

1 **Regular Meeting**
2 **Fountain Hills Community Association, Inc. Minutes**
3 **April 6, 2006**
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6 The Board of Directors of the Fountain Hills Community Association, Inc. met for a regularly scheduled
7 meeting at the Germantown UpCounty Center, Germantown, Maryland on April 6, 2006 at 7:30 p.m.

8 **Present:**

9 Ms. Susan Adamkiewicz
10 Ms. Jennifer Brill
11 Ms. Robin Kastenmayer
12 Mr. Tom McDowell
13 Ms. Siu Poon
14 Mr. William Renner
15 Mr. Frank Walsh

Others Present:

Mr. William D. Whitney, Community Manager
Ms. Liz Van Brunt, Recording Secretary
Several homeowners and residents
Rob Smith, Community Pool

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18 **I. CALL TO ORDER**

19 *Mr. McDowell, President, called the meeting to order at 7:32 p.m. with a quorum present.*

20 **II. HOMEOWNER FORUM**

21 David Holzman, resident, attended the meeting to raise 4 points: 1-Parking access: people park across
22 sidewalk on Little Star Lane which forces pedestrians to walk in the street. Suggestion: board take action.
23 2- On Sparkling Water Drive resident teens are seen selling and using drugs. Suggestion: board help raise
24 awareness. 3- The path near the bridge is very rutted and dangerous. Suggestion add more wood chips. 4-
25 Worried about bad debt reserve is too low for the condo assn. Will we be able to absorb the cost of unpaid
26 dues? Suggestion raise reserve.

27 Action: Worries duly noted. No bad debt has gone unresolved. Reserve is fine. HOA is
28 responsible for path. Chapel Valley will quote wood chips.

29 **II. MANAGEMENT REPORT**

30 **A. Minutes**

31 The Fountain Hills Board reviewed and approved the minutes of the meeting dated March 2, 2006 with 2
32 small changes to wording to V. Old Business: that Mr. Walsh was asking for clarification of who was
33 paying for and installing the potential parking signs. And to add, "see attached list of people present."

34 Motion: To accept the minutes from the regular meeting dated March 2, 2006, as amended.
35 Renner/Poon. Vote: 7:0:0.

36 **B. Committee Reports**

37 *Landscaping Committee*

38 Two entrance beds were installed on Village Fountain Drive median. Looks good. Proposal
39 handed in for second half of job. Bed will be mature in the fall.

40 *Social Committee*

41 Nothing to report.

42 *Web Development Committee*

43 Nothing to report

44 **Pool Committee**

45 Alice Kalamar reported that the email is working.

46 **Fountain Hills Condominium**

47 Mr. Walsh asked about parking signs. Henry's puts in standard signs for free. Each
48 individual property will have to talk to Henry's for custom signs. Vanguard will mock up a
49 dummy sign for review.

50 **Community Pool Report**

51 Rob Smith reported that the pool manager, Lauren Pibis has been hired and comes highly
52 qualified. The staff will be steady throughout the summer.

53 Parts list includes some that are optional. Some parts need replaced every year. Suggested
54 that Vanguard get quotes for optional items (anti-scald device). Portable vacuum system is
55 not necessary but will last multiple years, make a cleaner pool faster and recycle the water.
56 It is categorized as a capital expenditure not a repair item. Will help Kiddie pool be cleaner.

57 Motion: Vanguard will get quotes on anti-scald device before the May Board Meeting and email
58 the board the quote. Renner/Poon. Vote: 7:0:0

59 On 5/13 lifeguard training is scheduled at the Fountain Hills Pool. Community Pool Service
60 has filed the appropriate indemnification papers. There have been no issues in the past.

61 Motion: Allow this use of the pool. Renner/McDowell Vote: 7:0:0

62 **C. FY2007 Draft Budget**

63 There was some discussion. No Action needed. It will be up for approval at the May
64 meeting. Bad debt collection has been addressed. Mr. Walsh predicts that we will see rise in
65 delinquencies. There are some liens now. It is only considered bad debt when unrecovered.
66 There has been no bad debt to date. It was mentioned that residents were pleased there had
67 been no dues increase.

68 **D. Sand Removal Proposal**

69 Mr. McDowell raised the question as to why the cost was higher than budgeted due to mild
70 winter. Possibly fuel costs? It is suggested that Vanguard get another quote. There was
71 some discussion.

72 **E. Community 'Spring Repair' Proposal**

73 Items were discussed as separate issues.

74 **F. Main Pool Water Leak Repair Proposal**

75 During a pressure test a leak was found. New skimmer was needed. The replacement was
76 approved by Vanguard. Pool since the pool would not have been able to open without this
77 fix.

78 Motion: Ratify the approval to repair pool item already authorized by Vanguard.
79 McDowell/Renner. Vote: 6:0:0

80 **G. Pool Furniture**

81 Sixty-nine chairs are recommended to be re-strapped. Most have stains and 6 have broken
82 straps. They have never been replaced. Re-strapping costs 40% less than buying new. They
83 are 8 years old.

