



Kingston Chase Crier

Vol. 13: Issue No: 11

A KCHOA Publication

www.KCHOA.org

November 2013

Save Money and Stay Warmer This Winter!

Learn how to stay more comfortable and waste less heat in your home through the upcoming winter months from a certified energy auditor! All Kingston Chase residents are invited to a special presentation on Tuesday, November 12, from 8:00 – 9:00 p.m. at the clubhouse. This free event is being offered by the Fairfax County Office of Consumer Services as part of a program called Energy Action Fairfax. The auditor will share tips on how to heat your home more efficiently and effectively, and will answer questions about things you can do in your home to lower your energy bill and raise your comfort level. No services or products will be promoted. Refreshments will be available. Do not miss this opportunity!

To RSVP or with questions, e-mail conservation@kchoa.org or call Jane Hampson at 703-481-7903.

Nature Photography Contest

The deadline for the first annual Conservation Corps Nature Photography Contest has been extended until the end of November. From now until November 30, the club will accept pictures taken within Kingston Chase that highlight the beauty, joy, and humor that living with nature brings here in our neighborhood. All residents are welcome to submit their photos! The winner in each category will receive a \$25 gift certificate, and the overall winner will have their photograph professionally mounted and framed.

Please e-mail photographs to the Conservation Corps at conservation@kchoa.org, or e-mail the club if you have any additional questions or ideas.



MY BACKYARD in Kingston Chase



Photography by Allen Hart

On a typical day, making just a few visits to my kitchen windows, I can easily see a dozen different species of birds visit my backyard. Saturday, October 12, was an unusually busy day in our backyard. Between 9:30 a.m. and 1:30 p.m., we saw 29 species of birds. I think this is the most species we have seen in our yard in one day.

The bird in the photo was one of the visitors we saw that day. It is called a Ruby-crowned Kinglet. On the very top of the bird's head there are some red feathers, which is where they get their name. But most of the time they keep them hidden, as was the case with this bird.

The following is list of all the species we saw in our yard that day: Scarlet Tanager (female), Ruby-crowned Kinglet, Golden-crowned Kinglet, White-throated Sparrow, Song Sparrow, Swainson's Thrush, Hermit Thrush, American Robin, Carolina Chickadee, Carolina Wren, Tufted Titmouse, Gray Catbird, Coopers Hawk, Red-bellied Woodpecker, Downy Woodpecker, White-breasted Nuthatch, Mourning Dove, Northern Cardinal, American Goldfinch, Blue Jay, Cedar Waxwing, European Starling, House Finch, Purple Finch, House Sparrow, Yellow-rumped Warbler, Yellow-bellied Sapsucker, Eastern Towhee, and Pine Warbler.



Ruby-crowned Kinglet

**Kingston Chase Home Owners Association
Board Meeting
Minutes of October 14, 2013**

**Call to Order**

- President Silvio Krvaric called the meeting to order at 7:30 p.m.
- Board members present: Chris Buley, Andrew Cassell, Marla Hexter, Deke Smith, and Raj Uttaravalli.
- Others present: Lydia Olechna, Administrative Assistant; Kerry Buss, ARC; Pete Banks, Neighborhood Watch; and Sean Cannon, resident.

Secretary's Report – September Minutes were accepted as published in the October *Crier*.

Treasurer's Report – The checking account has \$110,160 and there is \$230,201 in CDs.

Committee Reports

ARC – Seven applications were submitted; three were approved and four were approved with conditions.

Buildings and Maintenance – No report.

Children's Corner – No report.

Conservation Corps – No report.

Landscape – No report.

Neighborhood Watch – Two incidents were reported.

Newsletter – No report.

Pool – Maintenance work was approved to repair a water line for \$1,750.

Social – Oktoberfest will be held on Sunday, October 20, due to rain on the previously scheduled date of October 12.

Swim Team – No report.

Tennis – No report.

Website – No report.

Welcome – Six new residents were welcomed. Larry Cohen will take over Welcome duties.

Old Business – A discussion among members is ongoing regarding the cost, value, and impact to surroundings of having a patio installed behind the pool pavilion.

