



Kingston Chase Crier

Vol. 20: Issue No: 11

www.KCHOA.org

November 2020

Annual Meeting of the Homeowners

The Annual Meeting of the Homeowners is scheduled for Monday, December 14, at 7:30 p.m. Due to restrictions still in place to protect the population from spreading Covid-19, a virtual "Meeting of the Homeowners" will be conducted. In particular, the annual election of KCHOA Board of Directors will take place. The election term covers January 2021 through December 2023. All Ballots will need to be received prior to December 14 meeting. Please mail your ballot to KCHOA, P.O. Box 332, Herndon, VA 20172. Also, there will be a waterproof drop box on Board President Andrew Cassell's front porch at 1630 Sadlers Wells Drive (between Society Drive and Nureyev Lane). Ballots can be dropped off there on Monday, December 14, until 7:30 p.m. Please e-mail info@kchoa.org with any questions or concerns regarding the Board election or other HOA issues. The meeting will also include a discussion and voting on the proposed 2021 HOA Budget, which will be included in the December *Crier* to be mailed at the end of this month.

Along with the ballot for candidates for the KCHOA Board of Directors included on page 5, there is a ballot to be completed for the Amended Declaration document. The Declaration ballot was included in the Annual Assessment letter you received in February. Many homeowners who paid the assessment by check included the ballot along with the payment. However, over one hundred of you elected to pay your dues electronically and did not return a Declaration ballot.

Currently, 225 of our 537 members have returned a ballot supporting adoption of the amended Declaration. Approval is required from 403 members. This proposed amendment was unanimously recommended by the Board after several years of research and liaison with our legal team and state legislators. It is the sincere belief of each member of the Board that adoption of the amendment is in the best interest of our Association and will allow the Board to operate more efficiently and effectively. We urge you to sign and return this ballot supporting adoption of the Amended Declaration as well as your vote for the Board of Director positions open for election this year. Thank you for your support and involvement in Kingston Chase.

Clearview Elementary Joy of Giving

The Clearview Elementary School Joy of Giving Program is looking for your support in helping its Clearview families in need this holiday season. The school Parent Teacher Association (PTA) will be collecting coats, hats, and gloves in size 6 through adult medium. You may also purchase items from the PTA Amazon wish list and your donation will be delivered directly to Clearview. Visit https://smile.amazon.com/hz/charitylist/1s/19SAH7QQSJFMS/ref=smi_ext_lnk_lcl_cl for details.

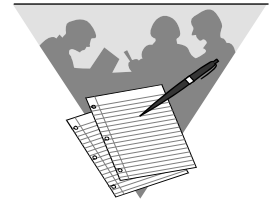
The PTA is also collecting gift cards from Kohl's, Target, Walmart, or Amazon in denominations of \$25. Gift cards can be ordered online and e-mailed to clearviewelementarypta@gmail.com. Otherwise, any donations may be dropped off at 12718 Fantasia Drive by Friday, November 20. Thank you for your support!



Fall has finally arrived in Kingston Chase and with that comes leaves, leaves, and more leaves. As a reminder, KCHOA does not offer a leaf collection service. Residents must collect and bag leaves and set them out for pickup by their private trash service company on lawn waste day. Leaves may not be blown into the street nor may they be burned.

The next ARC meeting will be **Tuesday, November 3**. In accordance with CDC guidelines it will be held virtually. Please e-mail applications ahead of time to kchoa.arc@gmail.com or mail them to KCHOA ARC, P.O. Box 332, Herndon, VA 20172.

**Kingston Chase Home Owners Association
Board Meeting
Minutes of October 12, 2020**



Call to Order

- Board President Andy Cassell called the meeting to order at 7:34 p.m.
- Board members present via Zoom conference: Chris Buley, Rosemary Buley, Kerry Buss, Steve Kapushoc, Mike Klinker, Jack McDonald, and Deke Smith.
- Others present: Marsha Cassell, Administrative Assistant; Betsy Kiker, Conservation Corps; and Shannon McClain, Swim Team.

