

Fountain Hills Community Association, Inc.
Regular Meeting Minutes
October 4, 2007

The Board of Directors of Fountain Hills Community Association, Inc. met at the UpCounty Regional Services Center, Germantown, Maryland on October 4, 2007 at 7:30 p.m. for a regular meeting.

Present:

Mr. Tom McDowell, President
Mr. Bill Renner, Vice President
Mr. David Holtzman, Treasurer
Ms. Siu Poon, Director
Ms. Sue Adamkiewicz, Director

Absent:

Mr. Frank Walsh, Secretary
Ms. Robin Kasternmayer, Director

Others Present:

Mr. Craig Wilson, President, Vanguard Management
Mr. Stephon Collins, Vanguard Management
Ms. Erin Barry, Recording Secretary
Ms. Jackie Dennis, Montgomery County Division of Solid Waste Services Residential Collection Program

1. MONTGOMERY COUNTY WASTE RESIDENTIAL COLLECTION PROGRAM

Jackie Dennis gave a presentation about the curbside collection recycle service. She stressed that in order for recycling to be picked up it must be placed on the curb by 7:00 am of the scheduled pick update. She handed out flyers and information sheets that explained the program in detail. Some of these handouts will be made available on the website.

II. CALL TO ORDER

Mr. Tom McDowell called the meeting to order at 7:55 p.m. with a quorum present.

III. HOMEOWNER FORUM

- The following list of issues were brought forth by residents during the open forum:
- A resident reported a recurrence of problems with kids smoking pot on the bridge. He will report it to the police, but wanted to let Board know.
- A resident inquired about her reimbursement check from Chapel Valley Landscaping. Management had contacted Chapel Valley about this and it is being processed.
- A resident inquired about a stripe on 18600 block of Little Star Lane.

III. MINUTES OF MEETING

The Board reviewed the minutes of the previous meeting.

Motion: to accept the meeting minutes dated September 6, 2007 as corrected. Holtzman/Poon
Vote: Unanimous.

IV COMMITTEE REPORTS

A. Architectural Reports Committee

They had a meeting on Tuesday October 2, 2007 as well as October 4, 2007 before the Board meeting. They approved 5 applications on Tuesday and 3 applications this evening.

46 They have finished the review of the ARC guidelines and will present them at the next
47 Board meeting when the rest of the committee can be present.
48 They are actively recruiting more committee members and will begin holding their
49 meetings on the Thursday before the Board meeting from now on.
50 They discussed with the Board the process for follow up with applications that have been
51 rejected. They also discussed a call they received from a resident who claimed that
52 Vanguard had approved their application over the phone and based on that the resident had
53 contacted a contractor.
54 Action: Vanguard will check into this approval claim because that is not the process for ARC
55 application approvals.

56 **Application Review Results**

57 9/26/07 13105 Ponsford Place SF Sims - White Vinyl privacy Fence – 6
58 approved - 5'fence w/l'attice, must be 4 feet from alley. Vote: 3:0
59 9/26/07 13438 Rising Sun Lane TH Liu
60 9/26/07 18802 Porterfield Way SF Gonsalves - stair from existing deck-
61 approved color must be wood or wood tone. Vote: 3:0
62 9/26/07 18802 Porterfield Way SF Gonsalves - front walk – approved per sec 11/G#5 –
63 must not interfere with the maintenance of utilities/easement. Vote 3:0
64 9/26/07 18802 Porterfield Way SF Gonsalves - back patio - approved Vote: 3:0
65 10/04/07 13376 Rushing Water Way TH Soks - deck 8x20 –approved Vote:30
66 10/04/07 18911 Fountain Hills Dr. SF McKenzie – paver patio -Approved Vote:3:0
67 10/04/07 18911 Fountain Hills Dr. SF McKenzie -white vinyl fence – approved Vote: 3:0
68

69 **B. Social Committee**

70 They discussed possible restaurants and scheduling options for the appreciation
71 dinner for Board. They will choose between three dates, Nov 6, Nov 13 & Nov 15.

72 Action: Mr. Poon will make some inquirers of restaurant availability.

73 **C. Landscaping Committee**

74 The Landscaping committee met with Dunlevy and chose fall flowers for the entry
75 although they will wait to plant them due to the weather. A Board member brought up a
76 concern of the condition of the turf near the large fountain on Sparkling Water and Fountain
77 Club Drive due to misuse by dogs and children. He requested that it be worked on this fall
78 before next spring and recommended the Board take action by sending a stronger message
79 to residents so that it will not continue to be misused.

80 Action: Vanguard will expand the contract with Dunlevy to include this area in the seeding
81 proposal and look into the cost of temporary fencing to block off the turf during the
82 process.

83 Action: Condominium Board will post signs in the condominium buildings to alert residents about
84 the grass area being reseeded.

85 **D. Pool Committee**

86 The Board chose to take the pool committee's recommendation and not obtain a
87 mesh pool cover.

88 Motion: ask Vanguard to put out requests for proposals for pool management companies for next
89 pool season. Holtzman/Renner Vote: Unanimous

90 **E. Web Committee**

91 They will post the Montgomery County Division of Solid Waste Services
92 Residential Collection Program handout information. Mr. Renner inquired about a renewal
93 payment refund he never received from the domain registration.

