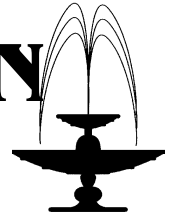


# FOUNTAIN HILLS BULLETIN



A Newsletter for the Fountain Hills Community Association  
Germantown, Maryland

Spring 2003

[www.fountainhillscommunity.com](http://www.fountainhillscommunity.com)



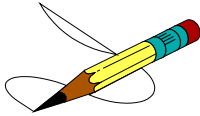
## 2003 SWIMMING POOL SEASON IS HERE!



## SMOKE DETECTOR MAINTENANCE

Your smoke detectors are a very important part of your home. They have been installed for your protection in the event of a fire, yet they cannot protect you if they are not operating properly.

Questions,  
comments or  
suggestions?



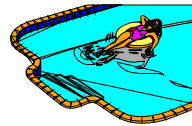
Write to:

Mr. Bob Brunelle, Community Manager  
Fountain Hills Community Association  
c/o Vanguard Management  
P.O. Box 39  
Germantown MD 20875-0039

(301)540-8600 x3317  
[bbrunelle@vanguardmgt.com](mailto:bbrunelle@vanguardmgt.com)

The beautiful swimming pool facility at Fountain Hills will open for the 2003 season on *Saturday, May 24, 2003 at 11:30a.m.* A schedule of hours is included elsewhere in this newsletter.

All residents should have already received a 2003 pool pass application form. Completed Applications should be mailed to:



### Fountain Hills

### Swimming Pool Passes

c/o Vanguard Management Associates, Inc.  
P.O. Box 39  
Germantown, Maryland 20875-0039

### PLEASE:

1. **READ** the documentation provided when you moved in.
2. **CLEAN** your smoke detectors every week.
3. **TEST** your smoke detectors at least once every month (more often is better!).
4. Replace the batteries at least twice annually - when you change your clocks for daylight savings time.

### BOARD MEETING SCHEDULE

The normal meeting date is the 1<sup>st</sup> Thursday of each month at the Up-County Government Services Center  
12900 Middlebrook Road  
Germantown MD 20874.

Thursday, May 1, 2003	7:30p.m.
Regular Board Meeting	
Thursday, June 5, 2003	7:30p.m.
Regular Board Meeting	
Thursday, July 3, 2003	7:30p.m.
Regular Board Meeting	
Thursday, August 7, 2003	7:30p.m.
Regular Board Meeting	
Thursday, September 4, 2003	7:30p.m.

**Facsimile submissions Will not be accepted. The original application - with original owners'/tenant s' signatures is required!**

Applications will be processed and return mailed as quickly as possible.

All residents should be aware of the swimming pool rules and regulations that were mailed with the application package. The rules will also be

posted at the pool.

## HAVE A SAFE AND ENJOYABLE SEASON!

Bob Brunelle, PCAM®  
Assigned as Community Manager

Vanguard Management is pleased to announce that Mr. Bob Brunelle has been assigned as the Community Manager representing the Fountain Hills Community Association. Mr. Brunelle was introduced to the Board and community at the April 3<sup>rd</sup> Board meeting.

Mr. Brunelle is an experienced community manager with over fifteen (15) years of experience in the management field. He has earned the Professional Community Association Manager (PCAM®) designation through the Community Associations Institute (CAI).

Contact information: x3317  
[bbrunelle@vanguardmgt.com](mailto:bbrunelle@vanguardmgt.com)



### **PET "Etiquette"**



Pet owners are reminded that they should walk their pets **AWAY** from neighbors' homes, the playground areas and high traffic areas.

Deposits of "poop" around the common areas has become a significant nuisance.

**PETS SHOULD BE ON A LEASH WHEN ON FOUNTAIN HILLS PROPERTY.**

**IT'S NOT ONLY AN ASSOCIATION RULE, BUT COUNTY LAW!**

The Association covenants, rules and the law also say that you should "pick-up" after your pet. Let's face it, these

things are not only the law, but they are also the signs of a considerate pet owner/neighbor.

