

Conservation Corps Seeks Expertise with Native Plants

The Conservation Corps will host a Garden Planning Meeting on Tuesday, February 18, at the clubhouse at 8:15 p.m. The club will not meet during January, so that members can relax and recover after the busy holiday season.

The club chairperson, Betsy Kiker, is particularly interested in new members with expertise in native plants. She is happy to do the work in the garden, but she needs help deciding what needs moving, removing, or planting. In short, says Betsy, "I am not a gardener; I am unskilled labor!" Even if you fall into the unskilled labor category, the Conservation Corps is always open and welcome to new members. Please mark your calendar and plan to attend the Garden Planning Meeting in February. If you know a thing or two about native plants, please be sure to come as well and share your knowledge.

Also, if there is interest, Betsy is willing to repeat the demonstration on how to make a plastic wrap alternative with cotton fabric, beeswax, jojoba oil, and pine resin. Please email Betsy at ekiker@verizon.net by February 15 if you would like to make waxed cotton wraps.

Santa Visits Kingston Chase

Santa Claus made his annual trek through Kingston Chase on Saturday, December 21, to the delight of all who caught a glimpse (or who were able to chat up close). Santa visited personally with lots of children and their parents, and handed out small toys to all the good girls and boys of Kingston Chase. Santa and his helpers traveled by truck in a silver Silverado so they could easily be seen (and heard).



Holiday House Decorating Contest Returns to Kingston Chase

Congratulations to the three Kingston Chase homes that were selected as winners of the Holiday House Decorating Contest! There were so many outstanding displays that showed tons of creativity, subtle beauty, charismatic artistry, and the like, that it was very difficult to narrow down the three top choices. Thank you to everyone that put forth the extra effort to make Kingston Chase a scenic winter holiday wonderland for this year, as we now look to 2020.

Winners and their house-decorated photographs are included below. The winning categories were renamed: Kid's Choice, Traditional Beauty, and Most Creative. Photos are by Social Committee Chair Heather Kapushoc.



Kid's Choice
1604 Jubilation Court



Traditional Beauty
1606 Sadlers Wells Drive



Most Creative
12706 Flagship Court

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

**Call to Order**

- Board President Andy Cassell called the meeting to order at 7:32 p.m.
- Board members present: Jen Baez, Rosemary Buley, Jack McDonald, Joe Seeger, and Deke Smith.
- Others present: Heather Kapushoc, Social Committee; Shannon McClain, Swim Team; and Steve Kapushoc and Dominic Toto, homeowners.

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

Treasurer's Report – There is \$98,965 in checking and \$240,048 in CDs.

Member Business – None.

Committee Reports

ARC – No report.

Buildings and Maintenance – No report.

Landscape – Removed tree by pool.

Conservation Corps – No report.

Neighborhood Watch – No report.

Newsletter – No report.

Playgroup – No report.

Pool – The pool is closed for the season.

Social – Santa will drive through Kingston Chase on December 21 beginning at 11:00 a.m. The Holiday House Decorating Contest will end on December 21. Categories are: 1) Kids Choice, 2) Traditional Beauty, and 3) Most Creative.

Swim Team – No report.

Tennis – The Board will schedule power washing to occur in the spring.

Welcome – Two welcomes were reported.

Old Business

- Declaration revision details and ballots will be mailed with the annual dues letter in early February.
- Design work is in progress for a pavilion adjacent to the clubhouse. The next step is getting building permits.

New Business

- The 2020 HOA Budget was approved as published in the December *Crier*.
- The Five Year Engineering Study is being finalized.
- 2020 Election results: Rosemary Buley, Steve Kapushoc, Deke Smith, and Todd Waldrop were elected to a 3 year term.

Meeting adjourned to Executive Session at 8:30 p.m.

Meeting adjourned at 8:31 p.m.

Submitted by Andy Cassell, President

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, January 7, 7:30 p.m.

Board of Directors
Monday, January 13, 7:30 p.m.

Meetings are held at the KCHOA clubhouse by the pool.

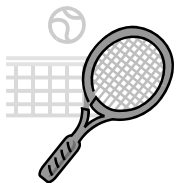
Conservation Corps

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

Please email 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. 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!

Happy New Year!



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 were no incidents to report last month.



Architectural Review Committee

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

<u>Lot</u>	<u>Approved</u>
138	Repair and replace roof with GAF Timberline shingles in Barkwood.
447	Resurface existing deck.

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.



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.



Next
ARC Meeting
Tuesday, Jan. 7
7:30 p.m.



