

Easter Bunny Visits Kingston Chase Without a Mask!

Surprise, surprise! It turns out that the coronavirus did not deter the Easter Bunny from making an appearance throughout Kingston Chase on Saturday, April 11. It was even rumored that the Easter Bunny was more popular than Santa Claus! Unfortunately, the children's baskets could not be filled with jellybeans and decorated eggs, but it was fun for the kids and nice that residents were able to sneak-a-peak at the Easter Bunny and share in the delight of a beautiful day in Kingston Chase.

Thank you to all who participated!



The Easter Bunny visits Kingston Chase

Swim Team

Swim Team planning is on hold until it is determined when the pool will open and under what rules.

We have a number of modifications in mind, ranging from a regular competitive season to practices only, but it is too early to put anything into place. All teams in the league want to preserve as much of the swim season as possible! Please contact us with any questions.

Shannon McClain and Jeanette Murphy



COVID-19 Cancels Upcoming Events and Maybe Even Opening Day at the Pool

It will come as no surprise that many events and summer activities are in an undetermined status at this time. The Kingston Chase Board of Directors is being as proactive as possible in letting residents know the status of events, but it unfortunately cannot provide definitive information at this time. The Board sympathizes with everyone regarding these uncertainties, and share in the frustration of living in this limbo status, but wants to assure everyone that once things start up again, life in Kingston Chase will return to normal.

Regarding the pool, Kingston Chase will attempt to open the pool as soon as possible within guidelines provided by the government and, as always, to minimize patron exposure to any pathogens. The Board of Directors anticipate some sort of phased opening. Please check the KCHOA website at www.kchoa.org for the current status of the pool use. See page 5 for an update from the pool management company, NV Pools.

Inconsistency Found in Declarations

It was brought to the attention of the Board of Directors that when updating the Kingston Chase Declarations just before sharing for voting, there was an inconsistency regarding the annual assessment for last year. Thank you to all who read the documents so diligently and caught the error. When updating the document to have the most recent assessment amount, it was only updated in one of two places: *Article IV Section 4 (pg. 7) "The Maximum Annual Assessment for the Calendar Year 2019 is three hundred fifty-one dollars (\$358.00) per Lot."*

(continued on page 4)



Cub Scouts Cancel Flower Sale

Unfortunately, Cub Scout Pack 1570 must cancel its annual Mother's Day Flower Sale.

Thank you for your past support!

Neighbors Are At Wits' End Over Dog Poop

The coronavirus lockdown has Kingston Chase dog walkers and non-dog walkers out and about in an unprecedented way. Please, please pick up dog droppings as they occur and discard them at home. Kids are being specifically careless in this regard. Please explain to your children who walk the family pet to carry plastic bags and pick up all dog waste while out. Respect those who also live in the neighborhood by showing this courtesy.

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



Call to Order

- Board President Andy Cassell called the virtual meeting to order at 7:30 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; Emily Menard, Playgroup; Heather Kapushoc, Social; Shannon McClain and Jeanette Murphy, Swim Team; Maria Alford, Egan Conway, and JoAnn Wright, homeowners.

Secretary's Report – March Minutes were approved as published in the April *Crier*.

Treasurer's Report – There is \$142,863 in checking and \$241,403 in CDs.

Member Business

- Several residents have complained about mailed solicitations for NextDoor.com coming from a homeowner on Sadlers Wells Drive. There are no fees or codes required to join the Next Door community of participants, and the HOA has no way to control these solicitations.

Committee Reports

ARC – The ARC is still in need of volunteers. The spring walk-through is complete and letters will go out soon.

Buildings and Maintenance – Some playground equipment still needs repair.

Landscape – Grass mowing of common grounds has begun and will be on schedule for Movie Nights when/if they begin. Landscaping around the tennis court will be cleaned up.

Conservation Corps – Neighborhood teens recently cleaned up the Butterfly Garden.

Neighborhood Watch – No report.

Newsletter – No report.

Playgroup – Playgroup is not meeting, but may conduct virtual playgroups. The window scavenger hunts have been popular.

Pool – Pool cameras are in place with five locations around the pool and in the guard office. Cameras will NOT be used to monitor pool visitors; cameras are for security purposes only.

Social – The Easter Bunny made the trip down every street in Kingston Chase with more people coming out than for Santa. No money was spent, so the Social Committee would like to send a gift basket to the couple who drove the Easter Bunny around. The Teen Pool Party is likely canceled, as is the last day of school water fight. The Adult Pool Party is TBD.

Swim Team – Swim Team Open House has been postponed (previously planned for May 1).

Tennis – No report.

Welcome – No report.

