

**Kingstream Community Council
Minutes of the September 18, 2014 Meeting**

Attendance	
Board Members	Present
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 7:01 p.m.

B. Approval of Agenda

A motion to approve the agenda was made and seconded.

C. Homeowners Open Forum

Trash removal at the tennis courts. A homeowner raised the concern to have a trashcan placed at the tennis courts. Previous discussion of this issue largely centered on clearance of the accumulated trash if the receptacle was located within the courts. The homeowner volunteered to bring the trash can to the curb. The Board will review this and other options. At this time, trash pick-up at the pool (and tennis courts as well) has been stopped for the Fall-Spring seasons.

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

The changes for the June Meeting Minutes were reviewed. There was a motion to approve and seconded. The July Meeting Minutes were reviewed. There was a motion to approve and seconded.

E. E. Realtor Presentation – ‘Maintaining Property Values’

Two realtors, Anne Ishee (ann.ishee@longandfoster.com) and Irene de Leon (Irene@irededeleon.com), were invited to give homeowners a better understanding of how to maintain their property values. Two homeowners came to hear the discussion.

Advice for homeowners: complying with HOA regulations already in place, maintaining exterior of home, dialogue with schools to improve relations.

Advice for the Board: stronger enforcement of HOA regulations, exclusivity of pool is a draw, neighborhood setting is appealing, destination vs cut-through neighborhood is appealing, fees are low given the many services available, facilities are key selling features (trails to Herdon, Reston, **green space**, access to running or walking

trails, metro bus route). The Board asked if the neighborhood was missing any features: a clubhouse would be a bonus, streetlights.

Homeowner Question and Answer: Identification of Landscaping companies for the purposes of trimming, maintenance, leaves, and wood removal services. A list of local landscapers with recommendations would be helpful. The Discussion link on the KCC website (KCCherndon.org/forum) was identified as the most likely resource for the homeowner to query his neighbors on this topic. // What is the value of finishing a basement? What are the returns for completing the basement? If it has a walkout, a completed basement would add tremendous value. Increasing the number of bedrooms is always good. The flexibility a basement bedroom offers increases appeal. // Do wood floors have more appeal? Any work done on the house: install of wood/ceramic floors, finishing the basement, kitchen updates, HVAC updates will result in the appraiser giving more value for the extras. The realtors had differing opinions regarding the magnitude of return for your investment of these updates.

F. Old Business

- a. Meadowstream water drainage. Lisa reported that the County was notified, and in turn, the County reported that all drainage is functioning. Lisa spoke with surrounding neighbors, and there were no flooding issues reported. There will be no further action on this issue. No motions were made for this issue.
- b. Pipestem Signs. Visible pipestem signs are vital to first responders in the event of an emergency. Fairfax County has established that pipestem signs are privately owned and maintained by the property owners on the pipestem. As nearly all pipestem signs in KCC are in need of repair or replacement, a draft letter from the Board to homeowners on KCC pipestems was discussed. The Board approved it, and it will be sent to pipestem homeowners (~80-90 homeowners). The letter details replacement and repair of pipestem sign options as researched by Management. KCC is not liable for failure to comply. A motion to request County review of KCC pipestems on December 1, 2014 was made, seconded and approved.

G. New Business

- a. Kingstream Circle Tot Lot. Two slides are broken. Research identified two different options. 1) Completely replace the set. With a complete replacement, an ADA compliant entrance to the play area will need to be installed as well. 2) Refresh existing equipment with replacement of broken features. Vertical structures are in very good shape because of the high quality materials used in the original set. Additionally, expansion of the area play area was discussed. Expansion would end with a three-foot drop at the end furthest from the road. A motion was made to obtain a quote for refurbishment of the unit, seconded and approved. A conference call of the Board will be set up to review the quote so that action can be taken swiftly. Additionally, the Board requested quotes for three full-replacement units that do not require an expansion of the safety boundaries.
- b. Safety issues. A homeowner reported to non-emergency police a slow moving vehicle circling the neighborhood near a pre-school run out of one of our neighbor's home. Ironically, it was Tim and Lisa evaluating homes for violations.

// Students from HHS have been reported skateboarding down the middle of Kingstream Circle. The Board recommended that the officer at the school be made aware of situation. No motions were made for these issues.

