

The Kingstream Communicator

Kingstream Community Council - News Letter – June 2007

President's Letter

My name is Rusty Shaw. My family and I have been residents of Kingstream for 14 years. Over the past two years I served on the Homeowners' Association Board and was the Board's representative to the Architectural Review Committee. This year, I will serve as president of the Association's Board, taking over from past president, Jeff Schalk.

Looking back over the past two years, the Board has taken on some difficult issues that often plague established communities such as ours. As you walk around the neighborhood, run along the paths, or drive to work, you will notice a neighborhood that is beginning to show its age. Some of our homes and infrastructure are approaching, and some surpassing, the 20-year mark. These 20 years have not only caused wear and tear on buildings, but have also precipitated a decrease in community involvement. This is evidenced by April's Association meeting that was attended by only a handful of homeowners.

Over the past two years, the Board has begun to address these problems. For example, a state-mandated Reserve Fund study, completed in 2005, brought to light an important issue that threatened our ability to maintain our infrastructure: an under-funded Reserve Fund. The Board and homeowners acted to remedy this by voting to increase the maximum assessment cap. Our budget for 2007 increases the Reserve Fund by \$40,000 and *begins* the important process of replenishing this Fund to an adequate level. The Board also undertook several community-oriented tasks to enhance communication and involvement with our neighbors. These include: establishing and maintaining a Kingstream website, www.kccherndon.org; writing and mailing a quarterly newsletter; establishing a Welcoming Committee to meet and deliver gifts to new neighbors; and establishing an Activities Committee to sponsor child and adult parties.

Over this next year, the Board will continue to address these same issues. Individual maintenance of homes will be stressed. This includes adherence to architectural guidelines in order to maintain a *basic* quality throughout the neighborhood. Major repair work on Kingstream's pool will begin in the fall, funded from the Reserve Fund. The Board has contracted to replace sections of our asphalt walking paths, and we will be working to ensure that Fairfax County cleans the drainage areas for all storm ponds.

In addition to these improvements, the Activities Committee is planning a neighborhood 4th-of-July picnic.

These are just a few examples of how your Board will be working to maintain our neighborhood and increase community involvement. We always welcome your suggestions, and remind you that Board meetings are open to all homeowners.

Regards,
Rusty Shaw

Financial Review

By Larry Kaplan

During the first part of 2007, the Board of Kingstream Community Council was able to negotiate new contract services for our community pool and for the grounds and landscape maintenance of the common areas, both of which resulted in a financial savings for the community. This year was also the first homeowners' assessment increase in many years. Our goal is to boost our financial reserves to adequately meet the needs of the community for the years to come. We anticipate reserve spending this year for asphalt repairs for our trails, and we are looking into repairs to the tennis court and multipurpose courts surfaces as well. In addition we are evaluating the tot lots for their needs such as additional mulch for safety, and landscaping work as well. There is also a need for some wall replacement at the pool to be done this fall. We expect this to be a major expense.

As of April 30, 2007 approximately 85% of homeowners assessments had been paid. Late notices have been sent and those with balances due will be receiving liens placed on their homes, as allowed in our bylaws. We urge all homeowners to pay their assessments promptly to avoid legal proceedings and additional expenses to the homeowners association.

If you are interested in serving on a Kingstream Finance Committee, please contact Larry Kaplan at treasurer@kccherndon.org.

REMEMBER!

Annual assessment payments were due April 1st. Late payments are subject to a late fee. Accounts must be paid in full in order for use of KCC resources such as the pool.

Security Committee

By Joan Talbert

Here are a few safety tips for the summer.

- ◆ The last day of school is June 18. Please be alert while driving through our neighborhood. More children will be outside playing and riding bikes.
- ◆ If your child does not know how to swim, swimming lessons are available at the Kingstream Pool.
- ◆ Use eye protection when operating lawn equipment (lawn mowers, edgers, weed-trimmers, etc.). Blades move at high speeds and can throw rocks and other debris in all directions, including into your eyes.
- ◆ Keep grills at least five feet away from combustible materials such as wood and vinyl siding. When vinyl siding is ignited, fire can rapidly spread up the exterior wall and inside your house via windows, vents, and soffits. Use care and follow all directions when using charcoal lighter fluid. Do not use gasoline or other flammable liquids to start charcoal grills.
- ◆ The highest number of garage refrigerator robberies (stolen beer and wine) is reported during the summer months. Please remember to keep your garage door closed as much as possible, especially overnight.

