



FOUNTAIN HILLS BULLETIN

A Newsletter for the Fountain Hills Community Association
Germantown, Maryland



Spring 2005

www.fountainhillscommunity.com

2005 SWIMMING POOL SEASON IS HERE!



New Hours Have Been Added for 2005

On Saturday, May 28th, the aquatic center at Fountain Hills opened for the 2005 season. Mother Nature cooperated and provided great weather for the opening weekend.

By this time, all Fountain Hills residents should have received the 2005 pool pass application package, including the pool rules and the new operating hours. The new hours are shown on page 3 and are posted on the Fountain Hills web site at www.fountainhillscommunity.com.

Completed pool pass applications should be mailed to:

Fountain Hills
Swimming Pool Passes
c/o Vanguard Management Associates, Inc.
P.O. Box 39
Germantown, Maryland 20875-0039

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

Maintaining Your Yard?

The Association reminds all homeowners that yard areas should be maintained regularly, including:

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



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

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.

The Association performs the mowing of the private lawns of all town homes at Fountain Hills on a schedule of every 7-10 days (approximate). Maintenance does not include tree/shrub care, mulching or fertilization/weed control nor trimming within 8" of siding or around personal items.

HAVE A SAFE AND ENJOYABLE SEASON!

BOARD MEETING SCHEDULE

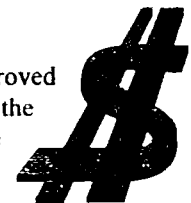
The normal meeting date is the 1st Thursday of each month at the Up-County Government Services Center
12900 Middlebrook Road • Germantown MD 20874

Thursday, July 7, 2005 Regular Board Meeting	7:30p.m.
Thursday, August 4, 2005 Regular Board Meeting	7:30p.m.
Thursday, September 1, 2005 Regular Board Meeting	7:30p.m.
Thursday, October 6, 2005 Regular Board Meeting	7:30p.m.
Wednesday, October 26, 2005 Annual Meeting & Election	7:30p.m.

Fiscal Year 2006 Budget Approved

No Increase for FY'06 Assessments

The Board of Directors for the Fountain Hills Community Association (Association) has approved the operating budget and assessment levels for the fiscal year beginning July 1, 2005 (FY06). The proposed FY06 operating budget was previously mailed to you as a draft for comment in April.



The budget was approved by the Board of Directors, without change, at their June 2, 2005 meeting. The budget and related materials are available for review on the Fountain Hills web site at www.fountainhillscommunity.com.



Fountain Hills Recognized by WMCCAI

On March 5, 2005, Washington Metropolitan Chapter Community Associations Institute (WMCCAI) honored the winners of the Community Association of the Year awards at their Annual Conference & Expo, which was held at the new Washington Convention Center in downtown Washington, D.C. This award is designed to recognize community associations (condominiums, cooperatives, and single-family homeowner associations) in the Washington metropolitan area, that excel in all facets of operation.



The Fountain Hills Community Association was recognized as the 1st Runner-Up in the Large Community (500-999 homes) category. The award is indicative of the harmonious living and prosperity experienced by those residing in Fountain Hills and recognizes that Fountain Hills is a community that "works well" and is a model for other communities to draw ideas from and emulate.

Be proud to be a Fountain Hills resident and thank the members of the Board and management for their hard work!



Pet "Etiquette" (again)

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 (fax 301/279-1063).

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
P.O. Box 39 • Germantown MD 20875-0039

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. However, because Maryland law requires that all "books and records" be available for review by the members, a complaint could be accessible to someone who wishes to "jump through the hoops" required to view the Association records.



Animal Control phone numbers:

Animal bite reports: 301/279-1823
or 301/279-1066
After hours call 240/773-5900

Dead animal pickup: 240/773-5960
for animals on County roads
or 301/948-2477
for animals on State Roads
(any road with a route number such as 355, 28, etc.)

Nuisance animal reports: 240/773-5960

Pet licensing: 240/773-5946

Rabies control: 240/773-5960
or 240-773-5925 (rabies in animals)
or 240/777-1755



COMMITTEE REPORTS

GROUNDS AND LANDSCAPE COMMITTEE

Ruchita Patel, Chair



The Grounds & Landscaping Committee meets once a month during the warm weather months on the first Monday at 7:30p.m. Check the web site (www.fountainhillscommunity.com) for location. New members are always welcome!

