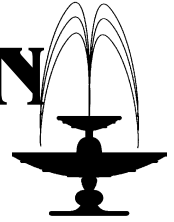


FOUNTAIN HILLS BULLETIN

A Newsletter for the Fountain Hills Community Association
Germantown, Maryland



Summer 2008

www.fountainhillscommunity.com

2008 SWIMMING SEASON WINDS DOWN

The summer has been full of very nice swimming weather and it appears that many Fountain Hills residents have been enjoying themselves at the aquatic center. If you have, you may have noted that there has been a new pool management company this year as the Board of Directors contracted with Winkler Pool Management, Inc. to manage the facilities for the 2008 season.

There have been a few reports of visitors to the pool "after hours". Please, if you witness anyone in the swimming pool or on the deck area during the hours of darkness, please call the police (9-1-1) to make a report.

The pool facilities will be open through Monday, September 1, 2008 (Labor Day) after which Winkler staff will begin to prepare the facilities for the winter.



PLEASE ENJOY THE REST OF THE SEASON!

ARCHITECTURAL CONTROL

Good weather always brings the "itch" to make improvements to our homes. Many homeowners are planning projects to add decks, patios, fences, etc.

Please be aware that all modifications to the exterior appearance of your Fountain Hills home, including some landscaping changes, require HOA approval. In fact, many of these changes also require a permit from Montgomery County Department of Permitting Services and/or Maryland National Park and Planning Commission.

Official architectural guidelines for Fountain Hills have been developed for the community. You can obtain a copy of the guidelines by visiting www.fountainhillscommunity.com or by calling Vanguard Management at 301-540-8600.

If you would like to modify the exterior of your home, you must submit an application for exterior modification for review by the Fountain Hills Architectural Review Committee (ARC). This committee, comprised of your Fountain Hills neighbors, meets once a month, on the Tuesday prior to the monthly Board meeting, to review all applications. Applications must be submitted via Vanguard Management and be received at least one (1) week prior to the monthly ARC meeting.

Please visit the following web sites for more information:

www.fountainhillscommunity.com

<http://permittingservices.montgomerycountymd.gov>

www.mc-mncppc.org

BOARD MEETING SCHEDULE

The regular meeting date is the 1st Thursday of each month at the UpCounty Government Services Center
12900 Middlebrook Road • Germantown MD 20874

Thursday, September 4, 2008 Regular Board Meeting	7:30p.m.
Thursday, October 2, 2008 Regular Board Meeting	7:30p.m.
Thursday, November 6, 2008 Regular Meeting & Annual Meeting (1st Attempt)	7:30p.m.
Thursday, December 4, 2008 Regular Meeting & Annual Meeting (2nd Attempt, if needed)	7:30p.m.
Thursday, January 8, 2009 (2 nd Thursday due to New Year's Day) Regular Board Meeting	7:30p.m.
Thursday, February 5, 2009 Regular Board Meeting	7:30p.m.



REMINDER

The Board of Directors for the Fountain Hills Community Association approved a new operating budget and new assessment levels for the fiscal year beginning July 1, 2008 (FY09).

The new assessment levels are:

Home Type	Monthly
Fountain Hills Condominium	\$41.23
Single Family:	\$46.20
Village Homes:	\$54.75
Townhomes:	\$73.20



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.

Animal Control phone numbers:

<u>Animal bite reports:</u>	240-773-5900
<u>Dead animal pickup:</u>	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.)
<u>Nuisance animal reports:</u>	1-877-463-6497
<u>Pet licensing:</u>	240-773-5946
<u>Rabies control:</u>	240-773-5960 or 240-773-5925 (rabies in animals) or 240-777-1755 (Health Department - rabies prevention in humans)

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, and
- 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 made accessible to someone who wishes to view the Association records.



Helpful Telephone Numbers

Vanguard Management	301-540-8600
Manager - Stephon Collins	x3314
Accounting	x3302
Web Site	fax: 301-540-3752 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	240-773-5900
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

The Association, in conjunction with Vanguard Management, offers an electronic payment, or "direct debit" as a convenient method for paying your monthly assessments.

Direct debit is convenient and an efficient mechanism for you to make your regular association assessment payment. It will reduce the time and effort put in to writing checks. It is also the best way to ensure that your payment is received on time and 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) under the Managing Agents tab, then click "Single Family Homes/Townhomes" drop-down. The form must be completed in its entirety, signed, dated and returned along with a voided check (account from which your assessment payments are to come) to Vanguard Management, P.O. Box 39 Germantown MD 20875-0039.

It is IMPORTANT that you read the entire agreement carefully (especially the Frequently Asked Questions) as there are definitely responsibilities about which you should be aware, particularly notification about stopping the direct debit.

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 not becoming a statistic.

Here are some suggestions on how you might prevent crime when you are away from home:

- **ENSURE 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 LOOK AFTER YOUR HOME.** Ask them to stop in and 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!

