



**FOUNTAIN HILLS COMMUNITY ASSOCIATION, INC.
Draft 2027 Budget & Pool Pass Information**

March 19, 2026

Dear Fountain Hills Homeowners:

Draft 2027 Budget:

Enclosed is draft 2027 Operating Budget for the next fiscal year beginning July 1st. The proposed budget reflects a \$2 per unit increase to the general budget, however, the increase is being offset by a reduction on the trash collection cost to \$11.50 per unit (savings of \$1.53 per unit!). Please note this does not apply to the Fountain Hills Condominiums as they have their own trash service. There was no change in the supplemental fees for the Townhomes or Village homes.

Enclosed you will find a chart showing the proposed changes with an explanation for each item. The table below shows the proposed assessments for fiscal year 2027 beginning on July 1, 2026.

The association has entered a new trash service contract with J & J Trash effective March 30th. The new contract calls for twice weekly collections on Monday and Thursday at a reduced rate over the current provider and includes individual bulk collection services at no additional charge to the residents! **The current provider, Casella, will be collecting the 96-gallon trash totes on their last service on Thursday, March 26th.** We apologize for the late notice, but unfortunately the association was just informed of this by the contractor. Please see enclosed notice for additional information.

The Board will discuss the draft 2027 budget at their regular Board Meeting scheduled for Thursday, May 7, 2025, at 7:30 pm on Zoom. That is the opportunity for homeowners to offer comments, ask questions and speak directly with the Board about the draft 2027 budgets before they are formally approved by the Board. For meeting coordinates, please visit the community website at www.fountainhillscommunity.com If you are unable to attend, please submit any questions or comments you have by email to Info@DHBader.com no later than 4:00 pm, May 1st.

The general assessment is used to fund the common areas of the community and is the largest assessment. As required in the Bylaws, all assessments must be proportionate for each type of home. Please note: Fountain Hills Condominium does not pay for trash removal as they have their own trash service, which is factored when determining assessment amounts.

c/o DH Bader Management
10480 Little Patuxent Parkway, 10th Floor, Suite 1000
Columbia, MD 21044
301-953-1955

General Assessments

Condo Assessment	Budget Year		Base	Trash	General Assessment w/ Trash
\$72.84	2026 Assessment		\$72.84	\$13.03	\$85.87
\$74.84	2027 Assessment		\$74.84	\$11.50	\$86.34

The townhome and village supplemental assessments are unique expenses for those home types and are therefore passed on to those homeowners.

Townhome & Village Supplemental Assessments

Budget Year	Townhome	Village
2026	\$30.31	\$9.41
2027	\$30.31	\$9.41

A budget narrative can be viewed on the Association's website, www.fountainhillscommunity.com. Contact DH Bader Management if you would like a copy mailed to you.

We are excited to announce that Georgetown Aquatics is returning to manage the pool again this year! The Association upgraded the electronic pool pass software last year, which no longer require the key tag fobs. If you obtained your passes last year and there have been no changes to the composition of your household, then you are all set to use the pool. If you are new to the community or have not gotten your passes, attached you will find information on how to obtain your pool passes for the coming season.

If you have any questions about the budgets, pool passes or other association matters, please email me at LEtchison@DHBader.com. You can also contact Client Services at Info@DHBader.com or at 301-953-1955.

On Behalf of the Board of Directors
For the Fountain Hills Community Association,

Laura Etchison, CMCA, AMS
Community Manager

Enclosure: Draft 2027 Budgets
2026 Pool Pass Notice
Trash Service Notice

c/o DH Bader Management
10480 Little Patuxent Parkway, 10th Floor, Suite 1000
Columbia, MD 21044
301-953-1955

**FOUNTAIN HILLS COMMUNITY ASSOCIATION
2027 DRAFT
OPERATING BUDGET
GENERAL**

2026 Monthly Assessments:	# of Units	2026 Assessment	2027 Assessment
Single Family Detached - \$74.84 + \$11.50 (trash)	15	\$85.87	\$86.34
Townhouses - \$74.84 + \$11.50 (trash) + \$30.31 (supplemental)	472	\$116.18	\$116.65
Village Homes - \$74.84 + \$11.50 (trash) + \$9.41 (supplemental)	163	\$95.28	\$95.75
Condominiums - \$74.84	222	\$72.84	\$74.84

