

FOUNTAIN HILLS COMMUNITY ASSOCIATION, INC.

c/o Vanguard Management Associates, Inc.
P.O. Box 39 • Germantown, Maryland 20875-0039
(301)540-8600 • Fax (301)540-3752

Board of Directors Meeting

October 2, 2003

MINUTES

The meeting was called to order at approximately 7:40 pm

Present were: James Caddell, Siu Poon, William Rennar, Charles Butler, Frank Walsh, Tom McDowell, Steve Kannry, Craig Wilson and Bob Brunelle of Vanguard Management, and Carol Koch-Worrell, Recording Secretary

No homeowners present

Homeowner Open Floor: William reported that the curb box cover was missing near his home and after contacting the WSSC, they came the very next day to fix it. He also emailed the city about the street lights and discovered that there is now an updated map of Fountain Hills available. He also suggests that any project at the corner of Dawson Farm and Great Seneca Highway be delayed until the work being done there is complete.

Frank had a concern that both the condominium as well as Vanguard may have made a payment to the gentleman who hauled away the sofa.

Guest: None

Meeting Minutes: Approval of the minutes delayed till next month.

Reports of Officers/Directors: None at this time

Reports of Committees:

ARC –Nothing at this time.

Web Site –Rick is doing a great job updating the site.

William still needs the file from Craig to update the computer file.

Pool Committee –Leslie Soto is the new chairperson , the committee will meet on October 30th at 7pm.

Grounds/Landscaping Committee. –The meetings will be on October 15th, November 19th, and December 17th at 7:30 pm. Jennifer Brill is the interim chairperson. Their new project is a tree screening near Rushing Water Way. The committee is also working through the concerns of homeowners regarding their trees.

Social Committee-The picnic was cancelled due to the hurricane. October 18th is the bowling party. There are 8 RSVP's so far. Siu thanked Craig for putting the fliers in the newsletter. A new chairperson is needed for this committee.

Fountain Hills Condominium –Meeting the 16th at the Germantown Community Center. Frank asked where the new No P OOL PARKING signs have been placed. The French drain is awaiting contractor availability, and the removal of the couch and mattress was paid for by the FHC.

THNAC--NONE

SFNAC -NONE

Management Report:

1. Attorney Tom Schild asked the board for permission to begin foreclosure procedures if the homeowner at 13100 Geneva Way does not respond to a request for payment. The Law Group needs a \$3000 retainer to proceed.

MOTION- Charles Butler made a motion to allow the Law Group of Tom Schild to proceed with foreclosure of 13100 Geneva Way, if necessary and to pay the \$3000.00 necessary. Siu Poon seconded the motion and all were in favor.

MOTION- Bill Renner motioned to forgive the \$30 returned check fee for 13102 Ponsford Way. Siu Poon seconded the motion and the motion was carried unopposed.

2. Bob Brunelle described his recent correspondence with Centex : He met with their contractor to go over the punch out list, drainage pond issues as well as the removal of 2 large dead trees, Two days later, Centex refused to satisfy their responsibilities claiming that the county did not find them at fault for the removal of the two dead trees. Craig Wilson has been in contact with the county and an arborist will be contacted to determine the reason the trees were damaged. Craig believes that the tree damage was caused during the construction. The roots were damaged by construction vehicles and the moving of the earth surrounding the trees. The arborist's findings will be reported to the county to hopefully obtain their support in pursuing the removal of the trees by Centex.
3. Bob Brunelle recommended that a representative from the county attend the next meeting to inform attendees of the county regulations regarding trash pick-up and recycling. Tom McDowell agreed and Bob will extend an invitation to a representative from the county.
4. The fence at 19008 Noble Oak is 3"-4" off of what is allowed per the architectural guidelines. Craig Wilson suggested that the Board allow the system by which all architectural applications are processed to be followed, at which time the homeowners will then be directed to move the fence to the allowable location.

New Business: Charles Butler indicated that there are some damaged fire lane signs.

Bill Renner suggested that there be a sign asking that those who utilize the tot lot remove their own trash rather than providing a trash receptacle for them.

Steve Kannry asked Craig Wilson to further investigate the probability of building a community center.

Frank Walsh mentioned a need for an additional area of the Fire Lane on Little Star. Craig will contact Captain Stupp. Frank Walsh asked about the repair work needed for the fences off Dawson Farm. Craig will answer this at the next meeting.

Frank also asked why a homeowner was granted an extra parking space. The Board responded that they weren't aware of the negotiations between the homeowner and the builder.

MOTION TO ADJOURN:- motion by William, second by Charles, motion carried.

The meeting was adjourned at 9:00pm

The next meeting will be on November 6th at the Up-County Government Center.

Respectfully submitted,
Carol Koch-Worrell
Recording Secretary