

Kingstream Community Council
Minutes of the January 16, 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	No
Peter Mech, Landscape Committee	No
Sharon Kessler, Outreach 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 7:03 P.M.

B. Approval of Agenda

The agenda was approved.

C. Homeowner Open Forum

One homeowner was present, and the Board briefly discussed snow removal from homeowner sidewalks and driveways. While not a Fairfax County requirement, the Board agreed to include a reminder in forthcoming communications encouraging homeowners to clear snow.

D. Review/Approval of Meeting Minutes

The November meeting minutes were approved as written.

E. Committee Reports

1. Traffic Calming – The Traffic Calming Committee reported on recent communications with Fairfax County Police Officer regarding measures he plans to take to obtain additional data on the speed of traffic through the neighborhood. The Board will be able to review the data after submitting a Freedom of Information Act (FOIA) request once data collection is complete. The Board then reviewed a concern shared by a Board member regarding the Fairfax County Connector bus; the concern focused on the bus is idling for extended periods of time and sometimes exhibiting dangerous driving behavior.

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

Request	Address
Siding, roof, shutters, gutters	xxxx Kingstream Cir
Solar Panels	xxxx Valebrook Ln
Front door and new window	xxxx Kingsvale Cir
Fence	xxxx Kingstream Cir
Patio for hot tub, walkway and firepit	xxxxx Eddyspark Dr

The Board briefly discussed possible changes to ARC guidelines, primarily focused on fences.

3. Landscape – The Landscape Committee reviewed recent tree removals performed by Reston Tree and noted that Frank’s Lawn Care removed leaves from the community. The Committee reviewed potential dates for the annual Spring Cleanup and determined that the event would be held on March 15th with a rain date of March 22nd. The Board discussed the potential for scheduling other community events to coincide with the Spring Cleanup; specific information will be discussed at a later date. The Committee also discussed the fact that the Board is seeking quotes for repairs and resurfacing of the community’s tennis and basketball courts, noting that it has been challenging to get responses from vendors. To date, members of the Committee have met with one vendor; the Board reviewed some of the vendor’s recommendations.
4. Communications – The Communications Committee had no substantive updates to report.
5. Outreach – The Outreach Committee provided minor updates summarizing the holiday decorating competition.
6. Pool – The Pool Committee reported that it contacted NV Pools, asking that they provide their annual Spring punch list ahead of the Board’s February meeting. The Board then discussed impacts of a potential minimum wage increase on the upcoming season. Finally, the Board noted that this is the final year of the existing contract with NV Pools and discussed the contract negotiations that will take place this year.
7. Finance – Finance Committee members reviewed the 2024 financials, noting solid financials reported that the community finished the year on target. The Board discussed two CDs maturing this year – one valued at \$73,000 maturing in March, and another valued at \$50,000 maturing in August – noting that the Board will need to plan accordingly, remaining aware of the year’s anticipated expenses. The Board also discussed the reserves study slated to occur this year, noting that it is targeting early summer for the study to take place.

F. New Business

1. Review Cover Letter with Annual Dues Mailing – The Board briefly discussed the cover letter which will accompany the annual dues mailing and will be sent to all homeowners. Board members recommended minor changes.
2. Guard Expectations Document – The Board reviewed and discussed the document which establishes expectations for lifeguards, providing feedback and minor changes. **The Board voted to approve the document.**

G. Old Business

1. Finalize Audit – The Board reviewed annual audit documentation and discussed some concerns with the audit, specifically differences between audit and Board documentation.
2. FinCEN Filing Status Complete – The Board noted that the required Financial Crimes Enforcement Network (FinCEN) filing has been completed by Rees Broome. The Board briefly discussed the future of FinCEN reporting requirements.

H. Highlights For Communication – The Board discussed topics for homeowner communications including reminding residents to shovel sidewalks after snow.

I. Adjourn (8:13 PM)

Homeowners in attendance:

Jim Roewer

Submitted by Chris Bollerer