

Fountainview Homeowners' Association, Inc.

October 9, 2014

The Board of Directors of the Fountainview Homeowners' Association met on Thursday, October 9, 2014 at 6:00 p.m. at The Barn at the View 14113 Pennsylvania ave, Hagerstown, Md. Board members present were Brian Kelley, President; Steven Walters, Vice President; Karen Saunders, Secretary; Pamela Arnold, Treasurer; Mike Holler; Debbie Vessa and Lisa Noel. Mozelle Lopez, Property Manager, from Sunshine Management was present. Amy Paules was not present.

The meeting was called to order by President Brian Kelley at 6:05 p.m. and quorum was established. The following items were discussed:

1. Acceptance of Minutes: Pam Arnold motioned for acceptance of the August 14, 2014 Board Meeting Minutes, Steven Walters seconded the motion; all in favor motion passed.
2. Financials: Pam Arnold reported on the following:
 - a. Bank Account Balances: Pamela Arnold verbally went over all accounts containing a Balance. Those accounts are as followed: Certificate of Deposit \$45,211.68; Money Market Account \$17,559.74; Operating Account \$5,311.98; and Sunshine Account \$15,223.73. All combined accounts total \$83,307.13. Amounts on the balance sheet, profit and loss statement, operating income and expense report were accepted.
3. Old Business:
 - a. Custom Landscape: No invoice provided by Custom landscapes for bulk trash pickup as of yet. Also it was proposed we provide Custom with a large map containing highlighted areas specific to what are to be maintained under our contract. Steven Walters motioned for acceptance. Debbie Vessa Seconded the motion. All in favor motion passed.
 - b. Onyx Collection Firm: The board decided to look into other options in regards to collecting payment from delinquent accounts. Steven Walters provided a review of Onyx Collection firm. Steven Walters will get more details on Maryland contracts and their ability to do business in Maryland. It is believed that a lawyer has to be present to file anything with the courts in Maryland.
 - c. Community Plat: Pamela Arnold will take the plat to Staples and have it saved to a flash drive. This should provide the webmaster a way to add the plat to the website.
 - d. Entrance Sign: Pamela Arnold said she was in contact with Gruber Restoration. Gruber is in the process of measuring "The Hamptons" sign. Once they have measurements this will determine if it will fit on the allotted area. If it is determined it will fit then the next step is to have TMG create a drawing of the sign. Once the board has approved the drawing then Gruber Restoration can do the construction of the sign.
 - e. County Roads: Mike Holler contacted Merle Sevilte a county engineer to see what could be done about the speeding in our community. Merle explained the roads are 20' wide. A portion along the side of the roads is designated for pedestrians. The county is no

longer allowed to add speed bumps to residential communities. They did however state a speed device can be set up in our community to record how fast the cars are traveling. Once the data is collected the county can determine whether our community qualifies for further action to prevent speeding. The data must be above the 85th percentile to qualify. Pam Arnold Suggested we ask the county if we could paint lines around the turns with the dotted lines in the center showing drivers where the pedestrian areas are. It was also suggested we add more signs specifically around the bends in the roads. Rumble Strips was also suggested.

4. Open Floor With Community Board Members:

- a. President Brian Kelley welcomed the home owners to the meeting at 6:30pm. He thanked Four Square Church for opening their facilities to our community. Brian explained the purpose for the meeting. He discussed a handout provided to the homeowners outlining what is required for the proposed amendments to the bylaws to be passed. The floor was then opened to the home owners to address any proposed bylaw amendments.
- (1) Mrs. Jones asked if vinyl fences were permitted. It was determined vinyl fences are allowed but are to be white and no taller than 4 ft. A suggestion was made to allow trash cans on the side of the house. She also questioned a letter she received about weeds. She did not believe she had weeds to be maintained. It may have been another property in Victoria's opinion.
 - (2) Mr. Ditto had a concern about the storm water management pond. He stated the weeds are 4 foot high, Johnson grass is growing in the ditch, and it is eroding. He has already taking the initiative to call the county in attempts to fix this issue. The idea of asking the county to spray for bugs was also suggested. The county stated they have limited manpower to maintain 90+ ponds. Pamela Arnold will call the county to explain homeowners have mowed the perimeters in the past but remind the county it is not our responsibility. Mozelle Lopez explained it would be possible to do periodic calls to the county to remind them that mowing is needed in the county owned areas in fountainview. In the past this has seemed to be more efficient at getting the areas maintained.
 - (3) Mr. Baughman proposed the fence height stays as it is. Also he would like neighboring properties to be notified in the event that there is a conflict with the ARC request.
 - (4) Mr. Martucci has concerns with the fence regulations due to his property being a corner lot. He expressed interest in bringing his fence out past the front of his house. This is to line it up with the adjoining fence. He also wanted to know who was in charge of the facebook page. Karen Saunders explained she is the admin but as a home owner. Steven Walters clarified that the facebook page is not board endorsed due to liability issues. However it was created by homeowners for homeowners who currently reside in the Fountainview community.
 - (5) Mr Ditto is concerned about the fence being in the front of the property as well as on the county right of way.
 - (6) Mr. Holler explained this years bulk trash pickup was set up after the yard sales to give homeowners an easier way to get rid of unwanted items.

- (7) Mr. Young asked if there would be a proposed amendment to the bylaws on the trailers. Brian Kelley and Lisa Noel proposed allowing trailers in driveways with restrictions on the trailers. It is proposed that the trailer must be tagged in order to be parked on the property. The general consensus was that it's better to have trailer parked in driveways rather than the front yard.
- (8) Mr. Baughman would like the ability to do routine maintenance on his vehicle in his driveway. A concern with this amendment was that this may open the possibility for home owners to misinterpret the amendment. A proposed solution is to have the driveway cleaned up by sundown.
- (9) Mr. Martucci had an issue with the rule on trash cans. Steve explained, at this time they are to be hidden from street view.
- (10) It was proposed 2 domestic pets per household to be changed to county rules. It was also proposed to Include kennels will not be permitted.

Trick or treat night was discussed. General consensus was to keep trick or treat night to coincide with Hagerstown. Trick or treat night will be on October 31st from 6:30pm to 8:30pm.

At 7:55PM the open meeting was adjourned. Brian Kelley thanked those who attended and dismissed the members of the community. The HOA members continued with a board only business.

5. Old business

a. Letter from Parades: Elmore Throop and Young received a letter from Marta Paredes. The board could not answer the questions in the letter without first finding out what amount remains to be paid by Marta Paredes. Mozelle Lopez will email the attorney.

b. Elmore Throop and Young: There was a discussion in regards to how effective the attorney is. General consensus is to find out the costs to buy back the Parades account. The board will then discuss whether it would be best to buy back all 5 accounts. If we buy back all 5 accounts then the board would like to move forward with handing them over to a collection agency. The choice of a collection agency was tabled for future discussion.

5. Future meeting: The next meeting will be held on Tuesday, November 4, 2014, at 6:00 p.m. The location will be determined later.

6. Adjournment: Debbie Vessa motioned to adjourn the meeting at 8:38 p.m., Lisa Noel seconded; all in favor, motion passed.

Respectfully submitted,

Karen Saunders