Kingstream Community Council
Minutes of the October 16, 2025 Meeting

Attendance	
Board Members	**Present**
Steve Fast, President	Yes
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	No
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

One homeowner was present; no topics were raised for discussion in the open forum.

D. Review/Approval of Meeting Minutes

The September meeting minutes were approved with minor changes.

E. Committee Reports

1. Traffic Calming – The Committee reported on a recent meeting with the Fairfax County Department of Transportation (FCDOT) regarding traffic calming measures. The Committee noted that it mailed 248 ballots to community members in the balloting area, which must be received by Dranesville District Supervisor James Bierman's office by November 14, 2025. The Board then reviewed maps of the proposed speed hump locations and the balloting area after which the Board voted to cast its vote in support of the plan, per the FCDOT process.

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

Request	Address
Solar Panel Installation	xxxx Eddyspark Dr
Solar Panel Installation	xxxxx Woodvale Court
Dormer Siding, Trim, Door, Windows & Shutters	xxxx Kingstream Drive
Window & Door	xxxx Kingsvale Circle

The Board briefly discussed ARC guidelines.

3. Landscape – The Committee reported that Reston Tree performed work approved in the September Board meeting on trail two, noting that the trail stabilization work on the same trail was also completed. Work on trail eight is also complete.

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

5. Outreach – The Outreach Committee discussed the success of the recent chili cook-off, noting that there were eleven entries and over 60 attendees. The Committee noted that the annual Halloween decorating contest will occur later in the month.

6. Pool – The Pool Committee reported that NV Pools has removed the lifeguard stand as agreed upon in the September meeting; the resulting cement repair work is pending completion.

7. Finance – The Finance Committee noted that current financials are tracking well to the budget. The Committee reported that it is waiting for Mason & Mason to finalize the reserve study.

F. New Business

1. Pool Management Contract – The Board reviewed recent negotiations with NV Pools focused on the renewal of the pool maintenance contract. Specifically, the Board reviewed key parts of the NV Pools proposal and the renegotiated annual costs for 2026 – 2028 at $77,000 per year with no escalation for three years. **A motion was made to approve the contract with NV Pools for the 2026 through 2028 seasons; the Board voted to approve.**

2. 2023 Audit – Board reviewed the 2023 audit prepared by the Goldklang Group. **The Board voted to formally approve the audit as written.**

3. 2025 – 2026 Audit & Tax Proposals – The Board reviewed three proposals – including proposals from Goldklang Group, WM Accounting and Daily, Hamad & Associates – for future audits required in 2025 and 2026. **The Board voted to approve the proposal from Daily, Hamad & Associates contingent on a follow-up conversation with the KCC Treasurer.**

4. 2026 Budget Review – The Board reviewed financials ahead of the preparation and finalization of the 2026 budget later in the calendar year.

5. 2025 Reserve Reimbursement to Operating Account – The Board reviewed 2025 reserve and operating expenses. **A motion was made to move $76,000 from the reserve account into the operating account to cover the 2025 operating expenses; the Board voted to approve.**

G. Old Business

1. Pool Slide – The Board reviews the current status of the pool slide and, after discussing various options, determined that the slide was beyond repair and must be retired. The Board then reviewed potential replacement options as well as other amenities – such as additional chairs, tables and basketball hoops - that could be added to the pool.

H. Management Report – The Property Manager had nothing substantive to report.

I. Highlights For Communication – Highlights for the monthly communication include the retirement of the pool slide, updates on traffic calming measures, the Halloween decorating contest, recent trail repairs and chili cook-off sinners.

J. Adjourn (9:04 PM)

Homeowners in attendance:

Beth Bollerer

Submitted by Chris Bollerer