



FOUNTAIN HILLS COMMUNITY ASSOCIATION, INC.
ANNUAL MEETING NOTICE

October 10, 2026

Dear Fountain Hills Homeowner:

This letter serves as the second notice of the 2026 Annual Meeting of the Fountain Hills Community Association. **The meeting will be held virtually at 7:30 pm on Thursday, November 5, 2026 with check-in beginning at 7:00 pm.** The primary purpose of the Annual Meeting is to elect seven members to the Board of Directors. A quorum of 10% of Fountain Hills homeowners must be present, either virtually or by proxy, for the election of Board members to proceed. Attached are the six (6) Candidate Statements submitted in response to the Call for Candidates notice that was sent in September. Though not a requirement, we suggest that those running for the Board appear via video during the meeting to make a statement before the vote is called for the election.

Please submit the attached Proxy / Ballot as indicated below so it is received no later than Noon, November 5, 2026, to ensure a quorum at the meeting.

Owners in attendance of the meeting will be given an option to vote or rescind and change your vote during the meeting. Your Proxy / Ballot will help ensure that a quorum is achieved so that the Annual Meeting and Board election can proceed.

If a quorum is not met by person and/or by proxy at this meeting, the Association may invoke the procedures available in Section 11B-111(6) of the Maryland Homeowners Association Act. This procedure allows the Association to reschedule the meeting if a quorum is not met. In such circumstances, those present in person or by proxy at the rescheduled meeting constitute a quorum. **Please note, any homeowners who are more than 60 days delinquent on their Association assessment payments are not eligible to vote or run for the Board.**

Please note that the Board may hold a November Board Meeting after adjourning the Annual Meeting. Subsequently, a Board Meeting Agenda will be posted on the website prior to the meeting.

Fountain Hills HOA – Annual Meeting
Thursday, November 5, 2026 at 7:30 pm

Check-in begins at 7:00 pm

Join Zoom Meeting:

<https://us06web.zoom.us/j/88166475229>

Meeting ID: 881 6647 5229

By Phone: (301) 715-8592

Please be advised that all Board meetings are held virtually on the first Thursday of each month at 7:30 pm. Meeting agendas and Zoom coordinates can be found on the Fountain Hills website (<https://fountainhillscommunity.com>) prior to each meeting.

The 2027 meeting schedule is as follows: January 7, February 4, March 4, April 1, May 6, June 3, July 1, August 5, September 2, October 7, November 4 (Annual Meeting), and December 2.

You can reach me at LEtchison@DHBader.com if you have any questions. You can also contact Client Services at Info@DHBader.com or 301-953-1955 if you have any questions or concerns.

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

Laura Etchison, CMCA, AMS
Community Manager

Enclosures: Candidate Statements
Annual Meeting Agenda
Proxy / Ballot

Fountain Hills Community Association
Virtual Annual Meeting Agenda

November 5, 2026

7:30 pm

Check in Starting at 7:00 pm

Join Zoom Meeting:

<https://us06web.zoom.us/j/88166475229>

Meeting ID: 881 6647 5229

By Phone: (301) 715-8592

- I.** Roll Call and Certification of Proxy / Ballots
- II.** Proof of Notice of Meeting
- III.** Approval of 2025 Annual Meeting Minutes
- IV.** Officer Reports
- V.** Nominations & Election Procedures
 - a. Nominations Taken from the Floor
 - b. Candidate Presentations (if any)
- VI.** Election of Directors
- VII.** Organizational Meeting
 - a. Board Officer Positions
- VIII.** Adjournment

PROXY/BALLOT

FOUNTAIN HILLS COMMUNITY ASSOCIATION, INC.

I/We _____ being a Member(s) in good standing and Owner (s) of the property located at _____, do hereby assign my/our proxy to: _____, or if no one is designated, my Proxy is designated to the Board Secretary and/or Vice President of the Fountain Hills Community Association, Inc.

