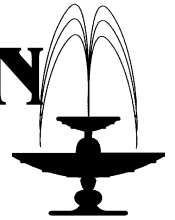


FOUNTAIN HILLS BULLETIN



A Newsletter for the Fountain Hills Community Association
Germantown, Maryland

Summer, 2002



Social Committee




YOUR BOARD OF DIRECTORS

Fountain Hills has a newly formed Social Committee that will meet the *first Thursday* of every month at 7:00pm in the Upcounty Community (Library) Center. The purpose of this committee is twofold: to welcome new families and to facilitate “social” activities. The committee will welcome new families to Fountain Hills by greeting and presenting them with a “welcome” package that includes valuable information about the Fountain Hills community and the Germantown area. Our second goal is to facilitate social activities aimed at fostering a “neighborhood” of which we are all proud. The activities we plan will come from ideas and suggestions of the people within our community. We hope that through involvement in these activities, the people of Fountain Hills will interact with and get to know each other. Involvement and participation will help to promote the safe, friendly community in which we all want to live. **If you are interested in being a member of the Social Committee, please send an e-mail to Jcqlna00@aol.com.**

The affairs of the Fountain Hills Community Association are governed by the Board of Directors that you, the members of the Association, elected last fall. Seven of your neighbors serve on the Board of Directors.

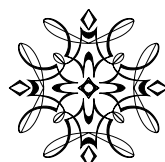
One Director is specifically elected from each of the “Neighborhood” (Single-Family, Townhouse and Condominium) and the remaining Directors were elected from the community “at-large”. Each Director serves for a term of one (1) year.

The Board of Directors meets each month (see schedule ) to conduct the business of the Association. The Board members make decisions concerning community policies (e.g. architectural control, parking, collections), adopts the annual budget, awards contracts and enforces the provisions of the By Laws and Declaration

In addition to the Board of Directors, there are also two “Neighborhood Advisory Councils” (NACs) established per Article IX of the Declaration. Each NAC is comprised of your neighbors from your particular “Neighborhood”.

Our **first Social Event** will be Community Party to be held tentatively on Oct. 12th in the field adjacent to the pool from the hours of 12-4pm. The party will include food, beverages, music, children’s activities and more. As there are more than 800 homes in our community and only 6 weeks remaining, volunteers are needed.

Please direct inquiries or offers (**to volunteer**) to any of the following addresses: Jcqlna00@aol.com, Sfypoon@aol.com, MonikaSimmons@hotmail.com, or John@Wardenhome.com



BOARD MEETING SCHEDULE

The normal meeting date is the 3rd Wednesday of each month at the Up-County Government Services Center 12900 Middlebrook Road Germantown MD 20874.


Wednesday, August 21, 2002	7:30p.m.
Regular Board Meeting	
Wednesday, September 18, 2002	7:30p.m.
Regular Board Meeting	
Wednesday, October 16, 2002	7:30p.m.
Annual Meeting & Election Regular Board Meeting	
Wednesday, November 20, 2002	7:30p.m.
Regular Board Meeting	
Wednesday, December 18, 2002	7:30p.m.
Regular Board Meeting	

MEETING SCHEDULE

Townhouse NAC Up-County Gov't. Center	2 nd Wednesday 7:00p.m.
Single Family NAC Up-County Gov't. Center	2 nd Wednesday 7:30p.m.
Architectural Review Up-County Gov't. Center	4 th Thursday 7:30p.m.
Grounds/Landscaping Up-County Gov't. Center	2 nd Wednesday 7:30p.m.
Pool Pool (during season) Up-County Gov't. Center	7:00p.m. 7:00p.m.
Social Up-County Gov't. Center	1 st Thursday 7:00p.m.
Newsletter	To be announced
Web Development	To be announced

ANNUAL MEETING

The annual meeting and election of Directors will be held in October. Watch your mail for the “official” notice of the meeting..



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.

PLEASE NOTE:

The parking lot below the pool house belongs to the Condominiums. Please do not park in this lot when visiting the pool.

“Village” Parking Reminders

It is a violation of County Code to park:

- on a sidewalk,
- within an intersection,
- within 15 feet of a fire hydrant,
- within 30 feet upon the approach of a stop sign, and
- more than 12 inches from the curb.

It is also common courtesy to not park within 30 feet of a mailbox, as the post office may choose not to deliver mail to the mailbox, thus preventing a neighbor from receiving his/her mail.

FIRE LANES

Many of the private streets within the Fountain Hills community have been marked with fire lanes.

These fire lanes are required by the Montgomery County Fire Marshall.

Signs 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.



POOL COMMITTEE

Darren Basore, Chair

The Fountain Hills Pool is now closed for the season, and looking back over an extremely HOT summer, things remained cool at the pool. This season was the inaugural year for the HOA Pool Committee, and although it appear at times we had serious issues to address, I have spoken with people who are involved in other community pools and ours ran very smoothly.



The Pool Committees 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 Craig Wilson of 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.

In our observation role, I found working with Vanguard Management to be very pleasant, even when I had forgotten to order my family’s pool passes at the beginning of the season. In our advisory role with the Board, we have sent several recommendations that they will be reviewing in the near future.

One final topic. It was brought to the attention of the Pool Committee that several residents are interested in the formation of a Fountain Hills Community Swim Team. If there is any interest in volunteering for such a team, please complete and return the “Volunteer Interest” form included with this newsletter.



