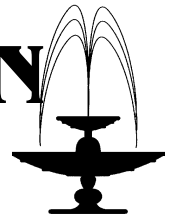


FOUNTAIN HILLS BULLETIN



A Newsletter for the Fountain Hills Community Association
Germantown, Maryland

June, 2000



Tuesday, July 4, 2000

2000 SWIMMING POOL SEASON IS HERE!



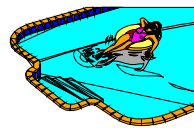
The beautiful swimming pool facility for the Fountain Hills Community Association is opened for the 2000 season on *Saturday, May 27, 2000 at 11:30a.m.*

The swimming facilities include a large, 25 meter main pool with 2 diving boards, a walk-in beach style wading pool and a children's wading pool as well as a top of the line bathhouse facility.

With over 450 occupied homes at Fountain Hills (*including the condominiums*), it is expected that the facility will be will heavily utilized this year. The hours and staffing have been expanded for the 2000 season and some additional furniture has been added (*as budget allowed*).

A schedule of hours is included elsewhere in this newsletter.

All residents should have received a pool pass application form by this time (unless you recently moved in). If not, an application form is enclosed for your convenience. Completed Applications should be mailed to:



Applications will be processed and return mailed as quickly as possible. However, due to the late date, there is not a guarantee that you will receive your passes before pool opening day.

**FACSIMILE SUBMISSIONS
WILL NOT BE ACCEPTED.
THE ORIGINAL APPLICATION -
WITH ORIGINAL
OWNERS'/TENANTS'
SIGNATURES IS REQUIRED!**

All residents should be aware of the swimming pool rules and regulations. The rules will be posted at the pool.

**HAVE A SAFE
AND ENJOYABLE
SEASON!**

Please drive with care through the community. There are many pedestrians and children at play!



CAUTION!

DEVELOPMENT INFORMATION

The Fountain Hills community is a development project of the Fountain Hills Ltd. Partnership (FHLP) of McLean, Virginia.

As the developer, FHLP performs the preparation of the site including the installation of the water and sewer mains, streets, and sidewalks as well as the amenities (*pool, tot lots, fountains*) and common areas (*grading and growing grass*) which will eventually belong to the homeowners association. The completion of these items is the responsibility of the developer and builders. *The Association will then be responsible for the maintenance once they are completed.*

Questions,
comments or
suggestions?



Call or write to:

Fountain Hills
c/o Vanguard Management
P.O. Box 39
Germantown, MD 20875-0039
(301)540-8600 • fax (301)540-3752
www.vanguardmgt.com

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

(Con't. On Page 3)



PARKING

A Little Courtesy Goes A Long Way!

It seems as if parking difficulties arise from time to time in some of the townhouse areas of the community.



Some of the problems noted are:

- Owners/residents not using their garage or driveway.
- Vehicles are being parked across driveways and across sidewalks.
- Parking along curbs (*see box on this page*) making flow of traffic difficult and making it difficult for neighbors to enter and exit their driveways and **dangerous for neighborhood children.**

The Association would like to remind all homeowners and residents to use parking **“etiquette”** and be considerate of your neighbors. A bit of consideration and courtesy for your neighbors can go a long way toward reasonable and safe parking arrangements for everyone.

The number of parking spaces required by Montgomery County code **includes** the garage and driveway of the garage townhomes. Therefore, **each garage townhome already has 2 “reserved” parking spaces.**

All **garage townhome** owners are reminded that Article IV, Section 5. Of the Declaration of Covenants, Conditions & Restrictions (Declaration) provides that:

“For those Townhouse Lots, upon which is provided a

garage and driveway, the entitlement to two (2) automobile parking spaces shall be met by such garage and driveway.”

In addition, Article IV, Section 6 of the Declaration notes that:

*“A. All owners and occupants of any dwelling located on a Lot within the Property, which Lot has a garage and a driveway, shall park within such Lot, **either in the garage or on the driveway.**”* (Emphasis added)

“C. Parking shall be permitted in the streets and roadways within the Property only within those areas so designated and properly striped.”

The Board of Directors suggests that, if everyone is considerate of their neighbor, parking problems can be alleviated without any formal intervention. All Fountain Hills owners/residents are asked to adhere to the following practices:



- Garage townhome owners/residents should park their vehicles **in their garage and/or driveway.**

☞ GARAGE TOWNHOME OWNERS/RESIDENTS: If you cannot park in your own garage and/or driveway, please **DO NOT** park in front of your non-garage neighbors’ homes - please park your vehicles in designated and marked parking spaces.

- All residents should park in the designated parking areas in a straight manner.

- Please do not park along curbs as this blocks free flow of traffic, may block emergency vehicles should they need to respond to the neighborhood and creates a hazard for neighbors entering and exiting their driveways.

FIRE LANES ADDED

Recently, many of the streets within the townhouse areas of Fountain Hills have been marked with fire lanes. **These were required by the Montgomery County Fire Marshall.** Signs have been erected which make the fire lanes fully enforceable (*curb markings are not required*).

Fire lane violations should be reported to the Montgomery County Police at the non-emergency number:
301/279-8000
 or directly to the Germantown Fire Station at **301/540-3155.**

A citation for violating a fire lane carries a fine of \$250.00 as well as possible towing of the vehicle.

