

The Kingstream Communicator

Kingstream Community Council - News Letter – September 2007

President's Letter

By Rusty Shaw

I hope that your summer was enjoyable and you were able to do some fun things! This is always the tough time of the year when the vacation season ends and we send kids off to college or gear up for back to school. With back to school we also need to be more diligent in watching out for kids as we drive.

If you were around this summer I hope you were able to enjoy the pool and maybe you were able to attend our first Fourth of July party. The party was fun, with great attendance (over 160 people) and was even a greater success! We are looking forward to next year with a larger format and maybe even more people from the neighborhood!

Since I wrote you in the last newsletter, hopefully you have been able to see some of the things we have done. The paving contractor has gone through and replaced many areas of the walking paths. Though we did not do all of the paths, we put a good dent in those that were the worst! As an offshoot from that, we will be going into some areas on the path where the trees and shrubs overhang and choke down the path. These areas will be trimmed out of the way.

We replaced many of the tables, chairs and umbrellas at the pool. We even replaced the slide (which failed county inspection) and the basketball hoop! The big thing you will notice this fall and winter is that we will replace the top 18 inches of the pool wall as well as the coping. This is a standard maintenance item as a pool ages and the concrete begins to crack. We have received bids from contractors, and will enter into a contract in early September so the work can begin right after pool season.

Financially we are doing better. The increase in dues has allowed us to get back onto a more stable footing, though the Board is still cognizant of the long-term financial picture. We will need to continue adding money to the reserve fund as well as keeping up with the inflationary changes to our community expenses.

Finally I would like to remind you that the community functions best with involved homeowners. We invite you to attend a meeting of the Board, volunteer for a committee, suggest a new committee where you see a need, or volunteer to run for open board seats this spring. We all want a vibrant and active homeowners association and a community that is thriving!

Neighborhood Watch Program Meeting

By Joan Talbert

A Neighborhood Watch meeting will be held Wednesday, October 24 at 7 PM at the Hiddenbook Clubhouse. Officers from the Reston District Police Station of the Fairfax County Police Department will give a presentation on how this crime prevention program would operate in our neighborhood. Although Kingstream is a relatively low crime area, the establishment of a Neighborhood Watch Program here would be added assurance it will remain safe. If you have any questions, please contact Joan Talbert at 703-471-5920.

Architectural Review Committee

By Mike Wei

As you may have noticed, there are many houses for sale in Kingstream. Aside from the obvious steps a homeowner does to selling a house, such as cleaning up the yard and landscaping to improve curb appeal, there are other steps that must be done:

- ❖ A Kingstream Community Disclosure Package must be obtained. Please call RCS Management at 703-778-7271 for details. Recently enacted changes in Virginia State Law dealing with producing disclosure packages have resulted in a higher cost for a disclosure package. Management associations are now allowed to charge a maximum of \$325 per package. The KCC Board has decided to raise the cost to a reasonable amount of \$150 plus a \$25 courier fee. The cost of the disclosure package has been \$75 for many years in the past.
- ❖ An exterior inspection of the house is done to confirm all changes have been approved. There have been home sales in Kingstream impacted by un-approved changes. There will be a walk through of the neighborhood this fall to inspect the exterior of the houses and update the records. This is being done to minimize the number of "surprises" in future sales. The neighborhood will be inspected on a regular schedule in the future.

Information on how to apply for a change to the exterior of the house can be found on the KCC website <http://kccherndon.org/arc.html>

Back to School Means Drive Carefully!

By Joan Talbert

Every fall, the amount of traffic through Kingstream increases. School buses, students attending Herndon High School, teachers and others who have taken a break during the summer and must return to regular schedules travel through our streets. Please take caution to drive the 25 mile per hour speed limit and stop for school buses and cars loading and unloading children. Be mindful of children walking to bus stops in our community. The American Automobile Association (AAA) advises all motorists to drive with the headlights always on so that children, pedestrians and other drivers can see you. Lastly, limit other distractions, such as cell phone use when traveling through Kingstream. Our neighborhood gets very busy during the early morning and afternoon hours when school is in session!

