

Coleson Cluster

WELCOME

ANNUAL MEETING

April 9, 2026

Reston Community Center Gallery
Lake Anne Plaza

AGENDA

6:00 – 7:00 pm

Resident Meet + Mingle

7:00 – 8:00 pm

CCA Annual Meeting Agenda

8:30 – 9:00 pm

April Board Meeting + Executive Session

| RESIDENT NAME |
|---------------------------------|
| Anderson, Eric ✓ |
| Darago, Jessica ✓ |
| Pun, Eugene |
| Zolandz, Michael |
| Zolandz, Susan |
| Mescall, James |
| Burn, Tatiana |
| Furlong, Thomas |
| Fordice, Michelle |
| Baron, AJ |
| Miller, Carolyn |
| Miller, Jonathan |
| Uman, Kari |
| Uman, Lawrence <i>Lawrence</i> |
| Kerr, Adella ✓ |
| Miller, Jennifer (tenant) |
| Quaresima, Rick |
| Quaresima, Sharon ✓ |
| Petersberger, Wif & Aimee |
| Anderson, Nichole |
| Anderson, Dan |
| De Cola, Freya ✓ |
| De Cola, Lee ✓ |
| James, Beth Anne |
| Okwesa, Andrea |
| Okwesa, Ike |
| Shim, Skye |
| Kim, Andy |
| Ewing, Evan |
| Ewing, Lindsey (Casal Roscum) |
| Gerstein, Bob & Susann |
| <u>Stroik, John & Bebee</u> |
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| |
| Lang, Joyce ✓ |
| Lang, Paul ✓ |
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| Finkelstein, Harris |
| Finkelstein, Kate |
| Stefanie Simmons (primary) |
| Andrew Simmons |

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|------------------------------|
| Johnson, Lori ✓ |
| |
| Fleet, Josephine |
| Pierson, Joe/Corinna (owner) |
| Kraus, Patricia |
| Kraus, Chuck |
| Bloom, Michael ✓ |
| Bloom, Mary |
| Bowerman, Kate ✓ |
| Lin, Kanhong ✓ |
| Mandolia, Mark ✓ |
| Mrotek, Andrew |
| Mrotek, Tiffany |
| Taylor, Tom/Vera |
| Friedrich, Carl |
| He, Li |
| Timchev, Mihail & Angela |
| Chance, Chris ✓ |
| Chance, Maureen ✓ |
| Fleet, Aaron |
| Lemert, James |
| Peper, Erik |
| Jay, Catina |
| Dalton, Laura |
| Kynaston, Brent |
| Goobic, Jonah |
| Duffer, Luisa |
| Wyly, Vern ✓ |
| Knotts, Misty ✓ |
| Hill, Chad |
| |



Coleson Cluster

Annual Meeting
09 April 2026

Reston Community Center Gallery Lake Anne Plaza

Agenda

7:00 pm

Welcome

Election Results + Intros

2025: A Year in Review

FY27: Approved Annual Budget

Upcoming Goals

Questions + Comments

Adjournment



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Cluster

BOD Election Results

Thank you for your participation!

- Board Members volunteer to serve for a **3-year** term.
- (**2**) Board of Directors seats available.
- (**2**) **volunteer** candidates for a 2026 - 2029 term.
- Votes collected via Election Buddy.

Congrats + Welcome:

Kari Uman (#1616)

Jonah Goobic (#1684)

Shoutout to our 'Tech Team'
Tom Furlong and *Michelle Fordice*
... thanks for keeping our elections and
website running.



Carl Friedrich, President
April 2024 - 2027



Jonathan Miller, Treasurer
Appointed



Jonah Goobic, Director
April 2026 - 2029



Lori Johnson, *Appt.* Director
April 2024 - 2027



Kari Uman, Director
April 2026 - 2029



Mary Bloom, Secretary
April 2026 - 2028



2025: Year in Review

Brent

- ❑ Successful Clean-Up Events + Fall Oktoberfest
- ❑ Reserve Study Requirements
- ❑ HVAC Standards passed
- ❑ Proactive Maintenance + Preventative Measures
- ❑ Successful FY27 Budget Prep + Approval
- ❑ Researching Capital Improvement Priorities



