



Kingstream Community Council 2022 Annual Meeting

April 21, 2022

7:00 PM

2021 Headline Accomplishments

Pool

- Open for entire 101 day season
- Safe operations, injury and infection free
- Developed but did not implement VA pandemic pool safety procedures
- 2021 pool usage averaged 28 per day, 15% higher than 2019

Virginia Minimum Wage

- Increasing from \$7.25/hour to \$15.00/hour over 6 years starting 2021
- Higher costs for pool life guard services, 2021 to 2026 about \$55k
- Plan to offset increase using 2020 operating account savings (\$30k) and 2021 Reserve spending savings (\$26k)

Community Asset Repairs

- Completed repairs to 3 major assets
- Tennis Court – installed new drainage system
- Sugarland community trail - converted into a gravel trail
- Eddyspark tot lot – complete replacement of equipment & drainage

2022 Headline Goals

Pool Contract Renewal

- Three year contract expires end of 2022
- Single largest community expense, 2022 at \$61k (32% of dues)
- Wage cost inflation will be a major issue

Develop Maintenance Program for Community Assets

- Finished 5-years of major capital investments
- Routine maintenance key to extending asset lives between major repairs
- Align operating expense budget to fund program

Community Asset Repairs

- Pool Slide
- Pool parking lot
- Pool coping

2021 KCC Committees

- ARC – Mike Wei, Ken Neumann, Stephanie Palmer, Scott Graff, Jeff Albanus
- Landscape – Ken Neumann, Tyrone Yee, Katie Schuster, Peter Mech & Susan Green
- Pool – Steve Fast, Scott Graff, Sharon Llewellyn, Beth Bollerer
- Communication – Stephanie Palmer, Danielle Schill, Katie Schuster
- Activities – Sharon Llewellyn, Scott Graff
- Outreach – Sharon Llewellyn, Katie Schuster, Scott Graff
- Finance – Tyrone Yee, Mark Jensen

Community Appearance

Lisa Cornaire



Annual property inspections

- Scheduled for April/May timeframe
- Violation letters will include a photo when possible
- Timeframe to correct will be provided in letter
- Periodic follow up inspections will be performed

Reminder of commonly cited items

- Trash receptacles stored in view of the street
- Power wash dirty/moldy siding
- Landscape tools/materials, other items stored in view of the street.
- Mailboxes and fences in need of repair.
- Wood trim, doors or shutters in need of fresh paint.
- Driveways in need of repair. (Reminder, pipestems are a shared driveway and are not HOA common area, homeowners on pipestems as a group, need to maintain their pipestem driveways to support property values)
- Landscape maintenance.
- Remove low hanging tree branches over sidewalks. Shrubs should also not obstruct sidewalks.

2021 Inspection

98 Letters Sent

Architectural Review Committee (ARC)

Mike Wei, Ken Neumann, Stephanie Palmer, Scott Graff, & Jeff Albanus

The Architecture Guidelines are a living document with a goal to maintain the aesthetic and architectural harmony within the community.

- The guidelines are updated with input from the committee members.
- The guideline changes for 2021 focused on fences and the updated Fairfax County zoning law.
- The information on fence materials, colors, and location were updated with new specifications and examples. In addition, site visits proved useful when application details needed to be refined.
- There were 56 applications in 2021, up from 48 in 2020. There were 9 retroactive applications. Homeowners were able to make major updates despite the supply chain challenges.
- The popular changes were door, fence, deck, porch, shed and solar projects.
- The average number of days to approve was 6 days in 2021, multiple application requiring updating with missing details extended the approval period to 40 days in one case.

Landscape Committee

Ken Neumann, Tyrone Yee, Katie Schuster, Peter Mech & Susan Green

- March 2021 - Community wide clean up was conducted.
- **\$32,350 - Tennis Court Drainage Project**



- **\$5,150 - Sugarland Valley Trail Milling Project**

Landscape Committee

- **\$52,125 – New Eddyspark Tot Lot Project**



Kingstream Pool



Steven Fast, Scott Graff, Sharon Llewellyn, & Beth Bollerer

The pool operated successfully and safely this last summer. The backup safety procedures developed by the Board did not need to be implemented.

The new practice schedule for the swim team while school was in session was also considered a success by the Board and swim team.

There are some minor maintenance items which will be accomplished before the pool opens this summer.

