



Kingston Chase Crier

Vol. 20: Issue No: 7

www.KCHOA.org

July 2020

It is almost like a swimming pool

By Deke Smith, Board of Directors

The Kingston Chase swimming pool opened this summer, but it is certainly not “business as usual” with COVID-19 in the air. Our pool was one of a small handful of pools who even attempted to open. We started with lap swimming with one person per lane under Phase 1 of reopening, then moved to three people per lane in Phase 2. Thanks to support of the KCHOA Board of Directors and its HOA administrative assistant, Marsha (who created a very user-friendly reservation system in a matter of hours), the pool opened to the designated capacity as soon as we were allowed. The pool is now open to a designated 116 person capacity (75% of capacity) under Phase 3 on July 1. Things will still not be back to “normal” quite yet as there are no communal toys and no baby pool, but free play will be back in the shallow end, the deep end, and most of the main pool (two lanes still available for no reservation lap swimming). There can be diving again also. If you want to use a chair, then you must bring your own. Double-check when you leave, as the ever-popular lost-and-found will not be available, and everything left behind will be thrown away daily. Pool administration will be trying out several systems to make Phase 3 work, initially without reservations, but still having that approach available should it be needed to manage the capacity. Users are asked to please continue to wash and shower, use social distancing, and wear a face-covering whenever practical. The disease is not going away as we had all hoped, and everyone needs to remain vigilant and enjoy as much of summer as possible. See you at the pool, but don’t forget your waiver!

Pool Surveillance

Surveillance cameras have been installed at the pool for all public areas and are being monitored 24 hours a day. Foxes and other animals have been observed on the pool deck, but also one person was observed trespassing after hours. This issue was resolved, but please be mindful that the pool area is being monitored and we plan to hold persons accountable for their actions. As one of the few pools open, we expect it may be a bit more enticing this summer for others to access our pool after hours. Just spread the word, they will be caught.



Welcome to the many new families who have joined the Kingston Chase community this spring and summer! For your reference, and for anyone else interested in a refresher, the Architectural Review Committee (ARC) would like to provide a quick review of the most commonly received applications and questions. For the complete ARC Guidelines, please visit www.kchoa.org/architectural-review-committee.

Applications – Any change to the exterior of the house or property (front, back, or sides) requires an ARC application before work begins. The only exceptions are landscaping and lawn ornaments less than two feet tall. When applying, please include with the application the house plat and details and pictures of the colors and materials to be used in the project.

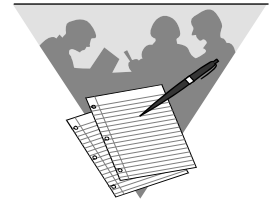
Fences – All fences require an application. Kingston Chase allows board-on-board fences with no overlapping boards, estate fences, and picket fences. Stockade fences are not allowed and will not be approved.

Sheds – All sheds require an application. Sheds may not be more than 8.5 feet tall at their peak and must have an area of 160 square feet or less. Homeowners are encouraged to choose shed designs and colors that match the house and are in keeping with the earth tones found throughout the neighborhood.

Driveway Extensions – Driveway extensions require an ARC application and are considered on a case-by-case basis. They are rarely approved. Driveways cannot extend past the edge of the garage and Fairfax County does not allow any alteration to the apron, the piece of concrete or asphalt that connects the road, the sidewalk, and the driveway.

The next ARC meeting will be **Tuesday, July 7**. In accordance with CDC guidelines it will be held virtually. Please try to send applications ahead of time to kchoa.arc@gmail.com or KCHOA ARC, P.O. Box 332, Herndon, VA 20172. Alternatively, a water-proof bin will be placed at the clubhouse entrance on July 7 for applications to be dropped off.