Secretary's Report – September Minutes were approved as published in October *Crier*.

Treasurer's Report – There is \$127,078 in checking and \$243,352 in CDs.

Member Business – None.

Committee Reports

ARC – No report.

Buildings and Maintenance – No report.

Landscape – Remove four trees by the pool; two are dying and others are starting to die back. Will take down, grind stumps, and put in crepe myrtle trees.

Conservation Corps – An Eagle Scout will create his project around improving the Butterfly Garden. He will go through Scout approval process and will be in the fall. The project is funded by the Scout.

Neighborhood Watch – No report.

Newsletter – Board positions will be advertised in the next two issues of the *Crier*.

Playgroup – No report.

Pool – General maintenance and repairs from reserve list. Replacement of the sign at the entrance to the pool is slated for 2021 and will be discussed in a future meeting. Funbrella covers may need to be replaced.

Social – No report.

Swim Team – No report.

Tennis – Estimate for resurfacing and line painting will be submitted by October 31.

Welcome – Welcome Committee will be putting together welcome bags to be left at the homes of new homeowners, since in person welcomes cannot be done at this time.

Old Business

- Declaration Revision ballots continue to be sent in. There is no way to vote electronically (but, if passed, the Revision includes the allowance to do so in the future).
- Pavilion report findings – Individual footings for the structural supports will limit excavation and disturbance. However, there is likely to be Fairfax County concern over the project because it sets a precedence to more approvals for the Resource Protection Area.

New Business

- 2021 Budget Meeting will occur virtually one hour before the November meeting.
- Board Election – Notices will go out in the November and December *Crier*. Jen Baez, Chris Buley, Mike Klinker, and Jack McDonald are up for re-election. Pat Koller is moving and has resigned. The Board unanimously voted to appoint Joe Seeger to fill the remainder of Pat's term.

There was no Executive Session.

Meeting adjourned at 8:15 p.m.

Submitted by Kerry Buss, Secretary

The Board of Directors meet the second Monday of every month at 7:30 p.m. 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.

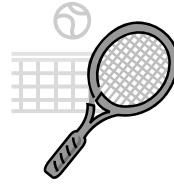


Kingston Chase Meetings

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

Board of Directors
Monday, November 9, 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 October 6 to review the following applications:

<u>Lot</u>	<u>Approved</u>
120	Remove fences.
153	Replace exterior lights in front.
192	Replace front railings.
193	New patio over existing.
203	Exterior painting.
420	Change front steps.
449E	Install solar roof.

The next ARC meeting will be **Tuesday, November 3**. 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, by e-mail to kchoa.arc@gmail.com, or by mail to KCHOA ARC, P.O. 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. Also, please contact Pete if you would like to be included on the e-mail notification list that alerts residents to reported events as they occur. There are no incidents to report for this month.

Holiday House Decorating

As we enter the long-anticipated holiday season, especially in the year 2020, Kingston Chase would like to encourage its residents to “deck the halls” for the holidays and take pleasure in decorating, not only the interior of their beautiful homes, but also the exterior of their homes with lights and holiday adornment. Brighten the season with a special display of striking colors and lights. Visitors passing through the neighborhood — plus the many resident walkers, runners, bikers, and drivers — always enjoy the holiday atmosphere here in Kingston Chase. Also, the enticing smells of wood burning in the fireplace or steaks still cooked on the grill outside, helps instill the robust feeling of excitement that is in the air at this time of year. It is a wonderful time to reflect on our many blessings! Let’s make Kingston Chase especially stand out this year.

