

Have a great school year!

Good luck to all the Kingston Chase students, teachers, coaches, and parents as the 2019-20 school year gets underway. Keep in mind these five habits of success:

1. Establish priorities and stay organized
2. Get a good night's sleep
3. Eat a quality breakfast
4. Set goals and have a game plan to achieve them
5. Have a positive attitude as you aspire for success.



Dog Day at the Pool

Saturday, September 14, 1:00-3:00 p.m.

Kingston Chase is excited to host its annual Dog Day at the Pool on Saturday, September 14, from 1:00-3:00 p.m. The event gives residents an opportunity to bring their people- and dog-friendly dogs to the pool before its water is drained and the pool winterized for the winter season. Take advantage of this special time to bond with your pet and put new meaning to the remainder of the "dog days of summer..."



Kingston Chase Fall Yard Sale
Saturday, September 21, 8:00 a.m.

Whether you are buying or selling, plan now to join your neighbors for the KCHOA Fall Yard Sale on Saturday, September 21, from 8:00 a.m. until 1:00 p.m. Set up items in your own driveway or garage for this popular event. Signs will be posted throughout the neighborhood and an advertisement on craigslist will alert others to our community event. (Rain date: Sunday, September 22)

Oktoberfest in Kingston Chase *Saturday, October 26*

Mark your calendar and 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. The event will include games, a bounce house, music, beer, brats, hot dogs, pretzels, and more! Come enjoy the onset of fall with friends and neighbors. 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.



More details to follow
in the *October Crier*.



Dulles Day Festival and Plane Pull *Saturday, September 14, 11:00 a.m.*

Lucky for us, Dulles International Airport is close by! And for 27 years, Dulles has hosted the ever-popular Dulles Day Festival and Plane Pull held each year in September. The event includes an amazing display of classic cars and trucks, vintage planes, and modern aircraft, in addition to the plane pull. Visitors can also relax in a Mobile Lounge, listen to live music, visit vendors and concessions stands, watch Police K-9 demonstrations, ride fire trucks, and hang out in the Kids Play Zone. Mark your calendar for this fun local event. Visit the website at <https://planepull.com/> for more detailed information.

Annual Halloween Parade and Party *Saturday, 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 a special children's program and to enjoy some refreshments.

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



**Kingston Chase Home Owners Association
Board Meeting
Minutes of August 12, 2019**

**Call to Order**

- Board President Andy Cassell called the meeting to order at 7:32 p.m.
- Board members present: Jen Baez, Chris Buley, Rosemary Buley, Kerry Buss, Mike Klinker, Jack McDonald, Joe Seeger, Deke Smith, and Todd Waldrop.
- Others present: Marsha Cassell, Administrative Assisstant; Shannon McClain and Jeanette Murphy, Swim Team; and Beth Caldera, and Rob and Tanya Jarrell, homeowners.

Secretary's Report – July Minutes were approved as printed in August *Crier*.

Treasurer's Report – There is \$160,679 in checking and \$238,986 in CDs.

Member Business – Homeowners inquired about approval of a home-based business.

Committee Reports

ARC – No report.

Buildings and Maintenance – No report.

Landscape – Dead trees were cut down and some grass spots re-seeded. There was discussion about mowing less of some common areas where there is low traffic.

Conservation Corps – No report.

Neighborhood Watch – No report.

Newsletter – No report.

Playgroup – No report.

Pool – Replaced broken basketball hoop.

Social – Teen Pool Party is August 16. Clubhouse is reserved by a homeowner for an event in March.

Swim Team – Questions regarding taxes. Will contact HOA accountant for more information and clarification.

Tennis – No report.

Welcome – No report.

Old Business

- The Board is moving forward with plans and estimates to build a pavilion on the side of the clubhouse. This will likely include updating the engineering study at the same time.

New Business

- Addition of feminine hygiene trash cans in the women's pool restroom.
- Repeatedly pulling out the wall cord on the guard house video game broke it. The Board will get estimates to fix.
- GFCI breaker install planned for guardhouse. Game will remain unplugged until GFCI is installed. Afterward the Board will conduct a survey of the community to see if the machine is still wanted.

There was no Executive Session.

Meeting adjourned at 8:58 p.m.

Submitted by Kerry Buss, Secretary

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, September 3, 7:30 p.m.

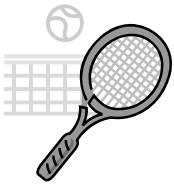
Board of Directors
Monday, September 9, 7:30 p.m.

Meetings are held at the KCHOA clubhouse by the pool.

Conservation Corps

Please join the Conservation Corps on Tuesday, September 17, for its first meeting after the summer break. The meeting will be held at the Kingston Chase clubhouse at 8:15 p.m. and will last about an hour.

Come see what the club has planned and share your ideas!



