

Kingstream Community Council 2024 Annual Meeting



April 18, 2024

7:00 PM

2023 Headline Accomplishments

Community Asset Repairs / Improvements

- Installed new steel doors on pump and chemical rooms.
- Retro fitted all old fluorescent lights in bathhouse to LED lights.
- Replaced fluorescent light diffusers on all fixtures.
- Painted entire inside of bathhouse.
- Installed new baseboard trim inside of bathhouse.
- Replaced all plastic expansion joints on pool deck with rubber caulk.
- Made asphalt repairs to trails 1, 2 and 10 due to tree root damage
- Replaced coping caulk around both pools.
- New robot in service for daily pool cleaning.

Finance

- Contract with new auditors- Goldklang Group CPA's,PC

2024 Headline Goals

Finance

- Obtain new grounds contract by end of summer
- Update property manager contract

Pool

- Purchase AED for pool
- Implement second year of contract, expiring end of 2025

Develop Maintenance Program for Community Assets

- Align operating expense budget to fund program
 - Routine maintenance key to extending asset lives between major repairs

Community Asset Repairs

- Install updated security system (scheduled for 2024)
- Review pool deck options
- Re-color coat bathhouse flooring

Board Member Development

- Ongoing knowledge sharing among board members
 - Improving documentation for future boards use
 - Creating standard operational procedures
 - Developing knowledge turnover process

2023 KCC Committees

- ARC – Mike Wei, Ken Neumann, Stephanie Palmer
- Landscape – Peter Mech, Ken Neumann, Jeff Albanus
- Pool – Steve Fast, Ken Neumann, Jeff Albanus
- Communication – Stephanie Palmer, Chris Bollerer
- Outreach/Activities – Sharon Kessler
- Finance – Larry Kaplan, Steve Fast, Chris Bollerer, Ken Neumann

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.

2023 Inspection

130 Letters Sent

Architectural Review Committee (ARC)

Mike Wei, Ken Neumann, Stephanie Palmer

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

- An ARC application is required for all exterior modifications. The applications should document the scope of work, materials to be used, plat map in some cases, colors of materials, and any other necessary information.
- This application is maintained in the community records. When selling a home, this information is released to the purchaser.
- The ARC committee will conduct a site visit to help with the planning for a project. This past year, site visits included environmental and landscaping projects.
- There were 53 applications in 2023, up from 38 in 2022. There were four retroactive applications, up from one last year.
- The most frequent requests involved roofs, siding, driveways/walkways, and decks. There were six solar projects, up from two last year.
- The average number of days to approve an application was 6 days in 2023.

Landscape Committee

Peter Mech, Ken Neumann, Jeff Albanus

- Annual community clean up (March)
- Hillside retention
- Downed, dead & damaging tree removal
- Trail repair
- Next landscape contract negotiation (on going)



Kingstream Pool

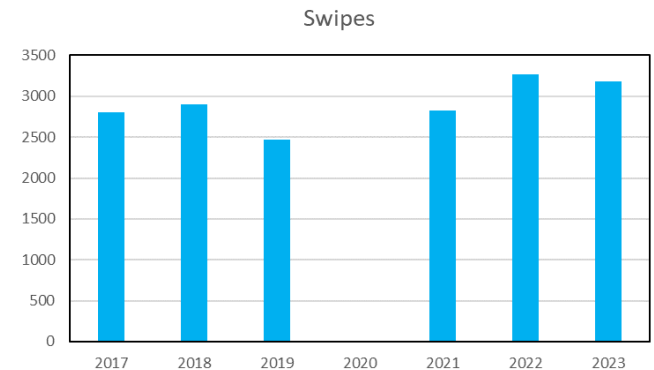


Steve Fast, Ken Neumann, Jeff Albanus

Implemented first year of the three-year, \$202k contract for 2023-2025 with NV Pools.

The pool operated successfully and safely this last summer. Usage (swipes) was slightly down from 2022.

The Kahunas swim team had 105 children (54 families) participating for a successful season. Participation continues to increase.



Pool deck plastic expansion joints were replaced with caulking to remove a safety hazard.