Kingston Chase HOA Election for Board of Directors

Kingston Chase will hold its annual meeting of the homeowners and annual election for the Board of Directors on Monday, December 14, at 7:30 p.m. There are four openings on the Board of Directors. Please mail your ballot to KCHOA, P.O. Box 332, Herndon, VA 20172. Note also that there will be a waterproof drop box on Board President Andrew Cassell's front porch at 1630 Sadlers Wells Drive (between Society Drive and Nureyev Lane). Ballots can be dropped off their on December 14 until 7:30 p.m. Brief bios of prospective candidates on the ballot are included below:

Jen Baez moved into Kingston Chase in 2000 with her husband Ralph Baez. They have four children, one at Herndon Middle, two at Herndon High, and one at UVA. Jen is a Pediatric Nurse Practitioner working at Inova Loudoun Hospital in the Pediatric Emergency Room and the Concussion Clinic. Her kids have been actively involved in the Kingston chase swim team and many of the wonderful activities in the neighborhood. She stays busy with her kids' sports, and extracurricular activities and runs and works out for fun. Her husband runs the swim team website and coaches baseball and basketball. Jen appreciates the safety and quality of the neighborhood and credits that as a reason for her family staying here for years. She helped renovate the clubhouse, and looks forward to projects to make the neighborhood better! Jen would like to continue to promote safety in the neighborhood and encourage people to keep the neighborhood beautiful for years to come.

Chris Buley has lived in Herndon for 24 years, 18 of them in Kingston Chase. He is a strong supporter of the community and often volunteers his time, whether it be assisting the Easter Bunny in distributing eggs to the children, assisting the swim team by entering swim times, or manning the pizza tables at Clearview PTA's Bingo night. Chris has one son at Virginia Tech, another son at Herndon High School and a daughter at Herndon Middle School, all of whom have been active in the Kingston Chase playgroup. His wife Rosemary is a Clearview Elementary school staff member and also a KCHOA Board member. Chris assisted in establishing the KC Little Tykes soccer program, acting as a coach for its first three years. Chris works as a Multi-Solution Architect for Adobe, and holds degrees in philosophy, government and computer science. His primary focus on the Board will be neighborhood security, strong community volunteering, and responsible financial stewardship.

Mike Klinker and his wife Mary have lived in Kingston Chase for over 33 years and raised their four children in this wonderful neighborhood. Mike has been a member of the KCHOA Board of Directors for over 28 years, and has served as vice president along with being a member of a number of clubs and committees. Mike feels we must continue to use our dues money responsibly, ensure that our common property is maintained and improved, and provide support for the volunteers that help all of us enjoy our fine community. Mike believes that KCHOA must be a strong advocate for Kingston Chase homeowners. As a member of the Board, Mike will work to ensure that Kingston Chase continues to be one of the most popular places to live in northwestern Fairfax County. Mike has worked as an air traffic controller for the FAA and currently works in McLean for the MITRE Corporation. Mike looks forward to continuing his position as a member of the KCHOA Board.

Jack McDonald and his wife Wendy have lived in Kingston Chase since 1994. Jack has served on the KCHOA Board since 1997 and served as president or vice president for a number of years. During the past 23 years, Jack has worked hard with his fellow Board members to make sure that Kingston Chase remains the friendly, thriving neighborhood that first attracted him. The Board has worked to keep Kingston Chase facilities such as the pool, tennis court, clubhouse and common areas in excellent condition, while keeping our Association dues among the lowest in the area. Kingston Chase remains a very desirable place to live and its property values remain high. If reelected, Jack looks forward to building on the progress made in making sure that Kingston Chase continues to be a place we all are proud to call "home."

Advertise in the Crier

Whether you are a professional consultant, a private contractor, a stay-at-home mom running a small business, or a teenager looking to earn extra cash, why not consider running an advertisement in your neighborhood newsletter, the *Crier*. An advertisement in the *Crier* is affordable (see rates on page 11) and reaches over 535 homes, all within walking distance. Submit your business card for a scan or e-mail a quarter-, half- or full-page ad today. A basic 20 word ad is just \$5. Also, please refer your contractor, bricklayer, painter, or plumber to our website in case they may wish to place an advertisement. E-mail Ruthie at crier@kchoa.org with any questions or for assistance in creating an ad tailored to meet your needs.



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Dog walkers are respectfully asked to please curb your dog and always "scoop the poop" while out in the neighborhood. Please also throw pet waste away after returning home from your walk and not place it in a neighbor's trash receptacle. Thank you!