New Business – A discussion was held regarding a vacancy on the board. There are currently 11 members, not 12 as needed.

Meeting adjourned to closed session at 8:15 p.m.

Meeting adjourned at 8:30 p.m.

Conservation Corps Meeting

The Conservation Corps will hold its monthly meeting on Wednesday, November 13, at 1710 Fantasia Circle. The meeting will begin at 8:00 p.m. and last for an hour. For more information, please send an e-mail to conservation@kchoa.org.

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Kingston Chase Crier



Stork Report

Marsha and Andy Cassell, and big sister Carrie, are proud to announce the birth of daughter Penelope Margaret (Penny) who was born Monday, August 26, and weighed 7 pounds, 11 ounces, and measured 20.5 inches long.

Erin and Andy Sager are excited to announce the birth of their first child, Henry Phillip Sager, who was born Sunday, October 6.

Congratulations!



Kingston Chase Meetings

Architectural Review Committee
Tuesday, November 5, 7:30 p.m.

Board of Directors
Monday, November 11, 7:30 p.m.

Meetings are held at the KCHOA clubhouse by the pool and begin promptly at their scheduled time.

Tennis Court

To obtain the combination for the lock to the tennis court, please call Greg or Bonne Arnold at 703-435-3267. No bicycles, skateboards, rollerblades, or wheels of any kind – and no dogs – are allowed on the court surface.

Please lock the gate securely when you leave, and take any trash and personal belongings with you.

Neighborhood Watch

Neighborhood Watch is a committee of homeowners that monitors reports of vandalism or criminal activity in the neighborhood. All residents serve as the “eyes and ears” of Kingston Chase and are asked to report incidents to **Pete Banks** at **703-209-3004** or via e-mail at kcnw@verizon.net. Where appropriate, reports should also be made to the Fairfax County Police non-emergency number at **703-691-2131**. Call **911** for urgent matters. The following incidents were reported in October.

- At approximately 6:00 a.m. on Tuesday, October 8, law enforcement executed a warrant at a residence at the intersection of Society Court and Society Drive. This included the use of flash/bang grenades and aerial support, which startled neighbors. Additional information indicated the warrant was related to an individual who was allegedly impersonating a diplomat.
- On October 11, it was reported that a Kingston Chase resident had been arrested and charged with sexually assaulting an 8 year old. The incident allegedly occurred at the resident’s home on September 21.

Architectural Review Committee

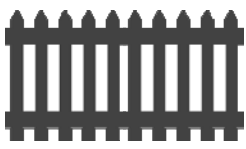
The Architectural Review Committee (ARC) met on October 1 to review the following applications:

- | | |
|------------|-------------------------------------|
| <u>Lot</u> | <u>Approved</u> |
| 175 | Stain fence. |
| 208 | Install deck and screened-in porch. |
| 419 | Replace garage doors. |

- | | |
|------------|---|
| <u>Lot</u> | <u>Approved with Conditions</u> |
| 25 | Replace garage doors. |
| 225 | Install new fence in back yard. |
| 235 | Install shed. |
| 295 | Place stepping stones next to driveway. |

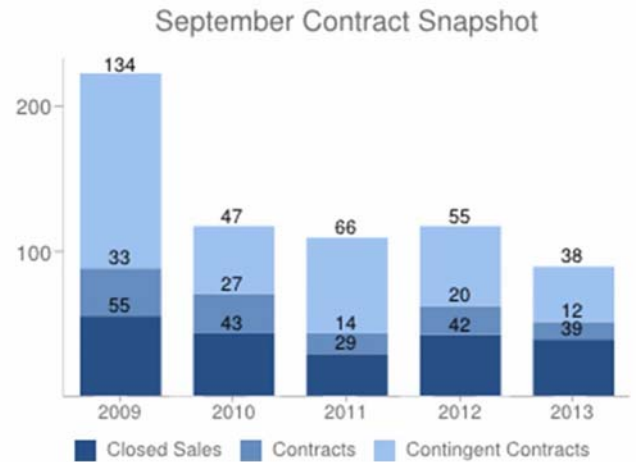
Please submit ARC application forms by mail (prior to the next scheduled meeting) to: KCHOA ARC, P.O. Box 221, Herndon, VA 20172. Applications for external alterations cannot be approved outside of the approval cycle, except in cases of an emergency, and must be approved before work begins. If you have any questions, please e-mail to kchoa.arc@gmail.com.

