

Fountain Hills Community Association

Board of Directors Meeting

October 6, 2011

The Board of Directors of Fountain Hills Community Association held a Board of Directors Meeting at the UpCounty Regional Services Center on Thursday, October 6, 2011 at 7:30 p.m.

Board Members Present:

Phil Suter, President
Vernard McBeth, Vice President
Daryl McFadden, Treasurer
Nicolm Mahabir, Director
Steven Muse, Director
Shirley Fair, Director

Also Present:

Stephon Collins, Community Manager
Craig Wilson, Vanguard Management
Ruth Ann Allen, Recording Secretary

Board Member Absent:

Frank Walsh, Secretary

Homeowners Present:

Harry Matchett, 13220 Lake Geneva Way
Danial Magid, 18619 Village Fountain Drive
Charles and Marilyn Tuori, 13400 Rising Sun Lane
Tibisay Velasco, 13402 Rising Sun Lane
Sue Adamkiewicz, 13322 Rising Sun Lane
Arnold and Coretta Jefferson, 13403 Rising Sun Lane

A. CALL TO ORDER

The October Board of Directors Meeting was called to order by Phil Suter at 7:34 p.m.

B. MINUTES

1. September 1, 2011 Board of Directors Meeting Minutes

MOTION: (Phil Suter/Nicolm Mahabir) Approve the September 1, 2011 Board of Directors Meeting Minutes as edited by Frank Walsh.

Vote: Motion Passed - 4 ayes/0 nays/ 1 abstention (Muse)

C. MANAGEMENT REPORT

1. Pool House Roof Repairs

Management received an additional proposal from S&K Roofing to replace the flat roof over the restroom of the pool house, which was not included in the initial proposal to replace the dome roof. The additional cost is \$2,620.00.

MOTION: (Phil Suter/Daryl McFadden) Approve the additional cost to replace the flat

roof on the pool house for \$2, 620.00.

Vote: Motion Passed - 4 ayes/0 nays/1 abstention (Muse)

2. Speed Control Devices for Single Family Homes

Management has recently received several complaints of speeding on Porterfield Way, Noble Oak Drive and Fountain Hills Drive. Management provided the Board with the requirements for installing traffic calming devices on these roads as the are County maintained roads. It was also mentioned that there have been several accidents at Little Star Lane and Rising Sun Lane.

A Board member noted that the community could ask police to drive through the area on occasion for a visible presence. The Association could also hire a company to do radar checks.

The speed limit on County roads with no posted speed limit signs is 20 mph, but people may think that the speed limit is higher. It was also suggested that the intersection of Little Star Lane and Fountain Club Drive be made a four (4) way stop.

The Board requested that Management provided a log of the residents who have called to complain about speeding. Management will also provide the Board with the cost of speed humps, both permanent and temporary.

3. Field Violation Notice Form

Management provided the Board with the revised customized field violation form requested for use by the Enforcement Community.

MOTION: (Nicolm Mahabir/Steven Muse) Adopt the field violation notice form.

Vote: Motion Passed - Unanimous

4. Proposal from McFall & Berry for Planting Daffodils

McFall & Berry submitted a proposal to plant 1,000 mixed color Daffodils throughout the community flower beds at a cost of \$1,300.00. The idea was to provide color in the flower beds in the spring. It was noted that pansies are usually planted in the fall and will bloom in the fall and spring. The pansies are then replaced with summer flowers. The Board agreed to put the decision of planting Daffodils on hold and will evaluate the flower beds in the spring to see if Daffodils are needed.

D. HOMEOWNERS OPEN FORUM

1. Sue Adamkiewicz, 13322 Rising Sun Lane, mentioned that the house at 13318 Rising Sun Lane usually has multiple cars parked at the house on the grass and sidewalks. The property seems to be used for car maintenance and at night the area is lit with tall industrial lighting. The area is unsightly and there are many people hanging around. There is also oil leaking out onto the sidewalk.

The Board requested that Management send a cease and desist letter to the homeowner of 13318 Rising Sun Lane. The oil on the sidewalk should also be investigated and have the homeowner clean it up or the Association will clean it up and

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charge the homeowner.

The limit of how many people can live in a home is controlled by Montgomery County and any homeowner can call the County and file a complaint.

MOTION: (Vernard McBeth/Phil Suter) Send a letter stating that the car maintenance is to cease and desist within 24 hours to the homeowner and the residents of 13322 Rising Sun Lane.

Vote: Motion Passed - Unanimous

Management requested that homeowners should provide them with dates, times, and photos of the activity at 13318 Rising Sun Lane.

2. Marilyn Tuori, 13400 Rising Sun Lane, thanked the Board for keeping the assessments down and stated that the snow removal was very good last winter.

3. Danial Magid, 18619 Village Fountain Drive, mentioned that there is a parked car that hasn't moved for one (1) year. Management stated that there is no Association policy for how long a car can be parked in general parking spaces, unless the tags are not current. Homeowners can call the County concerning this car.

4. Harry Matchett, 13220 Lake Geneva Way, stated that the trees in is neighborhood need to be trimmed. These are County trees, but the Board mentioned that the County is supposed to be in the community on Tuesday, October 11, 2011, to evaluate the trees in the neighborhood.

Mr. Matchett also inquired about the repairs to the house at 19005 Mediterranean Way. The Board stated that the homeowner filed for an extension for the repair work until the end of October. Management will inspect the house again on November 1st.

E. OLD BUSINESS

1. Removal of Pepsi Machine at the Pool House

Management reported that the Pepsi Machine has been removed.

2. Storage of Pool Computer/Entry System

Management stated that the computer is locked up at the pool house, but should not be left there over the winter as it should not be stored in the cold. The Board requested that Management store the computer and the printer at Vanguard's office.

MOTION: (Nicolm Mahabir/Vernard McBeth) Store the laptop and printer and Vanguard Management's office.

Vote: Motion Passed - Unanimous

3. Tree Trimming in Single Family Homes

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Management has received many complaints from homeowners in the single family homes concerning low-hanging trees limbs over the sidewalks. Phil Suter stated that he had followed up every month since July with the County concerning this matter. Mr. Suter stated that the County plans to evaluate the trees in a couple of weeks.

4. Architectural Change for 18802 Porterfield Way

The homeowner sent in an architectural application for a front storm door which was approved. The Enforcement Committee had cited homeowner for disrepair of the door; in particular, the pneumatic door closer had been removed from the door.

Management noted that the lack of a pneumatic door closer can only be observed when the door is open.

The Enforcement Committee can cite the homeowner again for the plain sight violation.

F. CLOSED MEETING

The Board of Directors moved into Closed Meeting at 8:30 p.m.

G. ADJOURNMENT

MOTION: (Phil Suter/Vernard McBeth) Adjourn the Board of Directors Meeting and Closed Meeting at 9:47 p.m.

Vote: Motion Passed - Unanimous