Old Business

- Declaration Revision status: 326 of 537 votes received (51%). Error found in Declaration: difference between written dues amount (“three hundred fifty-one dollars”) and numerical amount (“\$358.00”).
- The pavilion project definitely will not happen this summer. The application process alone will take six weeks.
- Swim Team to be under HOA.

New Business

- 2020 Pool Season: The pool will open as soon as the stay-at-home directive is lifted. NV Pools is hiring/training lifeguards.
 - Schedule: TBD if hours will need to be altered.
 - 2020 Pool Rules: No changes to the pool rules.
 - COVID-19 Addendum: Possible additional rules such as chairs farther apart for social distancing and lowered visitor capacity inside the pool area. KCHOA website will be updated as soon as changes are established.
- Book Club has gone virtual.

There was no Executive Session.

Meeting adjourned at 8:45 p.m.

Submitted by Kerry Buss, Secretary



Kingston Chase Meetings

Architectural Review Committee
Tuesday, May 5, 7:30 p.m.

Board of Directors
Monday, May 11, 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 April 7 to review the following applications:

<u>Lot</u>	<u>Approved</u>
198	Construct 3-seasons room/deck, including re-siding.
200	Install fence.
243	Install new roof and solar panels.
305	Install garden trellis.
361	Install fence.
392	Change shutter style and color.
427	Install solar panels.
508	Install solar panels.

A water-proof bin will be placed at the clubhouse
entrance on May 5 if some are not able to submit
applications electronically. Alternatively, applica-
tions and supporting material can be scanned or
photographed 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, May 5**. 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 drop box at the clubhouse from 7:30-8 pm on the 7th), 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.

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.

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**

Please Keep Mailbox Unobstructed

Our dedicated mail delivery man has asked that residents please make an effort to keep the area in front of the mailbox unobstructed during the day. To that effort and where possible, please place trash cans and recycling containers (and yard debris) on the opposite side of your driveway entrance and not adjacent to the mailbox. Whether trash collection occurs before or after mail delivery, the mailman is having trouble getting to some mailboxes in the neighborhood. Also, please try to not park vehicles too close to the mailbox. We want to keep our mailman happy and this will go a long way toward making that happen. Thank you!

(continued from page 1)

Inconsistency Found in Declarations

The error has been corrected in the document and on the website, and the Board apologizes for any confusion it may have caused. It now correctly states: "The Maximum Annual Assessment for the Calendar Year 2019 is three hundred fifty-eight dollars (\$358.00) per Lot."

The proposed changes and documents are available in full on the KCHOA website at <https://www.kchoa.org/amended-declaration-covenants-2020>.

The Board of Directors thanks all homeowners and residents for your support to Kingston Chase! Please e-mail any questions or requests for clarification to info@kchoa.org. The next Board meeting will be held virtually via Zoom on Monday, May 11, at 7:30 p.m. Information to join the meeting will be shared a few days prior to the meeting via e-mail for all that are signed up for announcement e-mails. If you would like the information and do not receive those e-mails, please sent an e-mail request to info@kchoa.org. All are welcome to the monthly meetings and everyone is also encouraged to support the ARC in any way possible. Thank you!

Please Do Not Feed the Squirrels

Squirrels have become a nuisance in the neighborhood by chewing small tree limbs and effectively defoliating precious specialty trees and border trees. Also, the debris that left behind from this recent habit of the squirrels is causing a mess all over our decks, porches, yards and sidewalks.

Various neighbors have reported finding a slew of peanut shells under shrubs and mulch, and have asked that residents not feed squirrels in this manner. Bird seed for the birds is acceptable, but peanuts and other food items left out for wildlife by residents is discouraged. Thank you!

Neighborhood Watch

Neighborhood Watch is a Kingston Chase committee 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. If you want 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 are no incidents to report this month.



Please e-mail Neighborhood Watch at kchoa.watch@gmail.com or the newsletter editor at crier@kchoa.org with any lost and found items.

We love Kingston Chase!

Please help keep our neighborhood a safe and welcoming place to live. Be mindful and respectful of your neighbors, keep dogs on a leash and pick up their droppings, make sure trash and trash receptacles out stored out of view of the street (except on trash pickup day), and be courteous in all things. Thank you for helping Neighborhood Watch stay abreast of issues in the neighborhood.



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

Please send any news items, photographs, or other details of interest for the newsletter to the newsletter editor at crier@kchoa.org.

All content is appreciated!

In the spirit of a community newsletter that is both informative and entertaining, everyone is encouraged to participate in its content.