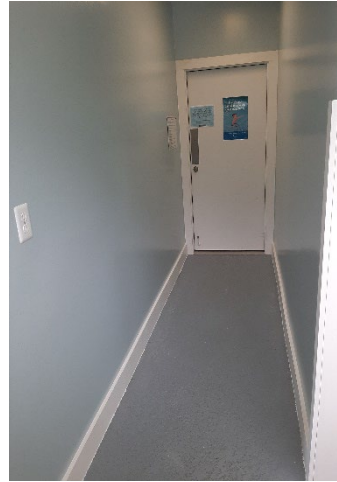
The new robot pool cleaner provided to assist the lifeguards in maintaining a clean pool was considered a success.

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- *Fairfax Water and the county continue to raise their quarterly service charges and usage charges.*

2023 POOL REPAIRS & IMPROVEMENTS



New Doors



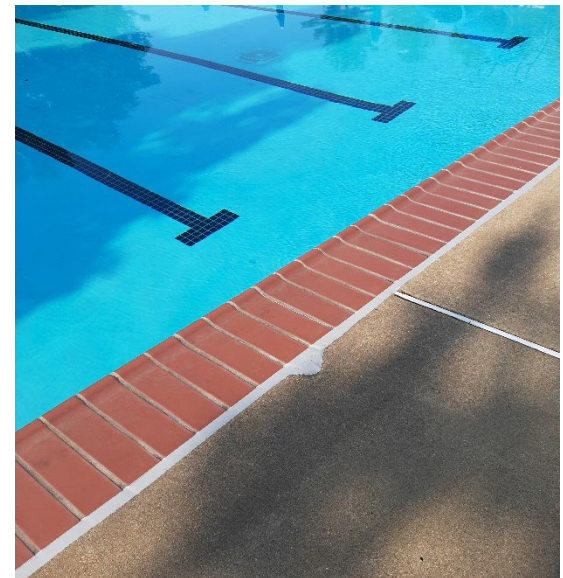
New paint color &
base molding



Replaced expansion joints



New Robot
for pool
cleaning



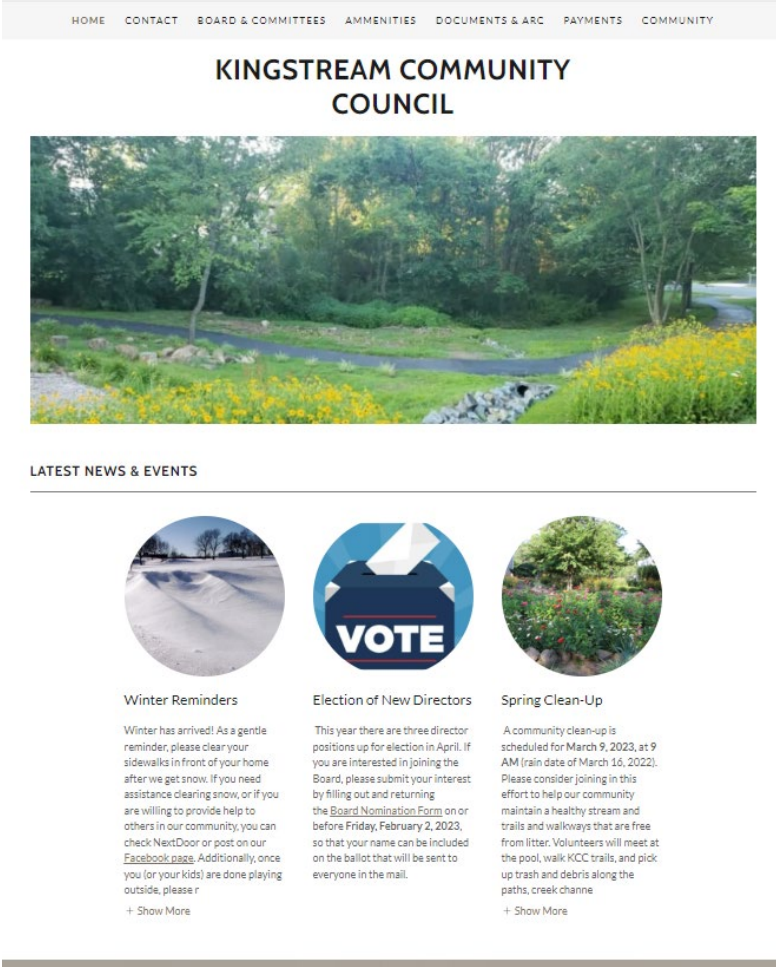
Replaced
coping caulk
both pools

Communications

Stephanie Palmer, Chris Bollerer


Current Communications

- Launched a new website in summer 2023
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 Lisa Cornaire
 - Streamlined and easier to read on a mobile device
- 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