KCHOA Board of Directors Election Ballot for 1/2021-12/2024 Term

Last Name: _____

Lot No.: _____

Please vote for no more than four (4) candidates.

- Jen Baez**
- Chris Buley**
- Mike Klinker**
- Jack McDonald**
- _____ (write-in candidate)
- _____ (write-in candidate)

To submit your vote, please mail this form to:

KCHOA
P.O. Box 332
Herndon, VA 20172

or drop it off in the waterproof drop box on Board President Andrew Cassell's front porch at 1630 Sadlers Wells Drive before the monthly Board meeting scheduled for December 14 at 7:30 p.m.

INSTRUMENT FOR OWNER AGREEMENT TO AMENDMENT OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF KINGSTON CHASE HOMEOWNERS ASSOCIATION

The undersigned Owner(s) of the Lot in KINGSTON CHASE HOMEOWNERS ASSOCIATION listed below, hereby execute(s) this instrument to evidence his/her/their agreement to amend the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS of KINGSTON CHASE HOMEOWNERS ASSOCIATION in the manner shown on the attached document.

A copy of that document is posted at the following internet link:
<https://www.kchoa.org/amended-declaration-covenants-2020>

We agree that the Association may record this signature page agreeing to the amendments, along with the signature pages for others who have approved the amendment, in the final recording of the amendments in the land records, when sufficient approvals to adopt the amendments have been received.

I/We agree to the adoption of these Amendments:

_____ Signature of Owner	_____ Date	_____ Signature of Co-Owner (if any)	_____ Date
_____ Owner's Name Printed		_____ Co-Owner's Name Printed (if any)	

Address of Owners Home: _____

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Lost & Found

Please send an e-mail to crier@kchoa.org with any lost and found items.

Please remember that dog barking reverberates to surrounding homes in the neighborhood. If your dog is barking excessively, please investigate to see if there is a problem your pet is having.



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

Kingston Chase Architectural Review Committee (ARC)
Frequently Asked Questions

Where can I get a copy of my house location plat?

If you do not have a copy of your house location plat, review your residential loan closing documents to see if one is included there. You may also obtain a copy by calling the Fairfax County Zoning Permit Review Branch at 703-222-1082 (TTY 711*) or by visiting their office on the 2nd floor of the Herrity Building. *Please note:* not all plats are available. If the county does not have a copy of your house location plat, contact the lending institution from which the mortgage was obtained.

Do I need to submit an application for...?

Any change to the exterior of the house warrants an application. The only exception is landscaping. Planting or removing trees, shrubbery, or flowers is at the owner's discretion. Lawn ornaments over two feet tall and new exterior lights, however, need to go through the application process.

Can I widen/change my driveway?

Extending or widening a driveway is considered on a case by case basis, as widening a driveway can negatively affect drainage on both the homeowner's and neighbor's properties, among other issues. The entrance of the driveway, or "apron" cannot be altered. Like our sidewalks, it is county property and regulated under VDOT guidelines. This includes the strip of grass between the curb and sidewalk. Driveways in Kingston Chase may only be constructed from the hard surfaces of concrete or asphalt. Bricks, pavers, and gravel will not be approved as driveway (or extension) surfaces.

(continued on page 9)

(continued from page 8)

Kingston Chase Architectural Review Committee (ARC)

Frequently Asked Questions

Does Kingston Chase provide any leaf removal service?

Kingston Chase does not offer leaf removal services, so homeowners are reminded that leaf piles may not be left loose in the street or sidewalk. Leaves must be bagged and picked up according to each homeowners' trash removal service contract. Lawn clippings must also be bagged or mulched back into the lawn and not blown into the sidewalk or street.

How does Kingston Chase handle significant snowfall?

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). After plows go through, please take care not to shovel snow back into the street when clearing off street-parked cars.

The Kingston Chase parking lots at the pool and tennis courts are cleared within 3 to 5 days of snowfall by neighborhood residents. Pipe stems and sidewalks, however, 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. 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.

