

Fountain Hills Community Association

Board of Directors Meeting

December 4, 2025

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

Board Members Present:

Ewurabena Akiwumi, Director
Jeff Chai, President
Jeff Green, Treasurer
Grant Izmirlian, Secretary
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 7:34 p.m. with a quorum of seven Directors present.

II. REVIEW & APPROVAL OF PREVIOUS MEETING MINUTES

August 7, 2025 Board of Directors Meeting Minutes – A homeowner had requested an amendment to the previously approved minutes under the Homeowner Forum. **Jeff Chai motioned to approve the minutes as amended. Joseph Van Riper seconded the motion which carried six to zero with one abstention (Walsh).**

October 2, 2025 Board of Directors Meeting Minutes – Frank Walsh requested four amendments. **Jeff Chai motioned to approve the minutes as amended. Joseph Van Riper Seconded the motion which was approved seven to zero with no abstentions.**

October 2, 2025 Executive Session Meeting Minutes – Jeff Chai presented a motion to approve the minutes as presented. **Joseph Van Riper seconded the motion and carried seven to zero with no abstentions.**

November 6, 2025 Annual Meeting Minutes - this document is for review only, with notes being made preparatory to the November 2026 Annual Meeting.

November 6, 2025 Organizational Meeting Minutes -

Jeff Chai made a motion to approve the minutes as presented. Joseph Van Riper seconded the motion, which was approved seven to zero with no abstentions.

III. OFFICER REPORTS

No reports were presented.

IV. COMMITTEE REPORTS

Architectural Committee: Two applications were reviewed and approved.

Landscape Committee: No meeting was held.

Enforcement Committee: The tow report will be sent to the Directors once received.

Pool Committee: No meeting was held; two agenda items will focus on the pool.

V. OLD BUSINESS

A. Pool House Renovation

The outstanding punch list item of the door which opens in the opposite direction from the original installation remains unaddressed. First Call has inspected and advised management that the door and frame must be replaced at an approximate cost of \$3,200; First Call also suggested relocating the fire extinguisher at a price less than \$200. Laura Etchison consulted the attorney who opined the Association may request Hann & Hann pay the difference of the \$1,600 retention for this project.

Jeff Chai motioned to have the door replaced and bill the difference to Hann & Hann. Joseph Van Riper seconded the motion which carried six to one (Green) with no abstentions.

B. Fountain Winterization Update

Laura Etchison has contacted Fountain Craft repeatedly in an effort to have the three fountains winterized per the agreement stating a deadline of October 31. The contractor visited the site November 14 and reported there was no power to the five tier fountain. Power Systems Electric restored power, stating the breaker was off and someone had unplugged some items in the sheds. Management recommends installing combination locks to prevent tampering. Fountain Craft is scheduled to be on site to conduct winterization on Friday, December 5 and management requested any available Directors check in with the contractor during this visit. Frank Walsh asked whether any of the three fountains have been winterized; Laura Etchison noted this is unclear from the Fountain Craft communications. She had also inquired with Georgetown Aquatics whether they might service the fountains; the contractor declined. Frank Walsh suggested keeping the fountain lights on year - round; there a discrepancy in Power System Electric's responses whether the lights must be submerged or not. Management will share the light specifications with the Board and contact PSE for clarity.

VI. NEW BUSINESS

A. 2026 Committee Member Appointments

Management had provided a list of Committee members for appointment; other volunteers have stepped forward including, Sheree Cramer for the Social Committee, Susan Onuoha for the Enforcement & Social Committees, a new Landscape Committee volunteer, and Ewurabena Awikumi for the Social Committee. Frank Walsh recommended tabling the appointments to the January 2026 meeting and the Directors agreed.

B. Beach Pool Floor Levelling Proposal

During the course of removing the white coat, Georgetown Aquatics discovered the pool gunnite lifting up with the white coat; this is an unusual condition likely resulting from the original installation. A proposal was presented to repair the gunnite at a cost of \$16,575. **Jeff Chai made a motion to engage Georgetown Aquatics to repair the gunnite at a cost of \$16,575, to be funded from the reserves. Grant Izmilian seconded the motion which was approved seven to zero with no abstentions.**

C. Commission on Common Ownership Communities Training

The Board of Directors were reminded of the CCOC training requirements. Directors must complete the training within ninety days of appointment and every three years thereafter while serving on the Board.

D. January Board Meeting Date

The first Thursday of January 2026 falls on New Year's Day. The Board of Directors resolved to hold the January meeting on Wednesday, January 7 at 7 pm should a meeting be required.

E. Possible January Bulk Waste Collection

Jeff Chai observed the October collection had been a success; Laura Etchison asked whether the Board would like to schedule a January collection. Frank Walsh stated the Condominium may wish to participate as well. The Directors will make a decision once management provides a cost and possible dates from J & J Trash.

VII. HOMEOWNER FORUM

Noreen Frank thanked the Board for the new walking bridges, trail clearing and trail signs. She requested the Directors focus on covenants enforcement as well as maintenance to support property values.

Joseph Van Riper requested the white fences be power washed, these are displaying mildew. Laura Etchison will obtain bids for spring execution. Grant Izmirlian noted a missing fence panel along Liberty Mill Road; management stated this panel had been removed by PEPCO and she had recently had a contractor re-set the fence planks.

Frank Walsh reported the damaged entry pillars, turf and landscaping at the Dawson Farm and Great Seneca Highway entrance has not yet been addressed. Management will inspect and follow up with FSC. Frank Walsh requested a pool house walk through with Laura Etchison on her next site visit. He reported townhome owners are dumping trash in the Condominium trash containers; the Condominium plans to issue trespass notices to offenders.

Emily Rosewag asked whether the Community Association would replace three pole light fixtures with bulbs (LED) matching the Condominium lighting for an improved visual aesthetic. Jeff Chai directed management to obtain pricing and requested the Condominium provide the color/temperature specifications. Frank Walsh noted the diffusers should be maintained.

Susan Onuoha thanked the Association for the recent lighting repairs but noted areas of Harmony Woods Lane could benefit from more lighting. Jeff Chair requested photos of areas where lights may be needed. Frank Walsh suggested upgrading the existing fixtures to LED to enhance brightness.

Susan Onuoha inquired what items may be stored on the townhome stoops; Jeff Green replied the Declaration, Article VIII should be reviewed for restrictions. Frank Walsh noted some items may be considered a violation. Laura Etchison clarified the language is not precise and has not been updated since 2012; Susan Onuoha would like to update the Covenants. She stated that enforcement is not conducted, violations will proliferate. Jeff Green explained that the Enforcement Committee conducts enforcement, but more volunteers are needed for this strenuous task or management's inspection team may be engaged at a cost to the Association. Susan Onuoha reported she has been engaging the Townes of Chestnut Oaks and HOC regarding enforcement in the adjacent community. Rick Morris inquired as to enforcement progress against short term rentals. Laura Etchison stated some cases continue and will be discussed during Executive Session. Rick Morris asked who is

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inspecting the homes; Laura Etchison explained sub-rental inspections were under Association authority while rental homes and short term rentals must be inspected by the County. Rick Morris asked whether the fallen tree on the green space at Noble Oak Drive and Fountain Hills Drive would be replaced.

VIII. ADJOURNMENT

At 9:15 p.m. Frank Walsh made a motion to adjourn the Board of Directors Meeting to Executive Session. Jeff Chai seconded the motion, and all were in favor. During Executive Session discussion of violations occurred.

Respectfully Submitted,

Marcy Grove