The ARC meets the first Tuesday of every month at 7:30 p.m. at the Kingston Chase clubhouse. All homeowners with applications are encouraged to attend. The application form and Guidelines can be viewed and downloaded off the web at: www.KCHOA.org.



September 2013 Real Estate Market Statistics for 20170 Herndon, VA*

Statistic	Values	YoY	MoM
Total Sold Dollar Volume	\$17,863,461	+1.12%	-26.75%
Closed Sales	39	-7.14%	-23.53%
Median Sold Price	\$389,999	-3.7%	-6.02%
Avg Sold Price	\$458,037	+8.9%	-4.21%
Avg Days on Market	30 days	-18.92%	0%
Avg Sold to Orig List Ratio	97.64%	-1.01%	-1.39%



For more detailed data on the Kingston Chase housing market, please see my website.

www.LoveYourMove.com/market.html

Lori Lovejoy
 Realtor®, SFR
 703-635-6359
 lori@loveyourmove.com



*Source: RealEstate Business Intelligence, LLC. An MRIS Company. Statistics generated on 10/4/13. Copyright 2013—All Rights Reserved. Information deemed reliable, but is not guaranteed.

Roger Jacinto
Kingston Chase Resident

P.O. Box 1386 **703.340.5687**
Herndon, Va 20172 MJUnitedContractors.com
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Are you getting ready to put your house on the market and need to spruce it up? Or have you recently moved in and want to "correct" the old color scheme?

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Board of Director Elections to be Held in December

The Kingston Chase Board of Directors will hold its annual elections at the December Board meeting scheduled for Monday, December 9. There are four seats that expire at the end of this year. While incumbents often wish to return and continue serving, this is always an opportunity for others to step up and be included in the election process. The 3-year term begins January 1, 2014 and continues through December 31, 2016.

If you are interested in learning more about what the Board does and what being a member of the Board entails, please attend the November Board meeting scheduled for Monday, November 11, at 7:30 p.m. at the clubhouse adjacent to the pool. Additionally, please send an e-mail to info@kchoa.org that expresses your interest and includes a brief biography that introduces yourself to neighbors. The bios will be included in the December Crier alongside a ballot to be used for voting.

The Kingston Chase Board of Directors is an all-volunteer group of neighbors who are committed to the best interests of the neighborhood. They work together to keep things running smoothly while ensuring HOA expenditures remain low. All residents are welcome to attend meetings and participate in neighborhood events and activities.



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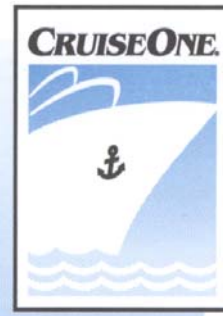
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Guitar Lessons

Available neighborhood guitar classes for beginners starting from ages 8 and up. Rates are \$15 for 30 minute sessions.

For more details please call: 202-262-8684
or send an e-mail to: majora778@gmail.com
or lesnikmich@hotmail.com

Neighborhood Notary

Notary Public living in Kingston Chase is available to notarize your important document(s). \$5.00 each.



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703-509-0719 or e-mail
latinchica99@hotmail.com.

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Welcome to the Neighborhood!



Shams and Aisha Behgoman
12837 Fantasia Drive

Benjamin and Hanna Tomhave
1614 Nathan Lane

If you are new to Kingston Chase and have not yet received a welcome packet, please send an e-mail to info@kchoa.org and someone will see that you get one. Please fill out and return the database sheet so that you receive all KCHOA correspondence.



Seller's Packet

If you are selling your Kingston Chase home, you or your real estate agent will need to purchase the HOA "Seller's Packet" for closing. For more information or to obtain a copy, please e-mail info@kchoa.org. The packet costs \$125 and must be obtained before closing can occur.

