

**Kingstream Community Council
Minutes of the May 18, 2023 Meeting**

Attendance	
Board Members	Present
Steve Fast, President	Yes
Ken Neuman, Vice President	Yes
Chris Bollerer, Secretary	Yes
Larry Kaplan, Treasurer	Yes
Mike Wei, Architecture Committee	Yes
Stephanie Palmer, Communications Committee	Yes
Peter Mech, Landscape Committee	Yes
Jeff Albanus, At Large	Yes
Sharon Kessler, Outreach Committee	Yes
Lisa Cornaire, Management	Yes
Board meeting held via Zoom (electronically) with community member participation.	

A. Call to Order

The meeting was called to order at 7:03 P.M.

B. Approval of Agenda

The agenda was approved.

C. Homeowner Open Forum

No topics were introduced by homeowners.

D. Review/Approval of April meeting minutes

The March and April minutes were approved.

E. Committee Chair Selection

Committee Chairs and members were selected as follows:

Committee	Chair	Committee Members
ARC	Mike Wei	Ken Neuman, Stephanie Palmer
Landscape	Peter Mech	Ken Neuman, Jeff Albanus
Communications	Stephanie Palmer	Chris Bollerer
Outreach	Sharon Kessler	TBD
Pool	Steve Fast	Ken Neuman, Jeff Albanus, Katie Schuster
Finance	Larry Kaplan	Steve Fast, Ken Neuman, Chris Bollerer

F. Committee Reports

1. ARC – Mike Wei reviewed recently approved requests which include:

Request	Address
Siding, trim and shutters	xxxx Parkvale Court
Replace garage door	xxxxx Eddyspark
Solar panels	xxxx Kingsvale Cir
Replace cement driveway and asphalt pipestem	xxxxx Woodvale Court
New roof and solar shingles	xxxx Kingstream Cir
New siding, shutters, gutters, trim and back door	xxxx Kingstream Dr

Ken Neuman noted that Fairfax County held a public hearing on May 9, 2023, focused on Fairfax County’s Zoning Ordinance Modernization (zMOD) project during which zMOD was formally readopted. Mr. Neuman recommended that the Board revisit the issue in June to assess the impacts of zMOD readoption to the community, if any. The Board briefly reviewed the zMOD project in general.

Mr. Neuman also noted that Supervisor John Foust, Fairfax County Board of Supervisors representative for the Dranesville District, distributes a newsletter at least weekly; the newsletter may be informative for new board members.

2. Landscape – Peter Mech highlighted that members of the Frank’s Lawn Care crew are new to Kingstream and needed additional instruction on locations needing maintenance and missed one area along Trail 4. The issue has since been resolved. Additionally, Frank’s Lawn Care completed mulching on the pool grounds. As a follow up to an issue brought up during April’s annual meeting, Mr. Mech noted that a sign encouraging homeowners to dispose of pet waste has been posted. Mr. Mech also informed the Board that some homeowners have expressed interest in landscaping activities including resolving the erosion issue behind the tennis courts; a formal proposal is forthcoming.
3. Communications – Stephanie Palmer noted that the new website is live and continues to be updated. Of note is that the new iteration of the website is more mobile-friendly than previous versions.
4. Outreach – Sharon Kessler identified the need to complete the Outreach charter and ensure it is posted on the website; the Board will review the charter during the June meeting. Ms. Kessler reviewed plans for the Memorial Day BBQ taking place at the pool on Saturday, May 27th (with a rain date of May 28th) between 1:00 and 3:00 PM. The Board agreed to provide hot dogs, buns and paper products; the community will be asked to bring other items. The Outreach Committee is leveraging a Google form for RSVPs.
5. Pool – The Board reviewed and approved the Kingstream Kahunas swim team schedule. Mr. Fast provided an overview of the agreement between the Board and the Kahunas which delineates specific roles and responsibilities. Documentation is due to the Board from the Kahunas by June 3, 2023, and a swim team roster is due on June 10, 2023.