		2026 Approved Budget	2027 Proposed Budget
INCOME			
4025	Assessment - Single Family (15)	\$15,456.60	\$15,541.20
4026	Assessment - Village Homes (163)	\$167,961.72	\$168,881.04
4027	Assessment - Townhomes (472)	\$486,367.68	\$489,029.76
4028	Assessment - Condominiums (222)	\$194,045.76	\$199,373.76
4040	Late Fee Income	\$500.00	\$500.00
4054	Pool Income	\$100.00	\$100.00
4050	Interest Income	\$0.00	\$0.00
4070	Miscellaneous	\$0.00	\$0.00
TOTAL		\$864,431.76	\$873,425.76

EXPENSES

RESERVE CONTRIBUTION

7150	Reserve Contribution-General	\$138,439.00	\$141,775.00
7152	Less Reserve Interest	\$0.00	\$0.00
TOTAL		\$138,439.00	\$141,775.00

GENERAL & ADMINISTRATION

6010	Audit Fees	\$6,300.00	\$7,000.00
6070	Legal Fees - General	\$1,500.00	\$3,000.00
6071	Legal Fees - Collection	\$4,000.00	\$5,000.00
6100	Postage & Printing	\$10,000.00	\$10,000.00
6103	Mailing/Handling Fee	\$1,500.00	\$1,000.00
6060	Insurance	\$22,800.00	\$22,800.00
6021	Bad Debt	\$25,000.00	\$22,000.00
6158	Taxes	\$1,400.00	\$1,400.00
6157	Property Taxes/Water Quality Protection Charges	\$21,000.00	\$20,000.00
6040	Social & Recreation	\$1,700.00	\$1,700.00
6030	Record Storage	\$250.00	\$250.00
6045	Meeting Minutes	\$2,100.00	\$2,100.00
6167	Website	\$150.00	\$150.00

GENERAL & ADMINISTRATION

		2026 Approved Budget	2027 Proposed Budget
6520	Water & Sewer	\$3,000.00	\$3,000.00
6510	Electricity	\$2,000.00	\$2,000.00
6150	Misc Administrative	\$10,000.00	\$10,000.00
New Item	Maintenance Inspection/Admin. Fees	\$0.00	\$225.00
6110	Commission on Common Ownership	\$4,225.00	\$4,225.00
6166	Operating Contingency	\$34,887.03	\$34,000.00
TOTAL		\$151,812.03	\$149,850.00

POOL

6401	Pool Management	\$111,000.00	\$119,000.00
6425	Pool Repairs	\$2,500.00	\$2,500.00
6430	Pool Supplies	\$2,500.00	\$2,500.00
6435	Pool Telephone	\$4,000.00	\$4,000.00
6405	Pool Electricity	\$10,850.00	\$10,100.00
6440	Pool Water & Sewer	\$11,800.00	\$11,800.00
6415	Pool Gas	\$250.00	\$250.00
6410	Pool Pass Administration	\$2,154.00	\$2,100.46

**FOUNTAIN HILLS COMMUNITY ASSOCIATION
2027 DRAFT
OPERATING BUDGET
GENERAL**

TOTAL	\$145,054.00	\$152,250.46
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GENERAL MAINTENANCE & REPAIRS

6345	Tree Maintenance	\$20,000.00	\$30,000.00
6325	Site Maintenance & Repair	\$8,000.00	\$8,000.00
6327	Parking Lot Maintenance	\$1,000.00	\$1,000.00
6330	Chestnut Oaks Maint. Fee	\$4,600.00	\$4,600.00
6385	Site Improvements	\$0.00	\$0.00
6315	Electrical Maintenance & Repairs	\$3,500.00	\$3,500.00
TOTAL		\$37,100.00	\$47,100.00

CONTRACT SERVICES

6604	Lawn Maintenance	\$162,501.00	\$162,501.00
6612	Pet Waste	\$9,100.00	\$9,100.00
6630	Trash Removal	\$101,640.00	\$89,700.00
6636	Fountain Maintenance & Repairs	\$15,000.00	\$15,000.00
6640	Snow Removal	\$25,000.00	\$25,000.00
6655	Property Management	\$78,785.73	\$81,149.30
TOTAL		\$392,026.73	\$382,450.30

11.50 per unit

TOTAL OPERATING EXPENSES	\$864,431.76	\$873,425.76
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NET INCOME / LOSS (+/-)	\$0.00	\$0.00
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**FOUNTAIN HILLS COMMUNITY ASSOCIATION
2026 DRAFT BUDGET
VILLAGE SUPPLEMENTAL**

