

**Kingstream Community Council
Minutes of the May 15, 2025 Meeting**

Attendance	
Board Members	Present
Steve Fast, President	No
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. Approval of Agenda

The agenda was approved.

C. Homeowner Open Forum

Two homeowners were present. There was a brief discussion about the importance of traffic calming measures to the community.

D. Review/Approval of Meeting Minutes

The March and April meeting minutes were approved as written.

E. Committee Reports

1. Traffic Calming – The Board reviewed the overall process for implementing traffic calming measures including the basic eligibility study, the results of that study and next steps, including the draft traffic calming plan prepared by the Fairfax County Department of Transportation (FCDOT). It was noted during the meeting that, of the four streets reviewed as part of the study, only Kingstream Drive qualified for traffic calming measures. Potential remediations include the installation of speed humps or speed tables. The Board discussed the requirements for implementing these remediations, noting that permission is needed from property owners whose property is adjacent to the proposed speed humps or speed tables. The Committee noted that it is working to prepare a document for the community that will provide an overview of the

existing problem and potential solutions. The Board asked some clarifying questions and discussed some alternative methods to control traffic on streets not eligible for traffic calming solutions.

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

Request	Address
Garage door, windows and roof (retroactive)	xxxx Parkvale Court
Fence, door and walkway (retroactive)	xxxx Parkvale Court
Roof, skylights and gutters	xxxxx Woodvale Court
Concrete pad, fence, walkway and driveway extension (retroactive)	xxxx Kingstream Drive
Shed	xxxx Kingstream Circle
Roof	xxxx Kingstream Drive

The Board briefly discussed concerns about the volume of retroactive ARC applications and recommended that the forthcoming email communication highlight ARC requirements.

3. Landscape – The Landscape Committee updated the Board on recent mowing, mulching and other landscaping activities, noting that Frank’s Lawncare recently missed some parts of the community when mowing, which will be rectified. **A motion was made to approve up to \$1,000 for the removal of a dead tree; the Board voted to approve.**
4. Communications – The Communications Committee had no substantive updates to report.
5. Outreach – The Board discussed plans for the upcoming Memorial Day BBQ taking place from 12:30 – 2:30 on May 24, 2025, at the pool (rain date May 25, 2025) The Board committed to purchasing and grilling hot dogs; members of the community will provide other food.
6. Pool – The Pool Committee and Property Manager reported that 91 Degrees, the vendor selected to clean the clubhouse interior, did a great job and recommended that we engage the vendor annually. The Committee also noted that NV Pools installed dispensers in the clubhouse and discussed other minor maintenance to the facilities; older dispensers and paper products were donated to ReStore. It was also noted that the pool robot has done a good job cleaning the pool. The Board discussed the schedule of events and home swim meets proposed by the Kingstream Kahunas swim team. A motion was made to approve the schedule and the Board voted to approve. Finally, the Board noted that pool registration would be taking place on Saturday, May 17, 2025, between 9:00 and 11:00.
7. Finance – The Finance Committee noted that current financials are tracking well with the budget and previous years, and that annual dues collection is going well with 24 homeowners’ dues currently outstanding.

F. New Business

1. Request to Board – Pool Camera Policies – The Board discussed a recent homeowner request recommending the creation of a security camera policy for the security system used at the pool.

The Board noted that the creation of that policy is underway and outlined the next steps for its development, review and approval, indicating that the initial draft is nearing completion.

2. Recycling Services – The Board briefly discussed Fairfax County guidance to have recycling services available at community facilities such as the Kingstream pool. **Given that enforcement of the guidance is unclear, the Board made a motion to table the discussion until further noticed; the motion was approved.**

G. Old Business

1. Toilet Sloan Valve Replacements – The Vice President and Property Manager noted that the Sloan valves on all toilets were recently replaced which has stopped leakage. **A motion was made to approve the expense of \$2,936 for the replacement, an additional \$436 over the cost of the amount approved in the April meeting. The Board voted to approve.**

H. Management Report – The Property Manager noted that she recently sent certified letters to the 24 homeowners who have not yet paid their annual dues. It was also noted that community inspections will take place next week.

I. Highlights For Communication – The Board discussed topics for including in the forthcoming homeowner communications including upcoming traffic calming meetings and communications; a reminder to adhere to ARC guidelines; the need for Outreach Committee volunteers; pool registration on Saturday, May 17th; the Memorial Day BBQ; Kahunas registration; and a reminder about the upcoming pool season including pool hours and rules governing events at the pool.

J. Adjourn (8:17 PM)

Homeowners in attendance:

- Beth Bollerer
- Adam Coulouris

Submitted by Chris Bollerer