



Monthly Community Board Meeting

6:30pm on 5/13/2026 at Newark Senior Center & via Zoom

Zoom Attendees: Please make sure you are MUTED. Council audio will be enabled at the start of the meeting.

Reminder:

Please have someone change your smoke detector batteries.

Did you know??:

Smoke alarms are powered by battery or by your home's electrical system. If the smoke alarm is powered by battery, it runs on either a disposable 9-volt battery or a nonreplaceable 10-year lithium-ion ("long-life") battery. Alarms that get power from your home's electrical system, or "hardwired" alarms, usually have a backup battery that will need to be replaced once a year.

Don't Wait — Check the Date!
Replace Smoke Alarms Every 10 Years

Age matters when it comes to your smoke alarms. Check the manufacture dates on your smoke alarms today!

- 1** Remove the smoke alarm from the wall or ceiling.
- 2** Look at the back of the alarm for the date of manufacture.
- 3** Smoke alarms should be replaced 10 years from the date of manufacture.
- 4** Put the alarm back on the ceiling or wall if it is less than 10 years old.

Additional Tips:

- A closed door may slow the spread of smoke, heat and fire.
- Test smoke alarms at least once a month by pushing the test button.
- Install smoke alarms in every bedroom, outside each separate sleeping area, and on every level of the home, including the basement. Larger homes may need more alarms. For the best protection, make sure all smoke alarms are interconnected. When one sounds, they all sound.
- If the smoke alarm sounds, get outside and stay outside. Go to your outside meeting place.
- Call the fire department from a cellphone or a neighbor's phone. Stay outside until the fire department says it's safe to go back inside.

For more information about smoke alarms, visit usfa.fema.gov and www.nfpa.org.

Click here to add image.

U.S. Fire Administration

FEMA

NFPA





Monthly Community Board Meeting

- ❖ Meeting Call to Order
- ❖ Previous Meeting Minutes Approval*
- ❖ Financial Reporting



❖ **Financial Reporting-
As Recorded by FSR**

Village of Fountainview Financials as of 3/31/2026							
	<u>Current Month</u>			<u>Year To Date</u>			<u>Notes</u>
	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	
Income	90,737	89,614	1,123	296,583	290,842	5,741	
Building Maintenance	36,378	19,820	16,558	54,462	59,460	(4,998)	Reclass Dryer vent to General Mtnce
General Maintenance & Repair	8,678	10,300	(1,622)	33,321	30,900	2,421	
Grounds Maintenance	10,980	10,875	105	36,693	29,625	7,068	(\$7000) for snow removal to be put through in May
Recreation	2,709	-	2,709	2,946	-	2,946	Prepaid pool contract
Utilities	13,757	12,996	761	40,834	38,988	1,846	(\$12583) credit balance bldg 1000 water
Taxes and Insurance	38,047	18,750	19,297	114,019	56,250	57,769	(\$108,300) to be put through in May to adjust down insurance amortization
Admin & Other Expenses	495	1,125	(630)	1,618	3,375	(1,757)	
Professional Services	7,213	8,245	(1,032)	20,709	24,735	(4,026)	
Total Operating Expenses	118,257	82,111	36,146	304,602	243,333	61,269	
Reserve Funding	18,500	18,500	-	55,500	55,500	-	
Net Income (Loss)	(46,020)	(10,997)	(35,023)	(63,519)	(7,991)	(55,528)	

<u>Accounts Receivable as at 3/31/2026</u>				
	<u>Over 30 Days</u>	<u>Over 60 Days</u>	<u>Over 90 Days</u>	<u>In Collections</u>
AR Delinquencies:				
Qtrly HOA Fees			18,144	18,144
SA Pipe Project				
SA TH Rooves				
<u>Accounts Payable as at 3/31/2026</u>				
	<u>Over 30 Days</u>	<u>Over 60 Days</u>	<u>Over 90 Days</u>	<u>In Collections</u>
AP and Prepaid				
Vendors	86,215			
Prepaid by owners			296,832	

<u>Capital On Hand at 3/31/2026</u>			
	<u>Reserve</u>	<u>Operating</u>	<u>Total</u>
Alliance Bank		122,469	122,469
Alliance Bank-Spec Assessment	44,168		44,168
Merill Lynch	834,731		834,731
WSFS Bank	282,237		282,237
Totals:	1,161,136	122,469	1,283,605



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❖ Financial Reporting- What reporting should have been

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Total Operating Expenses	118,257	82,111	36,146	189,302	243,333	(54,031)	
Reserve Funding	18,500	18,500	-	55,500	55,500	-	
Net Income (Loss)	(46,020)	(10,997)	(35,023)	51,781	(7,991)	59,772	

