

**Kingstream Community Council
Minutes of the September 18, 2025 Meeting**

Attendance	
Board Members	Present
Steve Fast, President	Yes
Ken Neumann, Vice President	Yes
Chris Bollerer, Secretary	Yes
Larry Kaplan, Treasurer, Pool Committee	No
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

Two homeowners were present. Homeowner comments were primarily focused on Traffic Committee updates and feedback and the proposed traffic calming measures. Specific concerns were exclusion of some community streets from the original traffic calming plan, and the proposed balloting area. Specific updates are provided in the Traffic Calming Committee update below.

D. Review/Approval of Meeting Minutes

The July meeting minutes were approved as written.

E. Committee Reports

1. Traffic Calming – The Committee reported on the progress of traffic calming efforts to date. The Committee summarized the Committee meeting that took place on September 2, 2025, and gave an overview of feedback received from community members. The Committee recommended that the Board move forward with the traffic calming measures and balloting area as proposed by the Fairfax County Department of Transportation (FCDOT), without modification. **A motion was made to approve the plan; the Board voted to approve.** The Committee will meet with FCDOT to discuss next steps.

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

Request	Address
Deck Facelift, Door Hardware & Light Fixture	xxxx Kingstream Circle
Roof and Siding Replacement	xxxx Meadow Chase Drive
Garage Door	xxxx Kingstream Drive
Shed	xxxx Woodvale Court
Front Porch, Cement Walkway, Front & Storm Doors	xxxx Valebrook Lane
Shed	xxxx Kingstream Circle
Fence (Partial Replacement)	xxxx Kingstream Drive
Portico	xxxx Kingstream Drive
Driveway & Walkway Replacement	xxxxx Meadowstream Court
Roof	xxxx Kingstream Circle
Fence	xxxx Kingstream Drive

The Board briefly discussed restrictions on mobile storage units.

3. Landscape – The Committee discussed the impact of the drought on Frank’s Lawn Care grass cutting schedule, resulting in decreased activity. In addition, the Committee noted the need to replace mulch at the Kingstream Circle playground. The Board agreed to ask for community assistance to install mulch in conjunction with the annual community cleanup in the Spring.
4. Communications – The Communications Committee had no substantive updates to report.
5. Outreach – The Board briefly discussed potential plans for Fall and Winter events.
6. Pool – The Pool Committee summarized the 2025 pool season, noting safe pool operations and well-attended end-of-season events. Additionally, the Committee reported that all pool equipment and furniture was moved into the pool house for storage and the pool cover was installed. The Committee noted that a bicycle was stolen from the pool area at the end of the season; footage from the cameras can be made available to law enforcement, if requested, consistent with recently adopted camera policies. The Committee reported that the pool robot requires minor repairs as do minor cracks in the pool’s white coat; both will be facilitated by NV Pools. Finally, the Committee noted that the Kahunas swim team will be making repairs to the team’s shed; after that work, as well as some additional end-of-season work is completed by NV Pools, is complete, the parking lot gates will be closed.
7. Finance – The Finance Committee noted that it reinvested a \$50,000 CD at a 3.75% rate over five years. The Committee also reported that it met with Mason & Mason to finalize the reserve study, and discussed the status of current and future audits.

F. New Business

1. Pool Management Proposals – The Board briefly reviewed the five pool management proposals received to date, discussing the proposed costs and compliance with Kingstream’s request for

proposal requirements. Members of the Board plan to schedule a discussion with the existing provider, NV Pools, to begin contract negotiations for the 2026 pool season.

2. Trail Repairs – The Board reviewed several proposals covering necessary trail repairs. **The voted to approve to approve 25 feet of trail stabilization to trail two from Hemax valued at \$1,550 as a reserve expense. The Board then reviewed a second proposal for more extensive asphalt repairs to trails two, four, six, eight and nine a total of 398 feet and voted to approve the proposal from ProPave for \$16,359 as a reserve expense.**
3. Tree Removal Quote – The Board discussed the need to remove several dead and damaged trees from grounds and common areas. **The Board voted to approve a quote from Reston Tree for \$2,475 to perform the tree removal.**
4. Lifeguard Stand Quote – The Board reviewed a recommendation to remove the permanent lifeguard stand installed on the east side of the pool, since it is no longer standard practice to use stands at its current height. **The Board reviewed a quote provided by NV Pools to remove the lifeguard stand for \$672.50; the Board voted to approve as a reserve expense.**

G. Old Business

1. Update on Pool House Roof Replacement – The Board reflected on the recent replacement of the pool house roof which took place on September 6, 2025, noting that, in addition to the roof replacement, minor repairs to the facility were also required. The total cost of the replacement and repairs was \$8,450.

H. Management Report – The Property Manager briefly discussed the status of operating and reserve accounts as well as HOA requirements under the Fair Housing Act as it relates to pool events.

I. Highlights For Communication – Highlights for the monthly communication include updates from the Traffic Calming Committee, upcoming Fall events, the pool house roof replacement and upcoming trail repairs.

J. Adjourn (9:12 PM)

Homeowners in attendance:

Jeffrey Gordon
Ted Hsu

Submitted by Chris Bollerer