

Fountain Hills Community Association

Board of Directors Meeting

September 4, 2025

The Board of Directors of Fountain Hills Community Association held a Virtual Board of Directors Meeting on Thursday, September 4, 2025 at 7:30 p.m.

Board Members Present:

Jeff Chai, President

Jeff Green, Treasurer

Carlos Mata, Director

Grant Izmirlian, Secretary (departed 9:10 p.m.)

Susan Onuoha, Director

Joseph Van Riper, Director

Frank Walsh, Vice President

Management Present:

Laura Etchison, Community Association Manager

I. CALL TO ORDER

The Board of Directors Meeting was called to order by Jeff Chai at 7:32 p.m. with a quorum of seven Directors present.

II. REVIEW & APPROVAL OF PREVIOUS MEETING MINUTES

August 7, 2025 Board of Directors Meeting Minutes – Frank Walsh proposed two amendments to the draft minutes. **Jeff Chai motioned to approve the minutes as amended. Joseph Van Riper seconded the motion which carried five to zero with two abstentions (Chai and Green).**

August 7, 2025 Executive Session Meeting Minutes

Frank Walsh made a motion to approve the minutes as presented. Joseph Van Riper seconded the motion which was approved five to zero with two abstentions (Chai and Green).

III. OFFICER REPORTS

No reports were presented.

IV. COMMITTEE REPORTS

Architectural Committee: One application was reviewed and approved.

Landscape Committee: No meeting was held but the Committee recently received proposals for review.

Enforcement Committee: Eleven tows occurred: four for unauthorized parking, two for use of handicapped spaces, four for fire lane parking and one for parking in someone else's assigned space.
Mediterranean Drive: one vehicle parked in a fire lane;

Village Fountain Drive: one vehicle stored over fourteen days.

Landscape Committee: Frank Walsh stated the information would be covered by the landscaping proposals discussion.

Pool Committee: No meeting was held; repairs will be discussed as an agenda item.

V. OLD BUSINESS

A. Pool House Renovation

All punch list tasks except reversing the door have been completed as well as drywall repairs from the Winkler winterization failure. Winkler's follow up with the claim has been attentive. First Call was assigned to correct the door and reported a new frame and door are required; the parts have been ordered.

B. EV Charging Station Update

David Holtzman reported an additional request arrived from MEA for FHCA signature but contained errors and modifications requiring revision. A stop work order had to be issued to Blue Whale and the originally ordered equipment was assigned to another installation. The revised agreement has now been executed and new equipment ordered. The initial Chargepoint software start up information has been received. The new start date should be in late September.

VI. NEW BUSINESS

A. Landscaping Enhancement Proposals

The Directors considered proposals tabled from the August meeting; some were updated with additional details.

1.Pool House Re-Design– JB Kline had provided a design for August discussion; FSC delivered a competitive estimate this week. Frank Walsh identified one discrepancy: the JB Kline proposal did not address the juniper removal while FSC's bid showed removal and replacement planting. Frank Walsh asked whether the existing tree stump would be mulched or removed; management will obtain this information. Jeff Chai expressed a preference for the aesthetics of the FSC design. A decision was tabled until the October meeting so the Board could further compare both designs.

2. Woodline Path Proposal -A bid will be presented from FSC at a later date. The JB Kline proposal was updated to include both walk paths. The scope of work is to prune overgrowth back to widen the pathways. This will be tabled until the October meeting. Jeff Green recommended this pruning be added to the landscape maintenance contract as a regularly scheduled task.

3. Erosion Repair – There is a walking hazard where erosion has created a drop off area on the longer walking path. **Jeff Chai made a motion to approve JB Kline to perform repairs to the area at a cost of \$1,285. Jeff Green seconded the motion which was approved six to zero with one abstention (Walsh).**

4. Great Seneca/Dawson Farm Vehicle Damage – JB Kline provided a proposal too restore the landscaping damage for \$1,965; this cost will be covered by the driver's insurance. The Landscape Committee is considering increasing flower plantings at the entrances; Another proposal is expected from JB Kline soon.

5. Aeration and Overseeding – **Jeff Chai presented a motion to approve up to \$5,500 from the landscaping budget for aeration and overseeding of common areas, subject to the Landscape Committee's approval of the areas to be treated per the JB Kline proposal. Jeff Green seconded the motion which carried seven to zero with no abstentions.**

6. Rushing Water Way Entrance – The landscaper inspected this area and a proposal for restoration after the WSS work under review by the Landscape Committee. Action was

tabled to the October meeting. Frank Walsh asked what the original species of the trees WSSC removed was; Laura Etchison noted the previous trees were also cherry.

7. Porterfield Way & Liberty Mill Road Hedge – JB Kline recommended structural pruning to reduce this hedge's height by three feet to six feet tall at a cost of \$1,700. The Landscape Committee suggested Kevin Elliott Tree Service provide a bid as well. Action was tabled to the October meeting.