84 Motion: Approve the re-strapping of pool chairs, subject to the review of the chairs by Alice
85 Caldman, pool committee, with Vanguard in the next few days. McDowell/Brill.
86 Vote: 7:0:0.

87 **H. Pool Entry 'Grace Period'**

88 Rob Smith, Community Pools, suggested that there be no grace period for those without a
89 pool pass. Some discussion on this. Board acknowledges that there will be some complaint.

90 Motion: Agreed to have no pool access grace period. Renner/Poon. Vote: 7:0:0.

91 **I. Lake Geneva Way/Mediterranean Drive Parking Concerns**

92 A previous draft of permit parking was included in the Vanguard Memorandum page 38.
93 Some discussion on the issue due to complications of permit parking, enforcement, signs,
94 passes, towing restrictions, logistics.

95 Propose meeting with the affected residents in mid May. Board have not solved the
96 problem, perhaps the residents have solutions. We need their input. Some residents are new
97 since last residential meeting.

98 Action: Set up meeting with affected residents due to Lake Geneva Way/Mediterranean Drive
99 Parking. Find location for meeting.

100 **J. Autumn Mist Drive Visitor Parking Issues**

101 Ms. Denise Beidleman, resident, has expressed issue with parking violations on Autumn
102 Mist Drive. In an email exchange with Vanguard the topic of deputizing was raised. This is
103 very complicated. The board wants to see an inventory of the frequency of violations since
104 the signs have been installed as mentioned in the email (page 39 of the Vanguard Memo).

105 Action: tabled until more information is gathered.

106 **K. Board Meeting Signs**

107 Motion: Approve 1 board meeting sign, as drafted, to be posted at the Pool House a week before
108 the HOA meeting if the text "board" is removed and the location can be changeable.
109 This should be bought to use for May meeting. Robin volunteered to place and remove
110 sign for the month of May. Kastenmayer/Poon. Vote: 7:0:0.

111 **L. Village Fountain Drive – Entrance/Exit Visibility**

112 Some discussion as to the visibility of turning onto Clopper Road from Village Fountain
113 Drive due to monument sign. Sign has already been reduced in size. The rise in the road is
114 the true issue. Left turn must turn with an arrow light and the right turn lane pulls past the
115 sign.

116 Motion: Dismiss issue of Village Fountain Drive monument sign. Walsh/Brill. Vote: 7:0:0.

117 Action: Board suggests that the resident contacts the state highway commission to review the rise
118 of the road as true issue.

119 **M. Fence Installation at 13200 Scarlet Mist Way**

120 Some discussion. Application was not filed correctly.

- 121 Motion: Dismiss. Resident should follow proper process for applying for fence installation
122 through the ARC. McDowell/Walsh. Vote: 7:0:0.
- 123 **N. Request for Installation of a Streetlight**
- 124 The area for the suggested streetlight is behind resident's property on Old Mateny Road.
- 125 Action: tabled until Board can go visit site.
- 126 **O. Foreclosure**
- 127 Information on a potential foreclosure due to liens on property was distributed by Vanguard
128 at the meeting tonight. Collection policy is being followed.
- 129 Motion: Proceed with the foreclosure process through attorney. McDowell/Poon. Vote: 7:0:0
- 130 **P. Leadership Training**
- 131 It was duly noted that Vanguard shared information on a Community Association
132 Volunteer Leadership workshop April 29, 2006.
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- 134 ***ARC Review Committee- Siu Poon***
- 135 Timothy K. Smith, 13327 Tivoli Fountain Ct., Planting a tree in common area
- 136 Motion: Deny. Suggest resident contact landscape committee for tree to be put in at HOA cost and
137 HOA maintenance. Preferably not a white pine. Brill/Renner. Vote: 6:0:0.
- 138 Iyad & Cheryl Oasis, 18942 Fountain Hills Dr., Hot tub
- 139 Motion: Approve. Brill/Renner. Vote: 6:0:0.
- 140 Iyad & Cheryl Oasis, 18942 Fountain Hills Dr., Hot tub enclosure
- 141 Motion: Approve, subject to the painting of the enclosure to match the color scheme of the house
142 siding or deck within the time limit of 30 days. Renner/Poon. Vote: 5:1:0.
- 143 Castor R. Estrada, 18835 Porterfield Way, 6' Fence
- 144 Estrada's next door neighbor, Chris Herron, wanted it noted that Mr. Estrada has verbally
145 agreed to cover the cost of moving Mr. Herron's fence back to it's original position at the
146 property line when Mr. Estrada installs a fence. Originally Mr. Estrada requested Mr.
147 Herron move his fence 2' off the property line, which he originally agreed to in order to
148 maintain neighborliness.
- 149 Motion: Deny due to proposed fence being too high. Suggest submitting proposal with 5' fence
150 with 1' lattice as allowed in the by-laws. Poon/Walsh. Vote: 3:1:2. McDowell and
151 Renner abstain.
- 152 Brown, 13433 Rising Sun Lane, Storm door
- 153 Motion: Approve, subject to the frame matching house trim as mentioned in application.
154 Renner/Poon. Vote: 6:0:0
- 155 Burton, 13251 Autumn Mist Circle, Storm door
- 156 Motion: Approve subject to the frame matching house trim as mentioned in application.
157 Renner/Adamkiewicz. Vote: 6:0:0

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159 **IV. OLD BUSINESS (UNFINISHED BUSINESS)**

160 Mr. Renner brought up the question of whether buying the Fountain Hills power from PEPCO is the best
161 deal. Vanguard pointed out that this is not a competitive market. The association does not use enough
162 power to attract a bid from any other electric company.

