

Fountain Hills Community Association
Board of Directors Meeting
May 7, 2026

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

Board Members Present:

Ewurabena Akiwumi, Director
Jeff Chai, President
Jeff Green, Treasurer (7:59 p.m.)
Grant Izmirlian, Secretary
Susan Onouha, 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 Frank Walsh at 7:31 p.m. with a quorum of six Directors present. Jeff Green joined the meeting at 7:59 p.m.

II. REVIEW & APPROVAL OF PREVIOUS MEETING MINUTES

April 2, 2026 Board of Directors Meeting Minutes – Frank Walsh provided four amendments. **Frank Walsh motioned to approve the minutes as amended. Joseph Van Riper seconded the motion which was approved six to zero with no abstentions.**

April 2, 2026 Executive Session Meeting Minutes – Frank Walsh presented a motion to approve the minutes as presented. **Joseph Van Riper seconded the motion which carried six to zero with no abstentions.**

III. OFFICER REPORTS

No reports were presented.

IV. COMMITTEE REPORTS

Architectural Committee: Four applications were reviewed and approved.

Landscape Committee: No report was presented; proposals were on the Board’s agenda for action.

Enforcement Committee: No reports was presented.

Pool Committee: No meeting was held. The final punch list tasks have been accomplished, and management will conduct a walkthrough with the Directors.

V. OLD BUSINESS

A. EV Charging Station Update

Installation of the Lake Geneva Way charging station remains on hold; FSC proposed renovating the center median into four parking spaces. Frank Walsh found the \$27,000 cost for the four parking

spaces too expensive and recommended moving forward losing three spaces for the installation. The Directors reviewed the space layout for the proposed station; the three spaces lost are marked for visitors. Management could also obtain a proposal to only renovate the median into two spaces and retain some green space. The Directors discussed the other proposed locations as well as the implications of changing the plans incurring costs for re-design and permitting as well as ensuring MEA approval to continue the grant award. Jeff Chai suggested the Lake Geneva Way residents be polled regarding the installation, highlighting that the State of Maryland will fund ninety percent of the project expense. Laura Etchison will draft the notice and requested David Holtzman review the draft prior to transmission.

Management noted the EV station equipment may need to be moved from the current pool house location if installation will not start prior to pool opening.

Frank Walsh requested a report of usage for the Autumn Mist charging station. David Holtzman reported the gross revenues: February: \$43.72, March: \$76.96 and April: \$151.29; the Association nets ninety percent of the total. The current fee is twenty-five cents per Kwh, which had previously been calculated to cover electric and Chargepoint expenses. Laura Etchison will check on the Flex billing from Chargepoint.

B. 2026 Inspection

The inspector will visit the property with management May 14; a meeting with the Enforcement Committee and any available Directors is planned prior to commencing covenants inspections on May 25.

VI. NEW BUSINESS

A. Proposed 2027 Budget

Management received no response regarding the proposed budget. **Joseph Van Riper made a motion to approve and adopt the 2027 budget as presented. Grant Izmirlian seconded the motion which carried seven to zero with no abstentions.**

B. Landscaping Proposals

The Landscape Committee reviewed updated enhancement proposals from JB Kline and FSC and presented their recommendations to the Board.

1. Pool House Renovation: JB Kline \$7,657, FSC \$7,466

The Committee preferred FSC's design; watering by FSC will be required to establish the plantings, but FSC's watering cost is \$65 per hour versus JB Kline's \$75 cost. **Joseph Van Riper presented a motion to approve FSC's landscape enhancement for the pool house at a cost of \$7,466, to be funded from the operating account, with FSC watering as needed. Grant Izmirlian seconded the motion which was approved seven to zero with no abstentions.**

2. Rushing Water Way Entrance: JB Kline \$1,365

The Committee supported JB Kline's proposal.

3. Five Tier Fountain: JB Kline \$3,375

The Landscape Committee recommended JB Kline's planting proposal. **Joseph Van Riper made a motion to engage JB Kline to perform the Rushing Water Way planting and the Five Tier Fountain planting at respective costs of \$1,365 and \$3,375, funded from the operating budget. Jeff Green seconded the motion which passed seven to zero with no abstentions.**

Frank Walsh asked the Directors if they wished to pursue the WSSC tree replacement of cherry trees instead of the previous species. No Directors nor the Landscape Committee wished to pursue this topic.

C. Pool Operations Update

The mosaic tile inlay and plastering have been completed. The pool has passed the Montgomery County inspection. The only outstanding item is the lighting, and information should be presented to the Board at the June meeting. Frank Walsh asked whether management had determined if the wall mounted drinking fountain had actually been replaced. Laura Etchison will review the document trail and share her findings with the Board.

VII. HOMEOWNER FORUM

Farhat Karim inquired whether the Association was notified that a day care facility would be opening on Lake Geneva Way. He shared a notice the resident had provided to adjacent residents. Laura Etchison noted that a licensed day care is permitted as long as the governing documents do not expressly prohibit this practice. Fountain Hills' documents do not contain this restrictive language. He inquired whether the EV charging stations' expense is being covered by the revenues; management confirmed this.

Rick Morris asked the status of the decorative fountain start-up. Laura Etchison observed the seasonal agreement had been signed in April and start-up is anticipated within the week. Terms and conditions added to increase the contractor's accountability have also been a part of the delay. Rick Morris requested the fountain lights be re-angled to a north/south - east/west pattern. He expressed concerns that the Directors may have rushed the EV charger station installation decision without fully considering parking ramifications. Joseph Van Riper explained the initial use of two parking spaces had been increased to three spaces per Montgomery County's ADA requirement. Jeff Green requested feedback from residents from the waste management provider change. Management noted the trash can removal has been challenging, but few other issues have been reported. Susan Onuoha stated no collection was performed on Harmony Woods Lane today. Jeff Green noted the Association may face adverse runoff and permitting issues if four new parking spaces are installed on Lake Geneva Way as replacement for a green space. Management will check with FSC about this impact.

Susan Onuoha thanked management for following up with her emails. She noted today's Harmony woods trash collection was skipped, residents are placing trash bags for collection without trash cans and Casella's trash cans remain sitting out for removal. Frank Walsh has observed other areas with trash cans waiting for removal. Management has had Casella perform two removals and will reach out again for a final removal. Jeff Chai requested a deadline of May 31 for final trash can removal by Casella. Susan Onuoha asked for an update on the tot lot project; management has contacted Bohler Engineering twice without response. The Directors had selected equipment and requested detailed specifications.

Frank Walsh asked if TruGreen was a subcontractor for JB Kline; Laura Etchison confirmed TruGreen performs the three fertilizer applications for JB Kline each season. She has requested prior notice of applications and will obtain the MSDS sheets for this organic treatment.

Fountain Hills Community Association
Board of Directors Meeting
May 6, 2026

VIII. ADJOURNMENT

At 8:56 p.m. Frank Walsh 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