Who is responsible for sidewalk maintenance?

The structure of our sidewalks is county property, and cracked or broken concrete should be reported to the county by calling 703-877-2800. However, maintenance of all edges and seams are the homeowner's responsibility. If plant growth is appearing in sidewalk seams or cracks in front of your property, please remove it promptly to continue to keep the neighborhood safe and clean. These unexpected grassy humps trip walkers, joggers, and tricycle riders as well as cause structural problems when the roots spread under the concrete.

The strip of grass between the sidewalk and street (where mailboxes enter the ground) is also each homeowner's responsibility to keep mowed and edged. Any landscaping around the mailbox should be kept neat and should not protrude into the sidewalk, over the curb, or obstruct the front of the mailbox in any way.

Where should I report a street light outage?

Street lights are maintained by Dominion Virginia Power (or VDOT if at a major intersection). Contact Dominion at 1-866-DOM-HELP to report an outage. Dominion will send a crew to diagnose the problem, mark the light with a color-coded band, and then dispatch a different crew to fix it at a later date.

What can I do about barking dogs/pet waste left on my property?

Barking dogs become a problem when they bark or howl for more than an hour at a time or frequently between the hours of 10:00 p.m. and 6:00 a.m. Fairfax County police suggest that the first course of action is to call its non-emergency number at 703-691-2131. An officer will be dispatched to be sure the dog is not being neglected or mistreated. Barking dogs can also be reported to Fairfax County online via the Community Complain Form at <http://www.fairfaxcounty.gov/fido/>. A name and contact number must be left for the county official, but the complaint will be kept anonymous.

Leaving behind pet waste — even in neighborhood common areas — violates Fairfax County's Pooper Scooper Law and the dog owner is subject to up to \$250 in fines. Report offenders to the non-emergency police number at 703-691-2131 or fill out a community complaint form at <http://www.fairfaxcounty.gov/fido/>.

I love the ARC! How can I volunteer my time to keep it awesome?

I hate the ARC! How can I volunteer my time to make it better?

The ARC can always use new volunteers, either to meet regularly to review applications or donate an hour or two once a year during walk-throughs. For more information, come to an ARC meeting at the clubhouse on the first Tuesday of the month at 7:30 p.m. or e-mail kchoa.arc@gmail.com.

For more information about the Kingston Chase Architectural Review Committee, including the ARC Guidelines and ARC Application Form, please visit its webpage at <https://www.kchoa.org/architectural-review-committee>.

Welcome to the Neighborhood!



Gregory Giusti and Natalie Harold
12707 Flagship Court

Mark and Stacey Johnson
1619 Nathan Lane

Jared and Alexandra Hatch
12713 Builders Road

Shari Curtiss
12626 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 and someone will see that you get one. Please fill out and return the database sheet in order to receive KCHOA correspondence.



Seller's Packet

When selling your Kingston Chase home, you or your real estate agent must purchase a Seller's Packet for closing. For more information or to obtain a copy, send an e-mail to info@kchoa.org. The packet is \$125 and must be submitted at closing.

Advertising Disclaimer

KCHOA does not endorse any of the advertisements or services offered in the *Crier*. Residents are encouraged to check references or take other precautions to ensure that expectations are met.



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

Kingston Chase Home Owners Association

Board of Directors*

'21	President	Andrew Cassell	703-468-1782	me@andrewcassell.com
'20	Vice President	Jack McDonald	703-834-0717	jhmcaldonald1@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		Joe Seeger	703-318-3287	joe.seeger.kc@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 December issue of the Kingston Chase Crier is November 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

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Kingston Chase HOA
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Return Service Requested

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November 2020

<i>Sunday</i>	<i>Monday</i>	<i>Tuesday</i>	<i>Wednesday</i>	<i>Thursday</i>	<i>Friday</i>	<i>Saturday</i>
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 - Dec. <i>Crier</i>	16	17	18	19	20	21
22	23	24	25	26 Thanksgiving	27	28
29	30					

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