2020 Kingston Chase HOA Assessment Was Due April 1

The annual homeowner association assessment in the amount of \$361 was due April 1. If you have not already done so, please mail the payment and the completed database form to KCHOA, P.O. Box 332, Herndon VA 20172. Please also include your affirmative vote on the proposed Declaration Revisions. Send an e-mail with any issues you may have to info@kchoa.org.

from the desk of



NV Pools is proceeding to clean the Kingston Chase pool, gather permits, obtain insurance, perform service related work, and prepare the pool for the swim season. Regardless of the coronavirus situation and its affect on pool openings, leaving pools in a winterized state is not an option as warmer weather will cause other health-related issues and create additional service needs. Pools require filtering and need to be chemically treated, maintained and circulating. While the pool may be delayed in opening, it will be ready! Swimming pools are a very important part of our local community and will be instrumental in the healing process.

NV Pools will continue hiring staff via virtual interviews and processing applications. The testing segment of training has been postponed, but will resume as time allows. NV Pools will follow the guidelines of the Centers for Disease Control and the local and state health departments when pools open and throughout the swim season. This is uncharted territory for all, so please remain calm and follow recommended best-practices to remain safe.

No Dumping in Kingston Chase

Kingston Chase residents take pride in the neighborhood and hate to see dump-related items left at the curbside. Whether something is discarded in the neighborhood by a non-resident, or large items are simply not being picked up by a trash disposal service, or seemingly desirable items are placed at the curb for free, it is not an attractive sight to see while walking and driving around Kingston Chase. In one instance, four boxes were discarded near a small wooded area unrelated to a residence and the vehicle then made a U-turn and drove away!

This may be occurring more frequently in response to trash services limiting certain pickups during the coronavirus lockdown. Regardless, Kingston Chase is not a dumping ground and there are fines for dumping unwanted items off on the side of the road. Please be mindful of the appearance of trash in the neighborhood, except on “trash day” and please instead take reusable items to the Goodwill on Centreville Road in Herndon or Enterprise Street in Sterling. Thank you!

Please Respect Your Neighbors

Our neighborhood is an exceptional one. Kingston Chase properties are on the market for mere days. Everyone loves the close-knit community feel; the clubs and activities, amenities of the pool and tennis court, sidewalks and nearby walking trails; and leisure of living here. To that regard, most neighbors are gracious and accommodating of each other.

However, the Board of Directors still receives a steady flow of homeowner complaints seeking resolution to seemingly easy-to-fix problems. At the top of the list is the dog waste problem, where dog poop is left for the unsuspecting resident to pick up and tend to. Excessive dog barking that is easily heard inside surrounding homes or the dog that “terrorizes” families strolling by are also mentioned. Other pet peeves on the list include vehicles parked all over the place, but specifically and unnecessarily in front of neighbors’ homes, noise levels, visible backyard debris, and the like.

Thank you for respecting your Kingston Chase neighbors!



Trash and Recycling amid COVID-19: Most private trash carriers are still collecting yard waste, however, some have admitted it is going directly into the landfill and combined with all waste being picked up. Fairfax County residents are strongly discouraged from taking their yard waste to the I-66 Transfer Station or I-95 Landfill at this time. Also, glass recycling has been temporarily suspended.

Some best practices for getting rid of trash:

- Reduce the waste households generate so the system is not overwhelmed (postpone spring cleaning).
- Wipe and disinfect trash receptacle cart handles and lids.
- Stop setting out yard waste at the curb. Implement mulching or backyard composting.
- Seal sharp medical objects in a rigid plastic container with sturdy tape and label it “sharp.”
- Bag all trash to limit workers’ exposure to harmful materials.

The next ARC meeting will be **Tuesday, May 5th**. 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 May 5 for applications to be dropped off.

Neighbors Helping Neighbors

If you're thinking about selling your

Kingston Chase home,

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Town of Herndon Announcements

The Herndon Festival is cancelled for this year, as are many Herndon Parks & Recreation events, including Caboose-to-Caboose and Big Truck Days. The Herndon Farmer's Market is suspended, with a new opening day to be announced.

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Kingston Chase Homeowners Association
 Architectural Review Committee
 P.O. Box 332
 Herndon, VA 20172
 Application Form

Name:	Date:
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Address:	Lot No.:
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Phone:	Cell:	E-mail:
--------	-------	---------

Subject of Request:

Details of Request:

Estimated Start Date:	Completion Date:
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If project has not started within in twelve (12) months after date of ARC approval, this application becomes void and a new application must be submitted for ARC approval.

Permission is hereby granted for members of the Architectural Review Committee (ARC) or KCHOA Board Members to enter onto my property to make reasonable inspection of proposed construction locations and inspect again after project has been completed.