ARCHITECTURAL CONTROL REMINDER

All homeowners are reminded that 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) is being formed (see end of newsletter) to begin a “peer” review of all applications for change.

Stay tuned!



(Con't. from Development Information on page 1)

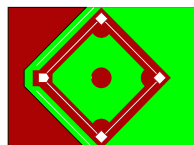
The development of Fountain Hills is performed based upon a site plan that has been approved by the Maryland-National Capital Park & Planning Commission (M-NCPPC). The overall site plan has changed over time with the annexation of additional property, including a section at Harmony Woods Lane (connected to the Townes at Chestnut Oaks community) and the Dunn's Cabin property between the church and corner of Great Seneca Highway & Clopper Road.

In the case of Fountain Hills, FHLP sells "finished lots" to the various homebuilders, including Craftstar, NVHomes, Pulte, Richmond American, Ryan, Ryland and Winchester Homes. The builders then construct and sell homes. The development must be built out in accordance with the approved site plans.

The development started off very slowly. However, during the past 18 months, home sales have accelerated and the development may be completed sometime in early-mid 2001.

PARK COMPLEX

One area of the community that is of interest to many residents, is the park area behind the pool and between Sparkling Water Drive and Champions Way. This area is not actually a part of the Association - it is to be dedicated as a public park to be operated and maintained by the Maryland-National Capital Park & Planning Commission (MNCPPC).



Included in this area are ballfields, tennis courts,

basketball courts and a tot lot (as yet unbuilt).

Currently, the tennis court is locked. Keys to the tennis courts are available by calling Vanguard Management at 301/540-8600.

The basketball backboards and goals were removed when there were few homes at Fountain Hills due to the attraction of "outsiders" (*tags were seen from as far away as DC*). It is expected that the basketball backboards and hoops will be re-installed within the next few weeks!



A tot lot/play area is slated to be constructed at the corner of this site near the end of Champions Way. In addition, a public parking lot is to be built off of Sparkling Water Way near Liberty Mill Road.

Eventually, all of these facilities will be "turned-over" to the MNCPPC for operation and maintenance.

SMOKE DETECTOR MAINTENANCE

Your smoke detectors are a very important part of your new 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.

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

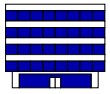
Satellite Dishes Permitted
(Under Specific Conditions)

The Fountain Hills Community Association has previously implemented guidelines for satellite dish installations within the community. The guidelines should have been provided to you when you purchased your Fountain Hills home:

Generally, the guidelines are:

- ◆ Only dishes under 1 meter in diameter are acceptable.
- ◆ Dishes must be installed on the rear slope of the roof or in the rear yard.
- ◆ Exterior wiring must be hidden from view to the greatest degree possible.

A copy of the complete policy is available from Vanguard Management (301/540-8600)



**VANGUARD
MANAGEMENT
OFFICES**

Vanguard Management Associates, Inc. has its office at 19536 Amaranth Drive in Germantown. This location is just off of Middlebrook Road near I-270.

If you are a homeowner who prefers to drop your assessment payment off in-person, we are easy to find! We also have installed an after hours drop box for your convenience

Our office is open **MONDAY through FRIDAY**, 9:00am to 4:30pm. Our phone number is (301)540-8600. Web site is www.vanguardmgt.com.

RECENT VEHICLE THEFTS

On a recent weekday evening in late May, thieves visited the Fountain Hills community and made off with at least one sport utility vehicle and all 4 wheels from a luxury sports car.

The thieves actually cut a lock off of the street light breaker panel on Harmony Woods Lane, jacked up a BMW in the driveway of a home and took all 4 wheels. The vehicle was left sitting on blocks in the driveway.

On the same night, a brand new SUV was taken from the parking area near the swimming pool. Both of these thefts are believed to have taken place between 1:00a.m. and 4:00a.m.

Fountain Hills residents are reminded to keep their vehicles locked at all times, keep your outside lights on overnight and be aware of any suspicious activity. Any suspicious activity or persons should be promptly reported to the Montgomery County Police by dialing 9-1-1.

STREET LIGHTING

The lighting provided to illuminate the parking lot areas within the townhome areas of the community are privately owned and maintained by the Association. **However, we rely on homeowners to report lights that are not work.**

If a street light in the townhome areas is not working, please call Vanguard Management at (301)540-8600 to report the problem.

The streets bordering the single family homes (incl. The "Village" area) are publicly maintained. As such, the lighting is maintained by the Montgomery County Department of Public Works & Transportation (MCDPW&T). To report lights that are out on the public streets, call (240)777-2190.



Clip and Mail

VOLUNTEER INTEREST? The Board of Directors is initiating the formation of an Architectural & Environmental Control Committee (AERC) as prescribed at Article VII of the Declaration of Covenants, Conditions & Restrictions for the Association. This Committee will meet at least once each month to review applications for architectural change submitted by Fountain Hills homeowners. The Committee must have an uneven number of at least five (5) Fountain Hills members. It is hoped that volunteers from each "geographic" area. If you are interested in volunteering to serve on this Committee, please complete the information below, tear-off and return the form as soon as possible.

I am interested in serving on the Architectural & Environmental Review Committee.

Name: _____ Address: _____

Please contact me at: (H) _____, (W) _____, E-Mail: _____
Home Telephone Work Telephone

Mail To: Fountain Hills Community Association