

Kingston Chase Board of Director Elections Coming in December

Kingston Chase will hold its Board of Director annual elections at its December meeting set for Monday, December 10. There are three terms that expire at the end of the year. While incumbents often return to continue serving, each year presents an opportunity for others from the neighborhood to step up and be considered in the election process. The three-year term begins January 1, 2019 and continues through December 31, 2021.

If you are interested in learning more about what being a member of the Board includes, please attend the November Board Meeting on November 12, the December Board Meeting on December 10, or contact a current Board member for specific details. Additionally, if you are interested in being included on the December ballot, please send an e-mail to info@kchoa.org that expresses your interest and includes a brief biography to introduce yourself to neighbors. The bio is due November 21 and will be included in the December newsletter.

The Kingston Chase Board of Directors are volunteers who are committed to the best interests of the neighborhood.

Halloween Magic Show Entertains Children and Parents Alike

The annual Halloween event was held inside the Kingston Chase clubhouse with eager children donned in costume but, unfortunately, the scheduled parade was nixed due to the rain. Creative and colorful costumes were the norm and there was plenty of room for the kids to spread out and enjoy the anticipated magic show.



Youngsters and parents enjoy the Halloween magic show.

From the Conservation Corps

Stream Clean-Up. This fall the Conservation Corps and HOA volunteers will be teaming up with our neighbors from Herndon Crossing to clean the streams and pathways around our neighborhoods. We will meet at the Kingston Chase clubhouse at 11:00 a.m. on Saturday, November 3, clean for approximately 90 minutes, and then end with a light lunch. Supplies and munchies will be provided. Please dress for the weather. Waterproof (and warm) boots are recommended.

Keeping the Neighborhood Clean. Recycling is great, but uncovered recycle bins are a major contributor to pond garbage. Strong winds whisk all your carefully gathered recyclable bottles and papers into the streets, storm drains, streams, and neighboring yards. Eventually they all wind up in the pond. Please request a bin with a lid from your waste removal contractor.

Thank You to Junior Troop 5186. The Conservation Corps would like to thank Junior Troop 5186 for planting coreopsis and black-eyed Susans in the Pollinator Garden. These two plants will provide some striking late summer and early fall color and will feed our pollinating friends.

Conservation Corps Meetings. The Conservation Corps meets the second Thursday of each month. Its next meeting will be held Thursday, November 8, at 7:00 p.m. at the clubhouse.

The Conservation Corps welcomes all interested Kingston Chase residents and really appreciates the assistance and support of its members and volunteers. Please consider stopping by the clubhouse on November 8 at 7:00 p.m. to see what the members are up to and what they have planned.

**Kingston Chase Home Owners Association
Board Meeting
Minutes of October 8, 2018**

**Call to Order**

- Board President Andy Cassell called the meeting to order at 7:33 p.m.
- Board members present: Jen Baez, Chris Buley, Rosemary Buley, Pat Kollar, Jack MacDonald, Joe Seeger, Deke Smith, and Todd Waldrop.
- Others present: Marsha Cassell, Administrative Assistant.

Secretary's Report – August minutes were approved as published in the September *Crier*. September minutes were approved as published in the October *Crier*.

Treasurer's Report – There is \$118,937 in checking and \$195,026 in CDs.

Member Business

- A homeowner e-mail request to install a sand volleyball court across from the pool in the common area was discussed. The homeowner will return with follow-up details and specifications at a future Board meeting to be further discussed.
- A homeowner e-mail request to bring someone in to give a self-defense class in the clubhouse was discussed. The Board is looking at the possibility of sponsoring this for homeowners to attend.

Committee Reports

ARC – No report.

Buildings and Maintenance – No report.

Landscape – No report.

Conservation Corps – No report.

Neighborhood Watch – No report.

Newsletter – No report.

Playgroup – No report.

Pool – Winterization Walkthrough to happen week of October 8.

Social – Halloween Parade and Magic show will be held on October 27 at 11:00 am.

Swim Team – No report.

Tennis – No report.

Welcome – No report.

Old Business

- Final revisions to the Declarations are still being made by the lawyers and a final draft will be presented at the November Board meeting. As always, homeowners are invited and encouraged to attend.