HOME CONTACT BOARD & COMMITTEES AMMENITIES DOCUMENTS & ARC PAYMENTS COMMUNITY

KINGSTREAM COMMUNITY COUNCIL




LATEST NEWS & EVENTS



Winter Reminders


Winter has arrived! As a gentle reminder, please clear your sidewalks in front of your home after we get snow. If you need assistance clearing snow, or if you are willing to provide help to others in our community, you can check NextDoor or post on our [Facebook page](#). Additionally, once you (or your kids) are done playing outside, please r

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Election of New Directors

This year there are three director positions up for election in April. If you are interested in joining the Board, please submit your interest by filling out and returning the [Board Nomination Form](#) on or before Friday, February 2, 2023, so that your name can be included on the ballot that will be sent to everyone in the mail.



Spring Clean-Up

A community clean-up is scheduled for March 9, 2023, at 9 AM (rain date of March 16, 2022). Please consider joining in this effort to help our community maintain a healthy stream and trails and walkways that are free from litter. Volunteers will meet at the pool, walk KCC trails, and pick up trash and debris along the paths, creek channel

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Outreach Committee

Sharon Kessler

In 2023 Kingstream Outreach Committee hosted the following KCC community events:

- Community Clean Up
- Spring Block Party
- Memorial Day Potluck
- 4th of July Bike Parade
- Adult Pool Party
- End of Summer Potluck
- Dog Swim
- Fall Block Party
- Halloween Decoration Contest
- Winter Decoration Contest

“Alone, we can do so little; together, we can do so much.” ~ Helen Keller

Thank you to everyone that volunteered at the 2023 community events. The success of these events is dependent on the community involvement.



The Outreach committee is always looking for Volunteers to help with the events. Please contact Sharon or any Board member for more information.

Outreach

New Kingstream (KCC) residents receive a welcome gift along with information on the KCC Community.



Kingstream Community Amenities Map

KCC's pool season is **May to September**.

Contact the property manager to get a pool pass and tennis court keys.

Amenity use is on a first-come, first-serve basis

Contact us!
Kingstream Community Council (KCC)
c/o Spectrum Property Management
PO Box 1562
Great Falls, VA 22066