Mr. Fast commented positively on the performance of the newly acquired pool robot. Lifeguards are being training on its use and the Board noted that Kahunas coaches will also

need training since they will be responsible for removing the robot ahead of morning swim team practices. The Board also discussed storage locations for the robot. Finally, Mr. Fast noted that pool registration is open on Saturday, May 20, 2023, from 9:00 to 11:00 AM. In support of pool registration, Lisa Cornaire purchased additional swipe cards for \$557.00.

Mr. Neuman raised concerns about the completion of the NV Pools “punch list” noting that the concrete work around the three skimmer areas remains incomplete and that the planned concrete patching and caulking has not yet taken place. Additionally, several plumbing issues have gone unresolved; toilet auto-flushers continue to trigger randomly, and several toilets and sinks are leaking. The Board agreed that these repairs must be complete before the pool opens for the season and NV Pools must provide an explanation for the maintenance delays.

6. Finance – Mr. Fast noted the recent improvements made to the interior of the pool house and provided an overview of the typical Finance Committee presentation for new Board members and noted that current financial reports and expenses are typical for this time of year. Mr. Neuman noted that Tyrone Yee, former Board president, intends to provide lessons learned to the Finance Committee over the next two months. The Board’s Charles Schwab representative has been invited to attend the July Board meeting (scheduled for July 13, 2023) to provide an overview of our account and the state of the market and field any questions the Board may have. Mr. Fast provided the Board with an overview of the most recent reserve study and summarized the near-term (2023 – 2026) items the study covers.

G. New Business

1. Insurance Coverage – Ms. Cornaire reviewed the crime insurance coverage requirements under Virginia law and presented the Board with two options to ensure proper Kingstream coverage:
 - Option 1 - \$750,000 of coverage for \$576.00 per year
 - Option 2 – \$1M of coverage for \$660.00 per year

The Board recommended and approved option 1.

2. Deer Removal on Trail 1 - The Board reviewed the \$225 expense for the removal of a dead deer near Trail 1. The Board approved the expense and advised that the cost should be taken from the landscape budget.
3. Request for Expanded Residential Parking District - A homeowner asked for the Board’s support for expanding the existing residential parking district in the neighborhood to address high school parking concerns. The Board discussed and concluded that it was supportive of the process with the understanding that the homeowner ensure that the key Fairfax County qualifications for expansion are met, to include verifying that the homeowner is within the appropriate distance from Herndon High School and that neighbors would support the expansion consistent with the county’s requirements. It was noted during the discussion that expansions of Kingstream’s residential parking district must be spearheaded by homeowners, not the Board.
4. Bus Stop - A homeowner raised concerns about the location of the Fairfax County Connector bus stop given its proximity to the four-way stop at the intersection of Kingstream Drive and Kingsvale Circle. The Board highlighted that the County appears to be in the process of moving the bus stop. The Board discussed the speed of the busses and other traffic. The Board agreed to monitor the situation and investigate next steps and possible remediation if speed remains a concern.

5. Basketball Court and Playground Lights - The Board reviewed a homeowner suggestion to place lights at the basketball court and playground located on Kingstream Circle to discourage suspicious late-night activity. Members of the Board noted that the addition of lights may have the opposite effect and encourage additional late-night activity.

H. Management Report

Lisa Cornaire recently updated the KCC Google Drive adding access for new Board members. Additionally, Ms. Cornaire conducted the community-wide inspection and provided the Board with the overall results; Ms. Cornaire will reevaluate to gauge remediation progress.

I. Highlights for Communication

The Board discussed topics for the upcoming communications. Topics included pool registration, the opening-day Memorial Day BBQ, Kahunas registration, and general information about the pool season. In addition, the main page of the KCC website will be updated to reflect the pool schedule as well as requirements for the pool guest passes and after-hours parties.

J. Adjourn – (9:14 PM)

Submitted by Chris Bollerer

Homeowners in attendance:

- Beth Bollerer