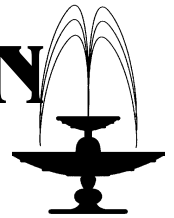


FOUNTAIN HILLS BULLETIN

A Newsletter for the Fountain Hills Community Association
Germantown, Maryland



Spring 2004

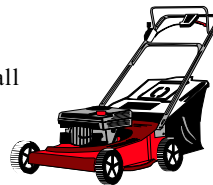
www.fountainhillscommunity.com

Maintaining Your Yard?



All homeowners are reminded that yard areas should be maintained regularly. This would include:

- ▶ mowing at regular intervals
- ▶ pruning shrubs and trees
- ▶ weeding beds
- ▶ trimming
- ▶ raking leaves



Everyone should take all reasonable measures to maintain a neat, healthy, and green lawn.

Your lawn is mowed by the Association as a part of the services covered by your dues if you live in a townhouse. The Association's contractor, D&A Dunlevy Landscapes, will mow the grass in both front and rear yards and trim ("weedeating"), **EXCEPT** around HVAC equipment or where the siding on your home is closer than eight inches (8") to the ground.

Townhouse homeowners are reminded that all other maintenance (tree and/or shrub care, mulching, fertilization and/or weed control, etc.) are things that you must do yourself.

NOTE: Homeowners with property bordering on the public roadways are reminded that the Montgomery County Department of Transportation **will not** mow the strip nor prune the trees along the roadway. Residents of these areas are asked to mow these strips when mowing your own yards.

New payment option available - see page 4

2004

SWIMMING POOL SEASON IS HERE!

The beautiful aquatic center at Fountain Hills will open for the 2004 season on **Saturday, May 29, 2004 at 11:30a.m.** A schedule of hours is included elsewhere in this newsletter.

All residents should have already received a 2004 pool pass application form. **C o m p l e t e d** Applications should be mailed to:

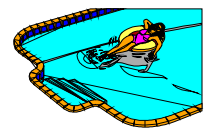
Facsimile submissions will not be accepted. The original application - with original owners'/tenants' signatures is required!

Fountain Hills Swimming Pool Passes

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

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

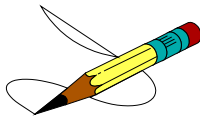
All residents should be aware of the swimming pool rules and regulations that were mailed with the application package. The rules will also be posted at the pool.



HAVE A SAFE AND ENJOYABLE SEASON!



Questions, comments or suggestions?



Write to:

Mr. Craig Wilson, Community Manager
cwilson@vanguardmgt.com, x3305
Mr. David Bossler, Asst. Comm. Mgr.
dbossler@vanguardmgt.com, x3318
Fountain Hills Community Association
c/o Vanguard Management
P.O. Box 39
Gemantown MD 20875-0039
(301)540-8600 • Fax (301)540-3752

BOARD MEETING SCHEDULE

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

Thursday, May 6, 2004	7:30p.m.
Regular Board Meeting	
Thursday, June 3, 2004	7:30p.m.
Regular Board Meeting	
Thursday, July 1, 2004	7:30p.m.
Regular Board Meeting	
Thursday, August 5, 2004	7:30p.m.
Regular Board Meeting	
Thursday, September 2, 2004	7:30p.m.
Regular Board Meeting	



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!



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



WRITE to:

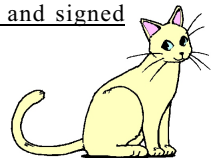
**Fountain Hills
c/o Vanguard Management**

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.



Cicadas Are Coming!!

(Source: Univ. Of MD, Cooperative Extensions Service)

After a 17 year absence, the periodical cicadas, or 17-year "locusts", are returning.

The cicadas will begin to surface in mid-May, or when the soil temperature reaches around 17 degrees Celsius (around 63 degrees Fahrenheit). With a little bit of rain to soften up the soil, they'll be coming out. Tens of thousands of cicadas can appear overnight and cover large areas.

Cicadas are insects about the size of a shrimp with transparent wings and make a deafening buzz when they mate.

Cicadas "don't bite, and they don't attack people," said Keith Clay, an insect expert at Indiana University. In spite of their large numbers, the cicadas will cause little damage to trees and smaller plants. After so many years underground slowly sucking tree roots, the insects arrive full of energy and are determined only to mate.