lisa@spectrumpropertyMGT.com
www.kccherndon.org
www.facebook.com/kccherndon

14 New KCC Residents moved to the neighborhood in 2023

FINANCES

Larry Kaplan, Steven Fast, Ken Neumann, Chris Bollerer



Financial Goal

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

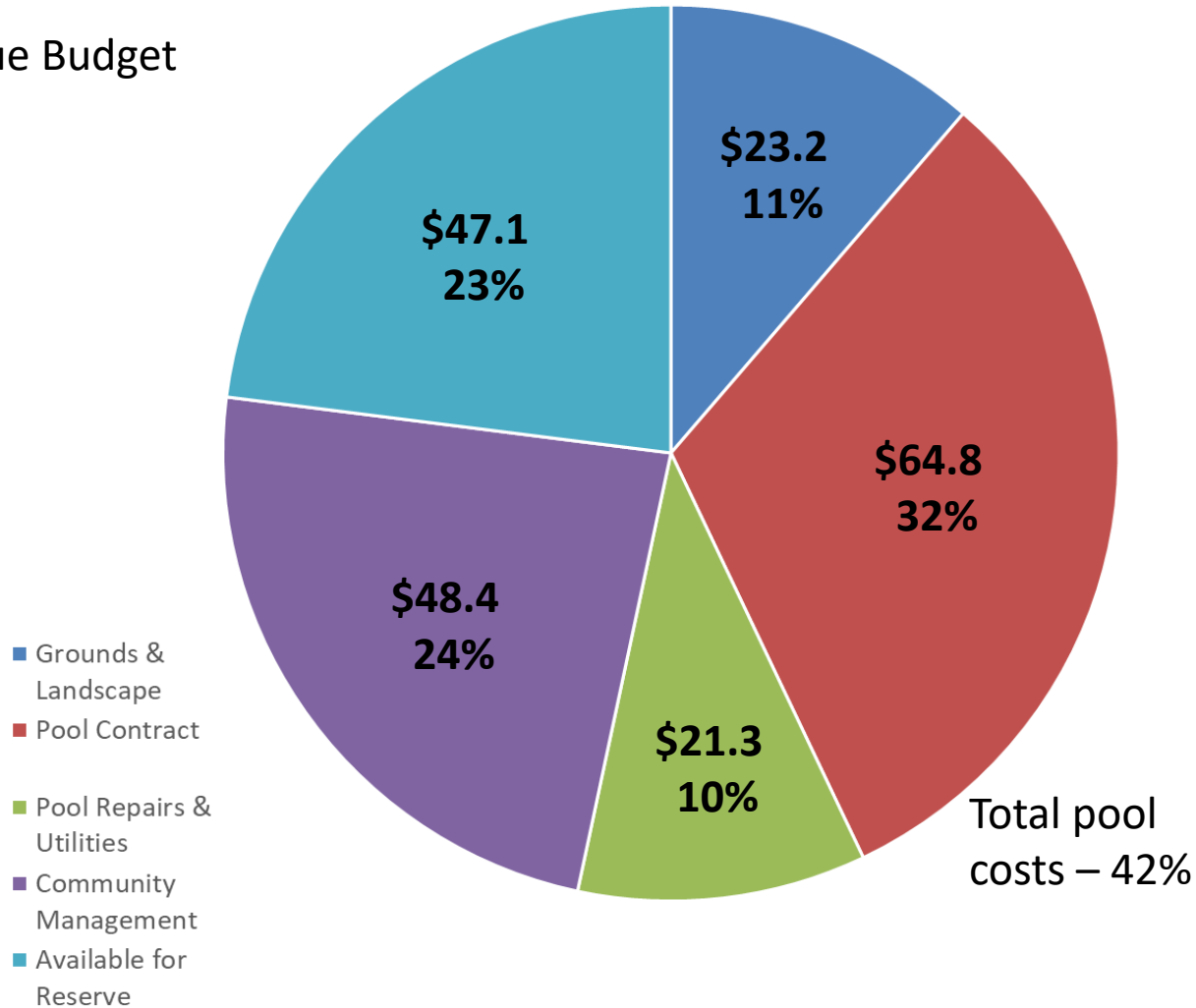
- **Operating Account-** Includes all recurring annual expenses & dues.
- **Reserve Account-** Includes all savings & expenses to repair and replace capital assets. (Legal Requirement)