Advertising Disclaimer

KCHOA does not endorse any of the advertisements or services offered in the *Crier*. Residents are encouraged to check references or take other precautions to ensure that expectations are met.

Anyone who would like to place an ad in the *Crier* should send an e-mail to crier@kchoa.org for more information.



New Baby? Is there a new addition to your family? If so, the Welcome Committee has a special gift for you. Please e-mail info@kchoa.org with your stork information and an HOA representative will deliver your gift and announce the happy news in the next edition of the *Crier*.

Kingston Chase Home Owners Association

Board of Directors*

'13 President	Silvio Krvaric	703-593-9899	silvio@krvaric.com
'14 Vice President	Jack McDonald	703-834-0717	jhmcdonald1@verizon.net
'15 co-Secretary	Marla Hexter	703-437-7881	marla123@verizon.net
'15 co-Secretary	Raj Uttaravalli	703-481-2362	ruttaravalli@gmail.com
'14 Treasurer	Chris Buley	703-796-0841	cbuley@yahoo.com
'13	Randall Schrock	703-376-8125	randall.schrock@gmail.com
'13	Boyce Ginieczki	703-478-6815	gini41@verizon.net
'13	Deke Smith	703-481-9572	deke@dksic.com
'14	Roger Gaffey	703-435-6956	roger@thegaffey.org
'14	Mike Klinker	703-435-2337	mmklinker@yahoo.com
'15	Andrew Cassell	703-468-1782	cassell@msrc.org

* Board terms are for three consecutive years and expire on December 31st of the year noted.

Committee Chairpersons

Admin. Assistant	Lydia Olechna	703-435-2820	kchoa.mgmt@gmail.com
ARC	Kerry Buss		kchoa.arc@gmail.com
Buildings/Landscape	Mike Klinker	703-435-2337	mmklinker@yahoo.com
Neighborhood Watch	Pete Banks	703-209-3004	kcw@verizon.net
Newsletter Editor	Ruthie Rosati	703-481-4347	crier@kchoa.org
Pool	Deke Smith	703-481-9572	deke@dksic.com
Social	Heather Kapushoc	703-668-0484	hkapushoc@gmail.com
Tennis	Greg/Bonne Arnold	703-435-3267	
Website	Ruthie Rosati	703-481-4347	crier@kchoa.org
Welcome	Larry Cohen		info@kchoa.org

Club Chairpersons

Book Club	Betsy Kiker	703-787-0128	ekiker@verizon.net
Children's Corner	Dominique Hart	703-481-2089	dominique0620@hotmail.com
Conservation Corps	Jane Hampson	703-481-7903	conservation@kchoa.org
Swim Team	Kelly Ginieczki	703-478-6815	gini41@verizon.net
Women's Club	(open)		

To discuss any questions or concerns, please contact the relevant Club or Committee Chairperson. Homeowners are welcome at the monthly Board meetings held the second Monday of each month at 7:30 p.m. at the clubhouse adjacent to the pool.

The deadline for the December issue of the Kingston Chase Crier is November 15.

Crier Advertisement Rates:

\$5.00 for 20 words
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Please contact Ruthie Rosati, newsletter editor, at 703-481-4347 or by e-mail at crier@kchoa.org with news, announcements, photographs, or advertisements. Payment for advertisements can be mailed to: KCHOA, P.O. Box 332, Herndon, VA 20172

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November 2013

<i>Sunday</i>	<i>Monday</i>	<i>Tuesday</i>	<i>Wednesday</i>	<i>Thursday</i>	<i>Friday</i>	<i>Saturday</i>
The Conservation Corps photography contest has been extended until the end of November. Please e-mail entries to conservation@kchoa.org .					1	2
3	4 Election Day	5 ARC Meeting 7:30 p.m.	6	7	8	9
10	11 Board Meeting 7:30 p.m.	12 Energy Action Fairfax - 8:00 p.m.	13 Conservation Corps 8:00 p.m.	14	15 Deadline - Dec. <i>Crier</i>	16
17	18	19	20	21	22	23
24	25	26	27	28 Thanksgiving	29	30 Submit nature photos via e-mail to conservation@kchoa.org