"They are not very active when the sun goes down, so the massive noise we'll hear in the daytime will subside, allowing people to sleep," said Clay. The aboveground cycle lasts less than four (4) weeks.



Cicadas contribute to soil aeration, and their presence is a sign of good environmental health, specialists say. But why the insects

appear only every 17 years remains a mystery.

Once they mate, the males die and the females lay their eggs in tree branches before perishing. The nymphs hatch, drop to the soil and burrow several inches underground. Any damage caused by the cicadas happens when the females use a razor-sharp appendage to slice branches and twigs open so they can insert their fertilized eggs. The eggs, about the size of a grain of rice, hatch about four weeks later - in early June - just as the cicadas reach the end of their life cycles. The larvae will drop and burrow into the ground with help from its front legs searching for roots.



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.

STORMWATER MANAGEMENT AREAS

"No Trespassing" signs have been 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"!

THE FOUNTAIN HILLS
POOL
IS A
NON-SMOKING
FACILITY



GROUNDS AND LANDSCAPE COMMITTEE

Jennifer Brill, 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.

Helpful Telephone Numbers

Vanguard Management	301/540-8600
Manager - Craig Wilson	x3305
Asst. Mgr. - David Bossler	x3318
Accounting	x3302
	fax: 301/540-3752
Web Site	www.vanguardmgt.com
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

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.

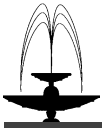
The AERC meets at 7:30p.m. on the 4th Thursday each month at the Up-County Government Services Center.

SMOKE DETECTOR MAINTENANCE

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.

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.



NEW ASSESSMENT PAYMENT OPTION

The Association, in conjunction with Vanguard Management, is now in the process of implementing electronic payment, or "direct debit" as a convenience for Fountain Hills homeowners.

Direct debit is a convenient and efficient mechanism for you to make your regular association assessment payment. It will reduce your time and effort put in to writing checks. It is the best way to insure that your payment is received on time and it will take away your worry about the weather, postal delays, holidays, vacations and other unexpected circumstances.

Frequently Asked Questions (FAQs) About Direct Debit:

- Q. How do I know if my banking institution will provide for direct withdrawals from my account?
 - A. Simply ask your bank. Certainly, when you complete the paperwork to enroll in the program, Vanguard Management will verify that your banking institution will honor automatic payment instructions.
- Q. When would the regular payments be taken from my account? What amount?
 - A. The withdrawal will be made from your account between the 2nd and 5th day of each month (or each quarter, as applicable) as determined by your association. **Only the total regular assessments are withdrawn.**
- Q. How long will it take to get started?

You were recently mailed a "Direct Debit Authorization Form". This form must be completed and returned to Vanguard Management **accompanied by a voided personal check for the account from which your assessment payments are to come.** The form must be completed in its entirety, signed, dated and returned along with the voided check to the address at the top of this letter.

Another copy of the authorization form is enclosed with this newsletter and it is available to download from the Fountain Hills web site at www.fountainhillscommunity.com.

It is very important that you provide the correct ABA Routing Number. Therefore, we would encourage you to consult your bank to insure that you use the correct number.

- A. As long as your completed form is received by the 10th of the month, direct debit can commence the following month. This procedure will also apply if you want to change the bank account from which your assessment is withdrawn.
- Q. If I want to discontinue my participation, how do I stop direct debit?
 - A. You must request cancellation, **in writing**, to Vanguard Management. Your request must be received no later than the 10th day of the month to discontinue direct debit for the following month. This procedure will also apply if you are changing banks or bank accounts, unless your new bank information was submitted by the 10th of the month as described in the Q&A above.
- Q. Are disputed balances protected from direct debit?
 - A. Yes, direct debit will only withdraw monthly and/or quarterly fees. However, your account balance must be zero (-0-) to initiate direct debit.
- Q. If there are insufficient funds in my account on the 2nd, but okay on the 3rd, am I subject to insufficient fund charges?
 - A. Yes, if there are not sufficient funds in your account on the day that the direct debit is

The first direct debit will occur on the 1st day of month that is MORE THAN THIRTY (30) DAYS from receipt of your form.

It is hoped that this new program will provide a convenient new method for making your assessment payment.