		2026 Approved Budget	2027 Proposed Budget
INCOME			
24027	Village Supplemental Assessment	\$18,405.96	\$18,405.96
TOTAL		\$18,405.96	\$18,405.96
EXPENSES			
RESERVE CONTRIBUTION			
7160	Reserve Contribution	\$7,518.00	\$7,518.00
27152	Less Reserve Interest	\$0.00	\$0.00
TOTAL		\$7,518.00	\$7,518.00
MAINTENANCE & REPAIRS			
6649	Snow Removal-Village	\$7,200.00	\$7,200.00
6651	Operating Contingency	\$3,687.96	\$1,242.96
New Item	Maintenance Inspection / Admin Fees	\$0.00	\$2,445.00
TOTAL		\$10,887.96	\$10,887.96
TOTAL EXPENSES		\$18,405.96	\$18,405.96
NET INCOME / LOSS (+/-)		\$0.00	\$0.00

2026 Village Supplemental - \$9.41

2027 Village Supplemental - \$9.41

FOUNTAIN HILLS CA 2026 - 2027 DRAFT BUDGET CHANGES /NOTES

GENERAL

Line Item(s)	Change	Reason
7150 - Reserve Contributions	TH – Increased to \$80,554 Gen – Increased to \$141,775 SFH – Stayed \$7,518	In following the reserve study update these are the recommended annual contributions for the coming fiscal year.
6010 – Audit & Taxes	Increased from \$6,300 to \$7,000	Per the Engagement letter, the cost for preparing the 2026 audit increased to \$5,500. The tax prep is \$750 (State & Fed) with PP Tax at \$300 a year. Increased budget to cover the audit for 2026 and the tax returns and PP tax for 2026 & 2027.
6060 – General Insurance	TBD	There are three policies with State Farm, Property for \$1,279.08 and an Umbrella policy for \$76.08 and a Workmen’s Comp. policy for \$43.41 totaling \$1398.57 x 12 = \$16,782.84 plus 10% increase of \$4,259.47 plus the Fidelity Bond which is \$140.01 x 12 = 1, 684.92 for a total of \$22,727.23. The policy renews May 2026. FYI—I have requested a renewal.
6070 – Legal, General Matters	Increased from \$1,500 to 3K	The YTD expenses have already exceeded the annual budget this year. We may have additional legal work in 2026-27, recommend increasing to 3K.
6071 – Legal, Collections	Increased from 4K to 5K	The YTD expenses are \$8,200, which is more than double the annual budget. This is significantly higher than in the past 2 years but the average is 5K annually. Recommend increasing to 5K.
6120 – Property Management (New GL 6455)	3% increase to \$81,149.30	Management contract calls for 2 to 4% increase annually. We are asking for 3% increase this year for an annual cost of \$81,149.30.
New Item – Maintenance Inspection / Admin Fees	\$225	This is a new line item for an annual spring maintenance and covenants inspection. This represents the cost for 15 detached single-family homes at \$15 per home 15 x \$15 = \$225.00.
6166 – Operating Contingency	Decreased from \$34,887.03 to \$34K	This line item was reduced by \$887.00 to cover the cost of the new maintenance inspection line item for the detached single-family homes (\$225) plus \$600 to balance budget.
6401 – Pool Management	Increased from \$111K to \$119K	The contract increased approx. 8% of last year. This coming season is also longer by a week. Total contract costs \$119K.
TRASH COLLECTION		

