



OFFICIAL MEETING NOTICE

Annual Unit Owners Meeting

Fountain Hill Condominium Association, Inc.

DATE	Thursday, September 17, 2026
TIME	7:00 p.m.
FORMAT	Zoom: https://yale.zoom.us/my/rohen
ACCESS	https://yale.zoom.us/my/rohen

Notice is hereby given that the Annual Meeting of Unit Owners will be held at the date and time shown above. All unit owners are encouraged to attend and participate.

Meeting materials

Please review the agenda on page 2 and the Maintenance, Repair, and Replacement Standards on pages 3-4 before the meeting.

Questions before the meeting? FHCABoard@gmail.com

ANNUAL MEETING

Agenda

Thursday, September 17, 2026 | 7:00 p.m. | Zoom: <https://yale.zoom.us/my/rohen>

TIME	ITEM
7:00	Welcome and call to order
7:01	Old business and approval of the prior meeting minutes
7:02	Capital Plan debrief: roof project
7:15	Owner participation and comment on old business
7:16	New business • Capital projects – Discussion: Siding Phase 1 or Painting Phases 3 and 4 – Action: Approve the updated Capital Plan – Considerations: timeline, color options, and siding options • Treasurer's report – Action: Approve the 2026-2027 budget • Governing documents – Discussion: Updates for age, current law, and best practices – Action: Schedule a vote within two weeks to approve and file the updated documents with the State • Nomination and election of officers – President, Vice President, Treasurer, and Secretary – Action: Election of officers
7:46	Owner participation and comment on new business
7:50	Announcements
7:59	Adjournment

ADOPTED SEPTEMBER 5, 2018

Maintenance, Repair, and Replacement Standards

Fountain Hill Condominium Association, Inc.

Pursuant to Connecticut General Statutes Section 47-257 of the Common Interest Ownership Act (CIOA), if a common expense is caused by the actions of a unit owner, tenant, guest, or invitee (collectively referred to here as “Unit Owners”), the Association is authorized, after notice and hearing, to assess the portion of that common expense that exceeds any insurance proceeds received by the Association—including an applicable insurance deductible—exclusively against the owner's unit when caused by:

1. Willful misconduct;
2. Gross negligence; or
3. Failure to comply with a written maintenance standard.

In addition to any written maintenance rules already in effect for the Association, the following standards were adopted effective September 5, 2018.

1. Minimum Temperatures

The heat in each unit must remain on, and the temperature within the unit must be maintained at 60 degrees Fahrenheit.

2. Hot Water Heaters

- a. Hot water heaters must be replaced no later than the earliest of:
 - i. The expiration of the manufacturer's warranty on the water heater; or
 - ii. When the water heater first shows signs of leaks or rust.
- b. When a water heater is replaced, an automatic shutoff valve must be installed.

3. Washing Machine and Dishwasher Hoses

When replaced, washing machines and dishwashers must be equipped with steel-braided, Flood-Check brand, or equivalent hoses.

4. Dryer Vents, Ducts, and Hoses

- a. All clothes dryers must be vented with rigid, all-metal aluminum ducts; semi-rigid aluminum hoses; or plastic and/or accordion-type dryer ducting material of good quality.
- b. Dryer vents serving a unit exclusively must be inspected and cleaned at least once each year.
- c. All clothes dryers must have lint filters that remain installed.

MAINTENANCE STANDARDS

Owner Safety and Maintenance Requirements

Continued from page 3

5. Smoke and Carbon Monoxide Detectors

- a. Each unit must be equipped with a working smoke detector and carbon monoxide detector.
 - i. A smoke detector must be installed according to the manufacturer's instructions and located in the immediate vicinity of each bedroom.
 - ii. A carbon monoxide detector must be installed according to the manufacturer's instructions.
- b. All smoke detectors must have labels showing that they have passed the tests of Underwriters Laboratories (UL) or Factory Mutual (FM). (NFPA Code 74, Standard for Household Fire Warning Equipment; www.nfpa.org)
- c. All carbon monoxide detectors must have labels showing that they have passed the tests of UL or International Accreditation Services (IAS) 6-96 safety standards. (NFPA Code 720, Standard for Installation of Carbon Monoxide Detection and Warning Equipment)
- d. All smoke detectors and carbon monoxide detectors must be tested twice per year, during April and October.
- e. All detector batteries—whether in a battery-operated detector or serving as battery backup—must be replaced at least once every calendar year.
- f. All smoke and carbon monoxide detectors must be replaced at least once every ten years.

6. Electrical Usage

Electrical usage in a unit may not exceed the capacity of the circuits serving the unit.

7. General

Each unit owner must promptly report any water leakage to the Association.

The Association's property and insurance costs are positively affected by diligent maintenance, repair, and replacement of improvements that are the responsibility of unit owners.

8. Fireplaces

All wood-burning fireplaces must be cleaned at least once every two years.

Publication note: This document has been reformatted for readability. The Association's formally adopted standards control if this copy differs from the official record.