Kingstream Community Council
Minutes of the May 21, 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	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 7:01 P.M.

B. Approval of Agenda

The agenda was approved.

C. Homeowner Open Forum

One homeowner was present; no topics were introduced for discussion during the open forum.

D. Review/Approval of Meeting Minutes

The meeting minutes from the March KCC meeting (March 19, 2026), a recent Finance Committee meeting (April 9, 2026), and April's annual meeting (April 16, 2026) were approved as written.

E. Selection of Officers

A motion was made to retain the existing Board leadership for the roles of President (Steve Fast), Vice President (Ken Neumann) and Secretary (Chris Bollerer), and Ian Slimon was nominated for the position of Treasurer; the Board voted to approve. The Board then nominated the following individuals to serve as Committee Chairs:

- Traffic Calming – Jim Roewer
- ARC – Mike Wei
- Landscape – Peter Mech

- Communications – Stephanie Palmer
- Outreach – Vacant
- Pool – Chris Bollerer
- Finance – Steve Fast, Ken Neumann, Chris Bollerer and Ian Slimon

A motion was made to approve the Committee Chair nominations; the Board voted to approve.

F. Committee Reports

1. Traffic Calming – The Committee reported on recent meetings with representatives from Herndon High School as well as a discussion with Fairfax County police, focused on addressing speed and safety issues in the community. The Committee also reported that the measure to impose an additional $200 fine for speeding in the community was approved by Fairfax County; the timing of signage placement in the community remains unclear. The Committee discussed a recent meeting facilitated by the Town of Herndon focused on proposed improvements to Bennet Street, noting that the Committee sent a letter to Dranesville District Supervisor Jimmy Bierman outlining some concerns; the Board briefly discussed some of these issues. The Committee also reminded the Board that the Town of Herndon is accepting feedback on these plans through May 31, 2026.

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

Request	Address
Door and sidelight	xxxxx Sugarland Valley Dr
Amateur radio VHF/UHF antenna on roof	xxxxx Woodvale Court
Solar panels	xxxx Kingstream Dr
Siding, columns and trim	xxxx Kingsteam Cir
Fence	xxxx Valebrook Ln
Siding, shutters, trim and gutters	xxxx Kingsvale Cir
Screened porch and deck	xxxx Kingsteam Cir

3. Landscape – The Landscape Committee reported that Frank's Lawn Care has begun mowing grass this season with only minor issues, and recently completed mulching around the pool. The Committee also noted that it was in receipt of the bill for the recently installed playground mulch.

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

5. Outreach – The Board reviewed the proposed community events for the remainder of the year. **A motion was made to approve the schedule of events and corresponding budget; the Board voted to approve.** The Board also moved the pool opening event from Saturday, May 23rd to Monday, May 25th due to anticipated bad weather.

6. Pool – The Pool Committee summarized a recent meeting with NV Pools management and lifeguards ahead of the pool's opening weekend and noted that the pool house was recently cleaned ahead of the season. The Board reviewed the Kahunas swim team calendar, noting swim team events and proposed pool closure times. **A motion was made to approve the Kahunas swim team schedule; the Board voted to approve**.

7. Finance – The Finance Committee reported that finances were typical for this time of year and there were no concerns that warranted Board discussion.

G. New Business

1. Baby Pool Plaster Coat – The Board discussed replacement of the wading pool's plaster coat resulting from extreme winter weather, noting that NV Pools completed the replacement in early May. **A motion was made to approve the reserve expense of $7,950 for the replacement; the Board voted to approve.**

2. NV Pools Spring Supplies – The Board briefly reviewed NV Pools' spring supply punch list and noted that the community incurred no cost for the only approved item. The Board also procured a replacement rescue tube from Amazon for $82.86. **A motion was made to approve the $82.86 cost of the rescue tube; the Board voted to approve.**

3. Pool Rules Review – The Board reviewed the revised pool rules for the season, making minor changes. **A motion was made to approve the rules as amended; the Board voted to approve.** The Board also discussed expanding payment options for guest passes and other payments.

4. Picnic Table Umbrellas and Bases – The Board briefly discussed the potential purchase of umbrellas and bases for the newly acquired picnic tables. The Board agreed to table the item until after the season.

5. Trash Contract – The Board discussed the community's two trash removal contracts with Republic Services, noting the ability to capture cost savings in return for early contract renewal. Specifically, early renewal of one contract will capture $19.36 in monthly savings (a new monthly rate of $43.53 vice the current rate of $62.89) and the renewal of the second contract will save the community $101.23 per month (a new monthly rate of $101.23 vice the current rate of $201.46). **A motion was made to move forward with the early renewal of the two trash removal contracts; the Board voted to approve.**

6. Estimated Tax Payments – The Board discussed the estimated tax payments to be paid in June. **A motion was made to approve the payment of federal ($2003) and state ($650) taxes; the Board voted to approve.**

H. Old Business

1. CD Renewal – The Board discussed existing investments and the need to invest in a new CD. **A motion was made to allow the Finance committee to invest $150,000 in a four-year CD maturing in 2030; the Board voted to approve.**

I. Management Report – The Property Manager delivered the community management report, noting that property inspections were recently conducted and letters were sent to homeowners in response to issues observed during inspection. In addition, the Property Manager and Board members discussed a recent request from a homeowner regarding swim lessons at the pool. Finally, the Property Manager reported on two recent pool registration sessions for new homeowners.

J. Highlights For Communication – Highlights for the monthly email communication include the pool opening party and potential weather impacts, the Kahunas swim team registration information, a reminder about the pool season to include pool hours and rules, a reminder about ARC guidelines, and an invitation for community members to participate in the Outreach Committee.

K. Closed Session (8:52 PM). The Board briefly discussed accounts in arrears.

L. Open Session (9:15 PM) – The Board reentered Open Session.

M. Adjourn (9:15 PM)

Homeowners in attendance:

- Kerstin Gordon

Submitted by Chris Bollerer