New Business

- KCHOA will be ending its current contract for e-mail and listserv hosting and moving to a new provider.
- All-Tech contract for maintenance of the newly installed A/C unit was approved.

There was no Executive Session.

Meeting adjourned at 8:15 p.m.

Submitted by Marsha Cassell, Administrative Assistant

The Board meets the second Monday of every month at 7:30 p.m. at the clubhouse adjacent to the pool. All homeowners and residents are invited to attend. Please e-mail items for the agenda to info@kchoa.org a week prior to the scheduled meeting.



Kingston Chase Meetings

Architectural Review Committee
Tuesday, November 6, 7:30 p.m.

Board of Directors
Monday, November 12, 7:30 p.m.

Meetings are held at the KCHOA clubhouse by the pool.

Conservation Corps

All are invited to join the Conservation Corps on Thursday, November 8, at 7:00 p.m. at the clubhouse where attendees will discuss a joint project with Herndon Crossing neighbors to keep our streams clean of trash and debris. Also for discussion will be maintenance of the pollinator garden. Please e-mail Betsy Kiker at ekiker@verizon.net with any questions.



Tennis Court

To obtain the combination for the lock to the tennis court, please call Alex Fletcher at 703-435-2638.

No bicycles, skateboards, rollerblades, or wheels of any kind – and no dogs – are allowed on the tennis court surface inside the enclosed fence.

Please remember to lock the gate securely when you leave and take any trash and other belongings. Also, please report any problem that you see at the tennis court or its surrounding area.



Children's Corner

Children's Corner is comprised of neighborhood moms and their children who meet to share play time activities, learning experiences, and an occasional night out for moms without the kids. Contact Emily Menard via e-mail at kingstonchaseplaygroup@gmail.com current activities, for home addresses regarding scheduled playgroups, and with any questions or ideas for future activities.

Playgroup consists of both stay-at-home moms and working moms. The club schedules around 5 playgroups a month (both during the week and on the weekend). Playgroups are typically at the hosts home and they last about 2 hours.

The club asks each member to host a playgroup 2-3 times a year and help with planning one of its fun events each year (the year calendar is September-August). Hosting a playgroup simply means that club members come over to play and chat! Nothing fancy is expected; snacks are not required to be provided, but most hosts put something out for all to enjoy.

Make new neighborhood friends through Playgroup!

The club collects a small \$10 "dues" from each family that goes toward parties during the year.

Playgroup bonus! When someone has a baby or has a family emergency, club members provide meals for the family for 3 weeks!



Please keep Kingston Chase clean by doing your part to pick up and dispose of trash properly.

Report Malfunctioning Streetlights to Dominion Energy

Attractive streetlights line our neighborhood streets and are installed for the safety of pedestrians and drivers. As you walk through the neighborhood you may notice a streetlight malfunctioning (on when it should be off or off when it should be on). If the light is on a public street, it is most likely a streetlight. Streetlight malfunctions need to be reported by calling 1-866-DOM-HELP (1-866-366-4357) or complete and e-mail the form available at the following link: <https://www.dom.com/residential/dominion-virginia-power/outage-center/streetlight-outages/outdoor-lighting-concern>.

You will need to provide the pole number, if possible, or the specific location near or between houses on a given street block. Most importantly, do not assume someone else has reported the malfunction. Dominion Energy is good about acting promptly on fixing these reported streetlights, even intermittent problems.

Architectural Review Committee

The Architectural Review Committee (ARC) met on October 2 to review the following applications:

Lot Approved

- 17 Replace garage door with paneled white garage door.
- 35 Replace roof with Weathered Wood shingles; Replace gutters in brown; Replace trim in Desert Tan; Replace shutters with raised panel shutters in Vineyard Red; Replace siding with Sandstone Beige siding.
- 315 Replace 24'x12' wood deck with composite decking in Western Cedar, adding white vinyl railing with black balusters.
- 324 New extension on right side of house, 4'8.5"x13'4.5", to match all existing materials; Replace fence with 4' split rail with mesh on left and right sides of house, and with 6' board-on-board on back fence; New covered deck roof and support posts in backyard over existing 10'x18' deck.
- 446 Replace siding with vinyl 5" double in Everest; Repaint front, side and back doors in Granite Peak; Repaint garage trim in white.
- 449E New garage extension, 10'8"x12'4" at back of house, to match all existing materials.
- 462 New 4'6" propane tank, enclosed with a lattice gated fence.
- 494 Replace roof with Colonial Slate shingles.
- 527 Replace roof with Heather Blend shingles.
- 531 Repaint front door in Red Gumball; Repaint shutters in Dark Kettle Black.

