

General Community Association Information

What is the Kingstream Community Council?

Our homeowner's association is a non-stock corporation registered with the State of Virginia and managed by a duly elected Board of Directors. Its purpose is to maintain all common areas and to govern the community in accordance with the provision of the legal documents known as the Declaration of Covenants, Conditions, and Restrictions (CC&R), Bylaws, and Articles of Incorporation. Randolph Williams the original developer of this community instituted these regulations.

What are the common areas?

Land that was deeded by the developer to accommodate the community pool, tennis and basketball courts, playgrounds and trail system. These are considered the Association assets. Our common areas also contain drainage creeks and water retention ponds that are maintained by Fairfax County. Utilities can also be found in these common areas such as electric, gas, water, and cable. No taxes are paid on these common areas.

What are the CC&Rs?

The Covenants, Conditions and Restrictions (CC&Rs) are the governing legal documents that set up the guidelines for the operation of the planned community as a non-stock corporation. The CC&Rs were recorded by the County recorder's office of the county in which the property is located and are included in the title to your property. There are 408 homes included in the Kingstream Community Council. Failure on the part of a homeowner to abide by the CC&Rs may result in a violation to the homeowner by the Property Management.

What are the Bylaws?

The Bylaws are the rules that govern the operation of the non-stock corporation. The Bylaws define the duties of the Board of Directors, the terms of the Directors, the membership's voting rights, required meetings and notices of meetings, and the principal office of the Association, as well as other specific items that are necessary to run the Association as a business.

What is the main function of our HOA?

One of the primary functions of the HOA is to ensure that these "CC&Rs" are adhered to by all homeowners. The guiding principles of these regulations are normally to help maintain property values and the quality of life within the community.

Do I have to belong to the HOA?

Yes, by virtue of owning a home in this community membership is mandatory for all property owners.

Does KCC have a property management company?

The Board of Directors has a contract with Spectrum Property Management (SPM) to administer and reinforce the provisions of the Associations governing documents and be the conduit between the homeowners and the Board.

What are some of the duties of the property manager?

SPM is tasked with a wide range of administration duties to include, but not limited to, the collection of dues, preparation and attendance at monthly and annual meetings, recordkeeping, preparing resale disclosure packets, performing property inspections, managing insurance, financial services and to communication to the community to name a few.

How many board members are there?

KCC has a Board which currently consists of nine volunteer homeowners. The community holds annual elections for board positions which have staggering 3-year terms. The Board Officers consist of: President, Vice President, Secretary, Treasurer. Committees consist of the ARC, Communications, Finance, Landscape, Outreach, and Pool. Click [here](#) to see the Current Board.

What is the purpose of the Board of Directors?

The Board of Directors are responsible for managing the assets of the community, ensuring the financial health of the association, determining the level of services, and establishing policies and/or rules and regulations governing the use of the common areas. The Board has a fiduciary responsibility to do what is in the best interest of the association and to provide leadership in community affairs as dictated by the Governing Documents. This includes setting the annual homeowner assessments, timely collection of assessments, contracting services for the Association and managing the Reserve Account, which is used to repair and replace the Association's common assets. In general, the Board Members are the decision makers for the Association. The Board of Directors is made up of individual homeowners who own property within the Association and who are elected to that position by the members of the Association. All affairs of a Homeowners Association are governed by the Board of Directors.

How can I find out who is on the Board and how to contact them directly?

The Board member's names are listed on the website. The best way to contact the Board is through KCC's Property Manager. KCC's Property Manager can include your questions and concerns with those of other residents and present them to Board of Directors for discussion and direction. The ability of our Property Manager to group information together on a common subject allows the Board of Directors to be better informed to make decisions. Time is also set aside at the beginning of each Board meeting for a 'Homeowner Open Forum' so that owners can bring up any topics of interest to the Board directly.

Who is responsible for what in an association?

The Organizational hierarchy of an association consists of:

- Board of Directors which establishes policies and procedures.
- Management Company under the direction of the Board to execute policies and procedures as established by the Board of Directors.
- Committee's research and make recommendations to the Board of Directors who then makes the final decision, i.e. Activities Committee, Architectural Review Committee, Pool Committee and Landscaping Committee, Communications Committee.
- Sub-Contractors are professionals hired to perform services for the association. The Management Company oversees the sub-contractors.

What are the Roles and Responsibilities of Board Members?

Please consult this [link](#) to see the most current Roles and Responsibilities.

When does the Board have meetings?

The board meets on the third Thursday of every month except in August and December when there is no meeting.