

Fountain Hills Community Association

Board & Organizational Meeting

Virtual

November 06, 2025 8:09 PM

Board Members Present:

Ewurabena Akiwumi

Jeff Chai

Jeff Green

Grant Jzmirlian

Susan Onuoha

Joseph Van Riper

Frank Walsh

Management Present:

Laura Etchison, Community Association Manager

Several homeowners were present on the call.

Jeff Chai called the meeting to order at 8:09 PM immediately following the 2025 Annual Meeting of the members.

I. October 2, 2025 Board Meeting Minutes: Frank Walsh made a motion to table action until the December meeting. Joseph Van Riper seconded the motion, which was approved seven to zero with no abstentions.

II. Appointment of Officer Positions

Jospeh Van Riper presented a motion that Jeff Chai serve as President. Grant Izmirlian seconded the motion. Jeff Chai accepted the appointment, and the motion was approved seven to zero with no abstentions.

Jeff Chai motioned that Frank Walsh serve as Vice President. Joseph Van Riper seconded the motion and Frank Walsh accepted the appointment. The motion carried seven to zero with no abstentions.

Jeff Chai made a motion that Jeff Green serve as Treasurer and the motion was seconded by Joseph Van Riper. Jeff Green accepted the appointment. The motion was approved seven to zero with no abstentions.

Jeff Chai made a motion that Grant Izmirlian serve as Secretary; Joseph Van Riper seconded the motion and Grant Izmirlian accepted the appointment. The motion carried seven to zero with no abstentions.

Ewurabena Akiwumi, Susan Onuoha and Jospeh Van Riper will serve as Directors at Large.

III. Homeowner Forum

Jeff Green reported the new bridge decks are a great improvement, as was the sidewalk grinding project. He had viewed the items on Halloween night. Management was directed to follow up on the path sign installation.

Frank Walsh observed the walking paths are closed at dusk. He has a punch list of outstanding pool house tasks. He requested an update on the EV charging station installation; Laura Etchison will follow up with David Holtzman. Frank Walsh inquired about the light at Rising Sun Lane and Little Star Lane having been repaired; management noted Power Systems

Electric had repaired the light at a cost of \$225. Future replacement of the light will be pursued. Frank Walsh requested management hold any Fountain Craft payments until the winterization has been satisfactorily completed.

Teesha Anderson reported trees encroaching on her home over the past several months and an arborist's assessment noted the trees impacting the home's foundation. Laura Etchison will inspect the trees with the arborist and follow up with the homeowner. Jeff Green noted that any encroaching tree may be pruned away from the homeowner's lot by the owner.

Naomi Todd expressed concerns with the uneven color of the sidewalk after the grinding project; over time the colors will fade.

Juraj Cervenak reported an uneven sidewalk panel at his home presenting a tripping hazard; tree roots have raised the panel. Jeff Chai requested a photo be provided to the Board. Juraj Cervenak reported neighbors regularly storing garbage cans in front of the garage as well as a short-term rental business; neither action is permitted.

Latasha Bell requested lighting on the walk path between Great Seneca and Autumn Mist as someone is defecating on the path behind the sign. The Board requested a photo of the location and will review opportunities at the December meeting.

Rick Morris reported the single family home fountain has not been winterized yet nor the basins painted. He removed a snake from the fountain. Laura Etchison has made repeated requests to Fountain craft for action and will continue to follow up. Rick Morris noted the fountain basin is tilted and suggested Georgetown Aquatics may have the skill sets to maintain the fountains. Rick Morris has observed aeration of the turf but no overseeding; he requested an area between Fountain Hills Drive and Noble Oak Drive be checked, as well as the other areas JB Kline has been assigned to treat. He reported that the street signs, sidewalks, and streets in the single family area fall under Montgomery County responsibility and the Association should bear no expense for any maintenance of these components. The street signs are in poor condition. Jeff Chai noted the Board has taken no action on this topic. Rick Morris reported an email from D H Bader stated the new trash service would commence in 2027 but the minutes state a start date of April 1, 2026; this has caused confusion.

Grant Izmirlian has a high resolution logo which he will share with management for future projects.

Laura Etchison stated the recent curbside bulk trash removal was successful; the new provider will offer this service to residents, but she suggested the Board consider another collection in January.

Dave Bozak thanked the Directors for their hard work and accomplishments.

Ewurabena Akiwumi asked whether trash collection days would change; management noted the Board, of which she is now a member, will make this decision in the coming months.

IV. ADJOURNMENT

Jeff Chai made a motion to adjourn the Organizational Meeting at 8:56 p.m., seconded by Joseph Van Rlper, which was unanimously seven to zero with no abstentions.

Respectfully submitted,

Marcy Grove