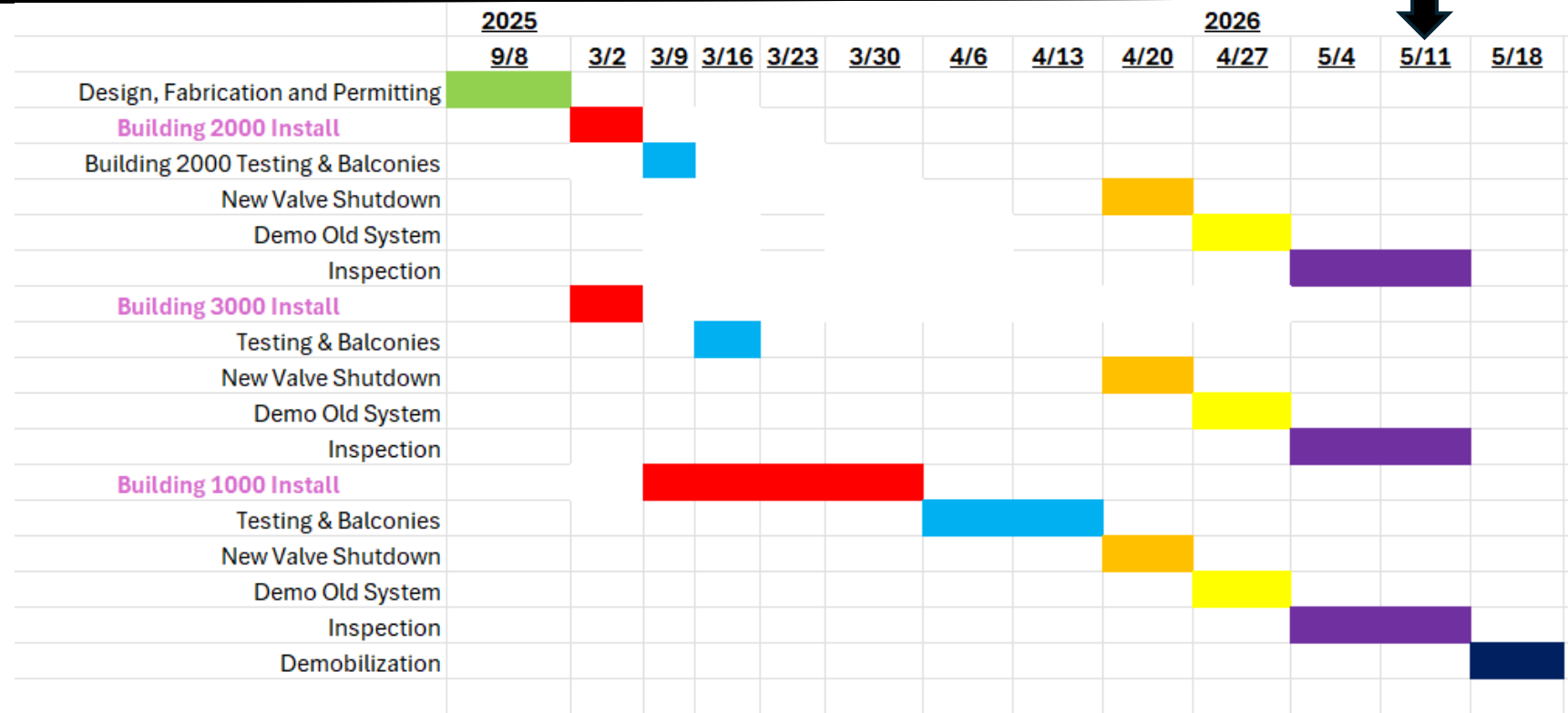


Monthly Community Board Meeting



❖ Old Business

- Pipe Project:
 - 4th Floor Residents MUST allow Sobieski onto their balconies this week to complete sprinkler work
 - 4th Floor Residents MUST notify Council of any repairs required following the attic work (only if you have not already done so!)



Legend:

█	Design & Permitting
█	Testing
█	Installation
█	New Valve Shutdown
█	Demo Old System
█	FM Inspection
█	Demobilization



Monthly Community Board Meeting

❖ Old Business (cont'd)

- Vent Cleaning - COMPLETED
- Power Washing - COMPLETED
 - Portions of the condo buildings
 - Partial Villas
 - Partial Townhomes
 - Pool Deck
 - Staircase landings
- UD Big Day of Service Completed on 5/2
 - Disabled parking space painting
 - Cutback of shrubs behind villas
 - Planted flowers across the property
- Villa driveway sealing completed
- Staircases – COMPLETED!!