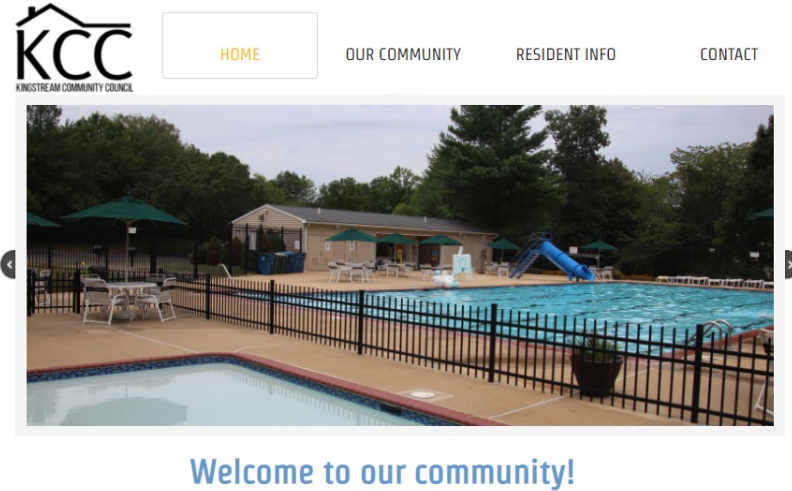
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- *This year the Board will need to negotiate a new pool contract which is fair to all parties.*
 - *It should be noted that Fairfax Water and the county continue to raise their quarterly service charges and usage charges.*

Communications

Stephanie Palmer, Danielle Schill, & Katie Schuster

Current Communications

- Visit our website - www.KCCHerndon.org
 - Official communication method
 - Regularly updated with the latest news and events
 - Information includes governing documents, details about our amenities (e.g., pool, tennis courts), committee descriptions, architecture review process, and a resale packet
 - Designed with great skill by Katie Schuster
- Email Newsletters
 - Sign up on website to get periodic email updates, including brief summaries of board meetings, upcoming important events
- [Facebook](#)
 - Follow Kingstream Community Council for regular updates
 - The success of our page is due to the tireless efforts of Danielle Schill



About Kingstream

The Kingstream Community Council (KCC) is comprised of 300+ single-family homes in Herndon, VA in the northwest corner of Fairfax County. Community assets are managed and maintained by our nine-member elected Board of Directors.

The community has several miles of asphalt walking trails which connect to the Fairfax County trail system, two tot lots, two tennis courts, a pool, and a basketball court.

Please click to see a [Map of our Community & Numbered Trails](#).



Outreach Committee

Sharon Lewellyn, Scott Graff, Sharon Kessler, and Linda Propst



In 2021 Kingstream Outreach Committee provided the following

- Community Clean Up
- Halloween Block Party
- Halloween Decoration Contest
- Christmas Decoration Contest



The Events Committee works with the KCC community to coordinate social gatherings. Volunteers are always welcome to help with any event. Please contact Sharon or any Board member.



Outreach

New residents get a welcome gift and packet with information about Kingstream. Information includes: Kingstream's website, the Facebook page, and the surrounding area

Homes Welcomed in 2020

Quarters	Q1	Q2	Q3	Q4	Total
Closed	2	5	14	6	
2021 total					27

FINANCES

Mark Jensen, & Tyrone Yee



Financial Goal

Our financial goal is to manage and conserve financial assets in order to improve community assets for the enjoyment of the homeowners.

- **Operating Account-** Includes all recurring annual expenses & dues.
- **Reserve Account-** Includes all savings & expenses to repair and replace capital assets. (Legal Requirement)

