



Kingston Chase Crier

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www.KCHOA.org

February 2020

Proposed Changes to the Kingston Chase HOA Declarations

The KCHOA Board of Directors is seeking to amend our Declaration of Covenants, Conditions and Restrictions. This “Declaration” is the governing document for our neighborhood. To amend it requires approval by 75% of the 537 lot owners. While each member of the Association should make their own determination on the benefits of this proposed Amended Declaration, the Board unanimously believes it is in the best interest of Kingston Chase. We seek to maintain the appearance and property value that has made Kingston Chase attractive to home buyers, realtors and families for over 40 years—exactly why each of us chose to live here! To do this, we respectfully ask your support and vote in approving this proposed amendment. A ballot for this amendment will be sent along with your HOA dues invoice in February. The proposed changes and documents in full are available on the KCHOA website at <https://www.kchoa.org/amended-declaration-covenants-2020>.

If you would like more information or have questions about the changes, you can e-mail us at info@kchoa.org or attend the next HOA Board of Directors Meeting. These meetings are held on the second Monday of every month at 7:30 p.m. in the clubhouse. The follow list includes the primary reasons for the changes:

1. Since Kingston Chase was established over 40 years ago, our HOA has operated under four separate but virtually identical Declarations that coincided with the four build-out phases as the community was developed. We are seeking to amend the Declaration to consolidate these four documents into a single Declaration for the entire community.
2. Electronic voting for election of Board members; approval of any special assessment; or proposed changes to the Declaration. For those who do not desire to use electronic voting, current paper ballot procedures will remain unchanged.
3. Currently, the Board is authorized in the Declaration to suspend voting rights and recreational access for violations for up to 60 days. The proposed changes would suspend access until dues have been paid or violation(s) corrected.
4. Clarifies the extent the Board has authority, in cases it deems necessary, to place a special assessment lien against a lot for needed exterior maintenance and/or repair.
5. Increases the late fee for payment of Assessments from the current 6% to 10% per annum in line with other local HOAs.
6. Enumerate the Board’s authority to assess charges for uncorrected violations of the Architectural Guidelines. With no change to process, this will allow the Board and Architectural Review Committee to incentivize the maintenance and appearance of the community without resorting to expensive lawsuits.
7. Operation of home-based businesses within the community are currently prohibited by the Declaration. The Board will revise this language to allow home-based businesses that fit within the Guidelines.
8. Reduces the threshold for future amendments to a simple majority of 51%.

On behalf of the Board, we thank you for your support. See you around the neighborhood!

-- Andy Cassell, President, and Jack McDonald, Vice President, KCHOA Board of Directors

*Kingston Chase Brewfest
to be Held in April*



*2020 Kingston Chase HOA
Assessment Invoice*

Celebrate spring with friends and neighbors at the seventh annual Kingston Chase Brewfest to be held in April at the swimming pool parking lot. The event is for brewmeisters, beer lovers, non-beer drinkers, neighbors and family of all ages. Whether you are a seasoned home-brewer or want to try it for the first time, please e-mail Andy Cassell at me@andrewcassell.com for contest details and to register as a contestant. All beer types are welcome! More details will be included in the March *Crier*.

Invoices for the 2020 Kingston Chase HOA Annual assessment of \$361 will be mailed to homeowners in early February and are due on April 1. Mail the payment and completed database form to KCHOA, P.O. Box 332, Herndon VA 20172. E-mail info@kchoa.org with any questions.

**Kingston Chase Home Owners Association
Board Meeting
Minutes of January 13, 2020**

**Call to Order**

- An Executive Session was held from 7:32–7:38 p.m. with only Board Members present.
- Board President Andy Cassell called the meeting to order at 7:39 p.m.
- Board members present: Jen Baez, Chris Buley, Rosemary Buley, Kerry Buss, Steve Kapuschoc, Mike Klinker, Pat Kollar, Jack McDonald, and Deke Smith.
- Others present: Marsha Cassell, Administrative Assistant, and Heather Kapushoc, Social Committee.

Secretary's Report – December Minutes approved as published in the January *Crier*.

Treasurer's Report – There is \$81,570 in checking and \$240,540 in CDs.

Member Business – None.

Committee Reports

ARC – Maurice Saylor will be acting as temporary ARC chair. The ARC is currently looking for new members and a new chair.

Buildings and Maintenance – No report.

Landscape – No report.

Conservation Corps – No report.

Neighborhood Watch – E-mails are being received concerning loud cars in the neighborhood. Loud cars should be reported to the police as the streets are owned by VDOT.

Newsletter – No report.

Playgroup – No report.

Pool – Two new lap lanes have been ordered.

Social – No report.

Swim Team – Bookkeeping issues have been resolved.

