



Kingston Chase Crier

Vol. 19: Issue No: 10

www.KCHOA.org

October 2019

A Day of Fun in Kingston Chase!

Kingston Chase will hold two of its premier social events on Saturday, October 26. First up will be the annual Halloween Parade and Magic Show beginning promptly at 11:00 a.m. and stick around and help set up for the much-anticipated Oktoberfest celebration. Both will be held at the Kingston Chase pool parking lot and spilling over onto the surrounding common grounds if necessary. Both events help usher in the coming holidays and are a great way to celebrate autumn in Kingston Chase. See details below for each event. Mark you calendar and plan to attend one or the other, or both!

Halloween Parade and Magic Show October 26, 11:00 a.m.

Come join the annual Kingston Chase Halloween Costume Parade and Party on Saturday, October 26, at 11:00 a.m. Wear your costume (parents too!), bring your camera, and meet at the pool parking lot for a parade along Hiddenbrook Drive. Return to the clubhouse for the Magic Show and enjoy some refreshments. Don't be late or you will miss the Parade.



For more information, or to volunteer to help, please e-mail Heather at hkapushoc@gmail.com.



Oktoberfest will follow the Magic Show

Bring the whole family to the eighth annual Oktoberfest to be held on Saturday, October 26, at the Kingston Chase pool parking lot and surrounding common grounds. This fun event will include games, a bounce house, music, beer, brats, hot dogs, pretzels, and more! Everyone is asked to bring a side dish and/or dessert to share.

Anyone able to volunteer with setup or cleanup may contact Pat Kollar by e-mail at patrickkollar@gmail.com.



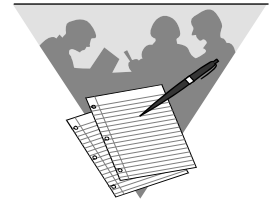
What falls in autumn? Leaves!!! Please take note of this Friendly Fall Reminder...Kingston Chase does not offer a leaf collection service. Residents must collect and bag leaves and set them out for pickup by their private trash service company on lawn waste day. Leaves may not be blown into the street nor may they be burned. And as the leaves fall, please continue to trim all branches growing over the sidewalks and streets adjacent to your property.

The ARC meets the first Tuesday of every month 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, P.O. 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 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 9. There are four terms that expire at the end of the year. While incumbents often return to continue serving, each year presents an opportunity for others to step up and be included in the election process. The 3-year term begins January 1, 2020 and continues through December 31, 2022. If you are interested in learning more about what the Board does, please attend an upcoming Board Meeting or contact a current Board member. Additionally, please send an e-mail to info@kchoa.org that expresses your interest and includes a brief biography to introduce yourself to neighbors. The bios will be included in the November and December *Criers* alongside a ballot to use for voting. Bios are due October 21 and November 21, respectively, but the November submission will only be included in the December newsletter. The Kingston Chase Board of Directors are volunteers who are committed to the best interests of the neighborhood.

**Kingston Chase Home Owners Association
Board Meeting
Minutes of September 9, 2019**

**Call to Order**

- Board President Andrew Cassell called the meeting to order at 7:32 p.m.
- Board members present: Mike Klinker, Pat Kollar, Jack MacDonald, Deke Smith, and Todd Waldrop.
- Others present: Marsha Cassell, Administrative Assistant and Heather Kapushoc, Social Committee.

Secretary's Report – August minutes could not be approved because the September *Crier* had not yet been mailed.

Treasurer's Report – There is \$133,502 in checking and \$239,256 in CDs.

Member Business – None.

Committee Reports

ARC – No report.

Buildings and Maintenance – No report.

Landscape – There will be six separate mowings done in the common area behind 1631 Sadlers Wells Drive in the spring and fall to accommodate the Little Tykes soccer schedule.

Conservation Corps – No report.

Neighborhood Watch – No report.

Newsletter – The September Issue was late. Homeowners are reminded to go online at www.kchoa.org to get the digital version as soon as it is available.

Playgroup – No report.

Pool – The pool is closed for the season. Dog Day on Saturday, September 14, from 1:00-3:00 p.m..

Social – The Oktoberfest date had to change. It will now be after the Halloween Parade and Magic Show on October 26. The Halloween Parade and Magic Show will start promptly at 11:00 a.m. at the pool parking lot. A group from Kingston Chase is attending the Loudoun United soccer game on October 4 in the new stadium. On Fridays in the fall there are children's tennis lessons taking place at the tennis court following school.

Swim Team – No report.

Tennis – No report.

Welcome – No report.

Old Business

- The Board moved forward and voted to approve to have a new pavilion designed and permits pulled. No further action will be taken until those are completed.

New Business

- 2020 budget items were solicited and are due by October 15.
- Pool security cameras were discussed. The idea is to install solar powered ring-type cameras for pool surveillance. Research is underway for the 2020 swim season. The cameras would be on a timer and only record when the pool is not in session.
- The 5 year engineering study is due in 2020. Will be reaching out to get started this fall to help with pavilion planning purposes as well.

Meeting adjourned to Executive Session at 8:15 p.m.

