



# Kingston Chase Crier

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www.KCHOA.org

March 2020



## *Proposed Changes to the Kingston Chase HOA Declarations*

Please see page 3 where the Kingston Chase Board of Directors addresses the most frequently asked questions regarding its effort to amend the Declaration of Covenants, Conditions and Restrictions to the HOA. This "Declaration" is the governing document for our neighborhood. A ballot for this amendment was included with the HOA annual assessment invoice mailed to homeowners in February. The proposed changes and documents are available on the KCHOA website at <https://www.kchoa.org/amended-declaration-covenants-2020>.

## *Easter Egg Hunt to be held April 4*



Kingston Chase will hold its annual Easter Egg Hunt on Saturday, April 4, at a location still TBD. The Easter Bunny will visit at 11:45 a.m., so don't be late! The Easter Egg Hunt will begin at 12:00 noon. Bring a basket or bag, and be sure to bring your camera. There will be lots of opportunities for photos with the Easter Bunny and photos with family and neighbors. Be sure to send special photos to the *Crier* for possible publication. Get excited, mark your calendar, and plan to attend this fun springtime event!

## *Kingston Chase Brewfest to be held April 18*



Celebrate spring with friends and neighbors at the seventh annual Kingston Chase Brewfest to be held April 18 at 2:00 p.m. at the swimming pool parking lot. The event is for everyone — brewmeisters, beer lovers, non-beer drinkers, neighbors and family of all ages. Whether you are a seasoned homebrewer or want to try it for the first time, please e-mail Andy Cassell at [me@andrewcassell.com](mailto:me@andrewcassell.com) for contest details and to register as a contestant. All beer types are welcome!

## *2020 Kingston Chase HOA Assessment Invoice*

Invoices for the 2020 Kingston Chase HOA Annual assessment of \$361 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](mailto:info@kchoa.org) with any questions.



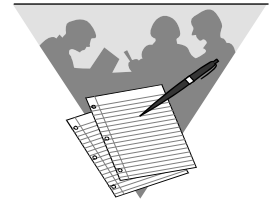
It is time for the annual Architectural Review Committee (ARC) walk-through inspections! Kingston Chase homeowners enjoy excellent property values and an attractive community in part because of the ARC and the annual walk-throughs to note homeowner compliance with the ARC Guidelines. Inspections will occur beginning March 6.

A reminder that we had a very wet summer, so please take advantage of any warm weather we get to clean your siding. If your home is cited for an infraction, please do not take offense. We understand that there are many possible reasons, the weather being a big one. Please remember that ARC violations should be corrected within 30 days of the date on the letter.

Additional volunteers are needed to help complete this year's walk-throughs. If you have an hour of time to walk a section of the neighborhood with a provided checklist, please attend the March ARC meeting to discuss the process and expectations. 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](mailto:kchoa.arc@gmail.com).

The next scheduled meeting of the ARC is **March 3** 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](mailto: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](mailto:kchoa.arc@gmail.com).

**Kingston Chase Home Owners Association  
Board Meeting  
Minutes of February 10, 2020**

**Call to Order**

- Board President Andy Cassell called the meeting to order at 7:36 p.m.
- Board members present: Jen Baez, Chris Buley, Kerry Buss, Mike Klinker, Pat Kollar, Jack McDonald, Deke Smith, and Todd Waldrop.
- Others present: Marsha Cassell, Administrative Assistant; Heather Kapushoc, Social Committee; Shannon McClain and Jeanette Murphy, Swim Team; and Emily Menard, Playgroup.

**Secretary's Report** – January Minutes were approved as printed in February *Crier*.

**Treasurer's Report** – There is \$61,255 in checking and \$240,819 in CDs.

**Member Business**

- Appearance and safety of Taustin Lane. Homeowner proposed the HOA sponsor large trash removal days. VDOT has jurisdiction over streets. Basketball hoops and trash piled on streets is not an HOA or County issue by law (Fairfax County has jurisdiction over sidewalks). HOA will not sponsor or finance trash/junk removal. These should be coordinated between neighbors or complaints taken to the County or VDOT.
- Homeowner shared concern about ages and professionalism of swim team coaches, and that currently swim team coaches are invited, not chosen from a pool of applicants. Swim Team response: head coaches this year are of college age. Younger coaches primarily coach youngest swimmers. Shared document outlining breakdown of head/assistant/junior/youth coach responsibilities. Further concerns should be addressed with Swim Team reps Shannon McClain and Jeanette Murphy. The Board does not govern Swim Team or participate in its decisions.