Landscaping Update

By Paul DiCicco

This summer's dry weather required minimal maintenance of the common areas. Two items that were taken care of over the summer were:

- ❖ Fresh mulch was added to the Tot Lots on Kingstream Circle and off Eddyspark Drive
- ❖ Fairfax County cut down a number of trees and removed some overgrowth within the neighborhood drainage ditches

Some trees around the pool died due to the drought. The Board will investigate the cost of replacing them.

Fall Lawn Maintenance

By Doug Price

The worst of the summer heat will have subsided soon. Refreshed by the thought of breathing cooler air, you're poised to roll up your sleeves and do some fall lawn maintenance. To be sure, there will be some maintenance you'll have to do regardless of the type of grass on your lawn. Let's look at these tasks first:

- ❖ Apply herbicides to broadleaf weeds.
- ❖ Correct soil pH: if your lawn is not performing well, have your soil tested. If the soil test should show a need to reduce acidity, apply lime now. If alkalinity needs to be reduced, apply sulphur.
- ❖ Thatch removal: dethatch your lawn, by raking; for bad cases of soil compaction, you may have to employ the technique known as core aeration, for which lawn equipment known as "aerators" can be bought or rented.

- ❖ Rake leaves, or use a leaf vacuum, lest the leaves smother your grass over the winter.
- ❖ Lawn equipment care: make sure to drain old gas out of lawn mowers after last mowing.

The nature of the following fall lawn care chores depends on whether it's a cool season or warm season turf grass that you have to care for:

- ❖ Watering
- ❖ Fertilization
- ❖ Setting lawn mower height

Fall lawn care for cool season grasses entails ensuring that lawns receive enough fall water to carry them through the long winter. Don't think that because the temperatures outside are no longer high, you can forget about watering in the autumn.

Another fall lawn care tip that applies specifically to the maintenance of cool season grasses is fertilization. Apply 1 pound of nitrogen per 1,000 square feet of lawn. Conversely, avoid fertilizing a warm season turf grass in the autumn. The latter undergoes a hardening-off process during this time of year to prepare it for winter. Fertilizing warm season grasses in the fall may interfere with that process.

So what fall lawn care tasks **should** you be performing for warm season grasses? By overseeding with annual winter ryegrass (*Lolium multiflorum*), homeowners whose lawns are composed of warm season grasses can enjoy a green carpet during the winter, instead of having to look at a brown lawn. But when you buy the seed, be sure to ask for the annual, not the perennial. Annual winter ryegrass will die back when summer's heat returns, turning over the lawn once again to the warm season grasses. This exit is a timely one. The problem with the perennial winter ryegrass is that it doesn't go away, competing with your warm season grasses for sunlight, water and nutrients.

Lawns composed of cool season grasses can also profit from overseeding. But in this case, the motivation behind overseeding lawns is not winter cosmetics, but to fix bare patches -- with an eye to **next** year's lawn.

Lawn Care Tip Concerning Lawn Mowing:

Adjusting lawn mower height for fall mowing is not an issue with cool season grasses. Just set the height as you normally would, right up until the time when growth stops and you stop mowing. But an adjustment should be made to lawn mower height in the fall for warm season turf grasses: increase the height by 1/2 inch.

Community Announcements

By Erin Latimer

Here is a recap of summer activities:

July 4th party—The Fourth of July BBQ was a rousing success! We had 175 people RSVP, although actual attendance was lower because of the severe thunderstorms and tornado watch. About a dozen families participated in the scavenger hunt (thank you to Dave Williams, Kingstream resident and part of the Trader Joe's management team for providing TJ bags for the scavenger hunt). The Roewer family and the Chester/Harvey team tied for first place in the scavenger hunt. Many children decorated their bikes and wagons for the parade through the neighborhood.