Grounds and Landscape Committee

Kristine Devine, Chair



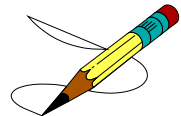
The Grounds and Landscape Committee has been formed and currently consists of six members of the Fountain Hills Community.

The primary responsibilities of the Committee are to assist the Board of Directors in:

- Developing plans for improving the common area grounds and landscape.
- Monitoring the performance of contractors retained for maintenance and improvement of the grounds and landscape.
- Developing landscape maintenance standards for the community and helping to oversee the implementation of these standards.

We on the Grounds and Landscape Committee look forward to assisting you, the residents of Fountain Hills, and we ask that everyone do their part to keep our Community looking beautiful!

Questions, comments or suggestions?



Write to:

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

(301)540-8600 x3305
cwilson@vanguardmgt.com

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 a public park 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).

The tennis court had previously been locked before it was conveyed to MNCPPC. It is now *open to the public*.

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*). The basketball backboards and hoops have been re-installed and the area is part of the **public park**.



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. MNCPPC is currently updating the plans for the playground to incorporate handicap accessible features.



DURING A

POWER OUTAGE

Fortunately, most blackouts last just long



enough to enjoy a candlelight dinner. But in the wake of a violent storm or blizzard, it could be several days before the local utility gets power up and running again. Because there's no way of knowing how long the wait will be, assume the worst and prepare for a prolonged outage.

Turn off most of the electrical devices that were running before the outage occurred. This makes it easier for power to be restored to the grid.

If you have water pressure, fill containers for drinking and bathing. Fill the bathtub, too; you'll want plenty of water on hand if widespread power outages lead to a disruption in water service. If you have a private well system, save the water in the pressurized tank for drinking only - you won't be able to draw additional water until power is restored.

If it's winter and your main source of heat is out, fire up the wood stove or fireplace if you have one. Never use a gas oven, unvented kerosene heater or outdoor cooker for emergency heat. All three create toxic fumes.

If you need to seek shelter elsewhere during cold weather, keep a steady trickle of water flowing from each faucet to keep the pipes from freezing.

Open refrigerator and freezer doors only when necessary. Frozen food will stay below 40°F for up to three days, even in summer, if the door stays shut.

If you use a generator for power, follow the manufacturer's instructions to avoid overloading the generator. Be sure extension cords are rated to handle the amperage draw of the tool or appliance you're powering. The thicker the cord and the lower its gauge rating, the better.

If the generator is connected directly to the house wiring, disconnect your house from the grid by turning off the main breaker or removing the main fuse. By disconnecting your home, you protect utility workers doing repairs from being shocked by power from your generator.

Important Pepco Phone Numbers:

To Report Outages:
1-877-Pepco 62

(1-877-737-2662)

To Report Downed Wires
202-872-3432

TTY
202-872-2369

Cualquier Hora
202-872-4641

ARCHITECTURAL REVIEW COMMITTEE (ARC)

Siu Poon, 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.

ARC consists of the following members:
Jacqueline Arnold James Caddell
Siu Poon Monika Simmons

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.

BOARD OF DIRECTORS

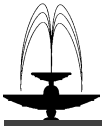
President	Mr. Tom McDowell (SF)
Vice President	Mr. Charles Butler (TH)
Treasurer	Mr. William Renner (SF)
Secretary	Mr. Frank Walsh (CON)
Director	Mr. John Warden (TH)
Director	Mr. Stephen Kannry (TH)
Director	Mr. Fred Mosby (SF & TH)

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.



Helpful Telephone Numbers

Vanguard Management	301/540-8600
Manager - Craig Wilson	x3305
Accounting	x3302
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

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.

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.

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**. 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.

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



But we need your help!

Currently, we have just a couple folks on the Website Committee 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!

Jim Gribble jim@fountainhillscommunity.com
(301) 916-3900

Check us out at www.fountainhillscommunity.com

We're just getting started, 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!

SOCIAL COMMITTEE EVENT

Our first Social Event will be Community Party to be held tentatively on Oct. 12th in the field adjacent to the pool from the hours of 12-4pm. The party will include food, beverages, music, children's activities and more. As there are more than 800 homes in our community and only 6 weeks remaining, volunteers are needed. Please direct inquiries or offers (to volunteer) to any of the following addresses: Jcqlna00@aol.com, Sfyphoon@aol.com, MonikaSimmons@hotmail.com, or John@Wardenhome.com



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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 COLLECTIONS ON:

New Years 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 PLACE HOUSEHOLD TRASH IN OPEN PAPER BAGS OR OPEN CONTAINERS!~~

Trash containers/plastic garbage bags should not be placed out in public view earlier than sundown of the evening prior to nor later than 7:00a.m. on 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 or, as applicable, in the alleyway at the rear of 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.

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.

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 STONEBRIDGE 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!



Complaints may also be referred to

The Montgomery County Department of Animal Control at (301)279-1823

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:
Stonebridge
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.



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:

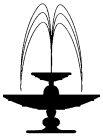
- | | |
|--|--|
| <input type="checkbox"/> Architectural & Environmental Control | <input type="checkbox"/> Grounds / Landscaping |
| <input type="checkbox"/> Pool & Recreation | <input type="checkbox"/> Social/Welcome |
| <input type="checkbox"/> Newsletter | <input type="checkbox"/> Web Site Development |
| <input type="checkbox"/> Swim Team | |

Please Print or Type

Name: _____ Telephone: (H) _____
Address: _____ (O) _____
_____ E-mail: _____

I am a (*circle one*) Condominium / Single Family / Townhouse homeowner.

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



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