

Fountain Hills Community Association, Inc.
Regular Meeting Minutes
November 2, 2006

The Board of Directors of Fountain Hills Community Association, Inc. met at the UpCounty Regional Services Center, Germantown, Maryland on November 2, 2006 at 8:15 p.m. for a regular meeting.

Present:

Mr. Tom McDowell, President
Mr. Bill Renner, Vice President
Ms. Siu Poon, Treasurer
Ms. Sue Adamkiewicz, Director
Ms. Jen Brill, Director
Ms. Robin Kastenmayer, Director
Mr. Frank Walsh, Secretary

Absent:

Others Present:

Mr. William Whitney, Vanguard Management
Ms. Rani Pellet, Recording Secretary

I. CALL TO ORDER

McDowell called the meeting to order at 8:12 p.m. with a quorum present.

II. HOMEOWNER FORUM

Every member in the room introduced him/herself. The complete list of residents who introduced themselves is in an attachment to this document.

- A resident noted that the roadwork at Fountain Hills Drive appears to be progressing.
- A resident noted her concern about foot traffic adjacent to her house on Hamlet Court. She requested lighting installed or trees to be trimmed.
- A resident also expressed her concern about lack of lighting behind her house on Hamlet Court.
- A resident had some parking in the Lake Geneva section. He had been unable to use his parking spaces because they were filled.
- A resident attended to express his concern that cars park up on the sidewalk along Little Star Lane during the day. He said this causes dangerous traffic situations in that location.
- A resident noted that 7-Eleven at Clopper and Liberty Mill Road does not appear to store its trash cans in the proper fashion.
- A resident asked about enforcement of the “no solicitation” rule.
- A resident thanked the Board for all the work done in the storm water management area. The resident noted however that the landscapers will not mow between the trees.

III. MINUTES OF MEETINGS

Motion: To accept the September meeting minutes as amended. McDowell/Poon. Vote: Unanimous.

Motion: To table the October 5 meeting minutes. Renner/Walsh. Vote: Unanimous.

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45 **IV. COMMITTEE REPORTS**

46 ***Landscaping (headed by committee Ms. Ruchita Patel)***

47 Chapel Valley cost of replacing trees would be approximately \$8,739.00 from Chapel
48 Valley. The Landscaping Committee re-evaluated the priorities for tree replacement and
49 put forward a proposal for \$2,800.

50 Areas that were taken off the top priority list were,

51 • Sparkling Water Way Fountain bed
52 • Beds by the pool
53 • Ms. Patel also recommended requesting dogwoods from the *Treemendous Program* in the
54 spring.

55 ***Social Committee (chaired by Ms. Siu Poon)***

56 There will be a Board and Staff appreciation dinner on November 14, 2006.

57 ***Web Committee (chaired by Mr. William Renner)***

58 The Fountain Hills Website is up and running. The fall newsletter is on there. Mr. Renner
59 thanked the web administrator. The web address is **fountainhillscommunity.com**. Mr.
60 Renner asked if it would be possible to add a hits counter on the site.

61 ***Pool Committee (chaired by Ms. Alice Kalamar)***

62 Ms. Kalamar had nothing new to report since the pool is closed.

63 ***Fountain Hills Condominium (Chaired by Mr. Frank Walsh)***

64 The annual meeting will take place on Thursday, November 9, 2006. Mr. Michael
65 Feltonberg is still the manager.

66 ***Architectural Review Committee (ARC) (FH Board of Directors)***

67 Mr. McDowell asked for volunteers for the Architectural Review Committee. He said it
68 would be beneficial to have between 3-5 members. The guiding documents are available
69 for anyone who is thinking of serving on this committee.

70 **V. MANAGEMENT REPORT**

71 **A. Fountain Club Drive Parking Signs**

72 Motion: To spend up to \$500 to purchase and install four signs. McDowell/Renner.
73 Unanimous.

74 **B. Smoking at Pool**

75 • Mr. Whitney included some information for the Board's review about setting a no
76 smoking policy at the pool or on the pool property.