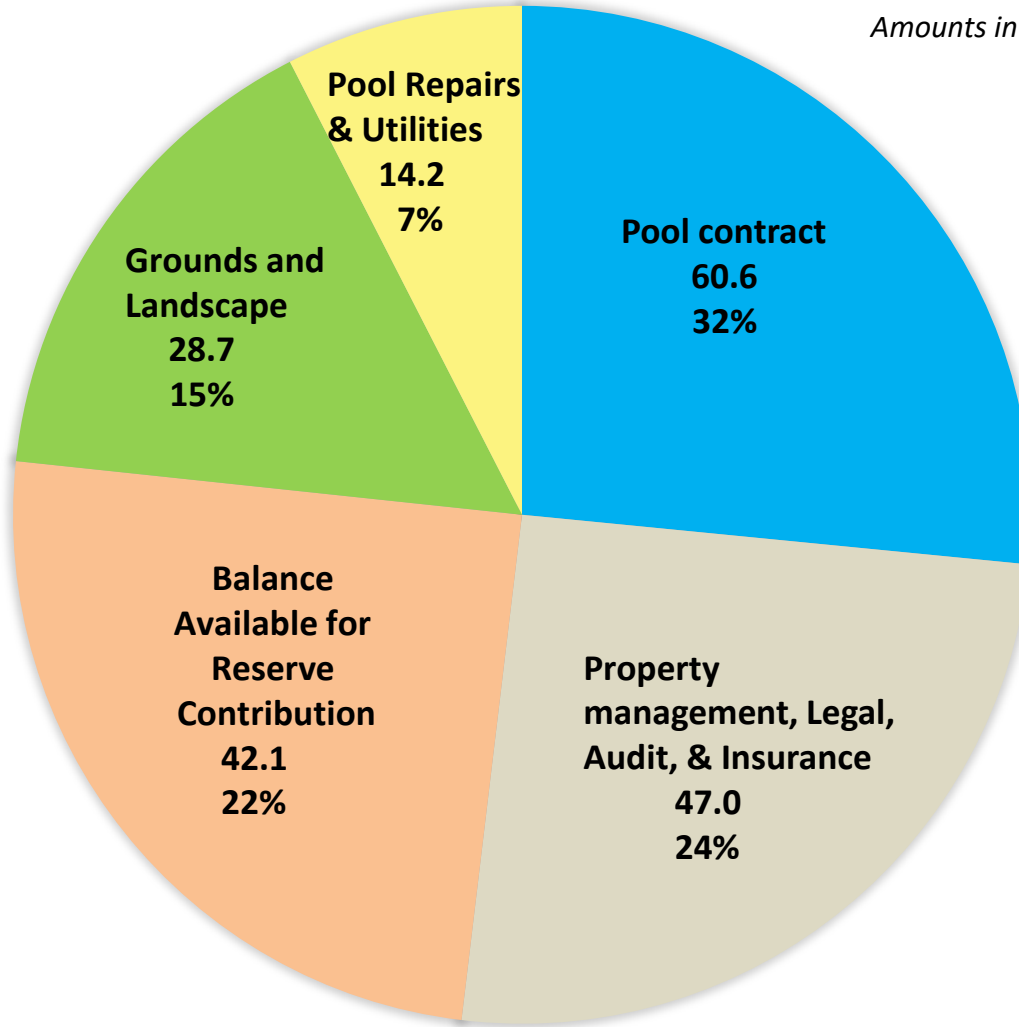


How we spend the annual dues

KINGSTREAM COMMUNITY 2022 EXPENSE BUDGET

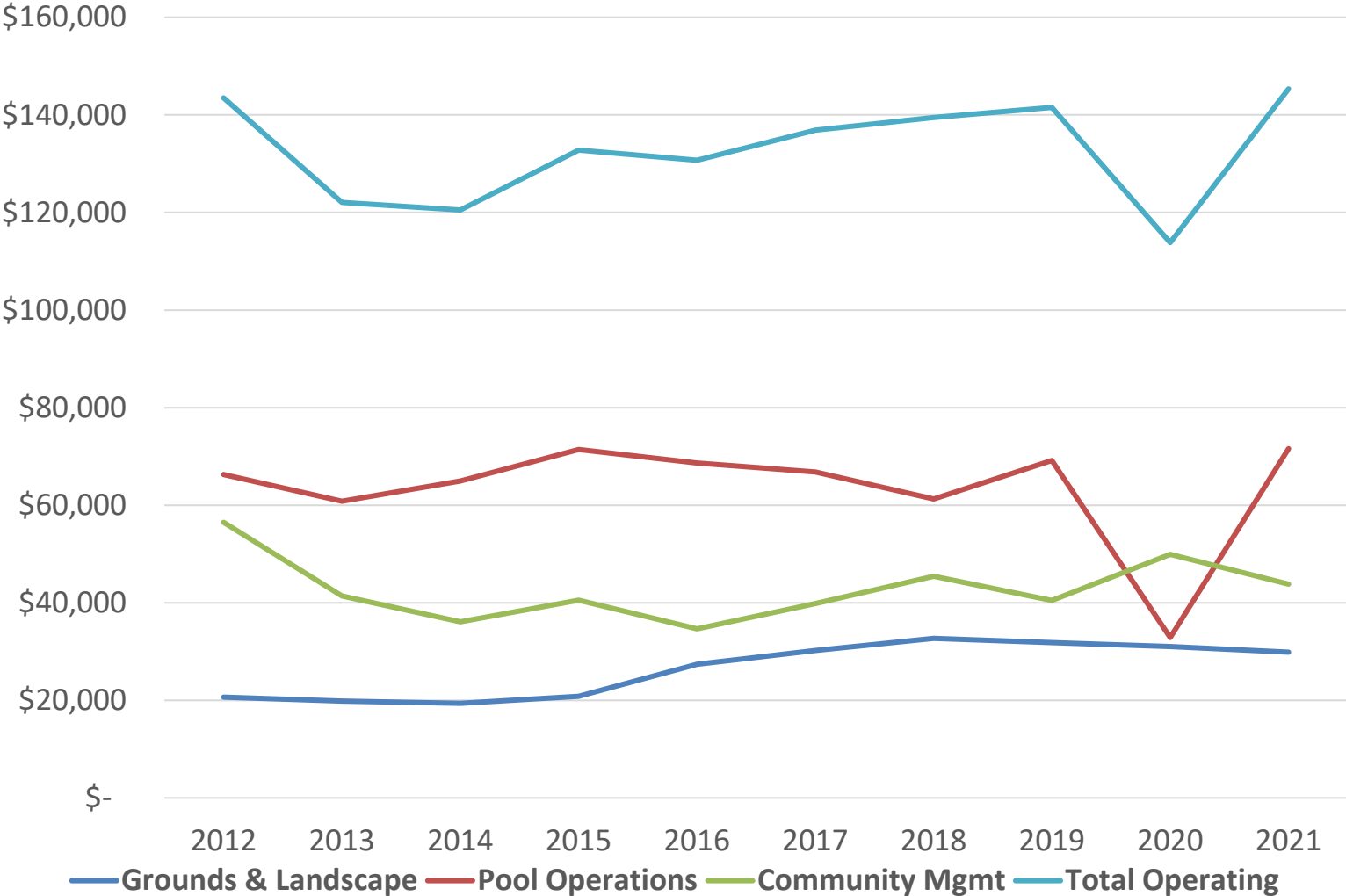
Total Budget
\$192,600

Amounts in \$1,000



Operating Expenses

Continue to be well managed



Highlights of Operating Expenses

Grounds and Landscaping

- Expenses are stable, reflecting a six-year grounds contract with no annual escalation.
- Repairs to the fixed assets were about \$1,600 less in 2021.

2020: \$31,057	2021: \$29,886
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Pool Operations

- The pool was closed in 2020, so the cost of pool operations was roughly halved that year. Maintenance activities were still required.
- The cost in 2021 included a surcharge of about \$4,300 due to the increase in the minimum wage.

2020: \$32,859	2021: \$71,613
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Community Management

- Legal fees were about \$5,000 more in 2020, largely due to issues associated with the pool closure.
- \$3,900 was also spent for a reserve study in 2020, which was not incurred in 2021. Expenses for the website and trash collection increased by \$1,300 in 2021.

2020: \$49,945	2021: \$43,824
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Reserve Account – Tyrone Yee

Five Years of Major Repairs Completed

- In 2017, **\$52k** spent on pool white coat & main pump.
- In 2018, **\$46k** spent on trail asphalt repairs.
- In 2019, **\$74k** spent on trail seal coat, basketball court drainage and pool furniture.
- In 2020, **\$43k** spent on tennis and basketball court repairs
- During 2021, **\$93k** spent for:
 - Tennis court drainage \$32k
 - Sugarland trail \$ 5k
 - Eddyspark tot lot \$50k
 - Pool mechanical equipment \$ 6k

2021 capital spending was \$26k less than what was saved for these projects.