Please mail ARC application forms prior to the next scheduled meeting to: KCHOA ARC, P.O. Box 332, Herndon, VA 20172. Applications for external alterations cannot be approved outside 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. ARC Guidelines, the application form, and what to submit can be found at www.kchoa.org/architectural-review-committee.

Neighborhood Watch

Neighborhood Watch is a Kingston Chase committee that monitors reports of vandalism, theft, or criminal activity within the neighborhood and surrounding area. Everyone is asked to serve as the eyes and ears of the neighborhood, keeping a lookout for unusual or suspicious activity. When in doubt, please e-mail Neighborhood Watch and, if appropriate, call the Fairfax County Police non-emergency number at **703-691-2131** or **911** in the case of an emergency. Contact Pete Banks, Neighborhood Watch Chairperson, via e-mail at kchoa.watch@gmail.com or call 703-209-3004 to report any incidents. If you would like to be included on the Neighborhood Watch e-mail distribution list that alerts residents to Neighborhood Watch information and/or activity, please send an e-mail to kchoa.watch@gmail.com. There were no incidents to report this month.

Holiday House Decorating

Even though Kingston Chase no longer conducts a Holiday House Decorating Contest, it is not too early to think about how you will decorate the exterior of your home for the upcoming holiday season. Visitors passing through the neighborhood – plus the many walkers, runners, and drivers of Kingston Chase – always enjoy the holiday atmosphere. It is simply a beautiful time of year.

Kingston Chase HOA Election for Board of Directors

Kingston Chase will hold its annual meeting of the homeowners and annual election for the Board of Directors on Monday, December 10, at 7:30 p.m. at the clubhouse located adjacent to the pool. There are three openings on the Board of Directors and the term encompasses January 1, 2019 through December 31, 2021. If you are unable to attend the meeting, please mail your ballot to KCHOA, P.O. Box 332, Herndon, VA 20172 or give it to a trusted neighbor who plans to attend. Brief bios of interested candidates are included below:

Kerry Buss and her family moved to Kingston Chase in 2007 to live in her husband’s childhood home on Fantasia Drive to care for his ailing father. They moved to Sadlers Wells Drive in 2013. Their family’s two children are active on swim team and have grown up enjoying the many neighborhood activities. Kerry spent four years chairing the Architectural Review Committee (ARC), and three years ago the Buss family began KC Movie Nights in the field behind their house. With the support of the Board and residents they have enjoyed hosting twice monthly movies throughout the summer and a yearly "swim-in movie" at the pool. The Buss family values the tight-knit community in Kingston Chase: the residents support each other personally and professionally in a way that is really unique in this day and age. Kerry believes an active HOA is a homeowner’s single best resource to keeping resale values high and maintaining a strong and safe community.

Andrew Cassell has served on the KCHOA Board for the past 9 years and is currently the President. He enjoys living in Kingston Chase with his wife Marsha, daughters Carrie, Penny and Julie, and their chocolate lab Piper. Andrew is committed to continue serving the community on the Board by being fiscally conservative, fully transparent on finances and decisions, and work to improve and sustain our beautiful and family-friendly neighborhood. He believes that neighborhood social events are important to having an inclusive and tight-knit community and volunteers his time to organize the annual Adult Pool Party and Spring Brew-Off. The Cassell family is active in the KCHOA swim team and playgroup. Andrew graduated from Penn State with a degree in Computer Engineering and is a web application developer and designer for a non-profit environmental organization that specializes in oil spill pollution response and cleanup.