2025: Year in Review



Brent

- ✓ Spring + Fall Cluster Clean-Ups are opportunities for engagement
- ✓ Filing the **2025 Coleson Cluster Reserve Study**
 - Required updates every **five** years
 - A resource for Cluster maintenance and Capital Improvement Projects
- ✓ Continued management of a **fiscally conservative budget**
 - Long-term deferred maintenance is the way of the past
 - Maintain fiscal stability + healthy reserves
 - Budget for routine maintenance + administrative expenses
 - Proactively saving for (un)expected surprises

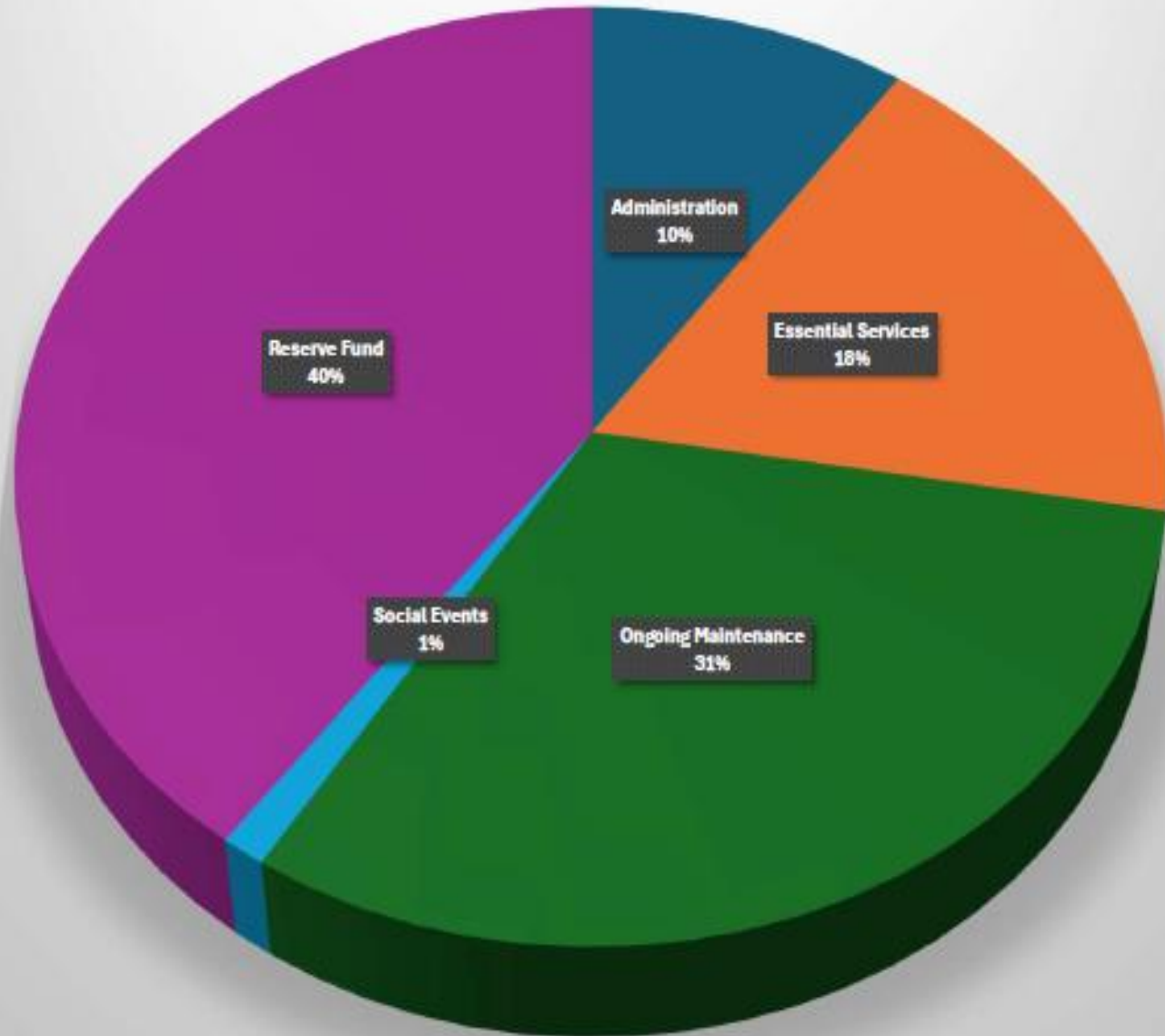
HVAC Standards Implemented



Kari

- 10/30/2025 Draft Standards sent to Residents for Review
- 12/05/2025 Application for HVAC Standards submitted to DRB
- 12/9/2025 **Presentation Before DRB Application deferred - screening**
- 1/12/2026 Revised Standards Resubmitted to DRB
- 2/10/2026 **Appearance Before the DRB**
- 2/20/2026 Application Process Started Over (word “sides” for end units added)
- 3/10/2026 **Presentation Before the DRB**
- 3/17/2026 Final HVAC Standard Approved

CCA FY2026 Expenses
\$106,388



Fiscal Year 2027 Annual Budget

Jonathan

- Annual Budget Approval Meeting was held on Thursday, March 26, 2026.
- Dues to increase based on Federal Reserve annual inflation rates (2.4%).

Upcoming Goals

Brent

- Carport Restoration Project
- Trees Work with Arborist Oversight
- Continued Beautification
- Electrical Repairs
- Concrete + Stair Repairs




