**Kingstream Community Council**
**Minutes of the September 17, 2026 Meeting**

| Attendance | |
|---|---|
| **Board Members** | **Present** |
| Steve Fast, President | Yes |
| Ken Neumann, Vice President | No |
| Chris Bollerer, Secretary | Yes |
| Ian Slimon, Treasurer | Yes |
| Mike Wei, Architecture Committee | Yes |
| Stephanie Palmer, Communications Committee | Yes |
| Peter Mech, Landscape Committee | Yes |
| Jim Roewer, Traffic Calming Committee | Yes |
| 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 7:00 P.M.

## B. Approval of Agenda

The agenda was approved.

## C. Homeowner Open Forum

One homeowner was present. There was a brief discussion about the proposed Dranesville Community Parking District; members of the Board noted the upcoming county-facilitated hearing scheduled for September 29, 2026 at 4:00 PM.

## D. Review/Approval of Meeting Minutes

The minutes from the July 16, 2026, meeting were approved as written as were minutes from the Finance Committee meeting that took place on September 10, 2026.

## E. Committee Reports

1. Traffic Calming – The Traffic Calming Committee provided an update on the signage installation that informs drivers of the $200 fine for speeding violations on Kingstream Drive; the Committee is attempting to get a better sense of installation timing. The Committee noted that it plans to meet with the Herndon High School principal after the signs are installed to ensure the student body understands the change, and also hopes to encourage Fairfax County policy to enforce the speed limit. The Committee briefly discussed the recent changes to Bennet

Street and the potential impact to the Kingstream community, noting that a follow-up traffic study from Fairfax County to gauge the impact of these changes is necessary. Finally, the Committee noted that at least one homeowner has voiced concerns about unsafe student parking in the community.

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

| Request | Address |
|---|---|
| Fence | xxxx Kingstream Dr |
| Fence | xxxx Kingstream Dr |
| Replace garage doors and change front door color | xxxx Meadow Chase Dr |
| Replace and expand driveway with concrete | xxxx Valebrook Ln |
| Door and side light replacement | xxxxx Sugarland Valley Dr |
| Shed | xxxx Kingsvale Cir |
| Replace walkway and driveway | xxxx Kingstream Cir |
| Deck | xxxx Kingstream Cir |
| Garage Doors | xxxxx Sugarland Valley Dr |
| Walkway | xxxx Meadow Chase Dr |
| Fence | xxxxx Parkstream Terrace |

3. Landscape – The Landscape Committee noted ongoing quality issues with Frank's Lawn Care and continues to work with the vendor to rectify. The Committee also noted that Fairfax County performed maintenance on stormwater facilities throughout the community.

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

5. Outreach – The Outreach Committee reported that the community-wide chili cookoff will take place on Sunday, October 25, 2026.

6. Pool – The Pool Committee noted that, prior to Labor Day weekend, the pool house water fountain required maintenance. The Committee thanked members of the community and the Board for clearing furniture and other assets from the pool deck immediately after the Labor Day dog swim, and also thanked the Board members who volunteered to move the pool furniture into the pool house for safekeeping during the off-season. The Committee reported that NV Pools has winterized the pools and replaced the pool covers.

7. Finance – The Finance Committee had no substantive issues to report.

## F. New Business

1. Update Policy Resolution – The Board discussed proposed revisions to the community's state-required complaint policy, highlighting various changes and making minor edits. **A motion was made to approve the revisions to the policy with edits and the Board voted to approve the policy with the changes as discussed.**

2. 2027 Budget – The Board reviewed the proposed 2027 budget, discussing various aspects of the budget during the review. **A motion was made to approve the 2027 budget as written; the Board voted to approve.**

3. 2025 Audit – The Property Manager provided an update on the audit noting that the Board should be in receipt of the audit report shortly while noting that the Board must sign off on the audit report by October 15, 2026. The Board discussed moving the October Board meeting originally scheduled for October 15, 2026, to October 8, 2026, to allow time to review the audit report and vote prior to the October 15th deadline. The Board agreed to move the meeting forward by one week.

4. 2025 Taxes – The Property Manager provided a brief update on the status on 2025 taxes, noting that the Board would have additional information by the next Board meeting.

5. Finance Committee Charter Update – The Board reviewed proposed changes to the Finance Committee Charter. **A motion was made to approve the revised charter; the Board voted to approve. A second motion was made to add Randy Terrell to the Finance Committee; the Board voted to approve.**

**G. Old Business**

1. Updated Swim Team Agreement – The Board reviewed the proposed agreement between the Kingstream Community Council and the Kahunas swim team, noting revisions made to the original 2014 agreement. The Board discussed various issues related to the agreement, including lifeguard coverage during swim team practices and meets and other team requirements. **A motion was made to approve the revised agreement as written and share the final version with the swim team for signature; the Board voted to approve.**

**H. Management Report** – The Property Manager had no substantive updates beyond the topics already covered during the meeting.

**I. Highlights For Communication** – Highlights for communication include chili cookoff scheduled for October 25, 2026, the upcoming Halloween decorating contest and the new date for the October Board meeting.

**J. Adjourn (8:09 PM)**

**Homeowners in attendance:**

- Karen Leszkowicz

Submitted by Chris Bollerer