**Kingston Chase Home Owners Association
Board Meeting
Minutes of June 8, 2020**



Call to Order

- Board President Andrew Cassell called the virtual meeting to order at 7:35 p.m.
- Two Board members were present in clubhouse, as required per lawyers: Andy Cassell and Jack McDonald.
- Board members present via Zoom conference: Jen Baez, Chris Buley, Rosemary Buley, Kerry Buss, Steve Kapushoc, Mike Klinker, Pat Kollar, Deke Smith, and Todd Waldrop.
- Others present: Marsha Cassell, Administrative Assistant; and Shannon McClain, Swim Team.

Secretary's Report

- May Minutes were approved as published in June *Crier*.
- Correction to the April Minutes: The Declarations vote count in the April Minutes was incorrect. The vote count should have been 166 of 537.

Treasurer's Report – There is \$185,504 in checking and \$242,224 in CDs.

Committee Reports

ARC – No report.

Buildings and Maintenance – No report.

Landscape – Dead tree by tennis court needs to be removed. Permit Court needs cleanup as a result of the weekend storm. Butterfly Garden is not being tended by Landscaping; volunteers continue to maintain it.

Conservation Corps – Planning future events for children.

Neighborhood Watch – No report.

Newsletter – No report.

Playgroup – No report.

Pool – Pool is open according to Virginia Phase 1 Guidelines. Only change for Phase 2 will be that there are 3 people allowed per lane.

Social – No coordinated event is planned for the 4th of July.

Swim Team – Practices begin June 8, 8:00 – 11:00 a.m. and will include “dry land” time in pool parking lot.

Tennis – The Board is getting estimates on Pickleball lines for the tennis court.

Welcome – No report.

Old Business

- The current rate of a CD that is rolling over is 0.1. The CD will be moved to NWFCU for a new rate of 0.14.

New Business

- Current insurance does not cover the pool diving board. The Board is shopping for a new insurance company that does.
- 2019 taxes are paid; contribution to the reserve fund is \$16,462.

There was no Executive Session.

Meeting adjourned at 8:03 p.m.

Submitted by Kerry Buss, Secretary

Children's Activities for Oktoberfest

Betsy Kiker is working on two future children's projects to hopefully undertake at Oktoberfest in the fall: (1) make seed bombs from seeds found in the neighborhood and the neighborhood's pollinator garden, and (2) teach simple games involving bottle caps. Even though the event is several months away, she will need the following: (1) a large variety of bottle cap designs/colors, so please save interesting bottle caps (not the screw-off kind commonly found on soda, but rather the old-fashioned kind that you pry off with a bottle opener), and (2) self-seeding flowers from your own garden (for example, columbine, asters, black-eyed susans, bee balm, cat mint, cone flower, coreopsis, etc.). Betsy is also working on a virtual matching game to learn plant names in the pollinator garden. If you enjoy taking photographs, please send her close-up photos of the flowers in the pollinator garden, including some with the creatures they support. Please e-mail Betsy at ekiker@verizon.net if you can help in any way or if you have any other ideas.



Kingston Chase Meetings

Architectural Review Committee
Tuesday, July 7, 7:30 p.m.

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

In accordance with CDC Guidelines at this time,
the meetings will be held virtually.



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 remove trash and lock the gate when finished.



Architectural Review Committee

The Architectural Review Committee met virtually on June 2 to review the following applications:

<u>Lot</u>	<u>Approved</u>
62	New roof.
119	New fence.
164	Replace fence.
171	Install shed.
183	New roof.
247	Replace mailbox.
270	Replace deck.
292	Remove shutters and install electrical outlets.
378	Install solar panels.
412	Install vent fan.
449E	Install fence.
503	Front porch.

A water-proof bin will be placed at the clubhouse
entrance on July 7, in case some are not able to submit
applications electronically. Alternatively, applications
and supporting material can be scanned or photo-
graphed and e-mailed to the KCHOA ARC using the
e-mail address on the application. Also, a copy can be
mailed to P.O. Box 332.

