

**Kingstream Community Council
Minutes of the May 16, 2024 Meeting**

Attendance	
Board Members	Present
Steve Fast, President	Yes
Ken Neumann, 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 7:01 P.M.

B. Approval of Agenda

The agenda was approved with one addition; an update on the pool camera system replacement project was added.

C. Homeowner Open Forum

No homeowners were present for the open forum. Members of the Board briefly discussed the minor fixes needed to repair the basketball hoop at the pool, prior to the pool opening on Memorial Day weekend.

D. Review/Approval of Meeting Minutes

The April minutes were approved as written.

E. Committee Reports

1. ARC – The ARC committee reviewed recently approved requests which include:

Request	Address
Deck & Screened Porch	xxxx Sugarland Valley Dr
Egress Window - Retroactive	xxxx Eddyspark Dr
Fence - Partial Replacement	xxxx Kingstream Dr
Front & Storm Doors and Sidelights	xxxx Sugarland Valley Dr

Shed	12230 Parkstream Terrace
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The Committee also noted recent updates to the Fairfax County Zoning Ordinance Modernization Project (zMOD); the Committee is reviewing for any impacts to the community.

2. Landscape – The Landscape Committee discussed several items related to Frank’s Lawn Care, specifically additional guidance that was needed in determining exact areas of the community in which maintenance needed to be performed, a shift in schedule from Tuesdays to Fridays, and the upcoming grounds maintenance contract for which final edits are being made, resulting from a meeting on Saturday, May 11, 2024. The Committee also briefly discussed efforts to replace mulch at the Eddyspark Drive tot lot, flowers purchased for the flowerpots at the pool house entrance, and groundcover solutions needed to remediate erosion behind the Kahunas’ swim team shed. Finally, the Board discussed Fairfax County’s plans to finish work on the retention pond on trail four; the Board reviewed the plans including stump removal and regrading, noting that the County will also replace the existing wood fence with a metal fence.
3. Communications – The Communications Committee had no substantive updates and noted that the calendar on the community website has been updated after an error was noticed.
4. Outreach – The Outreach Committee reported that a Memorial Day potluck will take place on Saturday, May 25, 2024, from 2:00 – 4:00 PM.
5. Pool –The Committee reported that the Kahunas swim team provided the swim team practice and meet schedule per the Board’s requirements. Specifically, the Board discussed the team’s request that the pool be closed for swim team events on June 10, 2024, and July 17, 2024, early pool closures for three Wednesday meets, and the timing of afternoon and morning practices. The Committee noted that the swim team appears to be on track to provide all required documents and **made a motion to approve the swim team events and schedule; the Board voted to approve. The Board also voted to approve the annual \$2,000 donation to the swim team pending the receipt of all other required documentation.**
6. Finance –The Finance Committee discussed the Board’s progress collecting this year’s dues and reviewed the operating and reserve accounts. The Committee noted that, as previously approved by the Board, a CD was reinvested, and discussed future reserve expenditures. Overall, the Committee noted that the community’s financial status is positive while also noting that the community will need to undergo a reserve study next year.

F. New Business

1. Fairfax County CAP Program – Stormwater Management –The Kingstream Property Manager briefly summarized Fairfax County’s Conservation Assistance Program (CAP) which identifies ways for communities within the county to handle stormwater and erosion. A grant program, CAP enables community associations to take on projects that promote conservation for which they can be reimbursed for up to 80% of their costs, up to a maximum of \$7,000. The Board discussed some areas of the community in which the CAP program may be beneficial.

2. Chemical Room Lock – The Board discussed some issues with the lock to the chemical room at the pool stemming from the initial installation. The lock has since been replaced.
3. Access Panel – Pump Room Ceiling –The Board noted that a small access opening to the pool house attic was created during the installation of the new camera system. An access panel was installed to ensure the pool house remains compliant with building codes.
4. Pool Furniture Storage and Setup – The Board reviewed a recently created document that provides guidelines for the storage and setup of pool furniture and supplies. The intent of the document is to ensure future Board members and members of the community are able to efficiently store and set up the pool in the future.

G. Old Business

1. Speeding – Reston Police Contact – Members of the Board discussed recent outreach to the Fairfax County Police Department during which they asked for an increase in patrols to deter speeding through the neighborhood. Some Board members noted that they had observed an increase in patrols and a general discussion about the issue followed.
2. Tot Lot Mulch – As previously noted, the Board discussed the replacement of mulch at the tot lot on Eddyspark Drive.
3. Pool Camera Update – The Board was briefed on the status of the pool camera system replacement. The cameras and camera system are fully installed and operational. It was noted that some adjustments to the system are needed, as is a new monitor. Finally, a user manual specific to configuration of the system for the community will be developed.

H. Management Report – The Kingstream Property Manager summarized the results of the community assessment and discussed any necessary actions stemming from those results.

I. Highlights For Communication – The Board discussed topics for homeowner communications including the process for hosting events at the pool inclusive of after-hours events, pool registration times, the Memorial Day potluck, Kahunas swim team registration, a reminder about pool hours and events, pool guest pass processes, retention pond work impacting trail four, and potential traffic calming measures and forthcoming Board discussions.

J. Closed Session – (8:45)

The Board met in closed session to review accounts in arrears.

K. Open Session – (8:57)

The Board voted to accept a payment schedule for a homeowner in arrears. The Board also approved a motion to direct the Kingstream Property Manager to send a notice to two homeowners who appear to be encroaching on common areas.

L. Adjourn – (8:59 PM)

Submitted by Chris Bollerer

Homeowners in attendance:

-None