Carport Restoration Project (CRP)



Kari and Lori

Capital Improvement Project

CRP Working Group: Kari, Lori, Paul Lang, Mike Zolandz

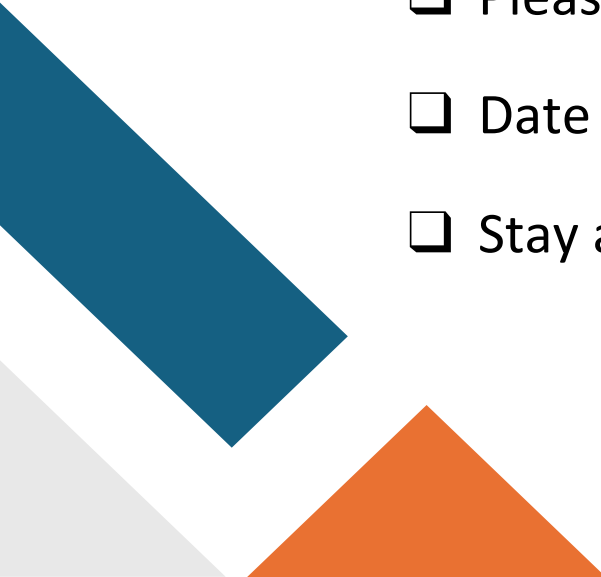
- ✓ Carports assessed for long-term value + safety
 - ✓ Multiple bids included various options and solutions
 - ✓ Project costs coming out of Cluster Reserves
 - ✓ **Dolan Contracting** selected for project work
 - ✓ Temporary parking established for trailer parking + staging
- 

Carport Restoration Project (CRP)



Kari and Lori

Project begins April 6, with projected end date ~ April 22

- Repair of rotted wood and limited siding replacement
 - Interior and exterior pressure washing and painting
 - Please clear out of your carport bays per schedule
 - Date changes, if needed, will be sent via email and posted in carports
 - Stay alert! **Keep kids off equipment and out of work areas**
- 

Landscaping

Mary

Landscaping Working Group: Mary, Kari, Freya DeCola

- 2026 (FY26) Expenses: **\$2,190** (88% of Landscape Budget)
- FY27 Annual Budget for Beautification Installations: **\$2,500**
- **Shenandoah Landscape Services** contract termination
- **Granite Hill** (formerly **Blade Runners**) to resume services
- Third-party **Arborists** for assessing our tree canopy



2024-2026 Landscape Review

- Conservation gardening best practice.
- Finding commonality for design + impact.
- Filling holes with pockets of cultivars/nativars.
- Adding seasonal layers.





