

1 Fountain Hills Community Association, Inc.
2 Regular Meeting Minutes
3 May 1, 2008
4

5 The Board of Directors of Fountain Hills Community Association, Inc. met at the UpCounty Regional
6 Services Center, Germantown, Maryland on May 1, 2008 at 7:30 p.m. for a regular meeting.

7 **Present:**

8 Mr. Tom McDowell, President

9 Ms. Siu Poon, Vice President

10 Mr. David Holtzman, Treasurer

11 Ms. Alice Kalamar, Director

12 Ms. Sue Adamkiewicz, Director

13 Ms. Shirley Fair, Director
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15 **Others Present:**

16 Mr. Stephon Collins, Vanguard Management

17 Ms. Erin Barry, Recording Secretary
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19 **I. CALL TO ORDER**

20 Mr. Tom McDowell called the meeting to order at 7:30 p.m. with a quorum present.

21 **II. HOMEOWNER FORUM**

- 22 • A resident inquired about “plain sight violations”. He was complaining about a resident
23 who was hanging lingerie and clothes that could be clearly seen through the windows.
24 He felt the landscaping company had done a sloppy job with some of the grass
25 blowing. He thanked the Board for hiring a new tow truck company.
- 26 • A resident agreed the landscaping company could do a better job with the grass blowing.
27 He asked if the new tow company had put up their signs yet. He asked about “plain
28 view violations” because he felt some were reported and others seem not to be. He
29 reported a trashcan that is continually out. He expressed he wanted an enforcement
30 committee to be appointed for the community and was upset because the Board made a
31 decision not to have such a committee. He wants it to be reconsidered. He requested
32 that the bylaws be readdressed at a latter date. The Board responded that a 2/3 majority
33 vote of the homeowners was needed in order to make changes in the bylaws. The
34 resident wanted the Board to know that even though he often brings complaints, he
35 does appreciate the Board and all their hard work.
- 36 • A resident said that he was a victim of the towing enforcement and agreed that he was in
37 violation. He wanted to mention a tree stump violation on, 13121 Mediterranean, in the
38 front yard.
- 39 • A resident commented that he is seeing some improvements by Management paying
40 attention to issues. He mentioned that 13521 Niagara Falls keeps a laundry rack in
41 driveway. He reported that a landscaping truck is being parked overnight in the
42 community.
- 43 • A resident said she was very happy with the landscaping company’s work.
- 44 • A resident agreed that the residents of 13521 Niagara Falls need a violation notice for
45 their laundry rack.
- 46 • A resident noted that homeowners on Niagara Falls and Champions Way are still putting
47 their trash out early on Sunday afternoon and without trash receptacles.
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50 **III. MINUTES OF MEETING**

51 Motion: To approve minutes of April 3, 2008, as amended.

52 McDowell/Hotlzman Vote: 5/0/1 (Poon)

53 **IV. REPORTS OF OFFICERS OR DIRECTORS**

54 There were no reports of Officers or Directors at this time.

55 **V. COMMITTEE REPORTS**

56 **A. Social Committee**

57 There was nothing to report.

58 **B. Landscaping Committee**

59 There is no committee at this time. Management presented a proposal for several trees and
60 stumps to be removed and some replacement trees to be planted. It also contained some
61 seed and straw recommendations. A Board member objected to the idea of using white
62 pines and wondered if another tree type could be considered. There was discussion when
63 the beds would be planted.

64 Motion: That we table the tree planting issue until Management can get more information.

65 McDowell/Poon Vote: Unanimous

66 Action: Management will check when the beds by the fountains on Fountain Club Drive are
67 scheduled to be planted.

68 **C. Pool Committee**

69 Management stated that the pool isn't fully staffed yet but Winkler expects to be staffed by
70 May 16th. They found a plumbing issue at the pool and have scheduled a plumber. They
71 expect everything to be completed shortly. The inspection is scheduled for about a week
72 before the pool is to be opened. All the applications have gone out.

73 **D. Web Committee**

74 There was nothing to report.

75 **E. Fountain Hills Condominium**

76 The Fountain Hills Condominium reported that they have notified their Management
77 Company that they are not renewing their contract. They have requests out to several
78 companies and hope to have a new company by July 1, 2008. They have selected a new
79 towing company, G&G, who are scheduled to begin on May 26, 2008. They issued their
80 proposed budget and will have their budget meeting for residents on Thursday, May 8, 2008
81 with an expected increase of 34%. However, the Board may determine it needs to be even
82 more. The Board is committed to a long-term goal of bringing the condominium back to a
83 strong financial stance.

84 **F. Architectural Review Committee**

85 The committee reported they had five applications and approved four and disapproved one.
86 The fence on Rushing Water Way would run on the property line, so would require a joint
87 application from the resident on the other side of fence. The applicant could also opt to
88 move the fence location over so it didn't affect any other property.

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91 **VI. MANAGEMENT REPORT**

92 **A. Communication via Website**

93 Mr. Morris came to the meeting to get an understanding of how the Board wanted to use the
94 Association website for sending mass email communication to the community. Mr. Morris
95 had a test page up on his computer and showed the Board how it worked. They discussed
96 capturing email addresses, putting it on an index page and to code it so that others and
97 robots wont index them. The Board’s goal is to see if there is a way to cut postage costs
98 through emailing rather than using the postal system.

