

**Kingstream Community Council
Minutes of the July 19, 2012 Meeting**

Attendance

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

No homeowners were present.

The meeting was called to order by President Tim Fouche at 7:12 p.m. A motion to approve the agenda was made, seconded and unanimously approved. The meeting minutes from June 21, 2012 were reviewed. Two minor corrections were made. A motion to approve the amended minutes was made, seconded and approved.

Open Forum for Homeowners

No homeowners were present.

Old Business

Insurance

At the last meeting, the Board invited the representative from the Cincinnati insurance company to attend tonight's meeting. Lisa reported that he was unable to attend, but may be available for a future meeting. The Board discussed additional coverage, including a commercial expanded endorsement. After further discussion, the Board approved the new Cincinnati policy with no extra new endorsements or riders. This policy should save the Council about \$1,000 over the State Farm policy.

New Business

Fence Issue on "Pipestem" Lot

The Board considered an issue raised by a homeowner regarding the fence around a neighbor's yard on a "pipestem" lot. The homeowner was concerned about the impact on his property. The

Board concluded that due to the unique configurations of some “pipestem” lots that it was difficult to have one general, yet consistent regulation governing fences on such lots. The Board will review the history of this specific fence approval process to determine if it was approved by the Board, built as approved, and in accordance with the regulation in existence at the time. If it was, the Board felt that changes to the regulation should be considered to address such concerns and prevent possible problems in the future.

Siding and Trim Color Issue

An instance of a homeowner who had changed the color of his siding but who had not yet painted the trim a complimentary color was raised. The homeowner will be contacted.

Tree Limbs and Brush Debris Along Neighborhood Paths

Recent storms have resulted in debris from trees and brush cluttering paths. The problem was discussed and noted that some of the land involved was not owned by the Council but by the Fairfax County government. The Board encourages homeowners to help keep paths clear since the County may not have sufficient resources to do so.

Traffic Control on Eddyspark Drive

The problem of people exceeding the posted speed limit on Eddyspark Drive was raised. It was suggested to research the possibility of getting a stop sign or some other traffic control method(s) installed. A three way stop sign at Eddyspark Drive and Kingsvale Circle was the consensus. Lisa will address this with Fairfax County to determine the necessary steps for implementation.

Outstanding Payments of Homeowners Dues

Lisa has sent certified letters to homeowners who are late paying their homeowners dues. She reports that five more have paid their dues.

Management Report

Inspection of Community

Lisa reported that she had completed an inspection of the community and the only problems to report were some landscaping issues.

2011 Audit

Lisa reported that the 2011 audit has been signed but was not sent to the auditors by the previous management company. She also reported that all required documents were not included. She is working to complete this issue.

Pool Issues

Lisa is not satisfied with the performance of the pool management company, US Aquatics. She cited several problems. The previous manager was removed but it took three weeks to replace him. The new manager was only a slight improvement. She was informed of a problem at the Hiddenbrook pool which is also managed by US Aquatics. Due to poor management of an algae problem, the pool was closed for several days and required the action of a Fairfax County health

inspector to correct. US Aquatics is not maintaining our pool as clean as we would like, and is not managing check-in properly. The Board discussed options for selecting a different pool management company for the next pool season. We anticipate that the Hiddenbrook neighborhood may also be looking for a new company, and the idea of joining with them for one contract was discussed. It might be possible that a pool management company may give us a better deal if they get two neighborhoods in one contract. Lisa will approach Hiddenbrook with the idea. It was reported that other neighborhoods have had success with the Crystal Pool Company and the Board suggested getting a quote from them as well.

Homeowner Dues

The issue of homeowner dues was raised. The Board is concerned about the fiscal viability of the Council and the possible need to raise homeowner dues. Various ideas to meet the need were discussed including the option to pay by electronic funds transfer, and amending the process to link the dues to the Consumer Price Index. There will be more research and discussion on this sensitive issue and how to best meet the needs of the community and make any necessary increases as palatable as possible. Changes to the governing documents would be necessary to raise the homeowners dues. Such proposed changes would require approval at an annual meeting. Methods to inform the community of any proposed changes and seek their approval were discussed. This would also be a good opportunity to review all the by-laws for any other desired changes.

Amended Governing Documents and ARC Guidelines

The amended governing documents and ARC guidelines will be ready soon. The Board is legally required to notify all homeowners by an official mailing. An idea was discussed to mail postcards to all homeowners informing them of the change and directing them to our website to access the full documents. This would save postal costs.

Americans with Disabilities Act (ADA) and It's Impact on Our Pool

The matter which was raised in June 2012 about how the ADA impacts our pool and swim team was brought to our legal counsel. He reaffirmed that the community should not allow any non-residents to join the swim team. Such action would make us subject to the ADA regulations and compliance would be extremely expensive. It is estimated that ADA compliance could cost as much as \$50,000 or \$2,000 per homeowner. The Board requested Lisa to send a letter to the Swim Team notifying them of our decision to not allow non-residents to join the swim team. In addition, in order to enforce and confirm their compliance, the Board will require the team to submit a list of members' names and addresses next year. Counsel also advised against allowing non-residents to join as "guests". Courts have ruled that the frequency of participation of a swim team member would be perceived as allowing the public into our pool and would require our compliance with the ADA regulations. Since it has been documented that the Board has been made aware of the ADA and it's implications on us, we are now required to comply. Counsel also advises the concept of an "easement buy-in" would also require costly compliance with the ADA.

Committee Reports

Pool Committee

Repairs have been made to some pool lights for \$150.00 and the water fountain for \$375.00. The wheels on the slide need repair and Lisa will research this.

Landscaping Committee

Nothing to report.

Welcoming Committee

Some minor expenses were paid.

There were no other issues from any of the other committees. A motion was made, seconded and approved to adjourn the meeting at 8:45 p.m.

Submitted by Jim Talbert, Secretary