77 **C. Fountain Light Fixtures**

78 • The fountain light fixtures were discussed. No action was taken.

79 **D. Tivoli Fountain Court**

80 • A resident requested that some existing fence posts that hold sound barriers be replaced
81 and properly set.

82 Motion: To approve the proposal from Frederick Fence in the amount of \$1,845 to resent posts
83 correctly into the ground for the sound barrier. Renner/Brill. Vote: Unanimous.

84 **E. Lake Geneva Way**
85 *New Parking Policy*
86 • One resident had several questions about the new parking policy.
87 **F. Mutual Use and Access Agreement**
88 • Mr. Whitney had some information about an agreement that would allow Fountain Hills
89 Community access to Fountain Hills Condominiums so that work could be conducted
90 on their property if necessary.
91 Motion: To forward the mutual access and use agreement to the attorney. Renner/Brill.
92 Unanimous.
93 **G. Calendar**
94 • The Board reviewed the Fountain Hills calendar for the upcoming 2007 year. Items that
95 were included on it were, budget cycle, newsletters and meeting dates. It was noted
96 that the audit date was put on the calendar, but the actual audit still has not been
97 received by the Board of Directors.
98 Action: Contact auditor for the draft audit as soon as possible. Mr. Whitney will review the
99 contract and contact the auditor.
100 **H. State Farm**
101 • The Board reviewed the current insurance for the Fountain Hills Community, and for
102 Directors and Officers of the Fountain Hills Board of Directors.
103 Motion: Increase deductible to \$1,000 effective immediately. Renner/Poon. Unanimous.
104 **I. Fountain Hills**
105 • Residents on Rushing Water Way will be removing their trash coral. This will require
106 tear down of the existing trash corral and they will receive an additional trash pick up
107 instead.
108 **J. Appeal**
109 • The Board reviewed an appeal from a resident because his application had been denied
110 the previous month due to insufficient information. The application was reviewed
111 again. The Board accepted Mr. Jacobs' paint color.
112 Motion: To accept the appeal from the resident (Mr. Mathew Jacobs) regarding his paint color.
113 McDowell/Renner . Unanimous.
114 **K. Architectural Review Committee**
115 *Weyer – 19019 Noble Oak Drive (Rear fence, white 36" or 48")*
116 Motion: Approve the fence with a 4' set back from the alley with the maximum height of 48".
117 McDowell/Poon. Vote: unanimous.
118 *Torres – 18903 Porterfield Way (Green storm door)*
119 Motion: To approve the request by Mr. Torres for the storm door Brill/Kastenmayer. Vote:
120 Unanimous.
121 *Bush – 19736 Harmony Woods Lane (Wood deck 1' side and 5' rear)*
122 Motion: To deny the request for the deck due to the size. Renner/Kastenmayer. 5:2. Mr.
123 McDowell and Ms. Adamkiewitz voted against the motion. The letter will specify the
124 reason for rejection is because the maximum size of a deck allowed is 18' and the
125 designs do not show the required 1' set back on each side.
126 *Panickes – 13435 Rising Sun Way (Storm Door)*

127 Motion: To accept the request from the homeowner to install a white storm door.
128 Kastenmayer/Brill. Vote: Unanimous.

129 ***Gordon – 18639 Autumn Mist Drive (deck – trex veranda redwood color)***

130 Motion: To accept the deck with the five foot setback, 1 foot set back on sides. The railing
131 color should be either natural wood, white, or the color of the trim on the house.
132 Poon/Renner. Vote: Unanimous.

133 **VI. OLD BUSINESS**

134 There was no Old Business.

135 **VII. NEW BUSINESS**

136 There was no New Business.

137 **VIII. ADJOURNMENT**

138 There being no additional business the Board meeting adjourned at 9:50 p.m.

139 Motion: To adjourn the meeting at 9:50 p.m. Brill/Kastenmayer. Vote: Unanimous.

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141 Respectfully Submitted,

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143 Rani M. Pellet, Recording Seceretary

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