

## *Kingston Chase Tennis Court Now Also Lined for Pickleball*

If you have been to the pool recently or driven on Hiddenbrook Drive near the Tennis Court, you will have noticed that not only has the court been resurfaced and repainted, but added to the repainting are Pickleball lines. If you are not familiar with Pickleball, a game that combines elements of tennis, badminton and ping-pong, visit <https://usapickleball.org/what-is-pickleball/> for specific information.

As always, please remember to remove any trash and belongings when you leave the court. Also, no dogs are allowed inside the court fencing and no wheels of any kind are allowed on the court surface.



## *August Movie Nights*

Kingston Chase will hold two Movie Nights in August. On Saturday, August 7, Movie Night at the Pool will feature Disney's Luca, "a coming-of-age story" about a young boy and his newfound best friend who enjoy an unforgettable summer filled with gelato, pasta and endless scooter rides in a beautiful town on the Italian Riviera. Bring your own snacks. The movie starts at 8:30 p.m.



Then, on August 21, Kingston Chase will hold its last Movie Night of the season in the common area behind 1631 Sadlers Wells Drive. No dogs allowed.

Movie Nights are not a "drop off" event. Please attend with your child(ren) if under 12 years of age. Movie Nights are a fun family event that creates special memories for everyone!

## *Architectural Review Committee Seeks Part-Time Administrative Assistant*

The Architectural Review Committee (ARC) is looking to fill the part-time paid Administrative Assistant position. If you have questions about the time commitment, job duties, or would like to submit your application for this position, please send an e-mail to [info@kchoa.org](mailto:info@kchoa.org). The ARC also needs volunteers to assist in helping the neighborhood to look its best. If you would like to volunteer for the ARC, please also send an e-mail to [info@kchoa.org](mailto:info@kchoa.org).

## *Neighborhood Watch Reports Vandalism to the Tot Lot*

On Friday, July 16, at 9:39 p.m., two individuals (pictured below) were observed just after spray-painting symbols/graffiti on the slides on the playground and also on the pavement near the bike rack adjacent to the clubhouse. There are time-stamped images immediately before, showing no damage to the affected areas.

Please report any information you may have about this vandalism, especially any recognition of the clothing and shoes worn. Please contact Pete Banks via e-mail at [kchoa.watch@gmail.com](mailto:kchoa.watch@gmail.com) or call 703-209-3004. Help in locating these perpetrators is greatly appreciated.



Individuals observed immediately after vandalism (painting) was spotted on the yellow slide at the Tot Lot.

**Kingston Chase Home Owners Association  
Board Meeting  
Minutes of July 12, 2021**

**Call to Order**

- Board Vice President Jack McDonald called the meeting to order at 7:32 p.m.
- Board members present: Jen Baez, Andrew Cassell, Steve Kapushoc, Joe Seeger, and Deke Smith.
- Others present: Marsha Cassell, Administrative Assistant; Shannon McClain and Natalia Speer, Swim Team; and Heather Kapushoc, Social Committee.

**Secretary's Report** – June minutes approved as published in the July *Crier*.

**Treasurer's Report** – There is \$192,024 in checking and \$261,357 in CDs.

**Member Business** – ARC has received complaints about a neighbor operating an auto mechanic business from home.

**Committee Reports**

ARC – HOA is currently looking for someone to take over the ARC administrative roles. Interested parties should send a resume to [info@kchoa.org](mailto:info@kchoa.org). July Meeting unable to be held via Zoom due to scheduling of members. Meeting held via e-mail resulted in approval of 8 applications.

Buildings and Maintenance – Grip tape on new clubhouse ramp will be replaced. The Little Library has wasps that will be taken care of by Pest Control.

Landscape – Tree by pool sprayed for caterpillars.

Conservation Corps – No report.

Neighborhood Watch – No report.

Newsletter – No report.

Pool – Time was initially published wrong. The pool closes at 8:00 p.m. on Sundays. Prank calls to the pool are causing issues.

Lap Lane reservations going down to 2 lanes except from 11:00 a.m. - 1:00 p.m. (peak reservation time) to be consistent with the number of lap lanes always reserved in years past.

Social – Fourth of July parade was fun. Adult Pool Party to be held on July 17 starting at 7:00 p.m. Teen Pool Party scheduled for July 30. Movie Nights are back. August dates are 8/7 (at the pool) and 8/21. Fall Yard Sale date TBD. Pickleball clinics to be scheduled (stay tuned).

Swim Team – There was a question about what is reimbursable. The Board answer: Per HOA Declarations, funds can be used for promoting the recreation of the residents. Non-profit status is almost complete.

Tennis – Resurfacing tentatively scheduled to start the week of July 13. Two pickleball courts will be lined in addition to tennis court lines. \$600 in additional funds were approved to pay for pickleball nets, storage, and new signage.

Welcome – There were six homes welcomed.

**Old Business**

- 301 of 537 (56%) of Kingston Chase lots have voted in favor of the Declaration Revision. 403 votes (75%) are needed for it to pass.
- Clubhouse voted to be reopened by August 15 to allow for proper signage and waivers to be completed per lawyers.

**New Business**

- KCHOA is currently looking for someone to take over the administrative roles. Interested parties should send a resume to [info@kchoa.org](mailto:info@kchoa.org).

Meeting adjourned at 8:40 p.m. with no Executive Session.