The KCC provided grilled meats, and attendees provided excellent side dishes and desserts. The kids got sparkly tattoos and glow sticks, and afterwards, everyone enjoyed fireworks by our ace pyrotechnic team of Neil Lovering, Cecil Maccannon, Jim Roewer, and Matt Latimer. There are plans next year to expand the BBQ a bit, and possibly have a band.

Adult swim party—The Adult Swim Party was scheduled for August 25th. Again we had severe thunderstorms, so the party was cancelled, after consulting with our neighborhood's weather forecaster, Patty Roewer. The DJ, Mera Diaz, of Meray Entertainment (www.merayentertainment.com), was very flexible, and allowed us to reschedule her until next year, without any penalty. She is the same DJ who worked at last year's adult pool party and is very good. Please consider her for any parties you might have, since she was so good to us about rescheduling.

Everyone who had RSVPed to the party was invited to the Latimer's house for a potluck, without the pool and DJ, since everyone had already done the cooking for the party. Dena and Steve Bowers won the door prize (a Great Harvest gift bag, thank you to Stacy Schalk for arranging the donation). Dena's fruit punch was the hit of the party, and her recipe is below.

Dena-licious fruit punch

46 oz can pineapple juice, chilled, and divided
12 oz frozen raspberries, divided
4 c or 1 liter sugar-free lemon-lime soda, chilled
3/4 c frozen limeade concentrate, thawed
16 oz pkg frozen peaches
2 bananas, peeled, sliced
2 oranges, peeled, sliced

Combine 1 1/2 c pineapple juice and 1/2 of the raspberries in blender. Blend until smooth. Combine

all of ingredients in a punch bowl. Makes 25 6-ounce servings.

Dog Swim Party—As this newsletter went to press, the first-ever dog swim was scheduled for Sunday September 9th. Refreshments included lemonade and dog biscuits (not necessarily to the same mammals). Considering the weather at the last two neighborhood events, we are expecting a plague of locusts of biblical proportions. The event will be held each year approximately one week after the end of the pool season. This gives sufficient time for the chlorine in the pool to dissipate to safe levels for dog swimming. Dogs must be licensed in Fairfax County to participate.

Several upcoming events are planned:

Fall Festival—The 2nd annual Fall Festival will be October 21, from 2-4 pm. We need volunteers to organize the Festival, and help out during the event.

We are planning:

- ❖ a costume contest
- ❖ scarecrow making
- ❖ pumpkin carving
- ❖ slime-making

If you can help, or to RSVP, please email activities@kccherndon.org.

Halloween contest—We are having a Halloween decorations contest! Please nominate the Kingstream houses with the best decorations. We will put pictures of the top five on the Yahoo website (<http://groups.yahoo.com/group/Kingstream/>)

and then have voting for the best. The top vote-getter will win a certificate, a balloon for the mailbox, and the envy of all of the neighborhood children. Please submit your nominations by Sunday, Oct 29th so we can get the photos on the website for voting.

Please email your nominations to Cindy Zettersten at pzettersten@verizon.net, or send in your own photos via the Yahoo group website (<http://groups.yahoo.com/group/Kingstream/>).

Thank you to Cindy for the excellent work she does on the Kingstream Yahoo site. Check it out if you haven't seen it!

Christmas/Holiday decorating contest—We will also be inaugurating a Christmas/Holiday decorations contest. Details will be provided in the next newsletter. Start buying your plastic snowmen and thousands of lights now!

Pool News

By Ken Valcourt

Another safe and fun-filled summer pool season has come and gone. I personally, want to say thanks to our pool committee volunteers for giving their time and effort in ensuring a smooth and successful 2007 pool season.

During the 2007 season, I am happy to report many swimmers were delighted to have a 9pm Friday and Saturday evening closing. We are hoping to continue this next year.

