

Kingstream Community Council

Minutes of the April 19, 2018 Annual Meeting

ATTENDANCE

Board Members:
Frank Shaffer, President
Tyrone Yee, Vice President
Ken Neumann, Architecture Committee/Landscaping Committee
Mike Wei, Architecture Committee
Scott Graff, Co-Treasurer
Steve Fast, Pool Committee
Elanna Weinstein, Treasurer
Other Attendees:
Lisa Cornaire, Property Management

A. Call to Order

The meeting was called to order at 7:08 p.m.

B. Establish Quorum

There were 19 in attendance and 86 proxies for a total of 105.

C. Board Member Reports

Year in Review – Frank Shaffer introduced the board members and reviewed highlights of 2017 accomplishments. Charters have been created for the committees which will allow for historical data and ease of hand off when board members changeover. He stressed the need for volunteers in 2018 in all areas and thanked Kate Keifer and Tony DeMattia for their service to the board. The full powerpoint presentation is available on the KCC website.

Community Appearance Slide – Lisa Cornaire reviewed this slide and spoke about the importance of property inspections with reminders of commonly cited items. Most homeowners who received an inspection letter are following through with the required actions

Architectural Review – Mike Wei stressed the importance of the ARC is to maintain our home values. He reminded everyone that color pictures are requested and the applications must be signed and dated by the homeowner

Pool Committee – Steve Fast reviewed the 2017 pool operation noting that the pool was open 101 days out of 101 scheduled days with no injuries reported. The pool will have reduced hours again this year. NV Pools is in the second year of their three year contract. They are checking the water meter at the pool every month. Significant repairs were made to the pool in 2017 to include replacing the main pump, new white coat, tiles and racing lines, a color coat on the pool house floor and a new water fountain. Any planned closures of the pool will be posted well in advance.

Communications/Activities – Elanna Weinstein reminded homeowners to stay active in the community by the use of the KCC website, newsletters, facebook and nextdoor.com. The community sponsors several community events through the year. When new homeowners move into the community, she provides a welcome basket and encourages the new homeowners to become active in the community.

Landscape Committee – Ken Neumann and the property management walks the grounds twice a year looking for areas in need of clean up, repair or replacement. Snow removal throughout Kingstream is the responsibility of VDOT and not the KCC HOA. The improvements completed at the Eddyspark playground and common area near the pool were shown and a thank you given to Ryan Terrell for his Eagle Scout project that saved the community \$30,000 by utilizing volunteers. A contract has been signed with Finley Paving for trail repairs to the KCC trails and work is expected to commence approximately October, 2018. Fairfax County Park Authority is responsible for replacing culverts and repairing the trails that they own near our community. Coordination in being done with the Park Authority on these projects. On the subject of removal of dead ash trees, he emphasized that trees were prioritized with those in danger of jeopardizing homeowners properties or those that were damaging our trails taken down first. These tree removals will continue as the trees succumb to the emerald ash bore.

Finance Committee – Scott Graff said the #1 goal is to keep dues steady and maintain our assets. Operating accounts pay the annual expenses, the reserve account is a legal requirement intended to repair and replace capital assets. Operating expenses were reviewed and are being well managed. Tyrone Yee spoke about the Reserve Account. The community owns \$1.5 million in capital assets, which includes the pool house, tennis courts, basketball court, 1.3 Miles of asphalt trails and two tot lots. The reserve account is the community savings account and is only used to fund repairs of these capital assets. The reserve account has \$550,000 invested in CD's and is in excellent condition to finance repairs to the capital assets. Every 5 years an engineering firm assesses the condition of our capital assets, called a "reserve study". Our reserve account has been fully funded for the past three years. The interest we are earning on our investments has allowed homeowner dues to be steady. The last increase in homeowner dues was 2007 and no increase is expected in the next 3-5 years. KCC is in excellent financial health!

Homeowner Open Forum:

Q. ARC application asks for the contractor name. Are we keeping records of the contractors that are being used?

A. No, but often the homeowner provides the contract which shows the name of the contractor. Suggested to use nextdoor.com for this purpose or Lisa can provide information she has on file

Q. If we defer the trail repairs until October what is the backup plan for bad weather?

A. We have some room, job is estimated to take 2 weeks and should be done before winter

Q. Sugarland Valley Drive has ash tree remnants that are laying around and unsightly. What can be done to clean it up as it is an eyesore?

A. This is a difficult area as there is no access. We need homeowners to grant us access to get to the area. It simply costs too much money to get a tree company out to remove the trees that were cut down or that have fallen down. Suggested to get a team of volunteers for a community clean-up day on June 2nd to assist in this effort.

Q. Are we going to be opening up the pool parking lot to HHS student for parking during the HHS renovations?

A. A decision has not been made and a community meeting will be held prior to making this decision. The HHS renovation is a 5 year project, with the next 18 months being the worst as far as parking for students goes.

Q. Is Fairfax County patrolling our neighborhoods?

A. While the County should be routinely patrolling our neighbors if you see something suspicious call the non-emergency number 703-691-2131 so a report is made.

Nomination of Directors

1. No floor nominations were made
2. Introduction of Candidates – Steve Fast and Ken Neumann (Sharon Llewellyn and John Rush were absent)

Appointment of Inspectors of Election

Two homeowners volunteered to be election inspectors.

Election Results

The vote tally results were as follows: Ken 76, John 74, Steve 74 & Sharon 72. Sharon will be serving the 2 year term as a replacement for the board member that resigned.

Adjournment

A motion was made, seconded and approved to adjourn the meeting at 8:49 pm. The next board meeting will be May 17, 2018 at the Herndon United Methodist Church, 700 Bennett Street. Homeowners are welcome to come.