The Kingstream Community Council wishes all residents a happy and safe summer.

Community Announcements

By Erin Latimer

The Kingstream Kahunas have adopted Reston InterFaith's food bank as their community service project. There is a box at the pool for non-perishable food donations. You don't have to be a member of the swim team to donate. We can also pick up the food, if you wish. If you have any questions, please call Erin or Paul, 703-471-2168.

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.

Pool News

By Ken Valcourt

Much year long planning and coordination done by our wonderful pool committee resulted in a very successful Memorial Day weekend opening. Thank you pool committee volunteers for your hard work!

This year, the pool's management contractor has changed to Splash Aquatic. Splash has been in the pool management business for a number of years and offers KCC professional pool management services at a very competitive rate. We welcome the Splash Aquatic team and look forward to a very enjoyable and relaxing summer pool season.

Additionally, the pool will be purchasing new deck furniture to replace broken or worn out items due to normal wear and tear. The replacement furniture will include two tables with chairs, umbrellas and lounge chairs. The new furniture should arrive by the end of June. Special thanks to Ms. Paulanne Gregson for obtaining deeply discounted prices on this furniture. Also, the pool slide had to be replaced due to the deterioration and unsafe condition of the slide. A new slide has been ordered and is being installed as this newsletter goes to press.

To keep informed of latest pool related news and other activities within the KCC community, please visit the KCC website at <http://www.kccherndon.org>. Also, to receive latest KCC information notifications, please join the Kingstream Yahoo Email Group found at <http://groups.yahoo.com/group/Kingstream/>.

As always, please send any comments about our pool to pool@kccherndon.org.

Thanks and have a great summer!

KAHUNA NEWS!

It's never too late to join the Kingstream Kahunas Swim Team! Please contact Erin Latimer at erin.latimer@verizon.net or Diana Fields at dianamfields@cox.net for more information. For the Kahunas schedule, visit www.kccherndon.org and follow the link to the Swim Team page.

Activities

By Erin Latimer

I am the new Activities Chair for the Board. I will be implementing the parties proposed by our previous Chair, Ken Valcourt. Future activities include:

- July 4th Kids Parade and Family Barbecue (more below)
- Adult Pool Party (6-10 pm, Saturday, August 25)
- Dog Swim-a-thon (6 pm, Labor Day, Kingstream Pool)
- Fall Festival (October)

If you have ideas for other activities, please let me know.

What: July 4th Parade and Family BBQ
When: July 4, 2007
Where: Kingstream Pool and parking lot
Events planned:

- Kids bike/wagon parade (prizes!)
- Scavenger Hunt (more prizes!)
- Pot-luck BBQ
- Fireworks

We need volunteers to bring this together. If you can help, please call (703-471-2168) or email (erin.latimer@verizon.net) me as soon as possible. To keep informed of the latest activities, please visit the KCC website at <http://www.kccherndon.org> and join the Kingstream Yahoo Email Group at <http://groups.yahoo.com/groups/Kingstream>.

Please Remember: Scoop the Poop!

(Adapted from Conservation Currents, Northern Virginia Soil and Water Conservation District, June 2004)

When walking your pets, be considerate of your neighbors and scoop the poop. Not only is pet waste ugly and smelly, but even worse, it presents a health risk to people, pets and bodies of water. When it rains, pet waste on streets, sidewalks, and grassy areas washes into storm drains and travels untreated into our streams, lakes and rivers. Fairfax County guidelines state that large amounts of animal waste are not permitted in curbside trash collection, but small

amounts are permitted if double-bagged. Help keep Kingstream clean and safeguard our water quality.

Kingstream Community Council

With the election of three new board members at the April annual community meeting, many positions and committee chairs have changed.

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

Management:

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REMEMBER!

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