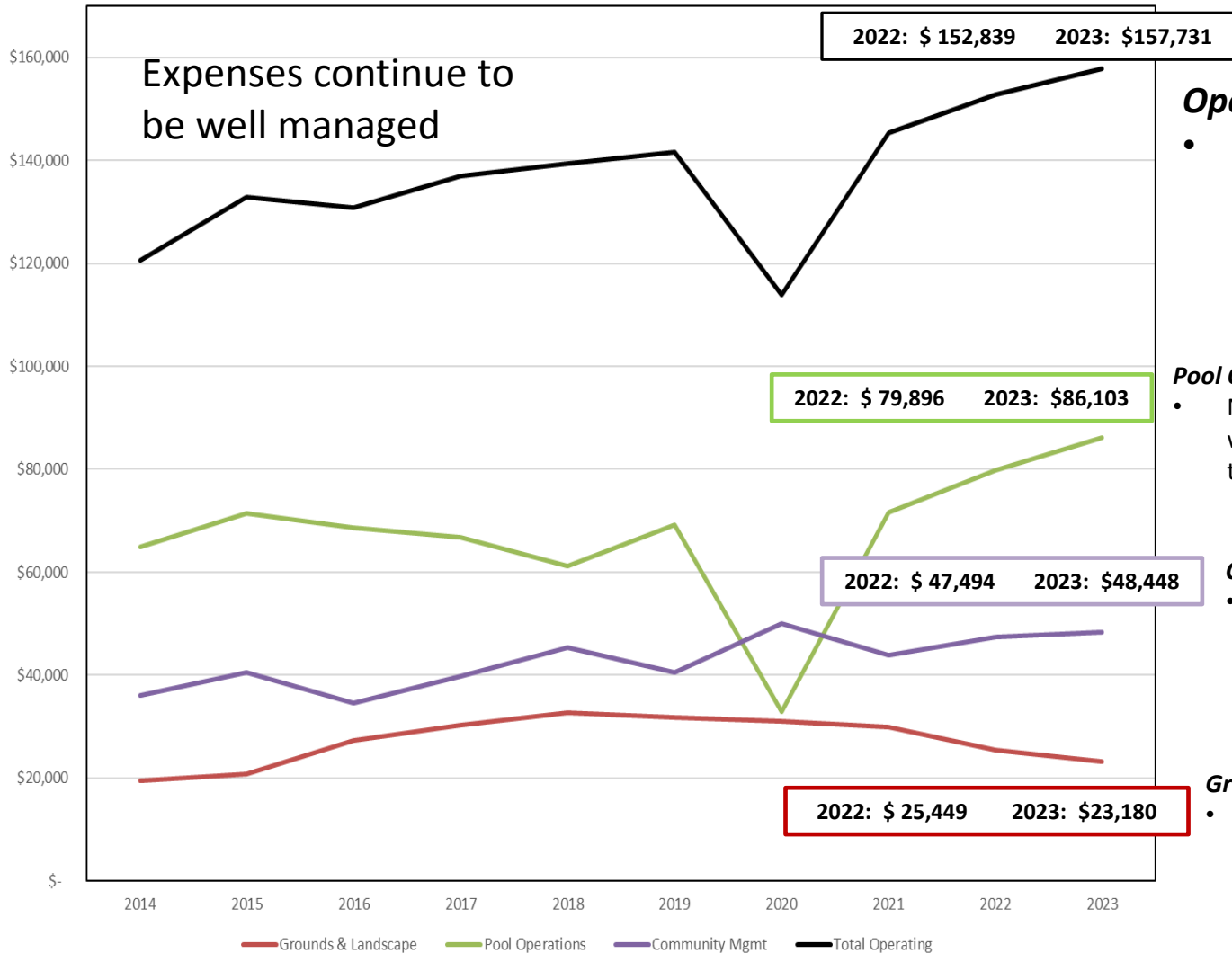
How we spend the annual dues

KINGSTREAM COMMUNITY 2023 EXPENSE BUDGET

Total Revenue Budget
\$204,855



Operating Expenses



Operating Expenses

- Expenses increased by 3.2% overall

Pool Operations

- Necessary pool repairs & supplies were over budget accounting for the increase.

Community Management

- Insurance and trash expenses were over budget accounting for the increase.

Grounds and Landscaping

- Expenses are stable, reflecting the current grounds contract and a reduction in landscape projects for 2023.

Reserve Account

Major Repairs Completed

- Between 2019 and 2022, **\$216k** was spent to maintain community assets such as trails, basketball & tennis courts, playgrounds, pool and parking lot.
- During 2023, **\$15k** spent for:
 - Trail repairs
 - Pool house doors/locks
 - Pool house LED lights
 - Pool house interior paint & molding
- 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, there is the potential for \$69k of repairs during the next two years (security system, basketball & tennis court color coats, pool covers, pool deck options).

Annual Reserve Savings & Reserve Balance

- In 2023:
 - Reserve contribution was **\$57.9k**, compared to the annual target of \$51.7k
 - Included in the \$57.9k contribution was
 - Interest income of \$15.2k
 - Cash contribution of \$5.1k and
 - Operating account surplus of \$37.6k (saved as a pre-payment for 2024)
- Over the 5 years 2019 to 2023, Reserve contribution (excluding \$37.6k pre-payment) totaled **\$284.4k**, or \$56.9k per year.
- The Reserve Balance at the end of 2023 was **\$664k** (including \$37.6k pre-payment) compared to a target of \$620k. **The Reserve Balance is in excellent financial condition and fully funded since 2015.**
- The Reserve Balance investments are well positioned by capturing increases in interest rates.

Kingstream Community Council

- **In 2024, Kingstream is in excellent health**
 - Community assets are in excellent condition from ongoing maintenance & modernization spending.
 - Financial Reserves are fully funded.
 - Operating expenses have risen by slightly less than 3% a year since 2014 and our monitored closely by the Board.
 - Major maintenance items to be considered by the Board for the next two years:
 - 2024: Update security system
 - 2025: Basketball & tennis court color coats, pool deck concrete & pool covers
 - **The Board continues to be concerned about the impact of inflation & possible further minimum wages increases on the community's finances.**

Board of Directors Terms

2024

Steve Fast

Ken Neumann

Stephanie Palmer

2025

Jeff Albanus

Chris Bollerer

Mike Wei

2026

Larry Kaplan

Sharon Kessler

Peter Mech

Thank you to our volunteers!

Spectrum Property Management

Lisa Cornaire, CMCA, AMS