Storing Trash Cans

The Kingston Chase Architectural Review Committee (ARC) reminds all residents and homeowners that trash cans and recycling containers must be stored out of sight from the street and sidewalk view. Items may be brought to the curb the evening before trash collection day and should be returned the evening the trash is removed. The reason for this is simple: trash cans are an eye sore. The neighborhood looks much more well kept and “clean” when these items are not visibly stored or are not scattered curbside for long periods of time. Likewise, large items that require special pick-up should not be left curbside for inordinate amounts of time. Clutter such as used mattresses, boxsprings, broken furniture, construction scraps, and even unremoved yard debris can give the appearance of an unkempt atmosphere in our neighborhood.

With so many trash collection companies servicing Kingston Chase, every day (Monday through Friday) is trash, recycling, or yard debris “day” and so every effort by homeowners to keep as many trash cans out-of-sight is greatly appreciated by everyone.

So... if you are new to the neighborhood, or if you have lived here a very long time, please respect KCHOA—your neighbors and visitors to the area—and make it a conscientious habit to follow this very specific ARC Guideline. Kingston Chase will be a more beautiful place for all.



Thank you!

Kingston Chase Board of Directors Approve 2020 HOA Budget

Kingston Chase held its annual Meeting of the Homeowners at its December Board of Directors meeting on December 9. Specifically, the Board approved the 2020 Annual HOA Budget that was published in the December 2019 *Crier*. Additionally, the annual Board of Directors election was held. Congratulations to new member Steve Kapushoc, a write-in candidate, and to incumbents Rosemary Buley, Deke Smith, and Todd Waldrop for their continued service on the Board. The Kingston Chase Board of Directors are a volunteer group of homeowners who are committed to the best interests of the neighborhood, and homeowners and residents alike appreciate their commitment and service.

Thank you to Joe Seeger for his participation on the Board since being appointed in January 2015 for two years to fulfill the remaining term of departing HOA president Silvio Krvaric. Joe was elected to an additional three-year term on the Board and has been an invaluable asset to its members. Joe assisted with cost/benefit analyses of HOA finances and helped maximize the cost benefits to all homeowners.

Solar Panels on Rooftops

By Lou Lamoureux
12607 Builders Road

Our family moved into the neighborhood in January of 1998. In 2008, we installed a thermal hot water system on our roof while putting an addition over the garage. We had copious amounts of hot water for showering, washing dishes, etc. I wanted photovoltaic, but felt like I couldn't justify the steep price tag.

When the American Recovery Act was passed, Virginia allocated funds for rooftop solar and we applied for some of those funds (listed below as a DMME grant). Unfortunately, we needed to remove the solar hot water system to make room for the solar cells. If I had enough sunny space on my roof, I would have both Solar Thermal and Photovoltaic.

Our system is 5.875 kW – 25 Trina Panels (235 W) with micro-inverters (these are on-grid inverters). If the grid power goes down, our solar panels stop producing power to avoid shocking people working on the grid. There is one inverter per panel. In a system with one inverter, if a part of the array is shaded, the whole array stops producing power. With the micro-inverters, if panels become shaded, they don't take down the whole array. Over its lifetime, our panels have produced 53.87 MWh.

Real Estate Value:

According to this article by Money Magazine (<https://money.com/money/5642057/home-value-solar-panels/>) solar panels add 4% to home values. On a \$500,000 home like most of those in our neighborhood, that translates to a boost in home price of \$20,000. We paid \$24,000 for our system in late 2011, so it could be said that the installation has paid for itself in the boost to home prices alone.

Financially:

In 2011:

We paid: \$24,000

DMME Grant: \$10,000

Federal Tax Credit: \$4,200

System went live in January 2012

Solar Renewable Energy Certificate (SREC) collected
from (2012-2018): \$684.82

Energy Savings

(est. 2012 - 2019): \$8,229

If going strictly by these numbers alone, the system will pay for itself by 2020.

The market in Virginia (or available to residents of Virginia) for SRECs has dried up, so it is doubtful we will receive any more checks.

Was it worth it?

By any measure the answer is yes. As far as we are concerned, it has paid for itself two times over and we will be saving money for the next 20 to 30 years.

Supporting information:

I have kept track of my electricity usage since November of 2007. Since 2003, I have been concerned with the air quality in our region and we made a conscious decision to make our home as efficient as possible. In 2008, when adding an addition to our house, we used spray foam insulation. Spray foam insulation costs more, but is more efficient than traditional pink fiberglass insulation. Whenever adding appliances, we have chosen Energy Star rated like our refrigerator, HVAC units, hot water heater, down to LED and CFL light bulbs. I calculate my savings by subtracting my current annual bill from an average of the three annual bills I have pre-panels. It is a bit crude, but it's quick and easy.