As we prepare for 2008, a major pool renovation is scheduled to begin sometime during the Fall 2007 or Spring 2008 time period. This renovation will repair a major wall crack that has developed due to the normal pool aging process. Our pool is over 20 years old and such a repair is normal. Throughout the past year, the Kingstream community has been told by several pool industry experts that the immediate repair of this damage is highly recommended to prevent any additional damage (and repair costs) to the pool. As a side note, the Hiddenbrook pool went under a similar renovation last year.

Enjoy the Fall! As always, please send any comments/questions you may have about the pool to pool@kccherndon.org.

Kingstream Pool/Tennis Committee Season Recap-2007

By The Kingstream Pool/Tennis Committee

Once again, this season our pool and tennis courts have served our community well. As temperatures rise in summer, the community recreation areas of the pool and tennis courts become a buzz with neighbors longing for some sun, exercise, swim, relaxation and family fun activity. This season has proven to be no different and thankfully we have such assets in our community.

Here are just some of the services our pool allows us to provide for our Kingstream residents:

- ❖ A safe place for our youth to spend an afternoon
- ❖ Private Swim lessons-for beginners, some as young as 3 and 4 years old
- ❖ Competitive Swim Team-with our very own resident and coach, Kathy McLaughlin, also head coach of the HHS Swim Team (see also swim team recap this issue)
- ❖ Host to Swim Meets for the Herndon Swim League
- ❖ Pool Parties-private and community

- ❖ Community Clean Up-sponsored by our very own Kahuna Swim Team
- ❖ Security System in place
- ❖ New Stationary Bike Rack installed
- ❖ Provide snacks for our guards to sell to patrons

This year the board authorized a deck furniture replenishment purchase after our recommendation, recognizing the inventory was low after last season. We were able to negotiate the large purchase at a substantial savings due to our community connections.

The following have been replaced or repaired to keep our pool safe, comfortable, enjoyable and aesthetically pleasing:

- ❖ Lounge chairs-new inventory
- ❖ Deck chairs-new inventory
- ❖ Tables-new, replaced and repaired
- ❖ Umbrellas-new, replaced old faded
- ❖ Umbrella bases-replaced damaged
- ❖ Deck flower barrels-replaced broken barrels with new pots
- ❖ Slide-replaced with brand new
- ❖ Basketball Hoop-TWO new hoops

In addition, the board negotiated a new pool operation and maintenance contract with Splash Aquatic. We researched and recommended a quality local company, competitively priced who is meeting our community needs with regards to hours of operation, upkeep, flexibility, reliability and guard availability.

Please keep in mind that whether you use the pool and/or the tennis courts a little, a lot or never, these amenities contribute to making Kingstream a highly desirable place to live and are a factor in our housing values. They are community assets with far reaching benefits and dividends. But like any assets, they do require maintenance, upkeep and future enhancements/improvements. Next season we'll also focus on the needs of our tennis courts. We always welcome your comments and suggestions.

The Pool/Tennis Committee hopes you've enjoyed this pool/tennis season. We've enjoyed serving you.

*The Kingstream Pool/Tennis Committee:
Cindy Zettersten, Gina Anderson, Kathy Kammer,
Kathy McLaughlin, Kristen Stevens, Rosann
Fronczak, Suzie Orr*

Do you have new neighbors? If you do, let us know so we can send them a welcome basket. Please email their address (and name if you have it) to welcome@kccherndon.org.

Kingstream Kahunas Make a Splash

By Kathy McLaughlin

The Kingstream Swim Team had another great summer season with Head Coach Kathy McLaughlin, Assistant Coach David Russell, and junior coaches Josh Schalk, Adam Schalk, Jackie Kammer, Maggie Russell, and Sarah Anderson. Three new pool records were set. Sarah Anderson broke her own 50 free record, and Brandon Burgess, Sean Jeffries, Christian Polito and Ryan Langley set the 100 med relay record, but then it was broken again by Christian Polito, Sean Jeffries, Andrew Hillman and Ryan Langley.