99 They discussed the cost break down, which starts with a \$100.00 sign up fee and \$30.00 per
100 month for up to 1000 emails. Spam emails that get released to the system would count
101 towards the 1000 email quota. Mr. Morris pointed out that this was a down side to the
102 service. It was also noted that an administrator would probably need to be hired. The Board
103 discussed the potential cost of multiple email addresses per residence and the cost of going
104 over the 1000 email quota.

105 Action: Mr. Morris will check to see if the system has a capture system, and what the added cost
106 would be if the community went over the 1000 monthly email quota.

107 **B. Draft News Letter**

108 The Board made some adjustments to the draft.

109 Action: The Board will submit their corrections.

110 **C. Winkler Pool Repair Authorization**

111 The Board discussed the recommended repairs from Winkler.

112 Motion: We accept the proposal at the cost at \$1,170.00 to repair the underwater pool lights.

113 McDowell/Holtzman Vote: Unanimous

114 Motion: We accept the proposal from Montgomery Lighting Service Inc. for installing lighting at
115 the two remaining unlighted fountains for the cost of \$7,795.32.

116 Poon/Kalamar Vote: 5/1/0 (Holtzman)

117 Notation: That Frank Walsh was in favor of this proposal but wasn’t present to vote.

118 **D. Electronic transmission of notice**

119 The Board discussed the issue of using electronic transmission of notice according to the
120 Maryland Law as of 04/24/2008. It states that all homeowners must give the Association
121 written authorization to provide notice of a meeting or deliver information by electronic
122 transmission. A concern was how the Board could verify homeowner reception of emails. It
123 was noted that everything emailed should be posted as a PDF post on website. It was
124 suggested that another way to help reduce postage costs is to have residents send a self-
125 addressed envelope for their pool passes.

126 **E. Legal Service Renewal with Thomas Schild Law Group**

127 The Board discussed renewing the retainer with Thomas Schild Law Group. It was noted
128 there was no increase in fees.

129 Motion: That we renew our contract with Thomas Schild Law Group as our legal counsel.

130 McDowell/Poon Vote: Unanimous

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F. Fire Lane Discussion

The Board discussed an email from a resident stating he was told by a neighborhood police officer that the police officer could not ticket for a fire lane violation due to the signs having a County seal on the back.

Motion: To go on record that we enforce in all areas of our community that you cannot park in an area that is not designated as a parking area, including fire lanes and sidewalks and t-boning on pavement.

Holtzman/ there was no second

Mr. Holtzman tabled this motion because it requires research. It was suggested that at a former time the Board allowed t-bone parking. However, Mr. Holtzman requested, if the research shows that this is not the case, that Management inform the towing company to enforce it.

Action: Management will check the records for any allowance by previous Boards to permit t-bone parking and let the Board know.

G. Parking Enforcement

A Board member mentioned that we have not put aside money in the budget for the security patrol. At this time, the Board felt that hiring the new towing company would accomplish what they were hoping a security patrol would provide. The Board member requested that if the towing company doesn't satisfy all that the Board expects, they revisit the idea and discuss from where in the budget the funding would come from.

VII. UNFINISHED BUSINESS

Approve 2008-2009 Budget

Mr. Holtzman asked that it go on record that the Board has responded to a resident's complaints on Lake Geneva about the parking issues and will visit the issue again.

Motion: To approve the 2008-2009 Budget.

McDowell/Poon

Vote: Unanimous

VIII. NEW BUSINESS

Homeowner Application for pool passes

The Board discussed an application from a resident who has requested a number of pool passes that appears excessive for the household.

Action: Management will check the applications that requested greater than five passes, find out who the recipients are and research prior applications and passes issued.

IX. ADJOURNMENT

There was no additional business. The Board meeting adjourned at 9:07 p.m.

Motion: To adjourn the meeting at 9:07 pm.

Poon/Adamkiewicz

Vote: Unanimous

Respectfully Submitted,

Erin Barry, Recording Secretary

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Fountain Hills Community Association, Inc.

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Motion List

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May 1, 2008

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McDowell/Hotlzman Vote: 5/0/1 (Poon)

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Motion: That we table the tree planting issue until Management can get more information.

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McDowell/Poon Vote: Unanimous

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Motion: We accept the proposal at the cost at \$1,170.00 to repair the underwater pool lights.

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McDowell/Holtzman Vote: Unanimous

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Motion: We accept the proposal from Montgomery Lighting Service Inc. for the extra two
fountains for the cost of \$7,795.32.

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Poon/Kalamar Vote: 5/1/0 (Holtzman)

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Motion: That we renew our contract with Thomas Schild Law Group as our legal counsel.

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McDowell/Poon Vote: Unanimous

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Motion: To approve the 2008-2009 Budget.

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McDowell/Poon Vote: Unanimous

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Motion: To adjourn the meeting at 9:07 pm.

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Fountain Hills Community Association, Inc.

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Residents in Attendance

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Steven Muse

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Cyd Sharp

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Dan Sharp

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Mr. McBeth

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Daryl McFadden

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Rick Morris

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