These savings will be returned to the operating account in 2022

- From 2017 to 2021,
 - Invested **\$308k** to modernize community assets
 - Reserve savings were sufficient to finance these repairs without special dues assessments
 - During the past 5 years, sound project planning & management delivered cost savings on many projects
- Looking ahead, less than \$30k of repairs are anticipated during the next three years.

Annual Reserve Savings & Reserve Balance are in excellent condition

- In 2021:
 - Reserve contribution was **\$61k**, compared to the annual target of \$53k
 - Included in the \$61k contribution was Interest income of **\$9k** and Operating account surplus of **\$24k** (saved as a pre-payment for 2022)
- Over the 5 years 2017 to 2021, Reserve contribution (excluding \$24k pre-payment) totaled **\$316k**, or \$63k per year.
- The Reserve Balance at the end of 2021 was **\$586k** (including \$24k pre-payment) compared to a target of \$536k. The Reserve Balance is in excellent financial condition and fully funded since 2015.
- The Reserve Balance investments are skewed short-term, and well positioned for increase in interest rates.

Kingstream Community Council

- **In 2022, Kingstream is in excellent health**
 - Community assets are in excellent condition from ongoing modernization investments.
 - Financial Reserves are fully funded and higher than the level at the 2017 start of major repairs.
 - Operating expenses continue to be well managed. Savings of \$50k are available to fund the life guard minimum wage increase through 2026.
 - All of this has been done with dues unchanged since 2007.

Board of Directors Terms

2022

Scott Graff

Mark Jensen

Mike Wei

2023

open

Sharon Llewellyn

Tyrone Yee

2024

Steve Fast

Ken Neumann

Stephanie Palmer

Thank you to our volunteers!

Spectrum Property Management

Lisa Cornaire, CMCA, AMS