Please be aware that, failure to follow the proper rules concerning your pet could result in action being taken to remove the pet from the community!

Ideally, complaints should be referred to The Montgomery County Department of Animal Control at 240/773-5960 or 240/773-5925  
*Action will be more expeditious and effective!*



A summary of selected Montgomery County Animal Control Laws is published at the end of this newsletter.

Anyone wishing to file a complaint concerning a pet owner who allows such problems to occur should



**WRITE to:**

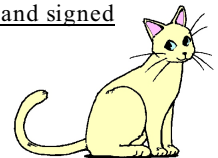
**Fountain Hills  
c/o Vanguard Management**

Your complaint should include:

- The date and time of the incident,
- A description of the pet,
- The address (street #) of the owner to whom the pet belongs.

Action can only be taken upon receipt of a written and signed complaint.

Confidentiality will be protected to the greatest extent possible.



## **COMMITTEE REPORTS**

### **POOL COMMITTEE**

The Pool Committee's mission is not to "run the pool." The Committee has the responsibility to observe what is happening at the pool, either directly or through other residents, and pass our concerns on to Vanguard Management, who will address these concerns with the pool management company.

The Committee also recommends changes in pool operations to the Fountain Hills Board of Directors, for their action.

#### **One final topic.**

It has come to the attention of the Pool Committee that some residents may be interested in the formation of a Fountain Hills Community Swim Team. The only way that a swim team will be formed is from volunteers. If there is interest in volunteering for forming a swim team, please complete and return the "Volunteer Interest" form included with this newsletter.

### **GROUNDS AND LANDSCAPE COMMITTEE**

Kristine Devine, Chair



As summer approaches, just a quick reminder of yard maintenance responsibilities: All homeowners are required to keep their yards in good order, including, but not limited to, the seeding and watering of all lawns, the pruning and cutting of all trees and shrubbery, weeding, new mulch on existing beds and the replacement of dead bushes and trees.

In addition, single family homeowners are responsible for cutting and trimming their lawns.

The landscaping contractors are responsible for cutting and trimming all common areas and townhome lawns. Please note, the landscapers will not enter locked gates or mow in debris strewn yards.

The Grounds & Landscaping Committee meets once a month at 7:30 in the Upcounty Regional Services Center. The next scheduled meeting is Wednesday, May 28th. New members are always welcome!

Together, we can keep our community beautiful.

### **ARCHITECTURAL REVIEW COMMITTEE (ARC)**

Tom Deckard, Chair

The purpose of the ARC is to regulate the external design, appearance, use, location, and maintenance of Fountain Hills Community Association and improvements thereon in such a manner so as to preserve and enhance values and to maintain a harmonious relationship among structures and the natural vegetation and topography.

An "Application for Architectural Change" must be submitted prior to making any modifications to the exterior appearance of your home.



An Architectural & Environmental Review Committee (AERC) of Fountain Hills homeowners has been formed.

The AERC meets at 7:30p.m. on the 4<sup>th</sup> Thursday each month at the Up-County Government Services Center.



**Check us out at [www.fountainhillscommunity.com](http://www.fountainhillscommunity.com)**

We're still relatively new, but our classifieds section is already fully functional – place an ad or respond to one – it's completely free!

In the weeks and months to come, we'll be adding new artwork, pictures from our neighborhood, community news, a meetings and events calendar, key documents and board rosters, links to other Websites in our community, and much, much more!

Keep checking back to watch our site grow and grow! And let us know if there's something you'd like to add. Remember, this is YOUR community Website!

[www.fountainhillscommunity.com](http://www.fountainhillscommunity.com)

*Helpful Telephone Numbers*

Vanguard Management	301/540-8600
Manager - Bob Brunelle	x3317
Accounting	x3302
	fax: 301/540-3752
Web Site	<a href="http://www.vanguardmgt.com">www.vanguardmgt.com</a>
Potomac Disposal	301/294-9700
MISS UTILITY	1/800/257-7777
	(Call before digging)
PEPCO	202/833-7500
ALLEGHENY POWER	1-800-654-3317
WSSC (Water & Sewer Service)	
Billing Inquiries	301/206-4001
Emergencies	301/206-4002
Washington Gas	703/750-1000
Cable TV Montgomery	301/294-7600
Montgomery County Government	
Animal Control	240-773-5000
Trash/Recycling	240/777-6410
Dept. of Health	240/777-1600
Police Non-Emergency	301/279-8000
Public Street Lights Out	240/777-2190

**Lawn Maintenance - Private Townhouse Yards**

One of the more significant services provided by the Fountain Hills Community Association is lawn mowing maintenance for all individual **townhouse lots** within the community. Townhome owners pay a higher monthly assessment for this service.