6630 – Trash Collection	Increased from \$101,640 to \$89,408	There is an early termination penalty fee for the large trash containers of \$6,500 (\$10 a can x 650 units) plus the cost of the new service of twice weekly for \$10.50 a unit x 658 (8 amenity cans) = \$6,909 per month for an annual cost of \$82,908 for a grand total of \$89,408. Note: If gas rises above \$350 a gallon, the association will be charged an additional .15 cents per unit.
TOWNHOUSE SUPPLEMENTAL		
16604 – Landscaping Maintenance	Decreased from \$25,135 to \$24K	The landscaping contract for the townhomes was \$22,500; however, we kept the budget at \$25,135 to offset the additional cost for new law on Electric mowers 7/1/25. The new contract renewal was increased slightly to \$23,916.
7152 – Reserve Contributions	Increased from \$78,659 to \$80,554	The reserve study update called for an increase in the annual contributions.
New Item – Maintenance Inspection / Admin Fees	\$7,080	This is a new line item for an annual spring maintenance and covenants inspection. This represents the cost for 472 townhomes at \$15 per home = \$7,080
6648 – Operating Contingency TH	Decreased from \$19K to \$11,160	This line item was reduced by \$7,080 to cover the cost of the new maintenance inspection line item for the 472 townhomes at \$15 = \$7,080.
VILLAGE SUPPLEMENTAL		
New Item – Maintenance Inspection / Admin Fees	\$2,445	This is a new line item for an annual spring maintenance and covenants inspection. This represents the cost for 163 Village homes at \$15 per home = \$2,445.
6651 – Operating Contingency	Decreased from \$3,687.96 to \$1,242.96	This line item was reduced by \$2,445 to cover the cost of the new maintenance inspection line item for the 163 Village homes at \$15 = \$2,445.



**Fountain Hills Community Association
c/o DH Bader Management
10480 Little Patuxent Parkway
Tenth Floor – Suite 1000
Columbia, MD 21044**

2026 POOL INFORMATION

March 19, 2026

Greetings Fountain Hills Residents!

It is time to gear up for the 2026 pool season, so that when the pool opens on *Saturday, May 23, 2026*, all who are eligible can begin to enjoy the pool on Memorial Day weekend!

We are excited to announce that Georgetown Aquatics is returning this season to manage the pool! Last year the association upgraded the pool pass software to a new electronic check-in system that no longer requires the keycard fobs! **If you registered for passes last year and your family composition has not changed, then you are all set to use the pool!** If you are new to the community, have a new addition to the family or just simply did not register for passes last year, you will need to do so this year. All persons expecting to enter the pool on opening day must complete registration at:

<https://swimmingpoolpasses.net/fountain-hills>

Registration will be electronically approved once the pool administrator confirms all dues are current and an electronic pass (“ePass”) in the form of a barcode will be provided to you by email. ePasses are files stored in an Apple Wallet or Android Wallet app.

If you are renting a property, you will be required to provide a copy of the first page with the property address and the signature page of your lease. Pool access for tenants is restricted to the lease terms.

Each registered household will also receive ten (10) free guest “clicks” at the beginning of the season. Additional guest passes (“clicks”) can be purchased for \$15 and will include an additional 10 clicks (\$1.50 per guest). **Please note: you will not receive a hard guest pass.** The guest “clicks” will show up under your property address when you check in at the pool. Additional Guest Passes are available for purchase by the management company ONLY and must be purchased by check payable to the Fountain Hills CA. Please contact DH Bader at (301) 953-1955 or by email at info@dhbader.com to arrange for additional passes.

Registration must be completed by May 12, 2026 to ensure access opening day. Registration received after May will be processed within three (3) business days. It is important to make sure that your monthly homeowner fees are paid in full by **May 1, 2026**. **Owners who have unpaid balances over 60 days at the time of pool opening will have their memberships suspended until accounts are made current.**

We look forward to a fun and enjoyable summer season at the swimming pool. Should you have any questions regarding the use of the pool or this letter, please do not hesitate to contact the Fountain Hills CA management company, D.H. Bader Management, via email to Marcy Grove at Mgrove@DHBader.com

FOUNTAIN HILLS CA

IMPORTANT UPDATE REGARDING TRASH COLLECTION SERVICES

FOR SINGLE-FAMILY & TOWNHOME OWNERS ONLY!

We are very excited to announce that **J & J Trash will be the new trash collection company effective March 30th, 2026. We will be returning to twice weekly collection on Monday and Thursday weekly.** The association was able to negotiate a great rate with J & J, which is considerably less than the current provider and includes two collection services weekly and individual bulk trash collection at no additional cost to the residents!

Unfortunately, we advised very recently that Casella will be collecting the large 96-gallon trash cans on their last service scheduled for Thursday, March 26th. Residents will need to purchase their own trashcans. The trash can(s) can be any size.

We do recognize that residents may need additional time to obtain a new trash can; to help with this, we opted to start the contract with J & J a few days earlier. If you need to place your trash out in loose bags for the first collection, we ask that you wait until the morning of service to minimize trash blowing around the community and to not attract vermin and other pests.

If you have any questions, please email Client Services at Info@DHBader.com or by calling (301) 953-1955.

Thank you in advance for your cooperation and understanding!