through the area and then trying to cross a four- lane highway with a 50-mile speed limit.

During the month, Mr. Whitney and Mr. Renner had checked the website reports for crime in the neighborhood. Neither Mr. Renner, nor Mr. Whitney said they had found any reported incidents of crime or vandalism in the community. Mr. Renner said he believes the issue about youngsters crossing the highway is spurious. Despite Mr. Renner’s beliefs, he noted that there were 90 signatures from residents of the community who were concerned about this issue, and therefore wanted to ensure that the community would be given adequate time to voice its concerns. Mr. McDowell said that if there were many police reports, or other facts that could be brought before the Board, the Board would like to see them. In addition, the Board also invited Mr. Garay to attend a meeting of the Board of Directors in order for him to make his case to the Board.

The Board was also unclear about the nature of the fence that the residents would like the Board to build. There were no recommendations about the length and height of the fence, as well as exactly where the fence should be placed. The Board also expressed some concern that a fence would only exacerbate the trash collection issue as trash would only blow against the fence and be caught there. This would then require some kind of cleaning service to clear the area of debris.

Action: Invite Mr. German Garay and other signers of the petition to attend the December Board meeting to show the Board the facts of the police report, as well as the height and length of the fence.

Ms. Poon said she would like to see some more information such as police reports that address the crime issue. Mr. Rivers said he had been most concerned about the safety of the homes that back to that area.

M. Architectural Committee – Mr. Caddell

13208 Scarlet Mist Way - playground installation

The Board reviewed the playground equipment design and the placement of the equipment. The play equipment has a swing set and a house.

Motion: To approve the installation of the playground equipment in the rear yard.
Renner/Poon. Vote: 6:0:0.

18706 Harmony Woods Lane – install light fixtures

The residents requested approval to change the exterior lights on the garage and on the front and back doors of their home. The front door light is slightly more ornate than the garage and back door lights.

Motion: To accept all three light types as proposed. Renner/Caddell. Vote: 6:0:0.

N. Board Appreciation Dinner

Ms. Poon recommended Tuesday December 8 or Thursday, December 13, 2005 as possible Board dinner dates.

VI. OLD BUSINESS

A. Newsletter

The Board reviewed the newsletter. The dryer vent issue is in the newsletter. Most of the newsletter covers timely tips on winterizing the home.

B. Trash Cans at Tot Lots

Motion: To purchase trash cans for each of the tot-lots and to add them to the collection schedule. Walsh/Muse. Vote. 6:0:0.

It was noted that there would be no more than three trashcan installed.

VII. NEW BUSINESS

A. Next Month's Meeting

The next Board meeting will be held at the UpCounty Center on December 1, 2005 at 7:30p.m.

B. Pool Pass Opinion Letter

The Board was told about an opinion letter that was sent to Fountain Hills, HOA. This will be forwarded to the Board during the week.

C. Holiday Lights

A resident was concerned about the neighbor who had put holiday lights up in November.

VIII. ADJOURNMENT

There being no additional business, the Board meeting adjourned at 9:31 p.m.

Motion: To adjourn the meeting at 9:31 p.m. Renner/Poon. Vote: 6:0:0.

Respectfully Submitted,

Rani Pellet
Minute Taker

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- 2: That the contractor modify the contract to a cost increase of \$2.00 per hour. McDowell/Renner. Vote: 3:0:3. The motion failed for a lack of a majority.
- 3: That Dunlevy modifies the contract to allow an increase of \$1.50 per hour per piece of equipment. Poon/Muse. Vote: 5:1:0.
- 4: To accept the September minutes as amended. Renner/McDowell. Vote: 6:0:0.
- 5: To accept the October minutes as amended. Walsh/McDowell. Vote: 6:0:0.
- 6: To accept the September and October Executive Meeting minutes. Walsh/McDowell. Vote: 6:0:0.
- 7: To accept the increase from Potomac Disposal to increase trash fees from \$4.25 to \$4.50 per unit per month. Poon/Renner. Vote: 6:0:0.
- 8: To undo the motion from the previous month to remove the trash corral on Harmony Wood Lane. Walsh/Renner. Vote: 2:3:1. The motion failed, and therefore the trash corral will be removed as indicated in the previous month's motion.
- 9: To accept the proposal from Busy Services for the amount of \$8,370. McDowell/Renner. Vote: 6:0:0.
- 10: To accept the contract with Ms. Rani Pellet. Renner/Poon. Vote: 5:0:1. Mr. Walsh abstained.
- 11: To approve the installation of the playground equipment in the rear yard. Renner/Poon. Vote: 6:0:0.
- 12: To accept all three light types as proposed. Renner/Caddell. Vote: 6:0:0.
- 13: To purchase trash cans for each of the tot-lots. Walsh/Muse. Vote. 6:0:0.
- 14: To adjourn the meeting at 9:31 p.m. Renner/Poon. Vote: 6:0:0.

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Action List
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- 1: Ms. Patel said she has an incomplete list of trees that need to be planted, and would like to receive a complete list from the management company.
- 2: Mr. Whitney will provide Ms. Patel with a complete list of new (replacement trees).
- 3: Mr. Whitney will seek bids for the grounds maintenance contract for 2006.
- 4: Invite Mr. German Garay and other signers of the petition to attend the December Board meeting to show the Board the facts of the police report, as well as the height and length of the fence.