

**Kingstream Community Council
Minutes of the April 16, 2026 Annual Meeting**

Attendance	
Board Members	Present
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 7:00 P.M.

B. Establish Quorum

Ms. Cornaire noted there were sufficient proxies for a quorum. There were 17 homeowners in attendance – including Board members - and 122 absentee ballots received.

C. Annual Meeting Presentation and Year in Review

The Board members introduced themselves then briefed the 2025 year-in-review presentation and outlined 2026 goals. The Board discussed key 2025 accomplishments which included various enhancements to community assets, resurfacing the tennis courts, re-shingling the pool house roof, replacing basketball caulk and minor pool equipment repairs. The Board then outlined 2026 goals which included the possible upgrade of pool amenities and various enhancements to Kingstream assets. The Board then reviewed the Kingstream Community Council committee assignments before the committee-specific briefings.

- **Traffic Calming Committee** – The Committee reviewed its efforts to increase traffic safety in the neighborhood, including support for the proposed Fairfax County Traffic Calming Plan, implementation of other traffic calming measures, and continuing interaction with Fairfax Police, FC DOT, and HHS officials.
- **Community Appearance** – The property manager reviewed the importance of property inspections and commonly cited issues.
- **Architectural Review Committee**– The Architectural Review Committee stressed the importance of the ARC in maintaining our home values. The Committee noted that there

were 47 applications filed in 2025 and 35% of those were approved in two days or less. The most common requests focused on roofs, siding, driveways and decks.

- **Landscape Committee** – The Landscape Committee outlined the major landscape-focused projects undertaken in 2025 including the community clean-up, cleaning of playground equipment, and the removal of dead or diseased trees.
- **Pool Committee** – The Pool Committee discussed safe 2025 pool operations, various repairs to the pool and the negotiation of the 2026-2028 pool maintenance contract with NV Pools. The Board also highlighted the Kingstream Kahunas’ successful 2025 season, which saw participation of 105 children from 58 Kingstream families.
- **Communications Committee** – The Communications Committee outlined 2025 communications activities and the various communication mechanisms used to convey information to the community.
- **Outreach Committee** – The Outreach Committee highlighted 2025 events including various community gatherings and decorating. The Board also noted that there are opportunities for continued community member involvement in the planning of neighborhood activities and events.
- **Finance Committee** – Finance Committee members delivered an overview of the community’s finances in 2025, providing insight into both the operating and reserve accounts. The Committee reviewed the 2025 expense budget and the breakdown of operating expenses. The Committee ended the presentation by briefly discussing the financial strength and security of our community assets and accounts.

D. Homeowner Questions and Answers

Several homeowners asked questions or voiced comments on the following topics:

- Traffic calming measures and recommendations.
- Ensuring pool closure times are accurately posted ahead of Kahunas home meets.
- Ensuring that lifeguards keep lap lanes clear of other swimmers when in use.
- The retirement of the pool slide.
- The proposed Fairfax County parking district and implications to the community.

E. Nomination of Directors

Candidates running for election introduced themselves:

- Peter Mech
- Jim Roewer
- Ian Slimon

F. Appointment of Inspectors of Election

Two homeowners volunteered to be election inspectors.

G. Election

The election results were tabulated by inspectors.

H. Announcement of Election Results

The election results were announced as follows:

Candidate	Votes
Jim Rower	118
Peter Mech	115
Ian Slimon	107
Randy Terrell (Write In)	3

I. Adjournment

The meeting was adjourned at 8:12 PM.

Submitted by Chris Bollerer