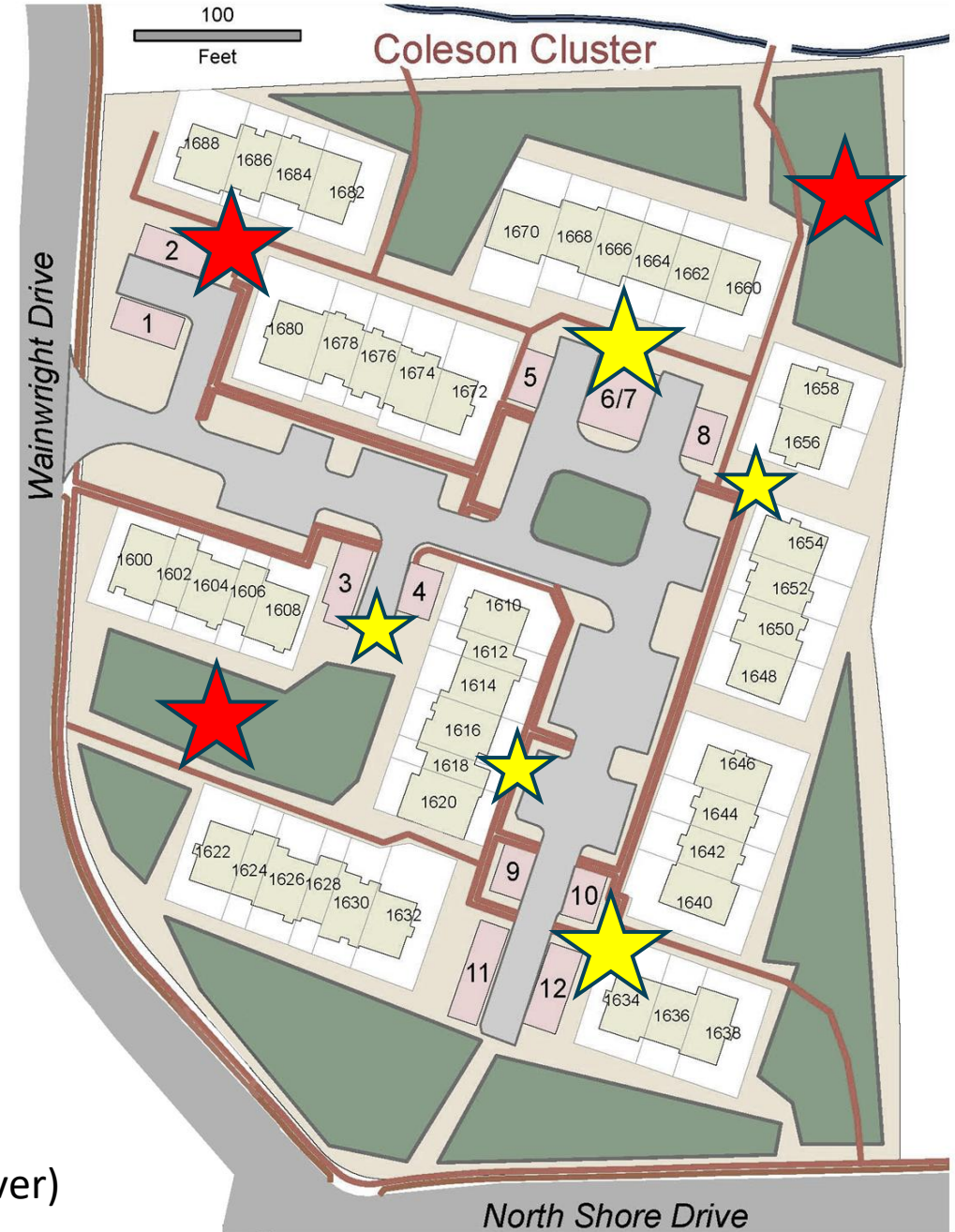
Landscaping

All work pending **Carport Restoration Schedule**

- Adding **stone swale drainage** around Carports
- Pruning + reshaping shrubs** – i.e., forsythia, azaleas
- New** installation where water line repair work
- Meadowscaping** – Looking for bulk seed ?
- Rain barrels** – Carports 2, 6/7, 4 ?



-  **2026 (ongoing)**
-  **2026 (starting over)**



General Housekeeping

Kari and Jonathan

Spring Clean-Up... Mark your calendars!

Saturday, May 2nd, 9:00 am

- Meet at the island for bagels + coffee
- Dumpster will be available for the week!



Q&A

Contact:

board@colesoncluster.org



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Thank you for coming!

April Board Meeting

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