This proxy is executed for the 2026 Annual Meeting of Fountain Hills Community Association, Inc. scheduled for **November 5, 2026**, and the Proxy holder shall have the right to as designated below at the Annual Meeting, as fully and with the same effect as if I/we had personally appeared at said meeting. This Proxy is irrevocable except by actual notice by the undersigned to the officer presiding over the Annual Meeting that this proxy is revoked. Unless sooner terminated, this Proxy shall automatically terminate six months after the date of this Proxy. If the Annual Meeting is temporally adjourned, continued, rescheduled, or recessed, this Proxy shall remain valid until the Annual Meeting, including any additional meeting, is finally adjourned.

Said Proxy holder shall have the right to:

_____ Use my proxy for quorum purposes and general business.

OR

_____ Vote proxy for Board of Directors as directed below.

Signature of Owner

Date

Signature of Co-Owner (not required)

Date

Vote my proxy for board elections as directed below. ***Vote for no more than seven (7) Members by clearly marking the box next to the name(s) below:***

☐

Jeff Chai

☐

Jeff Green

☐

Grant Izmirlian

☐

Chinyere Onuoha

☐

Joseph Van Riper

☐

Frank Walsh

☐

Write-In

If you are unable to attend the November 5, 2026, meeting, please return your proxy by email or in a sealed envelope so that it is received no later than Noon on November 5, 2026. Owners mailing in their proxies must postmark no later than one week prior to the meeting date. Emailing your proxies is encouraged!

E-mail: debbie@action-management-inc.com (preferred method)

Mail:

FHCA — Election
c/o AMI
PO Box 4157
Annapolis, MD 21403

FOUNTAIN HILLS COMMUNITY ASSOCIATION
2026 CANDIDATE STATEMENT
Please Print or Type

Name: Jeffrey Chai

Address: 18929 Porterfield Way

Association Address (if different):

✓ **Please Check Unit Type:** ☒ **Single-Family** ☐ **Townhome** ☐ **Condominium**

Have you ever been involved with a Homeowners Association, Condominium or other community organization? Please explain.

Yes, I am currently on the FHCA Board of Directors.

What background or experience do you have which may qualify you for a position as a Director? (Jobs, organizations, etc.)

I currently serve as the president of the FHCA where over the past six years I've worked with fellow volunteer board members to help maintain and improve the community. Professionally, I'm an electrical engineer by training and have experience managing large engineering and operations teams in addition to executing project portfolios in excess of \$250M yearly.

What are your reasons for seeking nomination for a Director position? Goals? Ideas?

My goal as a member of the board of directors is to keep Fountain Hills a safe, pleasant place to live. Over the past six years I have worked with both the management company and fellow board members to tackle longstanding maintenance challenges across the community.

Over the years, we have made significant progress with repairs to our namesake fountains and pool, asphalt resurfacing, sidewalk concrete repair, tree trimming and landscaping among many other items. We live in a beautiful community, but it doesn't take care of itself and assets in our community will continue to need replacement as their usable life is exhausted. Our volunteer committees, whose members contribute their own time and effort, have helped tremendously with many aspects of day-to-day community operations.

Tree trimming continues to be a major challenge and we are continuing to work down the backlog of tree maintenance within the bounds of the community's operating budget. Challenges with inflation and increased costs associated with doing business are also a major concern when working with contractors and vendors.

Finding a balance between cost and necessary community expenditures is our top priority. While we have made a lot of progress so far, far more work remains. My hope is that you'll allow us to continue working to take care of the community.

Other comments or suggestions?

Serving on the HOA board has been an eye-opening experience in terms of learning how the board operates and what it can and cannot do. I encourage everyone to attend the monthly HOA meetings to listen in on matters affecting the community and to better understand considerations that factor into the decisions we make. If you can't make the meetings, please take some time to read the meeting minutes for a summary of what's going on with the community. If you have any questions please feel free to reach out to the board.

The board is dependent on feedback from the community. We can't act on things that we don't hear about so please, whether good or bad, don't be shy about sharing your thoughts with the board.

FOUNTAIN HILLS COMMUNITY ASSOCIATION
2026 CANDIDATE STATEMENT
Please Print or Type

Name: Jeff Green

Address: 22004 White Trellis Lane, Boyds MD, 20841

Association Address (if different): 13431 Rising Sun Lane

✓ **Please Check Unit Type:** () Single-Family (X) Townhome () Condominium

Have you ever been involved with a Homeowners Association, Condominium or other community organization? Please explain.

