

Fountain Hills Community Association, Inc.
Regular Meeting Minutes
October 5, 2006

The Board of Directors of Fountain Hills Community Association, Inc. met at the UpCounty Regional Services Center, Germantown, Maryland on October 5, 2006 at 7:30 p.m.

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

Absent:

Mr. Frank Walsh, Secretary

Others Present:

Mr. William Whitney, Vanguard Management
Ms. Rani Pellet, Recording Secretary
Pool Company Representatives
Fountain Hills residents

I. CALL TO ORDER

Mr. Tom McDowell, President of Fountain Hills Community Association, called the meeting to order at 7:32 p.m. with a quorum present.

II. HOMEOWNER FORUM

The following list of issues were brought forth by residents during the open forum:

- Residents are parking across the sidewalks on Little Star Lane, particularly during the afternoon and evening hours. This impedes and possibly endangers pedestrians walking in that area.
- Improper storage and maintenance of trash containers next to the 7-Eleven store located in the shopping center at Clopper and Liberty Mill Roads;
- Favorable comments were received regarding the recent overseeding project in common areas;
- A favorable comment was received regarding the recent planting of holly trees near the storm water management area near Liberty Mill Road along with concerns about the mowing between the trees in that area; and
- Concern was expressed that Vanguard was not properly handling a change of address notice from a resident.

III. COMMITTEE REPORTS

A. Fountain Hills Condominium (resident David Holtzman reporting)

Repairs to some areas of siding and decking have been undertaken.

The annual meeting for the Fountain Hills Condominiums will be held on the second Thursday of October.

B. Landscaping Committee (committee chair Ruchita Patel reporting)

The planned turf renovation has been completed.

The Rushing Water Way project has been started, but some plants are on back order.

43 The Board had set aside \$2,500 for tree replacement, but the total estimated cost of total tree
44 replacement will be more than \$9,000.

45 The items that were under warranty will be replaced at one of the entrances.

46 The landscaping contractor has transplanted some plants that have been removed from entrance beds
47 to other areas, saving some money in the process

48 **C. Web Committee (board liaison Bill Renner reporting)**
49 There is no way for the Board to monitor the number of people who have visited the website.

50 **D. Pool Committee (committee chair Alice Kalamar reporting)**
51 Several pool chairs require re-strapping. This project will be undertaken in the off-season, so that
52 they will be ready for the 2007 pool season.

53 Six new umbrellas need to be purchased.

54 The cost of these repairs and purchases will be \$1,973.

55 Motion: To accept the motion from Bamels Furniture to re-strap chairs, and replace six umbrellas. The
56 cost of this project will be \$1,973. Renner/Kastenmayer. Unanimous.

57 **IV. MANAGEMENT REPORT**

58 **A. Community Pools**
59 The Board requested that Community Pools provide a log of the past equipment replacement.

60 The Board was interested in finding out if it is possible to disallow smoking on the pool property,
61 including the street side of the pool house.

62 Action: Find out if Fountain Hills can disallow smoking on the pool property.

63 The Board discussed the maintenance and repair schedule for the pool. The following list of items
64 was discussed by Community Pool as items that would need to be addressed by Fountain Hill before
65 or during the next pool season.

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- The cartridge filter will need to be replaced (but not immediately)
- Pump and motor replacement (will eventually need to be replaced, as it is an upgrade)
- The pump and strainer need to be replaced (at this time).
- The media was replaced quite recently, so it is fine at this time.
- Three bulkheads have been replaced so far, there are some others that may require replacement in
67 the future.

68 The pool would be down for one day if a pump and motor should fail.

69 Filter replacement would not cause the pool to be shut down for any period of time.

70 Action: It was determined that there was no immediate action to be taken at this time.

71 Action: It was the consensus of the Board to table the pool proposal until March 2007 in order to see
72 what additional things need to be addressed at that time.

73 Action: Mr. Whitney will request a hard copy of the complete replacement, repair/maintenance list of
74 items from Community Pool.

75 Action: Mr. Whitney will arrange for the fountains to be turned off the weekend before Halloween.
76 (Community Pool is responsible for this action).

81 **B. Light Fixtures**

82 The Board discussed the light fixtures at the fountain in the Village area.

83 Mr. Whitney provided the Board with an example of a possible replacement light fixture for the
84 fountain exterior.

85 Power is available in the fountain, so lights could be placed there instead of around the perimeter of
86 the fountain as is the case at present.

87 The cost to repair the existing lights is \$1,250.

88 Action: Mr. Whitney will provide the Board with a sample of the under water lights as well as the
89 pricing for them at the next Board meeting.