**Committee Reports**

ARC – The ARC has 5 current members and needs additional members as well as a new ARC Chair. Walk-through is next month with 5 ARC volunteers (out of 537 homes). The ARC needs homeowner assistance to support the community guidelines.

Buildings and Maintenance – No report.

Landscape – Landscape is under budget on snow removal.

Neighborhood Watch – Most of the criminal activity is taking place in Sterling and Hiddenbrook communities. Continue to strengthen our community by watching out for your neighbors.

Newsletter – New Directories were mailed with the February HOA 2020 invoice statement.

Playgroup – Lots of new families with babies have joined playgroup.

Pool – The pool is closed and will open as scheduled on Memorial Day Weekend.

Social – There are currently 5 different Kingston Chase Facebook pages. Heather will contact the administrator of those pages in an attempt to combine pages and/or define their purpose. The Easter Egg Hunt will be held April 4 at 11:45 a.m. The Easter Bunny will visit and the Hunt will begin at 12:00 noon. Brew Fest is planned for April 18.

Swim Team – The new swim team treasurer is PJ McClain.

Tennis – No report.

Welcome – No report.

**Old Business**

- Declaration Revision status: received 4 out of 537 votes. Resident e-mails and concerns were addressed and will continue to be addressed in the *Crier* and online. The revision process has been ongoing since 2011, and the Board has asked for homeowner interest/input/feedback multiple times as well as held information meetings and publicly invited participation.
- Structural drawings for the new pavilion were presented. The Board is aiming for completion by early April.

**New Business**

- Upcoming CD rollover: money will possibly be needed for the pavilion, so \$41,000 CD will be moved to checking. What remains unused will be used to purchase a new CD after pavilion is built.

There was no Executive Session.

Meeting adjourned at 8:29 p.m.

Submitted by Kerry Buss, Secretary



### ***Kingston Chase Meetings***

Architectural Review Committee  
Tuesday, March 3, 7:30 p.m.

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

Meetings are held at the KCHOA clubhouse by the pool.

### ***Kingston Chase Book Club***

As the Book Club approaches its silver anniversary, the members wanted to ensure that all neighbors feel welcome. To that end, once a quarter, the Book Club will be hosted at the clubhouse rather than members' homes. On March 31 at 7:30 p.m., the Book Club will discuss *Kitchens of the Great Midwest: a Novel* by J. Ryan Stradal. Readers, old and new to the club, are invited to discuss this novel that weaves a story through food "with prose so fine you can taste it."

## ***Proposed Changes to the Kingston Chase HOA Declarations***

As you know, the Board of Directors has asked homeowners to approve an Amended Declaration document. The reasons for the request were included in your Annual Assessment mailing along with a ballot signifying your approval for the amended document. The Board has received several e-mails asking questions and voicing concerns about some of the proposed changes. The Board will address these questions and concerns through the *Crier* and social media in order to provide the Board's reasoning for the changes and to better inform homeowner decision-making. Listed below are answers to the most frequently asked questions received thus far:

- 1. Why is there not a NO block on the ballot?** The ballot format was prepared and provided by the Kingston Chase HOA attorneys, Segan & Mason. Approval of the amended document requires 75% consent from each of the four existing declaration groupings (403 signed ballots). If, after reviewing the document and reading about the Boards reasons for proposing the changes, you do not concur with the recommendation, simply do not complete or sign the ballot.
- 2. Why can't we vote on individual changes instead of the entire document?** The Board has discussed and reviewed proposed changes to the document for over 5 years. It has been an agenda topic for every annual membership and monthly meeting for this period. Our attorneys have attended several meetings to address the proposed changes and answer questions for residents. The approval process is expected to be protracted and conducting a vote on each proposed change would make it more protracted and expensive.
- 3. The recommend change for approval of future amendments to the Declaration from 75 to 51% is unacceptably low.** The HOA management has been in the hands of the 537 residents for almost 40 years. During that time period, members have been asked to vote on many issues each year. The largest number of votes the Board has ever received on ANY issue involved getting resident approval to re-baseline the annual assessment. A total of 118 votes were received—22%. That number was not received until the fourth ballot on the issue. Most years votes received for election of Board members is less that 40, or about 7%. The Board expects it will take multiple years to get the 75% approval for the current initiative. Based on the 40 year voting history, we believe 51% to be a very significant hurdle to approve any future revision of the Declaration.
- 4. Why change the approval period for the ARC from 30 to 60 days?** The ARC is composed of friends and neighbors who volunteer their time to help maintain the appearance and property values of homes in Kingston Chase. This is one of the principal reasons for choosing to live in a covenant community such as ours. At full manning, the ARC would consist of nine members to approve requests from homeowners, to conduct inspection for disclosure packets, and to conduct the annual walk-through of all 537 homes. It can be a demanding and thankless job, as evidenced by the high turnover rate on the ARC. We have had 12 ARC chairpersons over the past 24 years. Currently we only have five residents willing to serve on the ARC. The extension from 30 to 60 days is primarily to allow these few members to accomplish these tasks without asking them to spend more of their time on ARC issues. Several years ago, the Board outsourced the walk-through inspections to a private firm—an experiment that was not well-received by the HOA membership. Several residents have suggested electronic approval of requests. This is something we could do under the amended Declaration permitting us to conduct votes electronically.

