

**Fountain Hills Community Association**  
**Board of Directors Meeting**  
**April 2, 2026**

The Board of Directors of Fountain Hills Community Association held a Virtual Board of Directors Meeting on Thursday, April 2, 2026 at 7:30 p.m.

**Board Members Present:**

Jeff Chai, President  
Jeff Green, Treasurer  
Grant Izmirlian, Secretary  
Joseph Van Riper, Director  
Frank Walsh, Vice President

**Management Present:**

Laura Etchison, Community Association Manager

**Board Members Absent:**

Ewurabena Akiwumi, Director  
Susan Onuoha, Director

**I. CALL TO ORDER**

The Board of Directors Meeting was called to order by Jeff Chai at 7:31 p.m. with a quorum of five Directors present.

**II. REVIEW & APPROVAL OF PREVIOUS MEETING MINUTES**

**March 5, 2026 Board of Directors Meeting Minutes** – Joseph Van Riper provided two corrections. **Jeff Chai motioned to approve the minutes as amended. Joseph Van Riper seconded the motion which was approved five to zero with no abstentions).**

**March 5, 2026 Executive Session Meeting Minutes** – Frank Walsh requested an amendment. **Jeff Chai presented a motion to approve the minutes as amended. Joseph Van Riper seconded the motion which carried five 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:** Lauren Vaughan stated the Committee anticipated receipt of updated proposals from JB Kline for review at the meeting April 9.

**Enforcement Committee:** Jeff Green reported seventeen tows during the month, twelve for revoked or fake permits on Harmony Woods Lane and the rest as a result of fire lane, double parking, or reserved space parking violations.

**Pool Committee:** Pool topics will be covered under the agenda.

## **V. OLD BUSINESS**

### **A. EV Charging Station Update**

Laura Etchison obtained a preliminary cost of \$20K to \$25K to remove a perpendicular median on Lake Geneva Way which would provide one compact vehicle parking space. Jeff Chai inquired whether this parking area experienced enough compression to warrant this expense. Ninety-eight assigned spaces are required. Jeff Green queried the implications of removing one space, spending \$20K to \$25K to add one more or the implication of abandoning the MEA award. Jeff Chai recommended the center island be assessed for the potential addition of two to three spaces. Management was directed to solicit multiple proposals for this purpose. Action was tabled until the May meeting.

David Holtzman reported the Lake Geneva Way permit was revised and approved with the inclusion of the third parking space. Blue Whale is ready to begin installation once the Board is ready to proceed. Montgomery County DPS requires pre- and post-construction inspections so the first inspection will proceed.

### **B. 2026 Inspection**

The Board engaged DH Bader's Inspection Team to perform a spring covenants inspection. Laura Etchison has provided the inspector with the governing documents and will drive through the community with him before he inspects. She requested a meeting with the Enforcement Committee and inspector William Beale to set expectations for items being inspected. A meeting will be set between April 13 and 24.

## **VI. NEW BUSINESS**

### **A. Decorative Fountains**

RV Carey inspected the fountain and determined the damage was incurred from improper winterization. Fountain Craft is taking responsibility for the \$1,200 expense. With the limited selection of contractors to maintain the fountains, management would increase Fountain Craft's accountability during the 2026 season by withholding payment until photos are presented from site visits and also leaving a card at a Board member's door after each visit. **Jeff Chai presented a motion to approve the 2026 maintenance contract with Fountain Craft at an expense of \$13,475, contingent upon their paying the \$1,200 plumber expense and providing the requested data for each visit. Joseph Van Riper seconded the motion which carried five to zero with no abstentions.**

### **B. Pool Update**

The inlay is complete and the beach pool plastering is underway. An electrician will evaluate both pools regarding the lighting.

### **C. Power Washing Proposals**

FSC, Power Wash Inc. and Montocon provided power washing proposals at respective costs of \$6,797.40, \$6,466.40, and \$8,600. **Jeff Green made a motion to approve power washing the fences by Power Wash Inc. at a cost of \$6,466.40. Jeff Chai seconded the motion which was approved four to one (Walsh) with no abstentions.**

### **D. Website**

Grant Izmirlian inquired whether a different technical process may be used to upload information to [www.fountainhillscommunity.com](http://www.fountainhillscommunity.com). Webmaster Rick Morris will discuss the options available through WordPress.com with Grant Izmirlian off line and they will report back to the Board at the May meeting.

**E. Village Green Tree Maintenance**

Peter Frater's lot is part of an easement within the community. His home suffered a significant water damage incident which required excavation on the lot. He would like to properly restore the turf but trees on this easement which are maintained by the Association are preventing sufficient sunlight to adequately nourish sod. He thanked the Board for performing last year's pruning after long-term deferred maintenance and proposed sharing the expense of thinning the tree canopy to allow sufficient sunlight. He shared a proposal from Bartlett Tree Service for the canopy maintenance at a cost of \$1,278. Jeff Green requested the Landscape Committee review the Bartlett proposal and watch with work when it is being performed. Lauren Vaughan agreed and suggested also requesting Kevin Elliott Tree Service inspect and provide a recommendation. Management was directed to locate the easement document pertaining to this maintenance. **Jeff Chai presented a motion to approve the work and shared expense at a cost of \$639, contingent upon the management providing the easement document and attorney opinion relevant to this lot. Joseph Van Riper seconded the motion which passed four to zero with one abstention (Walsh).**

Management was directed to resolve how to manage the invoice payment.

**F. ACC Member Needed**

Laura Etchison reported that long-time resident, former Board member, and ACC member JoAnn Windsor has moved away from the community. A volunteer will be needed to bring the Committee to three members.

**VII. HOMEOWNER FORUM**

Rick Morris inquired whether the power washing project would include the stone monuments and pillars; Laura Etchison explained management was obtaining bids to have the monuments tuck-pointed and power washing would occur after this project was completed.

Joseph Van Riper reported yellow graffiti on a portion of the fence near Dawson Farm Road and Great Seneca Highway; he will forward a photo to management. The power washing may remove the graffiti.

Frank Walsh asked whether chairs and graffiti at the bus station should be reported to [www.mc311.com](http://www.mc311.com); this was confirmed. He reported graffiti on a sign and a tree fallen across a sidewalk; he will forward a photo to management to make a report to Montgomery County.

**VIII. ADJOURNMENT**

**At 8:48 p.m. Jeff Chai made a motion to adjourn the Board of Directors Meeting to enter Executive Session. Joseph Van Riper seconded the motion, and all were in favor.** During Executive Session the Board discussed violations.

Respectfully Submitted,

*Marcy Grove*