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. There are no recent incidents to report.

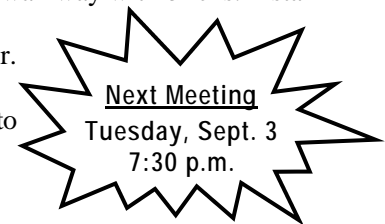
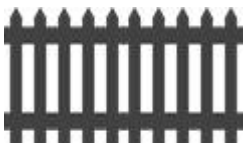
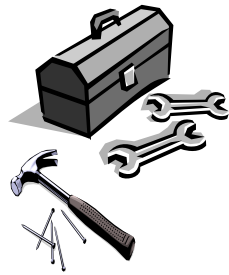
Please send an e-mail if you would like to join the committee and help Kingston Chase stay a safe and vandalism-free zone.

Architectural Review Committee

The Architectural Review Committee (ARC) met on August 6 to review the following applications:

Lot Approved

- 176 Replace front door with similar fiberglass door (same color).
- 256 Replace broken mailbox post with similar wooden post.
- 298 Change the color of the shutters and door trim from red to midnight blue.
- 317 Install a solar attic fan.
- 319 Change front steps from cement to red brick. Replace front walkway with bricks. Install black wrought iron banister.
- 371 Replace roof with Timberline HD shingles in Hickory color. Replace windows in white vinyl and add grids to all panels.
- 418 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.



Back to School Sidewalk Check! Summer is coming to an end and school has begun. Now that our children and parents are walking to and from school and bus stops, please take a look at your sidewalk, trees and bushes to make sure that there is a clear path for all. Sidewalks should be cleared of overgrown weeds/grass and fallen branches. All landscaping must be trimmed back so it does not protrude onto the sidewalk. Trees, shrubbery and vines must not hang over the sidewalk less than seven (7) feet, even when raining, for the entire width of sidewalk. Thank you for making your sidewalk safe for our students and parents!

The next ARC meeting will be **Tuesday, September 3, at 7:30 p.m.** in the clubhouse. Stop by with applications or send them ahead of time to kchoa.arc@gmail.com or KCHOA ARC, P.O. Box 332, Herndon, VA 20172.

Movie Night in Kingston Chase



Movie Night is held on Saturdays throughout the summer in the common ground behind 1631 Sadlers Wells Drive and on one special night at the pool. If you haven't experienced it at least once, you'll want to make it a point to attend next summer. It's a great time for the entire family!

Neighborhood TWIN GRASS CUTTING SERVICE

\$20 per lawn

Additional service: Prepare ground
for small vegetable garden



703-435-9744 (home)
202-262-8684 (cell)

lesnikmich@hotmail.com (email)

Please Pick Up Pet Waste

Dog owners are again reminded of their responsibility for the “droppings” of their pets as they walk around the neighborhood. Dog owners are asked to *please* obey Fairfax County leash laws that require pets to be on a leash at all times and owners to pick up waste created by their dog. A fine may be levied against those who violate the law.

Pet owners are also asked to *please* control dogs that are on a retractable leash and not allow them to enter neighborhood yards, go up to front porches, or go near backyard gates. Also, please keep pets out of neighborhood flower beds. Your neighbors appreciate it!

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Kingston Chase.**

Flexible dates and times.

Contact:

Kathryn and Jessica
Call or text 703-559-9763

Store Trash Cans Properly

Residents are required to store trash cans and recycling bins in a location that is not visible from the street. At any given time, there are a number of homes with trash cans “parked” at the front of the house in the driveway. Please move them to the backyard or place them inside the garage during non-trash days. Thank you!



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Welcome to the Neighborhood!



Katia Goforth
12836 Fantasia Drive

Chanin and Karen Webb
12726 Builders Road

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.



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 October issue of the Kingston Chase Crier is September 15.

Crier Advertisement Rates:

\$5.00 for 20 words
\$10.00 for a business card scan
\$25.00 for a quarter of a page
\$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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September 2019

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2 Labor Day	3 ARC Meeting 7:30 p.m.	4	5	6	7
8	9 Board Meeting 7:30 p.m.	10	11	12	13	14 Dog Day at the Pool - 1:00-3:00 p.m. Dulles Day Festival / Plane Pull - 11:00 a.m.
15 Deadline - Oct. <i>Crier</i>	16	17 Conservation Corps Meeting - 8:15 p.m.	18	19	20	21 Kingston Chase Yard Sale - 8:00 a.m.
22	23	24	25	26	27	28
29 Runnymede Park NatureFest - 1:00 p.m.	30	<p>The Kingston Chase clubhouse and social event calendar can be viewed online at the following link: https://teamup.com/ks33de6e4f1115101c</p>			<p>October Events: Saturday, October 26 Halloween Parade and Party Oktoberfest in Kingston Chase</p>	

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