Reminders

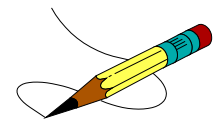
Trash Collection:

- The contractor for the Association is Potomac Disposal (301-294-9100).
- Regular trash collection days are Mondays and Thursdays.
- NO COLLECTION ON: New Year's Day
Christmas Day
- Trash/garbage should be stored in securely closed heavy duty container with a tight fitting lid.
- Trash/garbage should be placed out for collection in a heavy duty container with a tight fitting lid.
- Condominium trash corrals are for Condominium residents ONLY!

Parking:

- Townhouse parking areas are for the residents of the townhomes and their guests.
- Most townhome areas have numbered spaces that are assigned to specific homes.
- The unnumbered parking spaces on Lake Geneva Way are regulated and a hanging tag must be displayed on the rearview mirror.
- Parking at Fountain Hills Condominium is for the residents of the Condominium and their visitors. Towing is strictly enforced.
- Towing is strictly enforced by removing vehicles, without warning, from all fire lanes.

SUGGESTIONS?



There are several ways that you can send your questions, comments, or suggestions to the Association:

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

2. Email: scollins@vanguardmgt.com or
boardpresident@fountainhillscommunity.com

3. Telephone: 301-540-8600 x3314

4. Suggestion Box: Place your suggestions in the Suggestion Box located by the front door of the pool house.



5. Board Meetings: Attend a regular meeting of the Board of Directors.



Maintaining Your Property?

As your home ages, if it is not properly maintained, you could be faced with major maintenance expenses. As maintenance is delayed or ignored, the repair and maintenance costs will only grow. Regular maintenance of your home can actually save you *hundreds of dollars!*



As the community has aged a bit, quite a few homes within Fountain Hills are showing signs of the need for maintenance.

Painting: Most often, homeowners neglect to properly paint the exterior of their homes. Regular painting, however, is not always the answer.

The biggest error most homeowners make when having their home painted is to ignore proper preparation. *Lack of proper preparation of the surfaces to be painted is probably the single largest cause of premature paint failure!*



Without proper preparation (scraping, priming, caulking) of the surfaces to be painted, painting alone will not be adequate. *Paint will begin to peel in no time at all!*

Homeowners should regularly (at least twice annually - spring & fall) check their home for other problems that may worsen or create additional headaches for you if left unattended. Your seasonal inspection should include:

Carpentry/Wooden Trim: Visually inspect the wooden trim around windows and doors, along the roof lines, on decks and balconies, hand railings, etc. Look for signs of peeling paint, discoloration of the wood/paint, and for a “puckered” appearance. These can all be signs that wood may be rotting.

There are a few molded polymer millwork products available on the market. These products can be used as replacement for much of the wooden trim work on your home.

One such product is called FYPON® MOLDED MILLWORK® and is available at Home Depot (special order) or contact the manufacturer directly at 1-800-537-5349 or on the web at <http://www.fypon.com>.

Roof & Gutters: Look for missing or damaged shingles, *clean the gutters*, check all roof protrusions (vents, skylights, etc.) to ensure they are adequately sealed, check the chimney for loose mortar, have the chimney cleaned (at least every other year if used regularly) and ensure that all roof ventilation is open and properly functioning.

Walls, Windows & Doors: Look for blistered or peeling paint, loose or cracked caulking, loose siding, loose mortar. Check window weatherstripping.

Fill depressions or washed out areas around the foundation - *make sure drainage flows away from house*. Grading is frequently overlooked and it can be a substantial contributor to foundation leakage.

Also check the window wells and ensure that the gravel base at the bottom of the wells is not covered by leaves, trash and debris. Water must be free to seep into the gravel.

Attic: Ensure insulation is in place and adequate. Inspect underside of roof for signs of leaks or rot.

Heating/Air Conditioning System: Ensure outside equipment is not blocked by landscaping or debris.

Check the filters and replace them as needed (*should be changed or cleaned monthly*). On heat pumps, ensure emergency heat is working.

Clean the humidifier (if you have one) and ensure proper operation.

A contract for semi-annual preventative maintenance checks with a qualified HVAC mechanic can be well worth the expense.

Plumbing: *Know where your main shut-off valve is located!*

- Clean clogged or slow drains.
- Periodically drain and flush the water heater.
- Replace washers on leaking/dripping faucets.

Check your washing machine hoses. Replace them every 3-4 years, whether you believe it is needed or not. A broken hose can cause extensive water damage to your home (and neighboring homes in townhouses and condominiums) resulting in thousands of dollars of damage and untold inconvenience and stress!

Wooden Decks: Clean and seal wood. The worst enemy of your wooden deck is the ultra-violet rays of the sun and not rain. The sun dries wood causing twisting, warping and cracking (into which water can penetrate and cause damage).

Lawn & Landscape Maintenance: The most visible maintenance need, for most homes, is the landscaping. Regular mowing, trimming and weed control are essential to a beautiful community. Please, however, do not dump your yard waste in the common areas or place grass clippings as “mulch” around the trees.



Regularly trim shrubs and trees in order to maintain their size, shape and health.

Your home will always need care and maintenance. However, by conducting regular inspections and performing preventative maintenance, you can avoid damage and the need for costly repairs.

Good luck