

Dear Kingstream Residents,

Please see below highlights from the board meeting on **November 18<sup>th</sup> at 7 pm.**

#### Eddyspark Tot Lot

Work has begun on the Eddyspark Tot Lot! We anticipate that the work will be completed in late December or early January. **Please note that, until the work is completed, the Tot Lot has several hazards. Please exercise extreme caution when enjoying the Tot Lot and please avoid the taped-off areas.**

#### Winter Landscape Maintenance

As part of routine maintenance, we have scheduled the removal several dead trees (mostly around Trail 3 and Trail 4 and the Eddyspark Tot Lot). We also have recently had warranty work and repairs completed on the basketball and tennis courts. Finally, Fairfax County Storm Water Management completed maintenance to all the Trail 5 retention pond.

#### Graffiti

Our Community has had several incidents involving graffiti in the last month. We are in the process of having the most visible of these removed, but prevention is key. If you see something, please contact our property manager, Lisa, at [lisa@spectrumpropertymgmt.com](mailto:lisa@spectrumpropertymgmt.com).

#### 2021 Reserves

The Board reviewed the Community's current year reserves as compared to the new 2021 Reserve Study. The key metrics of reserve cash contribution, interest income and year end reserve balance are all on target.

#### 2022 Budget

The Board reviewed and approved a budget for 2022. Expenses continue to be well managed. As usual, a copy of the budget for 2022 will be provided at the Annual Meeting next year, but if you would like a copy before that, please email our property manager, Lisa, at [lisa@spectrumpropertymgmt.com](mailto:lisa@spectrumpropertymgmt.com).

Please note that there will be no Board Meeting in December. The next Board Meeting will be **Thursday, January 20<sup>th</sup>, 2022 at 7 pm via Zoom.** The Board will continue to

assess whether to continue Zoom meetings or return to in-person meetings in 2022.

Thank you!