

**Kingstream Community Council  
Minutes of the March 20, 2025 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
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.

**C. Homeowner Open Forum**

One homeowner was present. No topics were covered.

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

The February meeting minutes were approved as written.

**E. Committee Reports**

1. Traffic Calming – Traffic sensors have been deployed in various places in the neighborhood.
2. ARC – The ARC committee reviewed recently approved requests which include:

Request	Address
Wrap/repair fascia, soffit, rake & replace gutters	xxxx Sugarland Valley Dr
Fence	xxxx Parkstream Terrace

3. Landscape – The Landscape Committee recapped the community cleanup event, noting that over 31 homeowners attended and 15 bags of trash were collected. **A motion was made to approve a \$23 expense for the disposal of the trash; the Board voted to approve.** The

Board discussed future community events and the recent maintenance on a neighborhood retention pond conducted by Fairfax County.

4. Communications – The Communications Committee had no substantive updates to report.
5. Outreach – The Board noted that Sharon Kessler recently stepped down from the Kingstream Community Council, which may leave some future events without a Board organizer. The Board agreed to wait until after elections in April to fill any vacancies.
6. Pool – The Pool Committee noted that NV Pools turned on the water at the pool facility and replaced all sink valves. The Board agreed to remove all equipment from the pool house on May 3<sup>rd</sup> at 9:00 AM. **The Board noted that the Kahunas swim team requested permission to hang their banner from the pool fence during the month of May; the Board voted to approve. The swim team also requested that the Board approve its annual yard sale taking place in the pool parking lot on May 10<sup>th</sup> from 8:00 AM to noon, with a rain date of May 17<sup>th</sup>. The Board voted to approve. Finally, the Board reviewed the Kahunas' practice schedule and voted to approve.**
7. Finance – The Board reviewed latest financials and briefly discussed the ongoing audit.

#### **F. New Business**

1. Tennis & Basketball Court Quotes – The Board reviewed and discussed various options for the maintenance of the tennis and basketball courts, ranging from complete renovation to resurfacing and cleaning. **The Board voted to approve a quote from Tennis Courts Incorporated for \$44,050 to cover the resurfacing and color coating of the tennis courts.** After discussing vendor feedback noting that the basketball court remains in good shape, the Board agreed to reevaluate the basketball court resurfacing at a later date.
2. Pool House Cleaning Quote – **The Board reviewed a quote focused on cleaning the pool house from 91 Degrees for \$600; the Board vote to approve.**
3. Pool Toilets – The Board reviewed the state of the pool house restrooms, noting that at least one toilet in the men's room is leaking and chrome components on all toilets may need to be replaced. NV Pools will provide estimates for replacement. **Two toilets – one in the men's room and one in the women's room – are cracked and need replacement, some of the Sloan valves are also leaking; the Board is awaiting quotes but approved up to \$2500 for the replacement of both toilets and possibly some of the Sloan valves.**
4. Basketball Court & Playground Cleaning – **The Board reviewed a quote from Northern Neck Soft Wash to clean the basketball court and two community playgrounds for \$1900; the Board voted to approve pending answers to some additional questions.**

#### **G. Old Business**

1. Annual Meeting Preparation – Board reviewed the presentation for the annual meeting taking place at 7:00 PM on April 17, 2025, at the Herndon United Methodist Church.
2. CD Ladder – The Board reviewed existing CDs and schedule of CD maturation. **The Board voted agreed to invest in a four year \$100,000 CD with a 4.1% percentage rate.** The Board President executed the action during the meeting.

**H. Management Report** - The Kingstream Property Manager reported that dues payments are incoming. In addition, the Property Manager highlighted a homeowner request to remove COVID signs at some community amenities; the Board agreed to remove the signage.

**I. Highlights For Communication** – The Board discussed topics for homeowner communications including the annual meeting scheduled for 7:00 PM on April 17, 2025, at Herndon United Methodist Church; homeowner pool registrations being held at the pool hours from 9:00 to 11:00 AM on May 10, 2025, and May 17, 2025; dues deadlines; an upcoming town hall with Dranesville Supervisor Jimmy Bierman at 7:00 PM on April 2, 2025 at Herndon High School; the Kahuna's yard sale; upcoming spring inspections; and a thanks to the community for participation in the spring cleanup.

**J. Adjourn (9:09 PM)**

**Homeowners in attendance:**

Jim Roewer

Submitted by Chris Bollerer