Annual Electricity Usage and Cost:

I created a spreadsheet that shows on those months where we produce more electricity than we use, we are charged a small fee to be hooked up to the grid and a Fairfax Utility Tax.

Thank you to Lou Lamoureux for taking the time and opportunity to explain his experience with rooftop solar panels in this very detailed article. The homeowners of Kingston Chase really appreciate this information and appreciate his sharing it with us.

FROM THE DESK OF

~ Neighborhood Watch ~

As a reminder... the media still wants to romanticize thefts of deliveries by using the term “Porch Pirates.” These people are not Pirates. They don't wear eye patches and drink rum in the morning. They are thieves! They make our lives miserable and complicated. They chip away at our faith in humankind. And they cost us money; LOTS of money!

Thieves have tendencies that are predictable. For the most part they are opportunists and what we need to do is deny them the opportunity. Many, if not most, of our homes are unoccupied when deliveries are made. Thankfully there is now affordable technology that give us a set of “eyes and ears” at home, while we are away. Consider devices like “Ring,” “Kuna,” “Nest,” and others.

Take advantage of the delivery notification options offered by your seller and delivery provider (like Amazon).

Provide a place where your package would be unseen from the street (such as behind a plant or decorative item). Some delivery persons will actually take the time to put it there.

Remember some (UPS, FedEx, DHL) packages get turned over to the U.S. Postal Service and could wind up in, or affixed to, your mailbox (which may or may not be left open).

Arrange with a neighbor to secure your package until you get home.

Even though the holidays are over and those packages have been delivered, many people now do lots of their shopping online and there are always trucks making deliveries throughout the neighborhood year round. Please keep these safety tips in mind and please keep your eyes out for opportunists who may be on the prowl in Kingston Chase.

Lastly, always report any suspicious activity to the police.

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Pete Banks
Kingston Chase Neighborhood Watch
E-mail kchoa.watch@gmail.com
Mobile 703-209-3004



Winter Weather

Tis the season for...SNOW! What does that mean for you? Let's review. Pipe stems and sidewalks are each homeowner's responsibility to keep clear of snow and ice. Keeping sidewalks clear is critical to both the safety and convenience of dog walkers, joggers, and children and families walking or biking to school and around the neighborhood. Please remember when clearing driveways to also clear the sidewalk to each end of the property line. Clearing front access to the mailbox is also the homeowner's responsibility. The roads throughout Kingston Chase are plowed by the Virginia Department of Transportation, which operates on its own schedule for treating roads and removing snow. This service is funded by Fairfax County taxes and is not the responsibility of the Kingston Chase HOA (no portion of homeowner dues goes toward street plowing). The Kingston Chase parking lots at the pool and tennis court are cleared within three to five days of snowfall. The ARC hopes this was helpful information and wishes “happy snow days” to all.

The next scheduled meeting of the ARC is **January 7** 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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Please e-mail Neighborhood Watch at kchoa.watch@gmail.com or the newsletter editor at crier@kchoa.org with any lost and found items.



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Call or text Matt at 571-314-1414



Please curb your dog and always remember to "scoop the poop" while out in the neighborhood.



E-mail the *Crier* at crier@kchoa.org.

Advertise in the Crier

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 11) 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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Welcome to the Neighborhood!



Prateek Nagar & Manisha Amdiyala
1605 Permit Court

Joshua Leaverton
1623 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.



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
'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
'21	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	pending		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		kerryeedwards@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 February issue of the Kingston Chase Crier is January 15.

Crier Advertisement Rates:

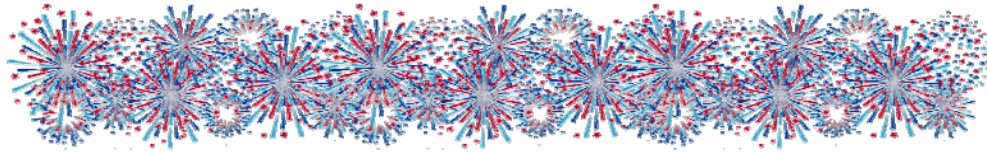
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January 2020

<i>Sunday</i>	<i>Monday</i>	<i>Tuesday</i>	<i>Wednesday</i>	<i>Thursday</i>	<i>Friday</i>	<i>Saturday</i>
The Kingston Chase clubhouse and social event calendar can be viewed online at the following link: https://teamup.com/ks33de6e4f1115101c			1 Happy New Year!	2	3	4
5	6	7 ARC Meeting 7:30 p.m.	8	9	10	11
12	13 Board Meeting 7:30 p.m.	14	15 Deadline - Feb. <i>Crier</i>	16	17 Lee-Jackson Day	18
19	20 Martin Luther King, Jr. Birthday	21	22	23	24	25
26	27	28	29	30	31	

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