In addition, the mowing company will **NOT**:

- Move personal property in a yard;
- Enter a fenced yard if the gate is locked;
- Enter a yard if a pet is there; or
- Enter a yard if there is pet excrement.

Homeowners not desiring to have their private yard mowed must advise management **in writing**. In addition, if you have a fenced rear yard, place a RED ribbon in a conspicuous place on the **outside** of the fence or lock the gate.

This service is offered under the following parameters:

- **Mowing of grass** includes both front and rear yards and
- Trimming ("weedeating") is included **except** adjacent to air conditioning equipment or where siding on the home is within ten inches (10") of the ground.

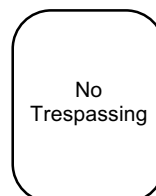
Services will **NOT** include:

- Tree and/or shrub care.
- Mulching.
- Fertilization and/or weed control.
- Leaf removal.

**STORMWATER MANAGEMENT AREAS**

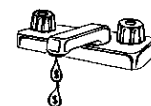
Recently, "No Trespassing" signs were erected at the various stormwater management areas throughout the Fountain Hills Community.

Parents - please have a talk with your children about these areas and teach them that they should not be playing in these areas. They are not "sandboxes"!



**PLUMBING FACTS**

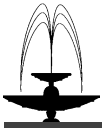
Incredible as it may sound, a running toilet can waste **as much as \$1,000.00 or more** in water and sewer charges in a single month. The "**normal**" average daily consumption of water for the size and type of condos at Woodland Walk should be approximately **150 to 200** per condo per day.



It is **important** to **regularly** inspect the plumbing in your home and have any drips or leaks repaired as soon as possible. Also inspect the hoses for your washing machine and dishwasher. A worn hose can break and cause hundreds of dollars in damage to your home or your neighbors' homes.

If you are not sure how to check for problems, contact a qualified plumber!





## TRASH COLLECTION

The Fountain Hills Community Association provides **curbside** trash collection for all single family and townhomes as part of the association budget. (*Condominium owners pay for their own private trash collection through their condominium fees.*)



As a courtesy to your neighbors, please keep in mind the following guidelines for disposal of your trash:

- ◆ Regular trash collection days are **Mondays and Thursdays.**

### NO COLLECTION ON:

New Years Day  
 Memorial Day  
 Independence Day  
 Labor Day  
 Thanksgiving Day  
 Christmas Day

- ◆ Trash/garbage should be stored in securely closed plastic bags or in a heavy duty container with a **tight fitting lid.**

Trash placed out in open containers may attract rodents or other vermin.



- Trash/garbage should be placed out for collection in securely closed plastic bags or in a heavy duty container with a **tight fitting lid.**

Please do not dispose of trash in the "corral" areas near the condominium buildings. These areas are for the exclusive use of the condominium residents.

### PLEASE DO NOT PLACE HOUSEHOLD TRASH IN OPEN PAPER BAGS OR CONTAINERS!

Trash containers/plastic garbage bags should not be placed out in public view earlier than sundown of the evening prior to the regular trash pick-up day and should be removed the same day or evening of the pick-up.

Trash containers must be stored in your garage or storage shed or rear yard.

*On collection days, trash containers should be put at the curb nearest your home.*

Problems related to the trash collection should be reported directly to **Potomac Disposal** at 301/294-9100. If the matter is not resolved satisfactorily, contact Vanguard Management at 301/540-8600.



### THE FOUNTAIN HILLS POOL IS A NON-SMOKING FACILITY



THANK YOU FOR  
**NOT**  
SMOKING!