Patrick Kollar has been a Kingston Chase resident for more than 10 years and a Board member for a year and a half. The Kollar's school age children are Clearview students and they have a new addition, baby Sophia. As a Board member, Patrick will continue to advocate for the residents of Kingston Chase, especially as we work through the changes to our bylaws.

A ballot for voting can be found below.

KCHOA Board of Directors Election Ballot for 1/2019-12/2021 Term		Last Name: _____
		Lot No.: _____
Please vote for no more than three (3) candidates.		To submit your vote, please mail this form to:
<input type="checkbox"/> Kerry Buss		KCHOA
<input type="checkbox"/> Andrew Cassell		P.O. Box 332
<input type="checkbox"/> Patrick Kollar		Herndon, VA 20172
<input type="checkbox"/> _____	(write-in candidate)	or bring it to the Board meeting scheduled for December 10 at 7:30 p.m. at the Kingston
<input type="checkbox"/> _____	(write-in candidate)	



The Kingston Chase Architectural Review Committee (ARC) is the committee that oversees the approval and guidance of exterior changes and upkeep to neighborhood homes. As such, ARC members wanted to provide the following information regarding the ARC application and ARC approval process.

What Must Homeowners Have Approved?

- All exterior alterations to a homeowner's property must have approval of the ARC before work begins.
- Any work contracted for should have a contingency subject to the ARC approval.
- Upon approval, no change can be made to the substance of the application without the consent of the ARC.
- Approvals are valid for 365 days, after which re-approval is required from the ARC.

How to Compose an Application

- An ARC application form is available at www.kchoa.org/architectural-review-committee.
- A complete description of the project, property plot, color samples, and a description and/or photo of the existing color or materials must be attached.
- Homeowners must use copies of the homeowner's property plot plan for use in illustrating structures such as fences, patios, decks, etc.
- Dimensions, materials, colors, styles and sketches are all necessary for the Details of Request.
- Color photographs or website links are required.
- A color photograph of the exterior of your home is sometimes required, but always appreciated.

How to Submit an Application

- Mail to KCHOA Architectural Review Committee, P.O. Box 332, Herndon, VA 20172.
- E-mail to kchoa.arc@gmail.com
- In person at the monthly ARC meeting. This is strongly advised when a large project is involved.
- The ARC meets on the first Tuesday of every month at 7:30 p.m. at the clubhouse.
- An application may be granted, denied, or sent back for more information.
- An application that is not considered due to lack of information shall be deemed to be denied.
- No application will be considered or reconsidered between monthly meetings except in emergency situations.

The next ARC meeting will be Tuesday, November 6, at 7:30 p.m. at the Kingston Chase clubhouse. Applications may be submitted in person at the meeting, by e-mail to kchoa.arc@gmail.com, or by mail to KCHOA ARC, PO Box 332, Herndon, VA 20172. Applications are reviewed at the monthly meeting and must be approved before work begins. If you have any questions, please e-mail kchoa.arc@gmail.com.

Kingston Chase Directory

Kingston Chase will publish its 2019-2021 Directory in the spring. Current contact information and e-mail/directory preferences are sent out in February every year along with Dues Invoices. Please e-mail info@kchoa.org with any questions.

The Little Free Library

The Little Free Library can be found on the Kingston Chase playground adjacent to the pool. It holds books for all to read and there is room to add a donation or two, if you would like. Please remember to not lean or hang on the post or the library itself. Residents are invited and encouraged to enjoy the Little Free Library and to utilize it as a fun source of reading for all ages. Stop by at your earliest convenience to see what's there!





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Renovations Coming to Clearview Elementary

There will be an informational meeting on Wednesday, November 28, from 7:00-8:00 p.m. regarding planned renovations to Clearview Elementary School. The meeting will be held in the Clearview cafeteria. Clearview Elementary school was included in the 2017 School Bond Referendum for construction costs in the amount of \$23,365,299. Anyone who is interested in getting an update on the latest information related to the renovation project is invited to attend.



The Reston Times, August 23, 1979. Courtesy of the Virginia Room, Fairfax County Public Library.