H. Management Report

- a. Violations follow-up. All but four homeowners have corrected their violations. The nature of the remaining violations are: 1) Repeat offender. Garage door needs to be painted. 2) Trash can visible from curb. 3) Shrub obstructing pipestem sign. 4) Front door needs maintenance. // In compliance with our governing documents regarding this situation, the Board moved to ask that these four homeowners come before the Board to explain why they have not made their repairs. The first 15 minutes of the October Board meeting will be dedicated to review of these four cases. // Additionally, 20 more homes have been identified as being in violation of KCC ARC guidelines. No motions were made for this issue.
- b. Pool is being winterized. Chairs will be moved inside. The outer wall of the pump room wall will have a stainless steel panel placed on it. Trash and phone have been suspended. // Report on the current state of significant pool equipment and structures: Main pool motor is in good shape. White coat does not need replacement next year, perhaps in 2016. The lifeguard stand needs replacing (this is consistent with the Reserve Study). There is a small crack at the bottom of slide. This can be repaired so that it does not spread. Hot water heater possibly needs replacement. A plumber will assess its current state to determine if it needs replacing next year. County guidelines require we have an operational hot water heater. Underwater lights need to be remounted. No motions were made for this issue.
- c. Signs have been installed at Tot Lots and Basketball court. No motions were made for this issue.

I. Treasurer Report

- a. Five-Year Review. Morna presented the Reserve Study estimates for 2015. These estimates can be found at the end of this report. The Board discussed the assets that may require replacement in the next several years. No motions were made for this issue.
- b. 2015 Activities Review. Discussion of proposed Activities for 2015 was moved to the Budget Discussion at the October Board meeting. No motions were made for this issue.

J. Chair Reports

- a. Landscaping. Jared was not present and no report was given. No motions were made at this time.
- b. Activities/Social. *September Event*. A Community Yard Sale has been slated for 9/27 from 8AM-noon. An announcement for the Yard Sale was sent to registered users of the website (KCCherndon.org), and information was posted to Facebook and Twitter. Yard Sale notices will be sent to outside community lists. Purple Heart will pick-up any un-purchased items for those addresses given to Kate (cameronmarch@hotmail.com). *October event*. Yard decorating contest with

picture of winner in the newsletter. *November event*. Turkey trot, no date set. A short 3k around the neighborhood. // The Board discussed the need for better organization of volunteers and equipment for community. No motions were made for this issue.

- c. Pool. Tim proposed that the pool parking lot be opened to a local homeowner to park their work vans (four) contingent on signing a waiver of liability. The Board agreed to explore this possibility, recognizing the potential for unpredictable outcomes. Tim will discuss with the owners our proposal. No motions were made for this issue.
- d. Communications. The next newsletter is slated to go out 11/1. Proposed content to include: volunteers for social events, discussion of where to give neighbors referrals or highlight the messaging site (KCCherndon.org/forum), reminder to homeowners to move trash-cans from visible locations, reminders to homeowners to remove mulch. No motions were made for this issue.
- e. ARC. No reports to discuss. No motions were made for this issue.
- f. Welcoming. No new homeowners to welcome. No motions were made for this issue.

K. Adjourn

A motion was made, seconded and approved to adjourn the meeting at 9:19PM. The next meeting will be at 7:00PM on Thursday, October 16, 2014 at the Herndon United Methodist Church, 700 Bennett Street.