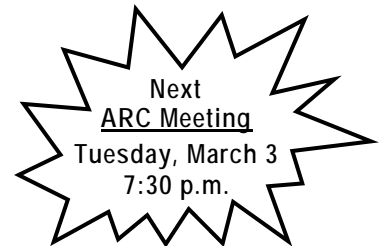
The Board hopes this gives homeowners a better insight into its justification for the proposed changes. The proposed changes and documents are available in full on the KCHOA website at <https://www.kchoa.org/amended-declaration-covenants-2020>.

The Board thanks all homeowners and residents for your support to Kingston Chase! Please e-mail any questions or requests for clarification to [info@kchoa.org](mailto:info@kchoa.org). The next Board meeting will be held at the clubhouse on Monday, March 9. All are welcome to these monthly meetings are everyone is encouraged to support the ARC in any way possible.

### Architectural Review Committee

The Architectural Review Committee (ARC) met on February 4 to review the following applications:

<u>Lot</u>	<u>Approved</u>
060	Replace all windows to white vinyl with no grids (currently some have grids and some do not). Replace front door with brown door with side panels to match, and styled glass.
080	Install screened porch and paver patio on rear exterior of home. All shingles, siding, and windows to match existing.
176	Install all new vinyl siding, gutters, and down spouts. Gutters and down spouts in white. Vinyl siding in Oxford blue.
191	Change trim from cream to white, change shutters from cream to black, change front door from black to red. Replace existing garage door to new white garage door with no windows.
321	Install Vivant solar panels on street-facing side of roof.
506	Replace existing board-on-board fence. Only change from existing is the rear section will now be 6 feet instead of 4 feet in height.
507	Replace existing board-on-board fence. Only change from existing is the rear section will now be 5 feet instead of 4 feet in height.



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](mailto: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](http://www.kchoa.org/architectural-review-committee).

## 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](mailto: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](mailto:kchoa.watch@gmail.com).

- During the early morning hours of February 27, unknown persons stole a trailer that was parked at a residence near Sadlers Wells Drive and Flagship Court. The trailer was later recovered at the golf course at the end of Sadlers Wells and its contents (tools) had been stolen.
- During the early morning hours (about 3:30 a.m.) of February 29, an occupied residence near Hiddenbrook Drive and Bayou Drive was forcibly entered. Two persons, possibly juveniles, were apprehended.

Anyone with information about these or any other incident should contact Neighborhood Watch!

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## Welcome to the Neighborhood!



Solida Tem and Ratha Konh  
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Samir Ahmed and Lubna Samir  
12800 Fantasia Drive

If you are new to Kingston Chase and have not yet received a welcome packet, please send an e-mail to [info@kchoa.org](mailto: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](mailto:info@kchoa.org). The packet is \$125 and must be submitted at closing.

## Kingston Chase Home Owners Association

### Board of Directors\*

'21 President	Andrew Cassell	703-468-1782	<a href="mailto:me@andrewcassell.com">me@andrewcassell.com</a>
'20 Vice President	Jack McDonald	703-834-0717	<a href="mailto:jhmcdonald1@verizon.net">jhmcdonald1@verizon.net</a>
'21 Secretary	Kerry Buss		<a href="mailto:kerrybuss@gmail.com">kerrybuss@gmail.com</a>
'22 Treasurer	Todd Waldrop	571-217-3627	<a href="mailto:toddwaldrop78@gmail.com">toddwaldrop78@gmail.com</a>
'20	Jen Baez	703-709-1326	<a href="mailto:jenbaez@verizon.net">jenbaez@verizon.net</a>
'20	Chris Buley	703-796-0841	<a href="mailto:cbuley@yahoo.com">cbuley@yahoo.com</a>
'20	Mike Klinker	703-435-2337	<a href="mailto:mmklinker@yahoo.com">mmklinker@yahoo.com</a>
'21	Patrick Kollar		<a href="mailto:patrickkollar@gmail.com">patrickkollar@gmail.com</a>
'22	Rosemary Buley	703-304-5021	<a href="mailto:rosemary2271@hotmail.com">rosemary2271@hotmail.com</a>
'22	Steve Kapushoc	703-668-0484	<a href="mailto:kapushoc@gmail.com">kapushoc@gmail.com</a>
'22	Deke Smith	703-481-9573	<a href="mailto:deke@dksic.com">deke@dksic.com</a>

\* Board terms are for three consecutive years and expire on December 31st of the year noted.