Tennis – No report.

Welcome – Four homes were welcomed last month.

Old Business

- Amendments to the Declaration will be published with the annual dues letter.
- Plans and permits for the pavilion will be presented at the February meeting.

New Business

- 2020 HOA Officer election results: Andy Cassell, President; Jack McDonald, Vice President; Todd Waldrop, Treasurer; and Kerry Buss, Secretary.
- The annual assessment increase was approved and dues are set at \$361 for 2020.
- The Reserve Study information will be added to the annual assessment letter.

Meeting adjourned at 8:10 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, February 4, 7:30 p.m.

Board of Directors
Monday, February 10, 7:30 p.m.

Meetings are held at the KCHOA clubhouse by the pool.

Conservation Corps

The Conservation Corps will host a Garden Planning Meeting on Tuesday, February 18, at the clubhouse at 8:15 p.m. The chairperson, Betsy Kiker, is interested in new members with expertise in native plants. Also, Betsy will repeat the demonstration on how to make a plastic wrap alternative with cotton fabric, beeswax, jojoba oil, and pine resin. All are welcome!

Please e-mail Betsy at ekiker@verizon.net by February 15 if you wish to make waxed cotton wraps.



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.



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 updates or activity, please send an e-mail to kchoa.watch@gmail.com. There were no incidents to report last month.

Emergencies: Call 911

**Non-Emergencies:
Call 703-691-2131**

**Out of Area Emergencies:
Call 703-691-2233**

**Crime Solvers:
Call 703-691-8888 or
1-800-673-2777**



Architectural Review Committee

The Architectural Review Committee (ARC) met on January 7 to review the following applications:

<u>Lot</u>	<u>Approved</u>
001	Replace existing blue aluminum siding with blue (wedgewood) vinyl siding. Replace roof with architectural style shingles in slatestone gray.
137	Install new stone back patio.
245	Replace Roof, replacing shingles with similar charcoal architectural singles.
324	Add matching white double hung window to right side of house.

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.

Neighborhood Mechanic

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House calls

Call or text Matt at 571-314-1414

Trash Cans

Neighbors are reminded that trash cans should not be stored in a location that is visible to the street. Also, please do not bring trash cans to the curb earlier than the evening before your trash collection day and please remove them soon after the trash has been picked up.

Our HOA has several independent trash removal companies servicing the neighborhood, so it feels as if every day is “trash day” in Kingston Chase. Keeping trash cans stored away will help. Please also do not leave large items on the street that, for one reason or another, were not taken by your trash company. Thank you!



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



Spring Walk-Through

The spring Architectural Review Committee (ARC) walk-through will be here before you know it. Keep this in mind as you plan your spring clean-up chores to the exterior of your home. If your home is cited for an infraction, please remember that ARC violations should be corrected within 30 days of the date on the letter.

Additionally, if any homeowners would like to volunteer to help with the walk-through, please plan to attend the February ARC meeting at the clubhouse on Tuesday, February 4. Members will explain the walk-through process, discuss expectations, and answer any questions. If you are unable to attend the meeting but would still like to volunteer your time, please send an e-mail to kchoa.arc@gmail.com. Kingston Chase needs volunteers to support committees like this, and it is a good opportunity to meet other concerned neighbors and get an up-close glimpse of the neighborhood.

The next scheduled meeting of the ARC is **February 4** at 7:30 p.m. 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.

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Kingston Chase
Residents




Welcome to the Neighborhood!



Joshua Reagan
12815 Fantasia Drive

Shravan Kumar Pamani
12856 Fantasia Drive

David Hamric
12651 Fantasia Drive

David Campos and
Baltazar Amaya Castellon
1627 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 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*

'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
'22 Treasurer	Todd Waldrop	571-217-3627	toddwaldrop78@gmail.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
'22	Rosemary Buley	703-304-5021	rosemary2271@hotmail.com
'22	Steve Kapushoc	703-668-0484	kapushoc@gmail.com
'22	Deke Smith	703-481-9573	deke@dksic.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	Maurice Saylor		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 March issue of the Kingston Chase Crier is February 15.

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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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February 2020

<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>Kingston Chase residents are responsible for shoveling snow from the sidewalks along the periphery of their property. Please shovel as soon as possible so that walkers can stay safe.</p>		1
2 Super Bowl LIV Groundhog Day!	3	4 ARC Meeting 7:30 p.m.	5	6	7	8
9	10 Board Meeting 7:30 p.m.	11	12	13	14 Valentine's Day 	15 Deadline - Mar. Crier
16	17 Washington's Birthday	18 Conservation Corps Meeting - 8:15 p.m.	19	20	21	22
23	24	25	26	27	28	29

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