High Point winners for the 6 and under age group were Ignat Miagkov and Meredith Spohn, 7/8- Matthew Fronczak and Maria Latimer, 9/10-Jason Maccannon and Abby Fowler, 11/12-Michael Maccannon and Amanda Harvey, 13/14- Jack Borsi and Sarah Anderson, and 15/18 – Andrew Hillman and Maggie Russell.

The graduating seniors were Ryan Langley who will be attending University of South Carolina, Josh Schalk attending VCU, Andrew Bowers attending NOVA, Andrew Hillman attending Dickenson, and Sean Jeffries attending NOVA.

Thank you to all the Kingstream residents that helped support the Kahunas Swimathon. Visit the Kahunas web site at groups.yahoo.com/groups/Kingstream.

The KCC Communicator offers the Kingstream community the opportunity to include announcements of community service projects, on a space-available basis. No buy/sell/trade announcements or items of a commercial nature will be accepted. Send your announcements to communications@kccherndon.org. The board reserves the right to refuse to publish announcements and to edit them for content, length or clarity.

Community Participation Needed!

Are you willing to serve the community as a committee member? Or are you interested in running for the KCC Board of Directors? Please contact a board member to express your interest. Your community thanks you!

Kingstream Community Council

Rusty Shaw, President

703-707-0440 president@kccherndon.org

Joan Talbert, Vice President and Security Committee

703-471-5920 vp@kccherndon.org
security@kccherndon.org

Mark Milazzo, Secretary and Communications Committee

703-707-6240 secretary@kccherndon.org
communications@kccherndon.org

Larry Kaplan, Treasurer

703-471-6489 treasurer@kccherndon.org

Paul DiCicco, Landscaping Committee

703-435-2326 landscaping@kccherndon.org

Ken Valcourt, Pool Committee

703-834-9736 activities@kccherndon.org

Erin Latimer, Welcoming/Activity Committee

703-471-2168 welcome@kccherndon.org
activity@kccherndon.org

Jo Bagley, Welcoming/Activity Committee

703-435-0988 welcome@kccherndon.org
activity@kccherndon.org

Mike Wei, Architectural Review Committee

703-435-1937 arc@kccherndon.org

Web site www.kccherndon.org

Community discussion group

groups.yahoo.com/groups/Kingstream

Management:

RCS Management voice 703-778-7271
PO Box 8624 fax 703-778-7272
Alexandria, VA 22306 rod@rcsmanagement.org

REMEMBER!

Board meetings are usually held on the third Thursday of each month at 7 PM at the Hiddenbrook pool clubhouse, 1508 Sadlers Well Drive, Herndon.

Due to a conflict with back-to-school events, the September KCC board meeting will be held on Wednesday, September 19 at 7PM at Hiddenbrook.

KCC Upcoming Events

Thursday September 19, 7 PM	Monthly Meeting
Wednesday October 24, 7 PM	Neighborhood Watch Meeting
Thursday October 18, 7 PM	Monthly Meeting
Saturday October 21, 2-4 PM	Fall Festival
Sunday October 29	Nominations for Best Halloween decorations due
Thursday November 15, 7 PM	Monthly Meeting

Herndon High School Football Schedule

* denotes home game

8/31/2007	7:30 PM	Park View	Lost 37-7
9/7/2007	7:30 PM	South Lakes	
9/14/2007	7:30 PM	*Langley	
9/20/2007	7:30 PM	Centreville	
9/28/2007	7:30 PM	*Chantilly	
10/5/2007	7:30 PM	Fairfax	
10/13/2007	1:00 PM	*Homecoming - Yorktown	
10/19/2007	7:30 PM	Westfield	
10/26/2007	7:30 PM	*Robinson	
11/2/2007	7:30 PM	*Oakton	
11/9/2007	7:30 PM	Regionals	
11/16/2007		Regionals	
11/24/2007		Regionals	
12/12/2007		Regionals	