As summer has arrived, 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.

NEW Pool Hours for 2005

When public schools are in session:

Monday - Friday, 3pm - 8pm
Saturday, Sunday and Holidays, 10am - 8pm

After public schools close for the summer:

Monday, Wednesday and Friday, 11am - 8pm;
Tuesday, Thursday, Saturday, Sunday, Holidays, 10am -

POOL COMMITTEE (currently inactive - no members)

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 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 related 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 reply to express interest to cwilson@vanguardmgt.com.



ARCHITECTURAL REVIEW COMMITTEE (ARC)

(Function currently performed by the Board of Directors)

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.



Currently, a separate Architectural & Environmental Review Committee (AERC) for Fountain Hills does not exist due to lack of volunteers. A minimum of three (3) volunteer members are needed to form a committee. The Board of Directors now performs this function at its regular monthly meetings. Volunteers should send a letter or e-mail for Board consideration or attend a Board meeting.

Helpful Telephone Numbers

Vanguard Management	301/540-8600
Manager - Craig Wilson	x3305
Asst. Mgr. - William Whitney	x3314
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



Assessment Payment Option

(Not for Fountain Hills Condominium Homeowners)

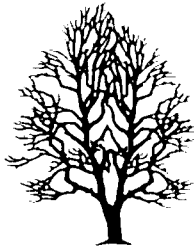
The Association, in conjunction with Vanguard Management, has implemented an electronic payment, or "direct debit" as a convenience for Fountain Hills homeowners.

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.

A Direct Debit Authorization Form is available on line (www.fountainhillscommunity.com) that 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. Please carefully read the entire agreement as well as the Frequently Asked Questions.

TREE MAINTENANCE TIP:

Stakes and wires should be removed if a tree has been in the ground for over 10-12 months as the wires will damage and, ultimately kill, the tree.



Mulch should be maintained a no more than 3" deep and should not be "piled" up against the trunk.

Suggestion Box Available

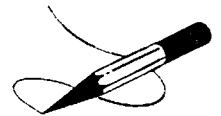
The Association has recently installed a suggestion box outside the front door on the pool house. The box is for use by any Fountain Hills resident who desires to pass along their ideas to the Board of Directors and Management.



Your suggestions and comments are welcome and we ask only that they be made in a positive way.



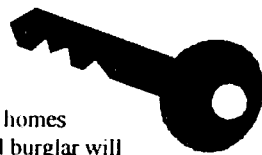
Questions, comments or suggestions?



Write to:
Fountain Hills Community Association
c/o Vanguard Management
P.O. Box 39
Germantown MD 20875-0039

Craig Wilson, Community Mgr.
(301)540-8600 x3305
cwilson@vanguardmgt.com or
William Whitney, Asst. Community Mgr.
(301)540-8600 x3314
wwhitnev@vanguardmgt.com

SECURE YOUR HOME



Statistics indicate that one out of ten homes will be burglarized this year. A typical burglar will spend no longer than sixty seconds to break into a home. The more steps that you take to make it difficult for a burglar, the better chance you will have of becoming a statistic.

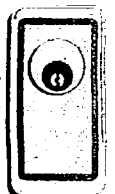
With summer vacations fast approaching, here are some suggestions on how you might prevent crime when you're away from home:

- INSURE THAT ALL DOORS AND WINDOWS ARE SECURELY LOCKED. The most frequent point of entry in a residential burglary is through unlocked doors or windows.
- USE TIMERS FOR LIGHTS AND A RADIO. Arrange for your

lights to come on and go off in a logical sequence to simulate someone being home. A radio on a timer can also present a "lived-in" appearance.

- ASK A TRUSTED NEIGHBOR OR RELATIVE TO KEEP AN EYE ON YOUR HOME. Ask them to stop in periodically to check your doors and windows for signs of entry or attempts at entry.

- STOP NEWSPAPER AND MAIL DELIVERIES. Accumulating mail and/or newspapers are a sure sign that no one is at home!



There is no substitute for a good lock!