### Committee Chairpersons

Admin. Assistant	Marsha Cassell		<a href="mailto:info@kchoa.org">info@kchoa.org</a>
ARC	Maurice Saylor		<a href="mailto:kchoa.arc@gmail.com">kchoa.arc@gmail.com</a>
Buildings/Landscape	Mike Klinker	703-435-2337	<a href="mailto:mmklinker@yahoo.com">mmklinker@yahoo.com</a>
Neighborhood Watch	Pete Banks	703-209-3004	<a href="mailto:kchoa.watch@gmail.com">kchoa.watch@gmail.com</a>
Newsletter Editor	Ruthie Rosati	703-481-4347	<a href="mailto:crier@kchoa.org">crier@kchoa.org</a>
Pool	Deke Smith	703-481-9573	<a href="mailto:deke@dksic.com">deke@dksic.com</a>
Social	Heather Kapushoc	703-668-0484	<a href="mailto:hkapushoc@gmail.com">hkapushoc@gmail.com</a>
Tennis	Alex Fletcher	703-435-2638	<a href="mailto:alexdfletcher@gmail.com">alexdfletcher@gmail.com</a>
Welcome	Kerry Edwards		<a href="mailto:kerryeedwards@icloud.com">kerryeedwards@icloud.com</a>

### Club Chairpersons

Book Club	Betsy Kiker	703-787-0128	<a href="mailto:ekiker@verizon.net">ekiker@verizon.net</a>
Children's Corner	Emily Menard		<a href="mailto:kingstonchaseplaygroup@gmail.com">kingstonchaseplaygroup@gmail.com</a>
Conservation Corp	Betsy Kiker		<a href="mailto:conservation@kchoa.org">conservation@kchoa.org</a>
Swim Team	Jeanette Murphy	703-282-9611	<a href="mailto:ekiker@verizon.net">ekiker@verizon.net</a>
	Shannon McClain	703-787-8635	<a href="mailto:netterm1@aol.com">netterm1@aol.com</a>
			<a href="mailto:sfmcshannon@gmail.com">sfmcshannon@gmail.com</a>

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.

## Neighborhood Mechanic

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## The deadline for the April issue of the Kingston Chase Crier is March 15.

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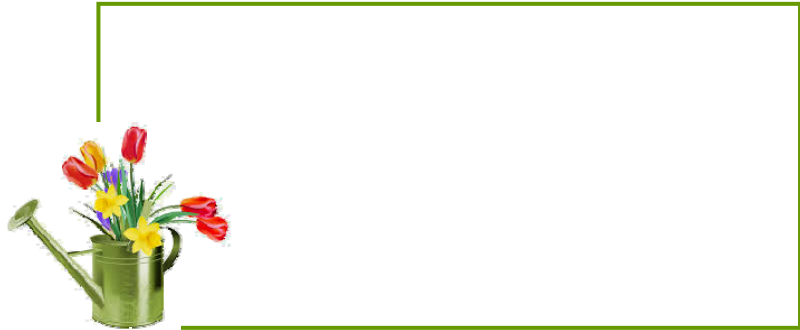
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**New Baby?** Is there a new addition to your family? If so, the Welcome Committee has a special gift for you. Please e-mail [info@kchoa.org](mailto:info@kchoa.org) with your stork information and an HOA representative will deliver your gift and announce the happy news in the *Crier*.

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## March 2020

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3 ARC Meeting 7:30 p.m.	4	5	6	7
8	9 Board Meeting 7:30 p.m.	10	11	12	13	14
15  Deadline - Apr. Crier	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31 Book Club 7:30 p.m.	<b>Swim Team Open House</b> will be May 1, 5:30 p.m. At the Open House, families can try on and order team suits (there will be a new design this year), order t-shirts, pay for registration, and chat with team reps and available coaches.		The Kingston Chase clubhouse and social event calendar can be viewed online at the following link: <a href="https://teamup.com/ks33de6e4f1115101c">https://teamup.com/ks33de6e4f1115101c</a>	

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