94 Action: Mr. Renner will look into the renewal payment refund.

95 **F. Fountain Hills Condominium**

96 The Committee reported that they are stepping up their enforcement of parking and
97 starting a tag replacement program. The condominiums have the right to remove cars or
98 revoke permits of owners in arrears. They haven't been enforcing this but will begin to.

99 The Board reviewed a report of residents that are in delinquency with assessments and
100 agreed to raise the threshold to \$500.00 or more and make adjustments to the records to
101 address this.

102 **III. REPORTS OF OFFICERS**

103 **A. President Report**

104 There was no report

105 **B. Treasures Report**

106 There was no report

107 **IV. MANAGEMENT REPORT**

108 **A. Annual Meeting**

110 Those that didn't get applications will have to be nominated on the floor. There are 5
111 nominations on the ballot so far. The Board discussed the process for amending the length
112 of Board member's terms. This will be considered again at another time.

113 **B. Dunlevy Aeration and Over seeding Proposal**

114 The Board discussed including additional areas to the aeration and over seeding
115 proposal and doing this later in fall due to the drought, under the provision that Dunlevy
116 thinks they can get satisfactory results.

117 Motion: to accept the bid, but not to exceed \$10,000.00, and to include the turf area near the large
118 fountain and the barrier restrictive fencing. McDowell/Poon Vote: Unanimous

119 **C. Dunlevy Proposal Tree Removal**

120 There was discussion that some of the trees on the list were on private property.
121 Management will verify that the trees are all in the common area.

122 Motion: approve the proposal subject to the verification by Vanguard that all the trees are in the
123 common area and not on private property. Poon/Adamkiewicz Vote: Unanimous.

124 **D. Neighborhood Advisory Council**

125 Remove this from the agenda and mail the policy to homeowner to review and
126 comment.

127 E. Community Pool Propose Mesh Covers

128 This was discussed during pool community report.

129 F. 13386 Rushing Water Way

130 Motion: authorize the attorney to seek a personal judgment against 13386 Rushing Water Way.
131 Holtzman/Renner Vote: Unanimous

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133 G. 18710 Harmony Woods Lane

134 The Board approved this previously for a foreclosure but the resident worked it out
135 with their mortgage company at that time. But it is behind again and so the Board wanted to
136 review it.

137 Motion: to authorize a representative from the Board to bid on, 18710 Harmony Woods Lane, to
138 protect the interest of the association if no other bidders appear. McDowell/Holtzman
139 Vote: Unanimous

140 **IV UNFINISHED BUSINESS**

141 The Board discussed that they have a \$15,000.00 CD that will mature October 9th.

142 Motion: take Management's recommend that we renew the CD valued at \$15,000.00 due Oct 9,
143 2007 for a term of 24 months at the prevailing rate. Holtzman/Poon Vote: Unanimous

144 V NEW BUSINESS

145 There is no new business

146 VI ADJOURNMENT

147 There being no additional business the Board meeting adjourned at 9:25 p.m.

148 Motion: to adjourn the meeting at p.m. Renner/McDowell Vote: Unanimous

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151 Respectfully Submitted,

152 Erin Barry, Recording Secretary

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Motion List
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158 Motion: to accept the meeting minutes dated September 6, 2007 as corrected. Holtzman/Poon
159 Vote: Unanimous.

160 Motion: ask Vanguard to put out requests for proposals for pool management companies for next
161 pool season. Holtzman/Renner Vote: Unanimous

162 Motion: to accept the bid, but not to exceed \$10,000.00, and to include the turf area near the large
163 fountain and the barrier restrictive fencing. McDowell/Poon Vote: Unanimous

164 Motion: approve the proposal subject to the verification by Vanguard that all the trees are in the
165 common area and not on private property. Poon/Adamkiewicz Vote: Unanimous.

166 Motion: authorize the attorney to seek a personal judgment against 13386 Rushing Water Way.
167 Holtzman/Renner Vote: Unanimous

168 Motion: to authorize a representative from the Board to bid on, 18710 Harmony Woods Lane, to
169 protect the interest of the association if no other bidders appear. McDowell/Holtzman

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169 protect the interest of the association if no other bidders appear. McDowell/Holtzman
170 Vote: Unanimous

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172 2007 for a term of 24 months at the prevailing rate. Holtzman/Poon Vote: Unanimous

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Action List
October 4, 2007

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Action: Mr. Poon will make some inquirers of restaurant availability.

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Action: Vanguard will expand the contract with Dunlevy to include this area in the seeding proposal and look into the cost of temporary fencing to block off the turf during the process.

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Action: Condominium Board will post signs in condo to alert residents about the grass area being reseeded.

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Action: Mr. Renner will look into the renewal payment refund.

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223	Residents in Attendance
224	Alice Kalamar
225	Cyd Sharp
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