The next ARC meeting will be **Tuesday, July 7**. In accordance with CDC Guidelines at this time, the meeting will be held virtually. ARC Guidelines, the application form and what to submit can be found at www.kchoa.org/architectural-review-committee. Applications can be submitted in person (there will be a water-proof drop box at the clubhouse from 7:30-8:00 p.m.), by e-mail to kchoa.arc@gmail.com (preferred), or by mail to KCHOA ARC, PO Box 332, Herndon, VA 20172. Applications will be reviewed at the monthly meeting and must be approved before work begins. If you have any questions, please email kchoa.arc@gmail.com.

Neighborhood Watch

Neighborhood Watch is a Kingston Chase committee of residents that monitors reports of vandalism, theft, or criminal activity in the neighborhood and surrounding communities. All are 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 Police non-emergency number at **703-691-2131** or **911** in the case of an emergency. Contact **Pete Banks**, Neighborhood Watch Chairman, via e-mail at kchoa.watch@gmail.com or call 703-209-3004 to report any incidents.

Kingston Chase has recently seen a spate of thefts in our community. It is easy for a thief to stroll down Fantasia, in the middle of the night, trying car doors. When one is found unlocked... immediate access to the garage opener and instant access to the home. To eliminate most threats: (1) Always lock your vehicles. (2) Never leave valuables in your vehicles. EVER! (3) Do not leave anything in the cabin of your vehicle that could be construed as valuable such as a package or bag. (4) If your vehicle has been tampered with, entered, or attempted to be entered, notify the police even if nothing was stolen. (5) Take advantage of your Ring or similar device and have it set up to cover the area where you park your vehicle. (6) If you see that a neighbor may have forgotten to lock their vehicle or close their garage door, give them a call. Let's be a neighborhood where everyone is watching out for everyone else. That is how we all stay safe and will help Kingston Chase avoid being a target-rich environment for thieves.

Herndon Sales Stats (20170)
(Through May 31)

	2019	2020
# of sales	189	180
Average Price	\$505,435	\$536,221
Kingston Chase		
	9	8
Average Price	\$492,779	\$498,413 ↑

Are you ready to sell your Home in Kingston Chase for Top Dollar?
Call 703-408-9339

Neighbors Helping Neighbors

If you are thinking about selling your Kingston Chase home, call Barry and BK Allbright. We have helped neighbors buy and sell homes in Kingston Chase since 1986.



Barry and BK Allbright
 barrya@rcn.com



(Kingston Chase Residents since 1981)

kwRESTON

KELLERWILLIAMS.
 11700 Plaza America Dr #150
 Reston, VA 20190
 703-408-9339/703-679-1700

**WINDOWS • DOORS • SIDING
 ROOFING • TRIM • GUTTERS**

- Locally Owned
- Prompt & Dependable
- 28 Years Experience
- Class A License# 2705157976



**Call the EXPERTS
 (703) 327-7001**

FREE Estimates Quality With Competitive Pricing



Virginia EXTERIORS www.virginiaexteriorsllc.com



\$175 OFF
 Any Installed Window

Windows must be purchased from Virginia Exteriors. Must present ad at time of estimate. Not valid with other offers.

\$200 OFF
 Any Installed Door Purchased from Virginia Exteriors

Doors must be purchased from Virginia Exteriors. Must present ad at time of estimate. Not valid with other offers.

10% OFF
 Whole House Trim & Gutter Replacement

With this coupon. Must present ad at time of estimate. Not valid with other offers.

10% OFF
 Any Roof Replacement Over 1200 sq. ft.

With this coupon. Must present ad at time of estimate. Not valid with other offers.



LORI LOVEJOY

Call me for a **FREE** Market Assessment of Your Home!