Of course, those who wish may certainly continue to mail payments, accompanied by a coupon, as you have previously.

Those who have been making electronic payments may also continue doing so.

- transmitted, it is just like a returned check from the bank indicating "NSF" (insufficient funds). You will be required to promptly pay the return check fee and the amount of the return check before you may begin the direct debit program again. You will be ineligible to continue in the direct debit program if you have two (2) insufficient funds ("NSF") returns.
- Q. Will I need to notify my bank if there is an increase in Association assessments for a new fiscal year?
 - A. No, direct debit will automatically withdraw the correct amount, but you will need to be aware of the increased amount that will be withdrawn from your account.

We hope that these FAQs are useful to you as you consider using the option of payment by Direct Debit. The information and instructions on the form are straightforward.

You are encouraged to read the **DIRECT DEBIT PAYMENT AUTHORIZATION AGREEMENT** carefully before submitting it.

DIRECT DEBIT PAYMENT AUTHORIZATION AGREEMENT

Note: This authorization may only be cancelled, in writing, by any one of the below authorized persons.

★★★★NOT FOR FOUNTAIN HILLS CONDOMINIUM OR CLOPPERS HILL CONDOMINIUM HOMEOWNERS ★★★★★

Subject to the terms and conditions as set forth below, I/We authorize Vanguard Management Associates, Inc. (Vanguard) to initiate debit entries to my/our bank account in the financial institution as indicated below and hereby authorize the financial institution to debit the same account for the purpose of paying the monthly (or other periodic) assessment to my condominium or homeowner association (collectively called "association").

Financial Institution: _____ Account #: _____

Branch City: _____ State: _____ Zip Code: _____

ABA Routing Number (*Ask Your Bank*): _____

Type of Account (*Check One*): Checking Savings

Terms and Conditions:

1. This enrollment form must be **received** by Vanguard no later than the tenth (10th) day of the month preceding the month that you wish to start direct debit. The direct debit will be initiated without further notice to you and you will be notified only if the direct debit process for your account was unsuccessful.
2. Vanguard will request the direct debit transfer of funds from your bank account once each calendar month (*or other period if your association assessment is not collected monthly*) no earlier than the second (2nd) business day of each month.
3. Potomac Valley Bank (or other depository determined by Vanguard) will be authorized to debit funds from my bank account for deposit into the Association's account no earlier than the second (2nd) business day of each month (*or other period if your association assessment is not collected monthly*).
4. The amount debited from my/our account will be equal to the current regular monthly (*or other period if your association assessment is not collected monthly*) assessment and may include parking and/or special assessments that have been authorized by the Board of Directors, as may be applicable. I recognize that there may be other charges due to my/our association, but direct debit will not include any other fees, late charges, handling charges, etc. **I am responsible for payment of such charges by other means.**
5. I/We am/are completely responsible for providing Vanguard with correct information and for notifying Vanguard, **in writing**, by the tenth (10th) of the preceding month, of any changes to my/our account (i.e. change of bank, account numbers, sale of home). Failure to notify Vanguard of the desired change(s) by the **tenth (10th) of the preceding month** may result in funds being withdrawn in the following month. All charges from the failure to timely notify Vanguard, including the resulting debit, will be my sole responsibility.
6. I understand that I/we will be ineligible to continue in the direct debit program if any of the following occurs:
 - a. I/we have two (2) insufficient funds ("NSF") returns, and/or
 - b. I/we change banks more than two (2) times.
7. I/we understand that I/we will be responsible for making up the payment, by check or alternate means, for the direct debit that is not honored by my/our bank PLUS any NSF charges, late charges or other fees that may be applicable. **Any charges that result from a returned direct debit will be added to your account with the association.**
8. To enroll in the direct debit program, I/we must have a zero (-0-) account balance with the association.

Association Name: **Fountain Hills Community Association**

Association Account Number: _____ Address: _____

Co-Owner Name: _____ Co-Owner Name: _____

Social Security #: _____ Social Security #: _____

Mailing Address (if different from Association address): _____

Telephone: _____ Telephone: _____

Signature: _____ Date: _____ Signature: _____ Date: _____

RETURN COMPLETED FORM WITH AN ORIGINAL, VOIDED CHECK FROM THE ACCOUNT REFERENCED ABOVE



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

Place mailing label here