

**Kingstream Community Council  
Minutes of the April 17, 2014 Annual Meeting**

<b>Attendance</b>	
<b>Board Members</b>	<b>Present</b>
Tim Fouche, President	Yes
Frank Shaffer, Vice President	Yes
Jim Talbert, Secretary	Yes
Morna Ikeda, Treasurer	Yes
Tyrone Yee, Activities Committee	Yes
Jeff Albanus, ARC Committee	No
Jared Spigner, Communication and Landscape Committees	Yes
Tony DeMattia, Pool Committee	Yes
Mark Jensen, Welcoming Committee	Yes
Lisa Cornaire, Management	Yes

**A. Call to Order**

The meeting was called to order at 7:07 p.m.

**B. Establish Quorum**

Proxy votes were submitted by 80 homeowners, and another 29 homes were represented in person. The quorum requirement was satisfied.

**C. Roll Call**

Secretary Jim Talbert performed the roll call to verify that the 29 homeowners who registered were present.

**D. Officers Report**

1. The current Board members introduced themselves.
2. President Tim Fouche reported on last year's accomplishments (see attachment). He also commented on the still pending vote to change the declarations, and reported on the poolhouse renovation project.
3. Treasurer Morna Ikeda reported on the annual budget development process, how monthly and quarterly budget numbers are monitored, the vendor selection process, the new Investment Policy Statement, and the policy that all checks need two authorized signers. She also spoke on how the Board has managed the Reserve Fund. She reported that the Reserve Fund is currently at 97%. Fully funded requires \$475,000 and we currently have \$460,000 in the Reserve Fund.

**E. Homeowner's Open Forum**

The floor was opened to homeowners for questions and comments. The following issues were raised and the Board responded.

1. Request that Fairfax County issue additional guest parking passes to homeowners in restricted parking areas. The Board has asked the county for relief and the request has been denied.
2. Maintenance of neighborhood paths. It was explained that not all portions of the paths were owned by the KCC. Some portions are owned by the county. The maintenance of specific parts was criticized, and it was determined that these areas were Fairfax County property.
3. Several questions about the Reserve Fund were asked. The Board explained its purpose, limitations and constraints, and our philosophy for managing it. It is the Board's goal to maintain it as close to fully funded as possible.
4. Basketball court fence replacement. The Board reported that the decision was made to not replace it for fear that under the current heavy use of the basketball court, the fence would probably be broken again.
5. Herndon High School is planning to renovate their facility and would like a volunteer from the community to join their advisory committee. Board member Jeff Albanus has already volunteered to join.
6. The trash can at the tennis court is missing. Lisa will investigate, and we'll develop a plan to replace it.
7. Several homeowners reported seeing a wild fox in the neighborhood unusually close to homes and people. Several in attendance reported calling the County, and getting a reply that they would take no action. Residents were advised that such behavior is a possible indication of rabies, and that they should stay as far away as possible.
8. KCC website issue. It was requested that the monthly meeting agenda be posted before each meeting and that the minutes be posted sooner after each meeting. It was explained that monthly meeting minutes are not approved by the Board until the following monthly meeting. This means that the minutes cannot be posted sooner than one month after each meeting. The Board agreed to post them as soon as possible after their approval.
9. There were several questions about the proposed change to the declaration and assessment of annual dues. An amendment was proposed to include a requirement for the Board to notify homeowners of any Board meeting where assessment changes were to be decided. The Board prefers not to amend the proposed declaration change now, since the vote is still on-going with over 100 votes cast, and a change would require starting all over again. The Board understands the need for transparency, and agreed to notify homeowners of any pending actions effecting homeowners' assessments. The Board reminded all homeowners that they are always welcome to attend the monthly meetings and are encouraged to visit the website frequently.
10. The issue of liability for the new barbeque grills at the poolhouse was raised. The Board assured homeowners that we checked on this with our insurers before installation and that we were covered. The Board reminded homeowners that the grills should be used only by adults, and that hot grills should not be left unattended. The Board will consider posting a warning/rules sign.
11. The problem of alleged illegal activity (loitering, alcohol and drug use, and drug dealing) at the basketball court was discussed. The Board and several homeowners

reported contacting the Fairfax County Police, the Board of Supervisors, and the School Board. Other suggestions were discussed, including installation of a surveillance system and soliciting the assistance of the School Resource Officer. One homeowner suggested demolishing the basketball court, building a home on the lot, and selling it. The profit could go towards the Reserve Fund or another project to benefit the community. The Board will continue to seek a solution.

12. A homeowner complained of cars speeding in the neighborhood. The Board reported on previous unsuccessful attempts to install a stop sign at Eddyspark Drive and Kingsvale Circle. Police have told us to provide them with the license plate numbers of offenders and they would pursue the issue.
13. There was a question about landscaping. The homeowner was referred to Board Member and ARC chair Jeff Albanus, who could not be present at the meeting.

**F. Nomination of Directors**

The terms of three Board members have expired including Morna Ikeda, Tyrone Yee, and Mark Jensen. Morna and Tyrone are seeking reelection, and Mark is retiring. The Board thanks him for his service. Kate Keifer has been nominated. The floor was open for additional nominations but there were none. Each candidate made a statement to the audience.

