

**Kingstream Community Council  
Minutes of the July 17, 2014 Meeting**

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

**A. Call to Order**

The meeting was called to order at 7:00 p.m.

**B. Approval of Agenda**

Several items were added to the agenda and then a motion to approve the amended agenda was made, seconded and approved.

**C. Homeowners Open Forum**

No homeowners were present.

**D. Review and Approval of the Minutes of the Previous Monthly Meeting**

June Meeting Minutes were evaluated and the following edits were requested: updates to Board Member seat and committee identification, elaboration on Section E. Old Business, subcategory b. Basketball Safety, clarification to Section G. Management Report, subcategory c. Sugarland Valley, and expansion of Section I. Committee Reports, subcategory b. Activities/Social.

**E. Old Business**

- a. Basketball Court Safety & Pipestems Signs. *Basketball Court Safety*. Exact wording was discussed. Number of signs discussed. Proposals from three signs companies were evaluated with *Kuper* being least expensive (per sign quote, install 72.50) Excel or *Kuper* signs. Motion to go with least expensive, seconded, all in favor. *Pipestem signs*. The Board discussed who was responsible for signs. If it's incumbent on the owners to replace the signs, then the Board will send a note, three quotes and a deadline by which the signs need to be updated. The Board also discussed if pipe-stem signs are under the purview of the County. Lisa will look into the County regulations and standard requirements. No motions were made at this time.
- b. Meadowstream water drainage. Jared reviewed the site and emailed Lisa that he thought it was Fairfax County maintained. Lisa will contact the County to have the

- drain cleaned up and notify the homeowner and have the homeowner follow-up if there's no action. No motions were made at this time.
- c. Outdoor Movie Night Rescheduled. Rescheduled for Friday, August 15, 2014. Rescheduling charge \$149. *Licensing*. Two licensing companies exist. Each company posts the same information regarding when a license to show movies needs to be obtained. The educational exclusion is very specific, and KCC does not fulfill any of the education exclusion parameters. More research will be done to clarify the showing of movies in a public forum if they are homeowner purchased. No motions were made at this time.
  - d. Survey Next Steps. Some topics could be used for filler in the newsletter. No motions were made at this time.
  - e. Quarterly newsletter update. Format was discussed. Kate will email us a list of topics. *Postage*. A bulk postage permit will be purchased. *Addressess*. The newsletter will be sent to homeowners and renters. *Approval steps*. These will be drafted and presented for final vote for an official Board approved process. No motions were made at this time.

#### **F. New Business**

- a. Sugarland Valley Trail Repair. Jeff reviewed this trail. There is no access to this trail without going through homeowners' houses, and the trail ends in a creek or at Fairfax Co. Pkwy. It does not seem to receive heavy access. In light of community resources, the Board put forward a motion to do nothing at this time. The motion was seconded, and approved.
- b. Monthly Activities Calendar. Several events were discussed. *Dog Swim*. Last hour (7:00PM-8:00PM) Monday, September 1. Tony will go to have waivers signed. *Community Yard Sale*. A Saturday at end of September – Kate will email us.
- c. Neighborhood Signs. Foam core signs were discussed. No motions were made at this time.
- d. Mosquito Control. Morna shared a report on the Health Department's response to standing water in a homeowner's backyard. The Department provided, free of charge, enough mosquito killer dunks to last the summer. No motions were made at this time.
- e. A house with chickens. A homeowner reached out to the Board with concerns about a neighbor raising chickens in the community. The Board has identified the homeowner who is raising corn and chickens. Lisa will contact Fairfax Co. to ensure that they are aware. No motions were made at this time.
- f. September Meeting. Realtor discussion about what the HOA can do to help homeowners maintain the value of their property. A brief discussion of five to ten minutes by two realtors on how to keep house values up was proposed. We move to invite the Realtors to the next Board meeting (September 18, 2014) with a five minute talk with ten minutes for Q&A, seconded, and approved.

#### **G. Management Report**

- a. *Tree trimming/removal*. //Kingstream Drive overhang. Motion to have this tree branch taken down, seconded, and approved by Reston Tree. // Tree branches behind the pool that hang over the backyards of people off of Parkstream Terrace. Jeff (ARC Chair) they have legal authority to trim the branches overhanging. // An approximately 100' tree is

located at the border of KCC and Union Mills and it's approximately 50' from the UM property. It is on our property and precariously perched over the stream. Jeff spoke to the President of Union Mill's HOA, and he gave permission for us to access it from their property. Drop it in the forest behind. Lisa will get pricing // *Trees overhanging sidewalks*. Tree at Kingstream/Bennett. This was considered a good newsletter topic

- b. *Trash removal for the neighborhood*. Pickup trash twice per week for trash, one pick-up for recycling, one yard waste pick-up, and one bulk/week. \$26/house/month. Dues would need to be raised \$312/household (\$121,000/year). As KCC has no control over the easements, with consolidation of pick-up as the goal, KCC would continue to be used to access the other adjacent properties throughout the neighborhood. // Raising dues is not possible, since we can't raise them high enough to cover the \$121,000 burden (in the context of the Amendment to the Declaration). In order to raise dues by \$312/household for the purpose of common trash removal, 75% of the homeowners need to approve for this change. There needs to be the ability to also increase dues with any increase in cost of trash/truck with the cost of the trash company. Kate will put these discussions in the newsletter. No motions were made at this time.
- c. Cassia/Kingstream Property. Someone called the county on this neighbor's yard.
- d. Lisa is on vacation the last week of July 28-August 1.
- e. Full community inspection. Lisa took pictures and sent approximately 25 people letters. To date, there has been no pushback on her identified citations. Most people have 30 days to repair/remove/address the cited violation.
- f. Declaration Vote. Board discussed and agreed that Morna, Frank, Tyrone, and Jeff will go collect votes. Lisa will send us an updated spreadsheet. Currently, we have ~100 for, 12 nos. 191 additional votes are required for approval.

#### **H. Treasurer Report**

- a. Pool assessment by NV pools. More put forward the notion to ask NV pools to review our current Reserve Items because NV Pools is very familiar with the state of our facility. The goal is to have NV appraise the pool structure and components, all of which combine to be one of our most expensive assets. Morna will forward a list of assets to Lisa to give to Rob for review. We will plan to have the review completed by the October Board meeting.
- b. Reserve funding. Morna reviewed the audits from the last several years with Tyrone Yee. The percent funding for the last several years was determined by the audited values. Morna will present at the September Board meeting the Five Year plan for our Reserve Items, and the October Board meeting will be the Draft Budget discussion.

#### **I. Chair Reports**

- a. Landscaping. Jared was not present and no report was given. No motions were made at this time.
- b. Activities/Social. Tyrone and Kate will solicit volunteers for set-up and tear down on social media sites. No motions were made at this time.
- c. Pool. *Paper towel dispensers*. Will be replaced this week with a new model. *Large umbrella*. Reported to be broken, and Lisa will follow-up with Rob. Lisa will try to find the part and have it repaired. No motions were made at this time.
- d. Communications. No motions were made at this time.

- e. ARC. No additional reports for this Chair. No motions were made at this time.
- f. Welcoming. No motions were made at this time.

**J. Closed Session**

- a. Motion was made to move to closed discussion. Homeowner accounts were discussed, and a motion to move to open session was made.

**K. Adjourn**

A motion was made, seconded and approved to adjourn the meeting at 9:32 p.m. The next meeting will be at 7:00PM on Thursday, September 18, 2014 (as there is no August meeting) at the Herndon United Methodist Church, 700 Bennett Street.

Submitted by Morna Ikeda, Treasurer