

**Kingstream Community Council  
Minutes of the March 19, 2026 Meeting**

<b>Attendance</b>	
<b>Board Members</b>	<b>Present</b>
Steve Fast, President	Yes
Ken Neumann, Vice President	Yes
Chris Bollerer, Secretary	Yes
Larry Kaplan, Treasurer, Pool Committee	Yes
Mike Wei, Architecture Committee	Yes
Stephanie Palmer, Communications Committee	Yes
Peter Mech, Landscape Committee	Yes
Jim Roewer, Traffic Calming 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 7:02 P.M.

**B. Approval of Agenda**

The agenda was approved.

**C. Homeowner Open Forum**

No homeowners were present.

**D. Review/Approval of Meeting Minutes**

The February meeting minutes were approved as written.

**E. Committee Reports**

1. Traffic Calming – As discussed in February’s KCC Board meeting, the community has requested that fines for speeding increase by \$200; the Traffic Calming Committee reported that the Fairfax County Department of Transportation will present the Board’s request for signage in the community noting this change. The Committee will delay conversations with Fairfax County Police and Herndon High School staff regarding traffic issues until the signs are in place. The Committee also met with the Virginia Department of Transportation regarding the possibility of additional stop signs in the neighborhood, noting that the community does not currently meet the criteria for additional signs.

2. ARC – The ARC committee reviewed the applications submitted for approval.
3. Landscape – The Landscape Committee noted that the spring cleanup took place on March 14<sup>th</sup> with good participation from the community. As discussed in the previous month’s meeting, the Committee reported that it investigated details of a Fairfax County program that distributes trees to local communities, noting that applications close on April 10<sup>th</sup>, giving the Board insufficient time to prepare everything needed to apply. The Committee also noted that Frank’s Lawn Care put preemergent around the pool. Finally, the Committee provided an update on potential repairs to cracks that emerged on the tennis courts, noting that a meeting will take place with the vendor on March 26<sup>th</sup>.
4. Communications – The Communications Committee had no substantive updates to report.
5. Outreach – The Outreach Committee had no substantive updates to report and briefly discussed the development of a calendar of upcoming events and the budget for those events.
6. Pool – The Pool Committee reported that the pool covers sustained minimal damage from the ice and snow earlier this year. The Committee also reported that the Kahunas swim team will hold their annual yard sale on May 16<sup>th</sup> (with a rain date of May 17<sup>th</sup>). The Kahunas also made a formal request to hang their team banner on the pool fence from early May to early June and noted practice times for the upcoming swim team season with afternoon practices beginning May 27<sup>th</sup> and morning practices beginning June 29<sup>th</sup>. **A motion was made to approve the Kahunas’ requests – specifically, the banner display and practices times – and the Board voted to approve.**
7. Finance – The Finance Committee reported that all financials are in line with the annual budget, and noted that a \$100,000 CD matures on May 2<sup>nd</sup>. **Due to the KCC Board meeting schedule, a motion was made to allow the Finance Committee the discretion to reinvest in a new CD following consultation with the community’s business advisor at Schwab; the Board voted to approve.**

## **F. New Business**

1. Confirm AV Equipment for Annual Meeting – The Board briefly discussed audio visual needs for the upcoming annual meeting, and the special meeting that follows.
2. NV Pools Spring Punch List – The Board reviewed the spring punch list – a list of recommended purchases and actions ahead of the upcoming swim season – prepared by NV Pools. The Board identified the items to approve.

3. Pool House Cleaning Quote – The Board reviewed a quote to perform a deep cleaning of the pool house and exterior power washing from 91 Degrees in the amount of \$1,100. **A motion was made to approve the \$1,100 cost; the Board voted to approve.**
  
4. Quote for New Playground Mulch – The Board multiple quotes for mulch needed at both of the community’s playgrounds. **The Board made a motion to approve the \$4,295 quote from Frank’s Lawn Care so long as it is the correct volume of mulch to satisfactorily cover the necessary areas, and the mulch is certified for playground use; the Board voted to approve.**

### **G. Old Business**

1. Picnic Tables vs Additional Tables and Chairs – The Board reviewed two options to add additional furniture to the pool deck – the purchase of additional tables, chairs and umbrellas or the purchase of additional picnic tables. **A motion was made to purchase two additional picnic tables for \$180 each for a total of \$380; the Board voted to approve.**

**H. Management Report** – The Property Manager delivered her management report which included several notable updates:

- The Pool Manager received a recent update from a Town of Herndon engineer who informed the Property Manager of upcoming safety improvements to Bennet Street. The goal of these improvements is to ensure student safety and may include the addition of a crosswalk with protected median and improved traffic flow. The tentative date for a meeting to be held at Herndon High School addressing these changes is May 13<sup>th</sup> or May 19<sup>th</sup> in the high school cafeteria. The Board will circulate additional information and details when finalized.
- Pool registration for new community members will take place on May 9<sup>th</sup> from 9:00 to 11:00 AM and May 14<sup>th</sup> from 4:00 to 6:00 PM.
- Payment in the form of a check to a former Board member has not been cashed after two attempts despite two attempts to follow up. The Board agreed to make one final notification noting that it would consider the matter closed after 30 days of that notification.
- The Property Manager hopes to provide the Board with a new insurance quote during the May meeting.
- The community’s auditor – Ryan Hamad – indicated they will file an extension in May. The Board briefly discussed the process and implications, and the Finance Committee will continue to lead these efforts for the Board.
- Finally, the Board briefly discussed printing needs for annual and special meeting materials.

**I. Highlights For Communication** – Highlights for the monthly email communication include the due date for the annual assessment, the upcoming annual and special meeting dates and locations, the Kahuna’s yard sale, pool registration dates and times, upcoming spring inspections, and a thank you to the community for participating in the spring cleanup.

**J. Closed Session (8:52 PM)**. The Board briefly discussed accounts in arrears.

**K. Open Session (9:01 PM)** – The Board made a motion to follow advice of counsel and authorize a bank account search related to one account in arrears, as discussed in the closed session; the Board voted to approve.

**L. Adjourn (9:02 PM)**

**Homeowners in attendance:**

None

Submitted by Chris Bollerer