We're working hard to bring you a great community website!

But we need your help!

Currently, we have very limited help with the website and we need more volunteers. If you have word processing or web authoring skills, that's great – **if not, we can still use your help!** (And this may be a nice opportunity for you to learn a bit about how to create and maintain a Website.)

Anyone who's interested in playing a part on our Committee please contact me right away – we'd love to have you!

## Learn to Swim From the Best!

Fountain Hills has retained one of the leading Swim Coaches in the County for the lesson program this year. Sean DeFrehn and his staff will be teaching Group and Private Lessons Starting the first full week of summer vacation. Sean has coached for most of the leading teams in the area including Curl Burke, RMSC, The Germantown Stroke Clinic as well as Site supervisor for JFD, Head Prep-team Coach for The Titans Swim Club, Head Coach at Quail Valley Swim Team and Founder of 3D Swimming. Sign ups for lessons begin on opening day or you can reserve a spot by emailing Sean at [DDDSwim@aol.com](mailto:DDDSwim@aol.com).

Lessons are held 4 days a week  
 Mon. – Thurs. 10:00am – 10:45am  
 Fridays are weather related makeup days.  
 \$100 per Two week Session  
 \$25 per half hour private Lesson

Don't let your child be left behind. Sign up today!





**Summary of selected  
County Animal Control Laws**

**Animals at large**

(Montgomery County Code, Sec. 5-203(a)(1))

An animal is at large if it is outside of the premises of its owner and not leashed or otherwise restrained to prevent unwanted contact with a person or another animal. This law applies only to dogs and unaltered cats.

Penalty for violation - \$100

**Animal Trespass**

(Montgomery County Code, Sec. 5-203(a)(3))

An owner must not allow an animal to enter private property without the property owner's permission.

Penalty for violation - \$100

**Animal Noise**

(Montgomery County Code, Sec. 5-203(a)(6))

An owner must not allow an animal to cause noise that is loud enough and persistent enough to disturb another person's quiet enjoyment.

Penalty for violation - \$100

**Animal Defecation**

("pooper scooper" law)

(Montgomery County Code, Sec. 5-203(a)(2))

An owner must not allow an animal to damage or defecate on property outside of the owner's property. An animal may defecate on public property or the common area of property in which the owner shares an interest if the owner immediately removes and disposes of the feces by a sanitary method approved by the Director. Feces may be picked up in a plastic bag. If this bag is placed inside another plastic bag, it may be put out for disposal in your normal household trash

Penalty for violation - \$100

**Other animal public nuisance laws**

**Female animal in heat**

(Montgomery County Code, Sec. 5-203(a)(4))

An owner must not allow a female dog or cat in heat to be outside a building or other secure enclosure that prevents attraction of other animals.

**Unsanitary conditions**

(Montgomery County Code, Sec. 5-203(a)(5))

An owner must not allow an animal to cause an unsanitary, dangerous or offensive condition because of the size or number of animals kept in a single location or because a facility is not appropriate for the animal or properly maintained.

To report an animal bite or a violation of animal control laws, call the Division of Animal Control and Humane Treatment at: 240/773-5960 or 240/773-5925



**VOLUNTEER INTEREST?**

I would like to become more involved in the affairs of the Fountain Hills Community Association through serving on a committee. I would be willing to serve on a committee. Please contact me.

Committee:

Architectural & Environmental Control

Grounds / Landscaping

Swim Team

Social/Welcome

Pool & Recreation

Web Site Development

*Please Print or Type*

Name: \_\_\_\_\_ Telephone: (H) \_\_\_\_\_

Address: \_\_\_\_\_ (O) \_\_\_\_\_

\_\_\_\_\_ E-mail: \_\_\_\_\_

**Mail To:** Fountain Hills Community Association  
c/o Vanguard Mgmt.  
P.O. Box 39  
Gemantown MD 20875-0039



Fountain Hills Community Association  
c/o Vanguard Management Associates, Inc.  
P.O. Box 39  
Gemantown MD 20875-0039

Place mailing label here