“The photograph above, taken in late August 1979, provides an interesting glimpse into just how much work still needed to be done to the school grounds shortly before opening day. Inside the building, work on the classrooms was finished on schedule, but the cafeteria and gymnasium were not ready in time for the opening of school. Clearview’s first teachers spent Labor Day weekend readying their classrooms. Approximately 300 children walked through the doors the following Tuesday. Clearview originally had 13 teachers, 3 classroom wings, and an open library. It was also an English for Speakers of Other Languages (ESOL) cluster school. Children needing ESOL services were bused to Clearview, rather than attending their neighborhood school as is done today.”

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Kingston Chase Homeowners Association
 Architectural Review Committee
 P.O. Box 332
 Herndon, VA 20172
 Application Form

Name:

Date:

Address:

Lot No.:

Phone:

Cell:

E-mail:

Subject of Request:

Details of
Request:

Estimated Start Date:

Completion Date:

If project has not started within in twelve (12) months after date of ARC approval, this application becomes void and a new application must be submitted for ARC approval.

Permission is hereby granted for members of the Architectural Review Committee (ARC) or KCHOA Board Members to enter onto my property to make reasonable inspection of proposed construction locations and inspect again after project has been completed.

Owner's Signature: _____

Note – If the request involves changes to outside property, i.e., fences, storage sheds, patios, decks, etc., a copy of the surveyed house plat must be included showing location of request drawn to scale. If there is no plat, the request will be returned. See ARC Guidelines for details.

Excerpt from the Architectural Review Committee ("ARC") Guidelines

1.5 What Must Homeowners Have Approved?

All exterior alterations to a homeowner's property must have approval of the ARC before work begins. Any work contracted for should have a contingency subject to the ARC approval. Upon approval, no change can be made without the consent of the ARC. Approvals are valid for 365 days, after which re-approval is required from the ARC.

1.6 How to Make an Application

An ARC application form is available on the community web page at <https://www.kchoa.org/architectural-review-committee>.

In addition, when an application is being prepared, homeowners must use copies of the homeowner's property plot plan for use in illustrating structures such as fences, patios, decks, etc. This helps the ARC to visualize the proposed request in the proper perspective of the existing property. When the application is for exterior color change of siding, roof, shutters, trim, doors, etc., samples of color chips should be included along with a description of the existing color. Color photographs are required. For consideration of a homeowner's request, application and supportive information should be sent to:

KCHOA
Architectural Review Committee
P.O. Box 332
Herndon, VA 20172

Homeowners may also send applications via email to kchoa.arc@gmail.com. Emailed applications are subject to the same requirements as mailed applications: complete description of project, property plot, color samples, and a description and/or photo of the existing color or materials (when applicable) must be attached. Links to exact colors on manufacturer websites may be included in lieu of scanned samples.

It is also acceptable to present an application in person at the monthly ARC meeting. This is strongly advisable when a large project is involved. These meetings are advertised in the KC Crier. A homeowner may verify the day, time and location with any member of the ARC, Board of Directors, or through the monthly newsletter (the Kingston Chase Crier). An application may be granted, denied or sent back for more information. An application that is not considered due to lack of information shall be deemed to be denied. No application will be considered or reconsidered between monthly meetings except in emergency situations.

1.7 The Application

Copies of final plans should be submitted to the ARC. All submitted applications and supportive information will be retained on file in the ARC records. These documents will be maintained by the ARC and will not be returned. Upon approval of an application, homeowners will receive an approval letter and a copy of the first page of the submitted application for reference. Applications need to include the following items:

- 1.7.1 Plot plan showing dimensions, relation to the house where it will be constructed, and relation to adjacent residences, property lines and proposed landscaping and/or screen planting.
- 1.7.2 Description of type of materials to be used.
- 1.7.3 Color samples of exterior paint, siding, roofing, trim, doors and other building materials as applicable. These are required for exterior color changes.
- 1.7.4. Color photographs are required. Samples of professional brochures and sketches to further illustrate design and style are strongly encouraged.
- 1.7.5 If applicable, sketch or photograph showing in elevation the relationship to the applicant's house and adjacent residences.
- 1.7.6 All information and details pertaining to railings, posts, stairs, steps, benches, current house and trim color and other such items as applicable.
- 1.7.7 Any other descriptive information which would assist the ARC in the approval of the submitted application.
- 1.7.8 Estimated starting and completion date.