**G. Appointment of Inspectors**

The President requested volunteers to serve as Inspectors of Election. The volunteers were homeowners Joan Talbert, Stephen MacManus, and Chris Hines.

**H. Election**

Ballots and proxy votes were cast.

**I. Announcement of Election Results**

All three candidates, Morna Ikeda, Tyrone Yee, and Kate Keifer were elected to three year terms. The Board welcomes new member Kate Keifer.

**J. Adjourn**

A motion was made, seconded and approved to adjourn the meeting at 8:23 p.m. All were reminded that Fairfax County Board of Supervisors Member John Foust will be attending the May monthly meeting and all were invited. It will be held at 7:00 pm on Thursday, May 18, 2014 at the Herndon United Methodist Church at 701 Bennett Street.

Submitted by Jim Talbert, Secretary

## **Kingstream Community Council 2014 Annual Meeting**

April 17, 2014

### **2013 Accomplishments**

#### **Recreational**

- Installed two new barbeque grills near the pool.
- Installed two benches in the tennis courts. (In response to request made at 2013 Annual Meeting).
- Refreshed mulch on Tot Lot at Eddyspark Drive.
- Added a step to the Tot Lot off of Eddyspark (volunteer project).
- New electronic pool access system implemented.
- Added new social events: Movie night at the pool, community barbeque.
- Continued with the annual dog swim at the end of the pool season.

#### **Administrative**

- Introduced the proposed change to the Declarations. The change will prevent huge increases in annual dues, such as the \$180 increase in 2007. We propose that the Board have the authority to raise the amount of the annual assessment by no more than the percentage change in the Consumer Price Index, or 8%, whichever is less. Vote is ongoing.
- Contracted with new pool company, NV Pools. Response to new management has been positive.
- Continued to closely monitor the financial health of the association through the budget process, reviewing monthly financial reports - Treasurer to elaborate.
- Made efforts to totally fund the association's reserves - Treasurer to elaborate.
- Adopted an Investment Policy Statement – Treasurer to elaborate.
- Increased communication efforts through the use of website/emails, mailing post cards, and A-frame signs placed throughout the community.

#### **General**

- Engaged with Fairfax County Police to patrol for speeders and monitor the tot lots and basketball court areas due to possible criminal activity (In response to request made at 2013 Annual Meeting).
- Painted drain pipes along walking trails for added safety.
- Removed several dead trees from common areas.

- Implemented a door tag ‘warning’ system for ARC violations. Encouraged management to regularly monitor for ARC violations.
- Followed up with the county on request made at 2013 annual meeting for a parking pass for homes living near the school.

## **2014 Plans and Projects**

### **Recreational**

- Full pool house renovation underway - new floors, stall dividers, fresh paint, new guard desk and counters etc.
- Surveillance system upgrades planned for the pool house.
- Adding more community events this year: 2 movie nights at the pool, 2 community BARBEQUEs, see calendar.
- Tennis court crack repairs planned for May/June.

### **Administrative**

- Developed a plan to remove snow from common areas (pool and tot lots) during future snow storms. To be done on an as needed basis, determined by the board after each snowfall.
- As of April 1, 2014 the association reserves are at 97%, striving for 100% by year end - Treasurer to elaborate
- Added a survey to website for community feedback on several topics (some were suggested at the 2013 annual meeting).
- Increased communication efforts through the use of new A-frame signs.

### **Additional Topics/Reminders to homeowners**

- Please store trash/recycle containers out of view from the street.
- Commercial vehicles cannot be parked in driveways per KCC ARC Guidelines or on Fairfax County streets (all KCC streets are county streets). The board has received several complaints regarding vehicles perceived to be commercial and parked on streets in our neighborhood. Please be aware of the following:
  - The county sets a definition on what it constitutes a “commercial” vehicle. The code and photos of exempt and non-exempt vehicles can be found here: [www.fairfaxcounty.gov/fcdot/parkingcodechanges.htm](http://www.fairfaxcounty.gov/fcdot/parkingcodechanges.htm)
  - If you feel there is a violation of county parking codes occurring, please contact the county directly. Cars that are parked on KCC streets are not within the jurisdiction of the HOA to enforce (with its ARC covenants) this is why suspected

county code violations should be reported to the police non-emergency number 703-691-2131.

- Last year the lost and found at the pool was very large. Most items left were never retrieved from the pool. This year the lost and found will be purged on a by-monthly basis or whenever it is too full. Items in good condition will be donated to charity. Please make sure you have your items before leaving the pool. Reminder signs will be posted this summer.
- School Bus Stop Courtesy- If you have children who line up at a school bus stop, please ensure that they are not standing on the private property of the homes near the bus stops. We encourage them to line up on the public space, which includes the sidewalk and the grassy area between the sidewalk and the curbs.
- Supervisor John Foust will be attending the May board meeting. We encourage everyone to attend. He will discuss the upcoming plans in the county as well as open up the floor for questions/comments from homeowners. Meeting will be at the Herndon United Methodist Church on Bennett Street across from the Herndon High School at 7 pm.
- If you haven't registered for the website, please consider doing so, you'll have access to board documents as well as be added to the HOA's email distribution list for occasional emails.
- Finally, please consider joining a committee. We have: landscape, social, pool, architectural, and welcoming committees.

***Thanks for your support and participation***  
***Your 2014 Kingstream Community Council Board of Directors***