Kingstream Community Council
Minutes of the June 18, 2026 Meeting

Attendance	
Board Members	**Present**
Steve Fast, President	Yes
Ken Neumann, Vice President	Yes
Chris Bollerer, Secretary	Yes
Ian Slimon, Treasurer	Yes
Mike Wei, Architecture Committee	Yes
Stephanie Palmer, Communications Committee	Yes
Peter Mech, Landscape Committee	No
Jim Roewer, Traffic Calming Committee	No
Randy Terrell, At Large	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

Three homeowners were present. One homeowner discussed a potential exception or variance to architectural guidelines. The Board briefly discussed then met in executive session for further deliberation regarding the violation.

D. Review/Approval of Meeting Minutes

The minutes from the May meeting (May 21, 2026) and April's special meeting (April 16, 2026) were approved as written.

E. Committee Reports

1. Traffic Calming – The Board reviewed the Traffic Calming Committee's report provided in advance. On the topic of Bennet Street construction, the Board noted that the Town of Herndon has agreed to modify timing of the traffic signals to better address traffic backups, as part of the overall proposed traffic safety and remediation solution. In addition, in partnership with the Virginia Department of Transportation and the Fairfax County Department of Transportation, the Town of Herndon also noted that it would undertake a traffic study to better understand the

impact of Bennet Street changes, particularly on neighboring communities; the Board has asked that Kingstream be included.

2. ARC – The ARC committee reviewed the applications submitted for approval.

Request	Address
Portico Replacement	xxxx Kingstream Cir
Window Replacement	xxxxx Eddyspark Dr

3. Landscape – The Landscape Committee noted that Frank's Lawn Care has been cutting grass throughout the community with some missed spots; the Committee is working with them to correct the issue. It was also noted that Frank's needs to address necessary weeding in the beds in front of the pool house, while acknowledging that the Committee weeded both community playgrounds. The Board mentioned that the community's shed requires painting and will target July or the fall for that action. Finally, the Committee noted that the pine tree next to the shed adjacent to the pool may need to be removed.

4. Communications – The Communications Committee had no substantive updates to report.

5. Outreach – The Committee noted that members of the community volunteered to support Outreach efforts and will follow-up with them directly.

6. Pool – The Pool Committee summarized a recent meeting between Board members and NV Pools to discuss the state of the pool's white coat and other maintenance issues. During the discussion, NV Pools stated that the white coat is in good condition and recommended acid washing in the spring of 2027 to extend the white coat's life. At that time, any existing cracks or blemishes in the white coat will also be repaired, as will grout in the water line tile, any damaged coping tiles and the hydrostatic relief valve which will require replacement. The Board noted that it will need to anticipate a larger than average water bill given the need to drain and refill the pool. During the meeting with NV Pools, options for pool house floors and plumbing upgrades were also discussed. Finally, the Committee noted that NV Pools will be patching two areas of concrete that need repair in the immediate future.

7. Finance – The Finance Committee noted that the financial health of the community remains strong and, as a follow-up from the May KCC Board meeting, confirmed that a four-year CD maturing in 2030 was purchased.

F. New Business

1. Insurance Quote – The Board reviewed the community's insurance coverage through Cincinnati Insurance and CNA Insurance, and a recently received quote from Community Association Underwriters (CAU). The Board discussed the current coverage, comparing and contrasting with the CAU estimate, identifying several questions in the process. The Property Manager will contact CAU for additional information and a revised quote, if needed.

2. Audit & Estimated Tax Payments – The Board reviewed estimated taxes for the remainder of the year, specifically $1550 in federal taxes due in both the third and fourth quarter, and $450 in state taxes due each quarter. **A motion was made to pay taxes for both quarters for a total of $3100 in federal taxes and $900 in state taxes; the Board approved.**

3. Mail Chimp – The Board reviewed the use of its existing email distribution software, Mailchimp, noting that the free option the Council currently leverages is being phased out in favor of a fee-based subscription. **The Board discussed available Mailchimp options and alternative solutions before a motion was mode to purchase a the Mailchimp Essentials subscription for $27/month; the Board voted to approve.**

G. Management Report – The Property Manager delivered her management report which included a summary of new and emerging legislation focused on debt collection, E-bikes and fair housing while also noting that the minimum wage is set to increase in both 2027 and 2028.

H. Highlights For Communication – Highlights for communication include the annual Fourth of July parade, the Sip and Splash pool event (July 18th), Bennet Street construction, and pool hours.

I. Executive Session (9:18 PM). The Board briefly discussed accounts in arrears and violations.

J. Open Session (9:55 PM) – A motion was made to approve a homeowner's request for an exception to the ARC guidelines. Due to special circumstances unique to the homeowner, the Board voted to approve a two-year exception during which the homeowner must identify a permanent solution that adheres to ARC guidelines.

K. Adjourn (9:57 PM)

Homeowners in attendance:

- Jeff Albanus
- Chris Torres
- Quoc Tran

Submitted by Chris Bollerer