Owner's Signature: _____

Note – If the request involves changes to outside property, i.e., fences, storage sheds, patios, decks, etc., a copy of the surveyed house plat must be included showing location of request drawn to scale. If there is no plat, the request will be returned. See ARC Guidelines for details.

Excerpt from the Architectural Review Committee ("ARC") Guidelines

1.5 What Must Homeowners Have Approved?

All exterior alterations to a homeowner's property must have approval of the ARC before work begins. Any work contracted for should have a contingency subject to the ARC approval. Upon approval, no change can be made without the consent of the ARC. Approvals are valid for 365 days, after which re-approval is required from the ARC.

1.6 How to Make an Application

An ARC application form is available on the community web page at <https://www.kchoa.org/architectural-review-committee>.

In addition, when an application is being prepared, homeowners must use copies of the homeowner's property plot plan for use in illustrating structures such as fences, patios, decks, etc. This helps the ARC to visualize the proposed request in the proper perspective of the existing property. When the application is for exterior color change of siding, roof, shutters, trim, doors, etc., samples of color chips should be included along with a description of the existing color. Color photographs are required. For consideration of a homeowner's request, application and supportive information should be sent to:

KCHOA
Architectural Review Committee
P.O. Box 332
Herndon, VA 20170

Homeowners may also send applications via email to kchoa.arc@gmail.com. Emailed applications are subject to the same requirements as mailed applications: complete description of project, property plot, color samples, and a description and/or photo of the existing color or materials (when applicable) must be attached. Links to exact colors on manufacturer websites may be included in lieu of scanned samples.

It is also acceptable to present an application in person at the monthly ARC meeting. This is strongly advisable when a large project is involved. These meetings are advertised in the KC Crier. A homeowner may verify the day, time and location with any member of the ARC, Board of Directors, or through the monthly newsletter (the Kingston Chase Crier). An application may be granted, denied or sent back for more information. An application that is not considered due to lack of information shall be deemed to be denied. No application will be considered or reconsidered between monthly meetings except in emergency situations.

1.7 The Application

Copies of final plans should be submitted to the ARC. All submitted applications and supportive information will be retained on file in the ARC records. These documents will be maintained by the ARC and will not be returned. Upon approval of an application, homeowners will receive an approval letter and a copy of the first page of the submitted application for reference. Applications need to include the following items:

- 1.7.1 Plot plan showing dimensions, relation to the house where it will be constructed, and relation to adjacent residences, property lines and proposed landscaping and/or screen planting.
- 1.7.2 Description of type of materials to be used.
- 1.7.3 Color samples of exterior paint, siding, roofing, trim, doors and other building materials as applicable. These are required for exterior color changes.
- 1.7.4. Color photographs are required. Samples of professional brochures and sketches to further illustrate design and style are strongly encouraged.
- 1.7.5 If applicable, sketch or photograph showing in elevation the relationship to the applicant's house and adjacent residences.
- 1.7.6 All information and details pertaining to railings, posts, stairs, steps, benches, current house and trim color and other such items as applicable.
- 1.7.7 Any other descriptive information which would assist the ARC in the approval of the submitted application.
- 1.7.8 Estimated starting and completion date.

1.8 ARC Review Criteria of an Application

All applications submitted will be evaluated for conformance with the ARC guidelines and Protective Covenants, along with their individual merit and relevancy towards maintaining continuity and value status of the community as intended by the Protective Covenants.

For more information on the application process and requirements for specific items please review the entire ARC Guidelines.

Welcome to the Neighborhood!



Felicia King
12849 Fantasia Drive

Kevin Pennington
12716 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. 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
'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 June issue of the Kingston Chase Crier is May 15.

Crier Advertisement Rates:

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May 2020

<i>Sunday</i>	<i>Monday</i>	<i>Tuesday</i>	<i>Wednesday</i>	<i>Thursday</i>	<i>Friday</i>	<i>Saturday</i>
KCHOA annual assessment of \$361 was due April 1	The Kingston Chase clubhouse and social event calendar can be viewed online at the following link: https://teamup.com/ks33de6e4f1115101c		The Kingston Chase pool opening and most social activities are suspended at this time. Visit the website for updates: https://www.kchoa.org		1	2
3	4	5 Cinco de Mayo ARC Meeting 7:30 p.m.	6	7	8	9
10 Mother's Day	11 Board Meeting 7:30 p.m.	12	13	14	15 Deadline - June Crier	16 Armed Forces Day
17	18	19	20	21	22	23
24 31	25 Memorial Day	26	27	28	29	30

Playgroup activities are cancelled for this month.