Submitted by Morna Ikeda, Treasurer

						2015	
	2011 Est. Replacement Cost	Percent of Total	Tot. Est. Life	Est. Annual Objective	Est. Remain Life (2011)	Est. Remain Life	Est. Reserves Needed by This Year
Common Area							
Asphalt Trail	\$90,740	11.12%	12	\$7,562	10	6	\$45,370
Tot Lot (Kingstream)	\$24,330	2.98%	20	\$1,217	3	-1	\$25,547
Tot Lot (Eddyspark)	\$30,750	3.77%	20	\$1,538	7	3	\$26,138
Basketball Court Base	\$14,350	1.76%	20	\$718	10	6	\$10,045
Basketball Court Color Coat	\$3,075	0.38%	5	\$615	3	-1	\$3,690
Basketball Court Goals	\$3,000	0.37%	20	\$150	18	14	\$900
subtotal	\$166,245						
Recreational Area							
Asphalt Resurfacing	\$22,572	2.77%	14	\$1,612	10	6	\$12,898
Asphalt Patching & Crack Fill (10%)	\$3,500	0.43%	5	\$700	5	1	\$2,800
Sidewalk Replacement (5%)	\$539	0.07%	6	\$90	6	2	\$359
Curb/Gutter Replacement (5%)	\$1,092	0.13%	6	\$182	6	2	\$728
Entrance Gate	\$1,750	0.21%	20	\$88	5	1	\$1,663
subtotal	\$29,453						
Tennis Court							
Fence	\$11,040	1.35%	20	\$552	5	1	\$10,488
Base	\$46,200	5.66%	20	\$2,310	10	6	\$32,340
Color Coat	\$9,900	1.21%	5	\$1,980	3	-1	\$11,880
Net Posts	\$4,800	0.59%	20	\$240	5	1	\$4,560
subtotal	\$71,940						
Pool							
Coping Band	\$12,728	1.56%	25	\$509	22	18	\$3,564
Perimeter Caulk	\$1,892	0.23%	6	\$315	3	-1	\$2,207
White Coat	\$22,200	2.72%	7	\$3,171	4	0	\$22,200
Tile Band	\$10,168	1.25%	25	\$407	22	18	\$2,847
Filters/Valves - Main	\$10,500	1.29%	15	\$700	5	1	\$9,800
Pump/Strainer - Main	\$4,500	0.55%	20	\$225	16	12	\$1,800
Filters/Valves - Wading	\$875	0.11%	15	\$58	3	-1	\$933
Pump/Strainer - Wading	\$1,100	0.13%	15	\$73	3	-1	\$1,173
Underwater Lights	\$2,400	0.29%	25	\$96	5	1	\$2,304
Skimmers	\$9,900	1.21%	15	\$660	5	1	\$9,240
Concrete Deck	\$107,800	13.21%	30	\$3,593	9	5	\$89,833
Metal Fence - 3'	\$2,360	0.29%	30	\$79	27	23	\$551
Metal Fence - 8'	\$24,115	2.96%	30	\$804	27	23	\$5,627
Fill Spout Line	\$2,500	0.31%	30	\$83	9	5	\$2,083
Hand Rails/Ladder	\$1,000	0.12%	25	\$40	4	0	\$1,000
Guard Stand	\$3,500	0.43%	25	\$140	4	0	\$3,500
Deck Furniture	\$15,000	1.84%	7	\$2,143	5	4	\$4,800
Pool Structure	\$220,000	26.97%	40	\$5,500	26	22	\$99,000
Pool Cover	\$5,000	0.61%	12	\$417	11	7	\$2,083
Pool CAT Controller System	\$4,500	0.55%	12	\$375	7	3	\$3,375
Pool Slide	\$5,000	0.61%	12	\$417	11	7	\$2,083
subtotal	\$467,038						
Bath House							
Roof	\$5,369	0.66%	20	\$268	14	10	\$2,685
Siding & Soffits	\$10,000	1.23%	20	\$500	14	10	\$5,000
Exterior Double Doors	\$6,000	0.74%	25	\$240	4	24	\$240
Exterior Single Doors	\$4,800	0.59%	25	\$192	4	24	\$192
Exterior Roll Up Door	\$2,500	0.31%	20	\$125	14	10	\$1,250
Exterior Windows	\$3,500	0.43%	20	\$175	14	10	\$1,750
Exterior Building Lights	\$2,400	0.29%	15	\$160	14	14	\$160
Exterior Pole Lights	\$4,000	0.49%	25	\$160	9	5	\$3,200
Security System	\$4,500	0.55%	7	\$643	3	6	\$643
Hot Water Heater	\$3,000	0.37%	10	\$300	3	-1	\$3,300
Bath House Renovation	\$35,000	4.29%	20	\$1,750	14	19	\$1,750
subtotal	\$81,069						
TOTAL	\$815,745						\$479,579
Reserves on hand							\$459,540
Percent Funded							96%

LEGEND:	Expected life expired in 2014	Expected life expires in 2015
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