1.8 ARC Review Criteria of an Application

All applications submitted will be evaluated for conformance with the ARC guidelines and Protective Covenants, along with their individual merit and relevancy towards maintaining continuity and value status of the community as intended by the Protective Covenants.

For more information on the application process and requirements for specific items please review the entire ARC Guidelines.

Welcome to the Neighborhood!



Justin and Carmen Dunlap
1602 Society Court

Deborah Greenberg
12806 Fantasia Drive

Zachary LeBlanc
12714 Society Drive

Kevin and Casey Nelson
1612 Folley Lick Court

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 in order to receive KCHOA correspondence.

Seller's Packet

When selling your Kingston Chase home, you or your real estate agent must purchase a Seller's Packet for closing. For more information or to obtain a copy, send an e-mail to info@kchoa.org. The packet is \$125 and must be submitted at closing.

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.



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 *Crier*.

Kingston Chase Home Owners Association

Board of Directors*

'18 President	Andrew Cassell	703-468-1782	me@andrewcassell.com
'20 Vice President	Jack McDonald	703-834-0717	jhmcdonald1@verizon.net
'18 Secretary	Kerry Buss		kerrybuss@gmail.com
'20 Treasurer	Chris Buley	703-796-0841	cbuley@yahoo.com
'18	Patrick Kollar		patrickkollar@gmail.com
'19	Rosemary Buley	703-304-5021	rosemary2271@hotmail.com
'19	Joe Seeger	703-318-3287	joe.seeger.kc@gmail.com
'19	Deke Smith	703-481-9573	deke@dksic.com
'19	Todd Waldrop	571-217-3627	toddwaldrop78@gmail.com
'20	Jen Baez	703-709-1326	jenbaez@verizon.net
'20	Mike Klinker	703-435-2337	mmklinker@yahoo.com

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

Committee Chairpersons

Admin. Assistant	Marsha Cassell		info@kchoa.org
ARC	Megan Klinker		kchoa.arc@gmail.com
Buildings/Landscape	Mike Klinker	703-435-2337	mmklinker@yahoo.com
Neighborhood Watch	Pete Banks	703-209-3004	kchoa.watch@gmail.com
Newsletter Editor	Ruthie Rosati	703-481-4347	crier@kchoa.org
Pool	Deke Smith	703-481-9573	deke@dksic.com
Social	Heather Kapushoc	703-668-0484	hkapushoc@gmail.com
Tennis	Alex Fletcher	703-435-2638	alexdfletcher@gmail.com
Welcome	Kerry Edwards		kerryedwards@icloud.com

Club Chairpersons

Book Club	Betsy Kiker	703-787-0128	ekiker@verizon.net
Children's Corner	Emily Menard		kingstonchaseplaygroup@gmail.com
Conservation Corp	Betsy Kiker		conservation@kchoa.org
Swim Team	Heather Callow	703-435-2762	ekiker@verizon.net
	Shannon McClain	703-787-8635	hmcallow@gmail.com
			sfmcshannon@gmail.com

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 every 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.

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November 2018

<i>Sunday</i>	<i>Monday</i>	<i>Tuesday</i>	<i>Wednesday</i>	<i>Thursday</i>	<i>Friday</i>	<i>Saturday</i>
<p>The Kingston Chase clubhouse and social event calendar can be viewed online at the following link: https://teamup.com/ks33de6e4f1115101c</p>				1	2	3 Stream Clean-Up 11:00 a.m. (meet at the clubhouse)
4 Daylight Saving Time Ends – turn clocks back 1 hour	5	6 ARC Meeting 7:30 p.m.	7	8 Conservation Corps Meeting - 7:00 p.m.	9	10
11	12 Board Meeting 7:30 p.m.	13	14	15	16	17
18	19	20	21	22 Thanksgiving	23	24
25	26	27	28	29	30	

See the Children's Corner on page 3 for contact information regarding Playgroup activities.