Yes, I have served on the FHCA Board of Directors as Treasurer for the past 6 years.

What background or experience do you have which may qualify you for a position as a Director? (Jobs, organizations, etc.)

In my time on the Board, we have addressed a number of significant projects including the repair of the fountains, asphalt repairs and replacements, sidewalk and curb repair and replacements, and a major renovation of the pool house. We have also greatly increased the amount of landscape management, particularly with regards to tree trimming and removal of dead and dying trees. We have also begun preparations to replace and relocate the playground in the Harmony Woods section of the community, and to repair the pool surfaces before the 2027 season.

The Board has also taken steps to ensure the continued financial stability of the association, including by soliciting multiple bids for major projects and services, setting the annual budget at an adequate amount, and updating the reserve study to ensure resources are available for future property maintenance and replacements.

In my day job I am an engineering program manager for the US Navy, responsible for managing an R&D program which includes multi-year budgeting, planning, and tracking. I believe these skills are well suited to the HOA's business of long term planning, budgeting, and project management.

What are your reasons for seeking nomination for a Director position? Goals? Ideas?

I would like to continue to serve on the Board to help ensure we continue to focus on maintaining and improving the community and keeping the association in good financial shape. Practices of the past, such as delaying maintenance and having an inadequate annual budget, are not in the community's best interest. In the coming year I'd like to continue to make improvements to the landscaping and finally complete the Harmony Woods playground replacement project.

Other comments or suggestions?

I would encourage anyone with questions or concerns about the Association's budget, finances, or reserve study to contact me via the board's email address - boardofdirectors@fountainhillscommunity.com I would be happy to discuss.

(Please add an additional page for your responses if more space is needed.)

Please return your completed Candidate Statement to DH Bader via mail, email or fax by **October 9, 2026**
10480 Little Patuxent Parkway, Suite 1000, Columbia, MD 21044; Info@dhbader.com; Fax, 301-924-9389

FOUNTAIN HILLS COMMUNITY ASSOCIATION
2026 CANDIDATE STATEMENT
Please Print or Type

Name: Grant Izmirlian, Jr.

Address: 13208 Scarlet Mist Way

Association Address (if different):
Click or tap here to enter text.

✓ Please Check Unit Type: ☒ Single-Family ☐ Townhome ☐ Condominium

Have you ever been involved with a Homeowners Association, Condominium or other community organization? Please explain.

Yes, I have served on the FHCA Board of Directors as Secretary for the last six years.

What background or experience do you have which may qualify you for a position as a Director? (Jobs, organizations, etc.)

During the tenure of the current board over the past five years we have returned to active management of our community, first, addressing overdue projects in the community including the repair of the fountains, asphalt repairs and replacements, sidewalk and curb repair and replacements, dead tree removals, and healthy tree pruning. The the reserve study was updated two years ago to ensure that the association has adequate financial resources by increasing the budget to account for the increasing maintenance requirements of the community as well as cost increases due to inflation. In 2023, we've been focused attention on issues the previous board had neglected such as landscaping, which prior boards have not adequately addressed in the past. We have increased the budget for healthy tree trimming, dead tree removal and replacements and addressed some areas with drainage and erosion problems. We have also initiated a lighting improvement project, have refurbishing the pool amenities furniture. This past year we continued to address the needs of the community in a conservative and cost effective manner, and continue our synergistic efforts with DH Bader management company.

In my day job I am a Statistical Science director at Astrazeneca am a board member at large for the Washington Statistical Society. While overseeing operations of a large organization is not my specialty, I feel that my synergy with the board and management company, and experience in being a working scientist for the past 27 years suit me well for the position of secretary on the board of directors of the FHCA.

What are your reasons for seeking nomination for a Director position? Goals? Ideas?