703-635-6359

lori@loveyourmove.com

www.LoveYourMove.com

LoveYourMoveTeam



COLDWELL BANKER
RESIDENTIAL
BROKERAGE

11911 Freedom Drive, Suite 520
Reston, VA 20190



Neighborhood Mobile Mechanic

Experienced Service and Consultation
Also Boat Engine Servicing and Repairs

Call or text Matt at 571-314-1414

Tonya's Dog Grooming



Tonya Jarrell
Owner/Groomer

12608 Little Stones Lane
Herndon, VA 20170

571-449-3290

Working with dogs 40 lbs and under.



Little Petals

Home Daycare in Herndon
(Close to Clearview Elementary School)

Dona I. Wijayarathne

Fantasia Drive
703-481-8766

E-mail: littlepetals@cox.net



VA State Licensed * CPR / First Aid Certified * USDA Food Program

I & S Landscaping, L.L.C.

Lawn Maintenance
Patios Walls Walkways
Drainage Planting/Mulching
Water Ponds Lighting
Free Estimates

Ivan Serpa

Cell: 703-928-3247 - Office: 703-723-9990

www.iandslandscaping.com - iandslandscaping@yahoo.com



Have a nice summer!

R & M Cleaning Services

We are licensed and insured!

- *RELIABLE
- *EXPERIENCED
- *GOOD REFERENCES
- *FLEXIBLE SCHEDULING
- *REASONABLE RATES



WE BRING OUR OWN EQUIPMENT

Free-in-home Estimate
 Weekly/Bi-weekly/Monthly Or Occasional
 Move-in or Move-out
 Call Maryen or Raul at
 703-321-5335

STRONG LOCAL TEENAGER ready to work!

yard work, odd jobs, heavy lifting,
 minor repairs (including power tools)

RUBEN — 571-324-5834



Please e-mail the *Crier* at crier@kchoa.org
 with any information, news, or pictures that
 may be suitable for inclusion in the newsletter.

Plumbing • Heating • Air Conditioning • Electrical

Bowman's



RESIDENTIAL SALES SERVICE INSTALLATION CLEANING

We Service All Makes & Models: **We WILL BEAT**
any other company's
installation & repair price

- Air Conditioners
- Heat Pumps
- Furnaces
- Humidifiers
- Ductwork Installation & Design
- Seasonal Checkups
- Plumbing Repairs
- Water Heaters
- Gas Lines



24 HOUR SERVICE
703-471-0451



WWW.BOWMANHEATING.COM



10 years parts and labor available and financing available
 upon approved credit

\$500.00 Off
Complete System
Can not be used with any other offers.
 Models offered by dealer.

Any Service Call
\$20.00
OFF

Any Size Water Heater
 Installed
\$45.00 Off

Find us on Facebook MENTION THIS AD FOR ADDITIONAL SAVINGS **Angie's list**

Thinking of Buying or Selling?

Put our Experience and Energy to the Test!

Contact us today for a free, no obligation market analysis of
 your home!



Linda Sonnhalter
 CRS, GRI
 703-855-4632

Eric Sonnhalter
 Realtor
 703-598-1743

SonnhaltersSell.com

*Our family helping your family
 yesterday, today and tomorrow!*



PEARSON SMITH
 REALTY

43777 Central Station Dr
 Suite 390
 Ashburn, VA 20147



Welcome to the Neighborhood!



Donald Jr. and Danae Whitteker
1606 Sadlers Wells 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.



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
'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		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 August issue of the Kingston Chase Crier is July 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

Take 10% off for a full year paid in advance.

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

Kingston Chase HOA
P.O. Box 332
Herndon, VA 20172
Return Service Requested

PRSR STD
US POSTAGE PAID
DULLES VA
PERMIT NO 238



July 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	2	3	4 Independence Day (no coordinated event is planned)
5	6	7 ARC Meeting 7:30 p.m.	8	9	10	11
12	13 Board Meeting 7:30 p.m.	14	15 Deadline - Aug. <i>Crier</i>	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

Please e-mail kingstonchaseplaygroup@gmail.com for scheduled playgroup activities.