

Fountain Hills Community Association, Inc.
Regular Meeting Minutes
September 4, 2008

The Board of Directors of Fountain Hills Community Association, Inc. met at the UpCounty Regional Services Center, Germantown, Maryland on September 4, 2008 at 7:30 p.m. for a regular meeting.

Present:

Mr. Tom McDowell, President
Ms. Siu Poon, Vice President
Mr. David Holtzman, Treasurer
Mr. Frank Walsh, Secretary
Ms. Alice Kalamar, Director
Ms. Sue Adamkiewicz, Director

Absent:

Ms. Shirley Fair, Director

Others Present:

Mr. Stephon Collins, Vanguard Management
Ms. Erin Barry, Recording Secretary
Mr. Chris Ramos, Winkler Pools.

I. CALL TO ORDER

Mr. Tom McDowell called the meeting to order at 7:30 p.m. with a quorum present.

II. WINKLER POOLS

Mr. Ramos came for an end of the season debriefing.

The Board noted that there needs to be a clear “chain of command” and that communication and supervision needs to be better.

It was noted that the guards did not always collect the pool passes.

The Board expressed frustration that the pool staff drained the pool into the parking lot again, instead of into the storm drain. This caused flooding on Fountain Club Drive and Sparkling Water and the asphalt was pitted on Fountain Club Drive because of the cumulative effect of the water. It was suggested that Winkler create a pool draining procedure document to assure this doesn't happen again. The pool should be drained into the storm drain by the tennis courts at a slow rate.

The Board asked why the pool had to be drained. Winkler explained that they drain the pool periodically to insure the water level remains six inches below the tile line so the tile is not cracked when the water freezes.

The Board commented that the staff was friendly and cooperative this year and that the Association was pleased that they didn't have an August disaster at the pool as they have had in the past. They felt the international guards were competent but they needed to understand English better. They also reminded Winkler Pools that the contract specified no more than 2 international guards were to be on site at a time.

The Board noted that the guards didn't keep the passes in the file box. They expressed concern that though five or six guards were on site, often only two were in the chairs.

Mr. Ramos, in his defense pointed out that there were no serious problems or incidents and that this was a learning year. He also agreed to check the fountains periodically until October 31st to assure the water didn't fall below level. Winterization detail and other repair bids to follow.

III. HOMEOWNER FORUM

45 There was no homeowners' forum at this time.

46 **IV. MINUTES OF MEETING**

47 Motion: To approve minutes of August 7, 2008, as amended.

48 McDowell/Poon Vote: Unanimous

49 **V. REPORTS OF OFFICERS OR DIRECTORS**

50 There were no reports of Officers or Directors at this time.

51 **VI. COMMITTEE REPORTS**

52 **A. Social Committee**

53 Ms. Poon shared a letter she received from Amy Vernier in regards to helping plan a social.
54 She is still trying to contact Mr. Muse about the potential 5K race.

55 **B. Pool Committee:** nothing to report

56 **C. Fountain Hills Condominium**

57 The Fountain Hills Condominium reported they had their meeting. They have had problems
58 with parking and garbage due to the heavy use of the soccer field on Sundays. He reported
59 that he spoke with, Jim McCann, the area manager with MNPPC- Maryland National
60 Parking Planning Commission, who agreed to work on helping increasing controls.

61 **D. Architectural Review Committee**

Date	Address	SF/TH	Owner	Request	Status	Comments	Vote
8/28/08	18917 Fountain Hills Dr.	SF	Costa	5ft high + 1 foot lattice, white vinyl fence	Approved		5:0
8/28/08	18917 Fountain Hills Dr.	SF	Costa	16 x 7 ft trex deck w/three steps-3ft elevated, deck floor" saddle", railing white	Approved		5:0
9/01/08	18929 Porterfield Way	SF	Hawkins	42 in and 5ft+1ft lattice, white vinyl fence	Disapproved	Only one signature	n/a
9/01/08	13357 Rushing Water Way	TH	Cameron	White screen door on front	Disapproved	Only three signatures	n/a

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64 **VII. MANAGEMENT REPORT**

65 **A. D & A Dunlevy Monument Landscaping Proposal**

66 Management shared the proposal for \$1,792 with the Board. The Board discussed
67 alternatives for the rudbeckia that would require less watering. The Board tabled this until
68 next month.