<u>Supplier</u>	<u>Date</u>	<u>Cost</u>	<u>Notes</u>
NLC Construction	1/13/2026	2,850.00	Proof of Concept (2000)
AH Metals	1/22/2026	620.00	Pans for 2000
NLC Construction	3/9/2026	12,620.00	Remaining Stairs Labor
AH Metals	3/26/2026	2,729.50	Pans for 1000 and 3000
AH Metals	4/2/2026	283.00	Additional Pans for 3000
AH Metals	4/15/2026	401.00	Additional Pans for 1000
Total Cost of Stair Repairs:		19,503.50	
2026 Budget for 2 Staircases:		70,000.00	
2026 Budgetted Savings:		50,496.50	
Additional Future Savings:		70,000.00	(Based on 2026 Pricing for 2 Additional Staircases)
Total Community Savings:		120,496.50	

Thank you YUVAL and Eric!



Monthly Community Board Meeting

❖ **Old Business (cont'd)**

- Geese Awareness/Avoidance





Monthly Community Board Meeting

❖ New Business

- Pool Opening
 - Resident Information Forms must be completed and returned by May 15th. There are three parts to this form:
 - Resident Information
 - Pool Waiver Form
 - City of Newark Authorization Form
- Irrigation Updates
 - Break in the irrigation line
 - Sprinklers will start up by the end of this week or early next week
- Courtyard Drainage Issue Resolution
 - Estimated cost is 36K*



Monthly Community Board Meeting

❖ Other Projects Being Tracked

Task	Category	Priority	Task Owner
Fixing/Replacing June fire inspection emergency items	Safety	High	Becky
3103 sprinkler head replacement work	Safety	High	Becky
1000 Floor Tiles	Aesthetic	Low	Kathleen
2000 Floor Tiles	Aesthetic	Low	Kathleen
VoF Signage	Aesthetic	Med	Patty
Building 3000 Parking Lot Lights on Existing Poles	Safety	High	Becky
Building 3000 Valve Replacements	Safety	High	Becky
Quote for pool tile work	Aesthetic	High	Patty
Courtyard Drainage Issues (Yuval)	Safety	High	Kathleen
Organize Utility Closets	Administrative	Low	Nancy
Clean Up Paperwork (Kathleen's and Becky's)	Administrative	Low	Kathleen
Town Home Sump Pump Drainage Issue	Environmental	Low	Becky
Staircase Concrete Powerwash	Aesthetic	High	Prism
Villa Driveway Sealing	Aesthetic	High	Kathleen
Rental Violations	Administrative	Med	Patty
Roads and Parking Lot Sealing	Preservation	High	Bill
FSR Contract Review for Renewal	Administrative	High	Kathleen
Evaluate Voting Requirements	Administrative	Med	Linda/Patty/Sandy
New Lights-Fountainview Circle	Safety	Med	Yuval/Joe
New Lights-Fountainview Drive	Safety	Med	Yuval/Joe
Solar Power Supplement	Financial	Low	Kathleen
Sidewalk (Pump Up)	Safety	High	Becky
ADA Pool Chair Replacement		Nice to Have	Kathleen
Door Access Panels	Safety	Low	Kathleen
Villa Rooves	Capital Improvement	Low	Becky
Condo Rooves	Capital Improvement	Low	Becky
Fire Lane Barriers	Safety	Low	Becky
Condo Building Awnings	Aesthetic	Low	Sandy
Resident Directory Updates for PayHOA	Administrative	High	Kathleen
Review and Update Resale Docs	Administrative	Med	Sandy/Bill

Task	Category	Priority	Task Owner
Capital Contribution Modifications	Administrative	Med	
Contract Management	Administrative	High	Patty
Replace Emergency Lights	Safety	High	Bill
Move Wood to Pool House	Safety	High	Bill



Monthly Community Board Meeting

❖ Committee Updates

- Communications (Kathleen)
- Gardening (Sandy)
- M&P (Becky)
- Parking (Kathleen)
- Pool (Patty)
- Social (Theresa)
- Solar (Becky)

❖ AOB (Any Other Business)

- TRASH & RECYCLING ... AGAIN!





Monthly Community Board Meeting

- ❖ AOB (Any Other Business) – cont'd
 - Have you met our “Night Watchman”?

**Thank you Steve Borowski
for watching over us as you
walk the property while we
sleep!**

**We appreciate all that is
brought to our attention
during those overnight
walks!**





Monthly Community Board Meeting

❖ AOB (Any Other Business) – cont'd

PLEASE stop calling, texting and emailing VOF Council members. Call the numbers on the following slide (these numbers are on the bulletin boards in each building and will be available on the web site.

We volunteer for Council because we want to be part of the solution, but we also deserve to enjoy our own personal time as much as every other community member.



Monthly Community Board Meeting

❖ Owners Open Forum

**IF YOU SEE
SOMETHING,
SAY
SOMETHING.**

**REPORT
SUSPICIOUS ACTIVITY
TO THE POLICE**

EMERGENCY
Call: **911**

Police
Non-Emergency &
Animal Control
Call: **302-366-7142**

VoF Community
Issue or Complaint
Call: **800-870-0010**

(DO NOT CALL COUNCIL MEMBERS)



Take Pictures Whenever Possible!