90 Motion: To table this lighting discussion. McDowell/Poon. Vote: Unanimous.

91 **C. Pool Building Maintenance**

92 The cost to reset the exterior gate to the pool so that it is properly aligned will be \$570.

93 Motion: Have the fence repaired by Frederick Fence Company for an amount not to exceed \$570.
94 Renner/Poon. Unanimous.

95 Action: Mr. Whitney will forward information via e-mail to the Board members regarding the pool
96 house roof leak. The item will be addressed during the month if any immediate action is
97 required.

98 **D. Snow Removal**

99 The Board reviewed the snow removal bids.

100 There is a significant difference between Chapel Valley and O’Leary’s bids.

101 Action: Mr. Whitney will ask Chapel Valley to reduce the cost for truck usage.

102 Motion: To accept the proposal from Chapel Valley with the understanding that their prices are higher
103 than some other contractors, however, to maintain the relationship with Chapel Valley.
104 McDowell/Brill. Unanimous.

105 **E. Fountain Hills Drive Enclosure**

106 The Board discussed the Fountain Hills Drive architectural violation (Qassis) and the resulting
107 hearing and motions made in executive session two meetings ago.

108 To reconsider the issue, only a Board member who had voted against the proposal at the last meeting
109 could offer a motion to reconsider. No motion was forthcoming.

110 **F. No Solicitation Signs**

111 Mr. Whitney found nine locations where it would be appropriate to place “No solicitation” signs.

112 Action: Inform the community of its right to having “No Solicitation” through the community
113 newsletter.

114 Action: Send a letter to the homeowner who made the original complaint about many people soliciting
115 in the community. Inform him of the Board’s actions regarding this topic.

116 Motion: To decline the installation of the “No Solicitation” signs with the hope that the newsletters will
117 be more effective in informing residents of their rights. Kastemayer/McDowell. Unanimous.

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G. Insurance Claims

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The Board had a question about the current insurance premiums that Fountain Hills pays every month. The Community pays approximately \$517.24 per month for insurance.

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Action: Find out when the insurance policy expires or needs to be renewed. Get a summary of coverage from the insurance company. This is called a “Summary of Coverage.”

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Action: Get a quote for \$1,000 and \$2,500 deductible, but the Board wants to know if the deductible can be increased, and if doing so will reduce the premium.

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H. Board Appreciation Dinner

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The Board scheduled a Board appreciation meeting for Tuesday, November 14, 2006.

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I. Violations

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The resident who lives at 13523 Niagara Falls Court had received a violation letter in August after Mr. Whitney had received an anonymous complaint about his trash can being left out. At the time of the meeting, the trash can is still out.

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Motion: To impose a fine on the homeowner for noncompliance with the architectural review procedures. McDowell/Poon. Vote: Unanimous.

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V. NEW BUSINESS

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A. Foreclosure

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A resident has filed Chapter VII bankruptcy. Mr. Schild, association counsel, opined that, because the resident has reaffirmed his mortgage, the homeowner must pay the assessment lien.

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Motion: To move forward with the foreclosure proceedings against the homeowner who filed Chapter VII bankruptcy. Poon/McDowell. Unanimous.

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B. Architectural Review Committee

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Mr. Shi – 18623 Little Star Lane – Repaint Fence/deck (white)

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Motion: To approve the request by Mr. Shi to repaint the fence/deck. These areas will be white. Renner/Poon – Unanimous.

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Mr. Xie – 13503 Hamlet Square Court – Deck (Ground)

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Motion: To approve the request by Mr. Xie to build a ground level deck. Poon/Adamkiewicz. Vote: Unanimous.

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Mr. Mathew Jacobs – 18921 Porterfield Way – Deck

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Motion: To deny the request by Mr. Jacobs to build a deck. The information provided to the Board was incomplete. If the homeowner provides the **railing color**, the Board will reconsider the request. Poon/Renner. Vote: Unanimous.

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Mr. Phillips – 13317 Tivoli Fountain Drive – Storm Door

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Motion: To accept Mr. Phillips request to install a storm door. Poon/Brill. Vote: Unanimous.

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Mr. Liu – 13312 Tivoli Fountain Court – Paint/Deck fence

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Motion: To accept the application for Liu to paint the deck and the fence. Brill/McDowell. Vote: Unanimous.

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155 **C. Volunteers for Architectural Review Committee (ARC)**

156 Ms. Brill and Ms. Kalamar, offered to serve on this committee. In addition, a resident who
157 submitted his information in the Management package has offered to serve on the ARC as well.

158 **VI. ADJOURNMENT**

159 There being no additional business, the Board meeting adjourned at 9:39 p.m. Poon/Renner. Vote: Unanimous.

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162 Respectfully Submitted,

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164 Rani Maree Pellet
165 Recording Secretary

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