As one of my reasons for starting to serve on the board was increased transparency, I wanted to make the items voted on at each meeting available to everyone regardless of whether they could attend the meeting. As minutes can't be posted until being approved by the board at the next monthly meeting, I was able to institute the policy of making available a "post meeting agenda" within a timely fashion following each meeting. This is the meeting agenda marked up showing items voted on at the current meeting. Second, I have contributed ideas which resulted in a successful upvote. These, together with my synergy with the board and management company, I feel are cause and reason for seeking re-election.

FOUNTAIN HILLS COMMUNITY ASSOCIATION 2026 CANDIDATE STATEMENT

Please Print or Type

Name: Susan Onuoha

Address: 18710 Harmony Woods Lane, Germantown, MD 20874

Association Address (if different):

Please Check Unit Type: () Single-Family (X) Townhome () Condominium

Have you ever been involved with a Homeowners Association, Condominium, or other community organization? Please explain. I currently serve as a Director on the Board of Directors for the Fountain Hills Community.

What background or experience do you have which may qualify you for a position as a Director? (Jobs, organizations, etc.)

-Leadership skills include successfully leading teams within non-profit organizations through audits with American College of Radiology (ACR) and FDA audits. Attention to detail is key to successfully passing audits. My experience as a current Director of the Fountain Hills Association, combined with the leadership skills I have developed through both my current position and previous leadership roles, has prepared me to continue serving the Fountain Hills community effectively. I am committed to using my experience, leadership, and collaborative approach to provide strong support to our residents and help guide the Association in achieving its goals and advancing the overall interests of the Fountain Hills community.

What are your reasons for seeking nomination for a Director position? Goals? Ideas?

To provide support to residents, help minimize neglect and unresolved concerns, and promote accountability within the community. Goals include improve appearance, maintenance and value of the community.

Other comments or suggestions?

(Please add an additional page for your responses if more space is needed.)

Please return your completed Candidate Statement to DH Bader via mail, email, or fax by
October 9, 2026 10480 Little Patuxent Parkway, Suite 1000, Columbia, MD 21044;
Info@dhbader.com; Fax, 301-924-9389

FOUNTAIN HILLS COMMUNITY ASSOCIATION
2026 CANDIDATE STATEMENT
Please Print or Type

Name: Joseph (Trey) Van Riper _____

Address:

18805 Sparkling Water Dr. T-3

Association Address (if different):

☒ Please Check Unit Type: () Single-Family () Townhome (X) Condominium

Have you ever been involved with a Homeowners Association, Condominium, or other community organization? Please explain.

I have served on the Fountain Hills Condominium Association for several years, and currently serve this community.

What background or experience do you have which may qualify you for a position as a Director? (Jobs, organizations, etc.)

Aside from years of association service, I've volunteered for an organization focused on computer interests as a

Director in Japan back in the 1980s.

What are your reasons for seeking nomination for a Director position? Goals? Ideas?

To help the community as best as I may.

Other comments or suggestions?

(Please add an additional page for your responses if more space is needed.)

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FOUNTAIN HILLS COMMUNITY ASSOCIATION
2026 CANDIDATE STATEMENT
Please Print or Type

Name: Frank Walsh _____

Address:
18711 Sparkling Water Drive, Germantown, MD 20874 _____

Association Address (if different):

✓ Please Check Unit Type: () Single-Family () Townhome (x) Condominium

Have you ever been involved with a Homeowners Association, Condominium, or other community organization? Please explain.

Yes, I am long time member of both the Fountain Hills Community Association Board and the Fountain Hills
Condominium Association Board. _____

What background or experience do you have which may qualify you for a position as a Director? (Jobs, organizations, etc.)

In addition to serving on both Boards of Directors, I have also served on the Pool Committee and the Landscape
Committee. I have also volunteered my time to help with other tasks as well over the years. _____

What are your reasons for seeking nomination for a Director position? Goals? Ideas?

I think the Board has accomplished a lot over the past few years, and I want to see that we continue the progress we
have made so far. _____

Other comments or suggestions?

I plan on devoting as much time as I am able to continue the work of the Board on behalf of the Community. _____

(Please add an additional page for your responses if more space is needed.)
Please return your completed Candidate Statement to DH Bader via mail, email, or fax by **October 9, 2026**
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