69 Action: Management will ask a representative from D & A Dunlevy to attend the October
70 meeting.

71 **B. D & A Dunlevy Storm Water Pond Maintenance Proposal**

72 The Board tabled the \$7,050 bid the Maintenance proposal until Management can
73 determine what part of this falls under the care of Montgomery County.

74 Action: Management will determine what Montgomery County's responsibilities on are in this
75 area.

76 **C. Pool Winterization Proposal from Winkler**

77 The Board tabled this.

78 **D. Towing**

79 A Board member said that he reported a couple of firelane violations to G&G on Hamlet
80 Square. G&G told him they were instructed to only receive calls from Stephon Collins.

81 Stephon said he had received calls both today and earlier this week on reports of firelane
82 parking violations on Hamlet Square and had called them in.

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84 **VIII. UNFINISHED BUSINESS**

85 **A. Townhouse Financials**

86 The Treasurer reported he had a fruitful conversation with Craig Wilson about his concerns
87 of the deficit loss of \$10, 320.00 for the Townhouses on page 2 of the financial report
88 ending on June 30, 2008. Stephon Collins also contributed to the process of resolving the
89 issue. Together, they went back four years and found the primary issue was the allocation
90 of landscaping costs. The problem was resolved by reallocating the landscape charges.

91 **B. Tree Stump**

92 Management hired a contractor to remove the tree stump that was brought to the Board's
93 attention during last month's homeowner's forum by Steve Muse. The stump was not on
94 common property as first assumed. The homeowner was cited.

95 **C. Pool House Roof**

96 The Board noted that the pool house roof was still not repaired. Management said they
97 were waiting until pool season is over. The flag pole has not been removed.

98 **D. Letter -1812 Harmony Woods Lane**

99 The Board noted that the letter needed to refer to G&G rather than Henry's Wrecker
100 Service.

101 **E. Violations**

102 The Board asked about some outstanding violations.

103 Action: Management will send a fine letter to the resident of 18700 Lake Mary Celes Lane to
104 inform them that if they don't remove the exercise bike, the Association is prepared to
105 move it and charge them for it.

106 **F. Sand Cleanup**

107 The Board noted the pile of sand at the bottom Fountain Club Dr. where it meets Great
108 Seneca was still not cleared.

109 Action: Management will look into why the sand has not been cleared.

110 **G. 13416 Fountain Club**

111 A Board Member asked if a violation letter had been sent to this address regarding disposal
112 of dog waste in the condominium trash corral. Management said a letter was sent.

113 **H. Web site**

114 The Board asked if the web site should the web site remain .com or change to .org?

115 No action at this time.

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117 IX. NEW BUSINESS

118 A. Newsletter

119 The Board discussed the newsletter postcard that was sent out via regular mail.

120 Action: Management will prepare an estimate of the cost savings this provided.

121 B. Property Barrier

122 The Board discussed that the landscaping barrier intended to reduce trespassing near the 7-
123 Eleven shopping center was not successful and discussed other options.

124 Action: Management will get a proposal for putting up a 6 ft barrier fence from the sidewalk all
125 the way to the property line and the cost of a surveillance camera. He will meet with a
126 security specialist to get an evaluation and suggestions of the most effective way to
127 manage this area. Management will write a letter to the 7-Eleven property owner to see
128 if he and the community can partner together to make this area safer.

129 C. 13315 Rushing Water Way—

130 Request to lower the payoff amount owed to the association.

131 Motion: To decline the homeowner's request of the September 4, 2008 letter.

132 McDowell/Poon Vote: Unanimous.

133 X. ADJOURNMENT

134 There was no additional business. The Board meeting adjourned at 8:47 p.m.

135 Motion: To adjourn the meeting at 8:47 pm.

136 Poon/McDowell Vote: Unanimous

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Respectfully Submitted,

143 Erin Barry, Recording Secretary

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183 Fountain Hills Community Association, Inc.
184 Action List
185 September 4, 2008

187 Action: Management will ask a representative from D. & A. Dunlevy to attend the October
188 meeting.

189 Action: Management will determine what Montgomery County's responsibility on are in this area.

190 Action: Management will send a fine letter to the resident in question and let them know that if
191 they don't the item, the Association is prepared to move it and charge them for it.

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