Meeting adjourned at 8:16 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, October 1, 7:30 p.m.

Board of Directors
Monday, October 14, 7:30 p.m.

Meetings are held at the KCHOA clubhouse by the pool.

Conservation Corps

Instead of its usual October meeting, the Conservation Corps will meet in the garden at 5:00 p.m. on Wednesday, October 16, to tidy things up before winter weather sets in.

There is still plenty of color to admire as we work. If it rains, we will meet at the same time the following week, October 23. There will be some tools and gloves, but feel free to bring your own. See you there!



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 and working moms. The club schedules around 5 playgroups a month (during the week and on weekends). Playgroups are typically at the hosts home and 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, but hosts often provide a treat 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. As a playgroup bonus: When a member welcomes a new baby or has a family emergency, club members provide meals for the family for 3 weeks!



Keep Kingston Chase clean by doing your part to pick up and dispose of trash properly. Thank you!

Neighborhood Watch

Neighborhood Watch is a Kingston Chase committee that monitors reports of vandalism, theft, or criminal activity within the neighborhood and surrounding communities. 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 the Kingston Chase Neighborhood Watch Chairman, **Pete Banks**, 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 or activity, please send an e-mail to kchoa.watch@gmail.com. The following incident was recently reported:

- On the morning of Thursday, August 1, a package was stolen from the front porch of a home in the 12000 block of Fantasia Drive and reported to the police. While the incident was not totally random (the perpetrator may have been there on a pretext or ruse), it serves as a reminder that this type of theft happens and to be on guard.



Architectural Review Committee

The Architectural Review Committee (ARC) met on September 3 to review the following applications:

<u>Lot</u>	<u>Approved</u>
004	Install solar panels.
030	Build addition over garage. Outside materials to match existing.
088	Replace side flower bed.
182	Replace roof with Certainteed standard architectural shingles in granite gray.
185	Replace all windows to include grids.
365	Repaint black shutters. Replace two existing lights with similar lantern lights. Replace rotted wood trim around door with white wood trim. Replace front door with black fiberglass craftsman style with 6 windows at the top. Replace current storm door with the same style.
373	New roof with slightly lighter gray. Install solar panels.
403	Install path to backyard gate. Make gate boards farther apart to be able to see through easier. Replace exterior back door to back entrance of garage.
428	Enclose rear porch to create addition to house. All siding to match existing.

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 supporting documents are needed for approval can be found at www.kchoa.org/architectural-review-committee.

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Whether you are a consultant, a private contractor, a stay-at-home mom running a small business, or a teenager looking for work during the summer, why not run an advertisement in your neighborhood newsletter, the *Crier*. An advertisement in the *Crier* is affordable (see rates on page 7) and reaches over 500 homes, all within walking distance. Submit your business card for a scan or e-mail a half- or full-page ad today. Also, where possible, please refer your handyman, contractor, painter or plumber to our website in the event they may wish to place an advertisement. E-mail crier@kchoa.org with any questions.

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Keep Mailbox Unobstructed

Our mailman is asking that we please make an effort to keep the area in front of the mailbox unobstructed during the day. Specifically, please place trash cans and recycling containers (and yard debris) on the opposite side of the driveway and not adjacent to the mailbox. Whether trash collection occurs before or after mail delivery, the mailman is being hindered in getting to some mailboxes in the neighborhood.



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Welcome to the Neighborhood!



There are no new neighbors to report this month.

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.



E-mail! In most instances, and for many people, e-mail is preferred over phone calls.

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*

'21 President	Andrew Cassell	703-468-1782	me@andrewcassell.com
'20 Vice President	Jack McDonald	703-834-0717	jhmcdonald1@verizon.net
'21 Secretary	Kerry Buss		kerrybuss@gmail.com
'19 Treasurer	Todd Waldrop	571-217-3627	toddwaldrop78@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
'20	Jen Baez	703-709-1326	jenbaez@verizon.net
'20	Chris Buley	703-796-0841	cbuley@yahoo.com
'20	Mike Klinker	703-435-2337	mmklinker@yahoo.com
'21	Patrick Kollar		patrickkollar@gmail.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	Jeanette Murphy	703-282-9611	ekiker@verizon.net
	Shannon McClain	703-787-8635	netterm1@aol.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 November issue of the Kingston Chase Crier is October 15.

Crier Advertisement Rates:

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\$45.00 for half a page
\$75.00 for a full page

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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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October 2019

<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>		<p>1 ARC Meeting 7:30 p.m.</p>	2	3	4	5
6	7	8	9	10	11	12
13	<p>14 Board Meeting 7:30 p.m.</p>	<p>15</p> <p>Deadline - Nov. <i>Crier</i></p>	<p>16 Conservation Corps (meet in the garden) - 5:00 p.m. (rain date: Oct. 23)</p>	17	18	19
20	<p>21 Board of Director election bios due for Nov. <i>Crier</i></p>	22	23	24	25	<p>26 Halloween Parade and Magic Show 11:00 a.m. followed by Oktoberfest</p>
27	28	29	30	31		

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