163 Vanguard responded to the letter regarding common ownership from Theodora Goodwin against Fountain
164 Hills Community Association letting her know a mediation date will be scheduled. A board member will
165 need to be there.

166 Page 20 of the Vanguard Memo clarified that security tips were posted on the website.

167 **VI. ADJOURNMENT**

168 There being no additional business, the Board meeting adjourned at 9:32 p.m. Next Meeting is Thursday,
169 May 4, 2006, 7:30 p.m.

170 Motion: To adjourn the meeting at 9:32 p.m. Renner/McDowell. Vote: 6:0:0.

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Respectfully Submitted,

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Liz Van Brunt
Minute Taker

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Motion List
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1. To accept the minutes from the regular meeting dated March 2, 2006, as amended. Renner/Poon. Vote: 7:0:0.
2. Vanguard will get quotes on anti-scald device before the May Board Meeting and email the board the quote. Renner/Poon. Vote: 7:0:0
3. Allow lifeguard training in the pool 5/13/06. Renner/McDowell Vote: 7:0:0
4. Ratify the approval to repair pool item already authorized by Vanguard. McDowell/Renner. Vote: 6:0:0
5. Approve the re-strapping of pool chairs, subject to the review of the chairs by Alice Caldman, pool committee, with Vanguard in the next few days. McDowell/Brill. Vote: 7:0:0.
6. Agreed to have no pool access grace period. Renner/Poon. Vote: 7:0:0.
7. Approve 1 board meeting sign, as drafted, to be posted at the Pool House a week before the HOA meeting if the text "board" is removed and the location can be changeable. This should be bought to use for May meeting. Robin volunteered to place and remove sign for the month of May. Kastenmayer/Poon. Vote: 7:0:0.
8. Dismiss issue of Village Fountain Drive monument sign. Walsh/Brill. Vote: 7:0:0.
9. Dismiss. Resident should follow proper process for applying for fence installation through the ARC. McDowell/Walsh. Vote: 7:0:0.
10. Proceed with the foreclosure process through attorney. McDowell/Poon. Vote: 7:0:0
11. Deny. Suggest resident at 13327 Tivoli Fountain Ct contact landscape committee for tree to be put in at HOA cost and HOA maintenance. Preferably not a white pine. Brill/Renner. Vote: 6:0:0.
12. Approve hot tub at 18942 Fountain Hills Dr. Brill/Renner. Vote: 6:0:0.
13. Approve hot tub enclosure at 18942 Fountain Hills Dr., subject to the painting of the enclosure to match the color scheme of the house siding or deck within the time limit of 30 days. Renner/Poon. Vote: 5:1:0.
14. Deny due to proposed fence at 18835 Porterfield Way being too high. Suggest submitting proposal with 5' fence with 1' lattice as allowed in the by-laws. Poon/Walsh. Vote: 3:1:2. McDowell and Renner abstain.
15. Approve storm door at 13433 Rising Sun Lane, subject to the frame matching house trim as mentioned in application. Renner/Poon. Vote: 6:0:0
16. Approve storm door at 13251 Autumn Mist Circle subject to the frame matching house trim as mentioned in application. Renner/Adamkiewicz. Vote: 6:0:0
17. To adjourn the meeting at 9:32 p.m. Renner/McDowell. Vote: 6:0:0.

**Regular Meeting
Action List
April 6, 2006**

1. Set up meeting with affected residents due to Lake Geneva Way/Mediterranean Drive Parking. Find location for meeting.
2. Chapel Valley will quote wood chips for path near bridge.
3. Set up meeting with affected residents due to Lake Geneva Way/Mediterranean Drive Parking. Find location for meeting.
4. More information is requested to be gathered by Ms. Denise Beidleman, resident, about Autumn Mist Drive Visitor parking issues.
5. Board can go visit site of request for Installation of a Streetlight on Old Mateny Road.
6. Vanguard will get quotes on anti-scald device before the May Board Meeting and email the board the quote.
7. Vanguard will order 1 board meeting sign, as drafted, to be posted at the Pool House a week before the HOA meeting if the text "board" is removed and the location can be changeable. This should be bought to use for May meeting.
8. Robin volunteered to place and remove sign for the month of May.
9. Board suggests that the concerned resident contacts the state highway commission to review the rise of the road as true issue, rather than change the monument sign on Village Fountain Drive.