Submitted by Marsha Cassell, Administrative Assistant

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The Board of Directors meet the second Monday of every month at 7:30 p.m. All homeowners and residents are invited to participate. Please e-mail items for the agenda to [info@kchoa.org](mailto:info@kchoa.org) a week prior to the scheduled meeting. The Board is currently conducting meetings online due to the pandemic. Zoom information is e-mailed to those who are signed up to receive announcements from the HOA. To join that mailing list, please send an e-mail to [info@kchoa.org](mailto:info@kchoa.org).

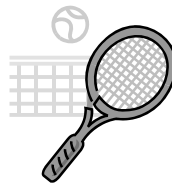


### Kingston Chase Meetings

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

Board of Directors  
Monday, August 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 (ARC) met on July 6 to review the following applications:

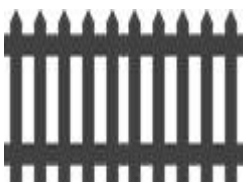
<u>Lot</u>	<u>Approved</u>
045	Install solar panels.
057	Plant privacy trees.
133	Add air conditioning to existing approved shed application.
225	Paint existing fence, shutters and front door.
307	Fence and new shed.
496	Repair damage to trim and gutters.

<u>Lot</u>	<u>Held for Study</u>
151	Driveway extension.
307	Retaining wall.



Please “scoop the  
poop” while out  
walking in the  
neighborhood.

Thank you!



The next ARC meeting will be **Tuesday, August 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](http://www.kchoa.org/architectural-review-committee). Applications can be submitted 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 will be 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).

### 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](mailto:kchoa.watch@gmail.com) or call 703-209-3004 to report any incidents. Please remember to be vigilant regarding locking doors, windows, garage doors, and outdoor vehicles as a precaution against unlawful entry.

The following incident was reported during July:

- At 9:39 p.m. on Friday, July 16, two individuals were observed just after spray-painting symbols/graffiti on the slides and the pavement near the bike rack by the pool. There are time-stamped images immediately before, indicating there was no previous damage. Please see the brief article and photo on the front page of this newsletter.

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).



The Architectural Review Committee (ARC) needs your help! The ARC is looking for both volunteer members to join to keep the neighborhood looking its best and is also looking to fill the paid Administrative Assistant position. If you have questions or would like to submit your application for this position, please send an e-mail to [info@kchoa.org](mailto:info@kchoa.org).

The next ARC meeting will be **Tuesday, August 3**. This meeting will likely still be held via Zoom or e-mail. The ARC hopes to have its first in-person meeting in September. ARC Guidelines, the application form, and what information must be included can be found at [www.kchoa.org/architectural-review-committee](http://www.kchoa.org/architectural-review-committee).

Applications can be submitted by e-mail to [kchoa.arc@gmail.com](mailto: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](mailto:kchoa.arc@gmail.com).

***Pool Hours***

**Regular Schedule**

**June 12 – August 22**

Sunday – Thursday 11:00 a.m. – 8:00 p.m.  
Friday – Saturday 11:00 a.m. – 9:00 p.m.

**School Schedule**

**August 23 – September 12**

Monday – Friday 4:00 p.m. – 8:00 p.m.  
Saturday, Sunday, and Labor Day 11:00 a.m. – 8:00 p.m.

**September 3 (Friday)** 4:00 p.m. – 9:00 p.m.

***Advertising Disclaimer***

The Kingston Chase Home Owners Association does not endorse any of the advertisements or services included in the *Crier*. Residents are encouraged to check references and take precautions to ensure that expectations are met.



Please keep Kingston Chase clean by doing your part to pick up and dispose of trash properly.



**Coming Soon!**  
**Kingston Chase**  
**Fall Yard Sale**  
**Start planning now.**



**Little Petals**  
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## Welcome to the Neighborhood!



Jonathan & Danielle Ireland  
12611 Builders Road

Anthony Doran, Kellyann Brandt  
& Peter Moshe  
1601 Attorney Court

John & Jennifer Schroeder Fawcett  
12722 Fantasia Drive

Maripat Hinders  
12707 Flagship Court

Claudia Luna &  
Marissol & Lourdes Garcia  
1627 Nathan Lane

Jeremy Freer & Christine Digiovacchino  
1634 Hiddenbrook 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.

KC Neighbor  
Herndon, VA 20170



E-mail the *Crier* at  
[crier@kchoa.org](mailto:crier@kchoa.org)

### 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 costs \$145 and is required at closing.

**Note: A rate increase went into effect on July 1.**



**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*.

## 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>
'23	Vice President	Jack McDonald	703-834-0717	<a href="mailto:jhmcald1@verizon.net">jhmcald1@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>
'21		Joe Seeger	703-318-3287	<a href="mailto:joe.seeger.kc@gmail.com">joe.seeger.kc@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>
'23		Jen Baez	703-709-1326	<a href="mailto:jenbaez@verizon.net">jenbaez@verizon.net</a>
'23		Chris Buley	703-796-0841	<a href="mailto:cbuley@yahoo.com">cbuley@yahoo.com</a>
'23		Mike Klinker	703-435-2337	<a href="mailto:mmklinker@yahoo.com">mmklinker@yahoo.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	Scott Mabry		<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.

### The deadline for the September issue of the Kingston Chase Crier is August 15.

#### Crier Advertisement Rates:

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\$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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# August 2021

<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 Movie Night at the Pool - 8:00 p.m.
8	9 Board Meeting 7:30 p.m.	10	11	12	13	14
15 Deadline - Sept. <i>Crier</i>	16	17	18	19	20	21 Movie Night 8:00 p.m.
22	23	24	25	26	27	28
29	30	31			ARC application sub- missions are requested by the Friday prior to the monthly meeting.	

The Kingston Chase calendar can be viewed online at the following link: <https://teamup.com/ks33de6e4f1115101c>