B. Precision Concrete Proposal

The Directors reviewed Precision Concrete's trip hazard repair proposal. At the August meeting, discussion of full replacement was initiated but upon further inspection of the concrete, however comprehensive repairs were performed in 2021. Precision Concrete reported twelve squares requiring replacement and continued to offer a discount to engage their service, which includes a three-year warranty. **Jeff Green presented a motion to approved Precision Concrete to perform concrete grinding of hazards for \$47,922.50, funded from the townhome reserves. Joseph Van Riper seconded the motion which was approved seven to zero with no abstentions.** Management was directed to solicit bids to replace the twelve squares.

C. Community Security – Neighborhood Watch

Some residents expressed concerns with vehicle thefts and attempts to steal their vehicles. Jeff Green observed this has been an issue nationwide for years, what would the Directors propose? He suggested lighting improvements may be one option. Susan Onuoha agreed lighting could be improved. Jeff Chai also agreed and recommended residents install security cameras for their own protection. Frank Walsh stated Neighborhood Watch may work but there are insufficient volunteers within the community. Laura Etchison stated a percentage of volunteers is required; once volunteers are established Montgomery County would install the signage. Grant Izmirlian recommended a Clean Up Committee as well; keeping the neighborhood cleaned up may discourage intruders with bad intent. A call for volunteers will be included in the candidate notice. Jeff Chai asked management to request police courtesy patrols. Laura Etchison agreed and inquired whether the District police liaison might be invited to speak at the Annual Meeting. She may also request Power Systems Electric inspect the community to make lighting enhancement recommendations. The Directors resolved to call for volunteers, have the liaison attend the meeting and review recommended enhancements from PSE. Jeff Chai requested Susan Onuoha review lighting on Autumn Mist. Frank Walsh asked the status of the bids for lighting repair at Little Star Lane and Rising Sun Lane; management will check.

D. Pool White Coat Proposal

Neither Georgetown Aquatics nor RSV Pools have presented the white coat proposal, although imminent delivery is expected. Management recommended the Board review the proposals via email rather than waiting until the October meeting and the work is temperature-sensitive and should begin prior to October 1.

E. Bulk Trash Collection

Noting the issues with the Casella contract, Laura Etchison suggested the Board consider a one-time fall curbside bulk trash collection. J&J Trash offered this service for \$1,750 for the single family and townhome areas; Casella refused to perform this service or offer a price. Management would also like to have a contractor remove some items dumped in woodline areas of the community. The event could be scheduled during October and publicized in the call for nominations. **Jeff Green motioned to schedule curbside bulk waste removal by J&J Trash for \$1,750 on October 25, funded from the**

trash GL. Grant Izmirlian seconded the motion which was approved six to zero with one abstention (Walsh). Jeff Green recommended a January bulk removal also be scheduled.

VII. HOMEOWNER FORUM

Rick Morris inquired when the new trash service would commence; Jeff Chai reported the transition is unfortunately delayed until April 1, 2026. Rick Morris will update the community website. He requested electronic copies of the governing documents to post on the website; management will provide these. The June and July 2025 minutes have not been provided for upload yet. Rick Morris stated the single family fountain continues to leak and one light is out while another pointed in an incorrect direction. Laura Etchison noted the fountains will be coated during winterization. Rick Morris said while the Enforcement Committee is towing, covenants violations are not being addressed, and he sees no improvement in some homes' conditions. Jeff Chai and Jeff Green both replied the Committee needs more volunteers to support the inspection schedule; Jeff Chai further noted the time delays required for owners to respond to violations, and that Board discussion of violations occurs during the Executive Session. Rick Morris stated the Association could engage management's inspection team to conduct covenants enforcement. Management was directed to provide pricing for this service.

Pat Broderick presented photos of the significant drainage issue behind his home on Rising Sun Lane near Little Star Lane. Management has tasked FSC with inspecting the area to provide a solution. Pat Broderick reported an issue with the Board's email address; Marcy Grove replied that Rick Morris had located and fixed the issue.

Khalid All Hassan attended the meeting to speak about bulk waste service and was pleased the Directors had a plan to address the need.

Frank Walsh observed the lifeguard staff were inattentive and acting up on the final pool day. He inquired whether the fountains were being serviced weekly; green water is in the condominium fountain. The fountain lighting timers are coming on after 9 p.m. at the condominium and Lake Geneva Way fountains. He requested the fountain contractor provide photos from their weekly visit. Joseph Van Riper asked whether the Board would permit the Condominium use of the pool house lobby on September 20 for a meet and greet event for Condominium residents; after discussion of logistics, the Directors agreed to this use.

Joseph Van Riper discussed a possible request to the Board for a loan to the Fountain Hills Condominium of approximately \$160K. The Directors may consider the request, and management will contact counsel for a cost estimate to research such an action, which expense the Condominium would be expected to pay.

VIII. ADJOURNMENT

At 9:39 p.m. Jeff Chai made a motion to adjourn the Board of Directors Meeting to Executive Session. Joseph Van Riper seconded the motion and all were in favor. Executive Session discussion concerned violations and future hearings.

Respectfully Submitted,

Marcy Grove