



Kingston Chase Crier

Vol. 21: Issue No: 2

www.KCHOA.org

February 2021

2021 Annual Assessment

The annual assessment invoice for 2021 will be mailed in early February. The assessment is \$365 and is due April 1. Kingston Chase will mail its annual assessment invoice in early February. For those wishing to pay the assessment online via credit card, visit the KCHOA website at: <https://www.kchoa.org/purchases-available/>

For those choosing to pay by credit card, there will be an \$11.21 processing fee. Therefore, the final charge on your credit card will be \$376.21 (\$365.00 + \$11.21).

All others should pay by check and mail the assessment payment to KCHOA, P.O. Box 332, Herndon, VA 20172. E-mail any questions to info@kchoa.org.

Kingston Chase Book Club

The Kingston Chase Book Club is currently meeting virtually, giving residents a convenient opportunity to “check in” to the club without leaving home. In-depth analysis and thoughtful discussion will ensue regarding the following selections. Contact Betsy Kiker at ekiker@verizon.net for details on how to tune in online.

February - Lincoln’s Gift by Gordon Leidner - biography of Lincoln that focuses on his sense of humor and gift for storytelling. This book will be an always-available ebook title at Fairfax County Public Library for the month of February. The Book Club will meet virtually at 7:30 p.m. on Thursday, February 25.

March - Black Narcissus by Rumer Godden - historical novel that follows a clash of cultures when an order of nuns establish a convent in a mountainous region of India. The Book Club will meet virtually at 7:30 p.m. on Thursday, March 25.

April/May - The Invisible Life of Addie LaRue by V.E. Schwab - genre-blending tale of a Faustian bargain made by a young woman in 18th century France. Imagine her surprise when she is recognized 300 years later, half a world away.

FROM THE DESK OF

~ ~ ~ Neighborhood Watch *~ ~ ~*

Anyone who would like to be included on the Neighborhood Watch e-mail distribution list that alerts residents throughout the month to Neighborhood Watch reported activity or updates can do so by sending an e-mail to kchoa.watch@gmail.com.

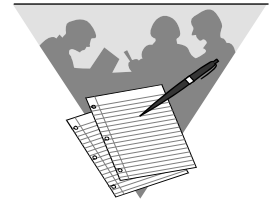


The annual spring Architectural Review Committee (ARC) walk-through is on the calendar and will be here before you know it. Keep this in mind as you plan your spring clean-up chores to the exterior of your home. If your home is cited for an infraction, please remember that ARC violations should be corrected within 30 days of the date on the letter.

Any homeowners who would like to volunteer to help with the walk-through should e-mail kchoa.arc@gmail.com for more information. The ARC would be happy to explain the walk-through process, discuss expectations of your time, and answer any questions. Kingston Chase needs volunteers to support committees like this, and it is a good opportunity to meet other concerned neighbors and get an up-close glimpse of the neighborhood.

The next ARC meeting will be **Tuesday, February 2**. 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. 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.

**Kingston Chase Home Owners Association
Board Meeting
Minutes of January 11, 2021**

**Call to Order**

- Board president Andrew Cassell called the meeting to order at 7:34 p.m.
- Board members present via Zoom conference: Jen Baez, Chris Buley, Rosemary Buley, Kerry Buss, Steve Kapushoc, Jack McDonald, Deke Smith, and Todd Waldrop.
- Others present: Marsha Cassell, Administrative Assistant; Heather Kapushoc, Social Committee; and Shravan Pamani, homeowner.

Secretary's Report – December Minutes were approved as published in the January *Crier*.

Treasurer's Report – There is \$88,085 in checking and \$244,175 in CDs.

Member Business – None

Committee Reports

ARC – The ARC received a request to write a letter allowing a shed that the county found not in compliance. ARC records show the shed is 1.5 feet taller than approved by KCHOA, so the ARC could not support the homeowner in this case.

Buildings and Maintenance – No report.

Landscape – One bill paid for snow removal.

Conservation Corps – No report.

Neighborhood Watch – An increase of thefts from vehicles in the surrounding community was reported.

Newsletter – No report.

Playgroup – No report.

Pool – KCHOA will keep NV Pools under contract for the 2021 swim season.

Social – No report.

Swim Team – The Kingston Chase Swim Team is applying for 401(c)3 status.

Tennis – The Board received a quote for repairs to lines and netting. The price quote for lighting is very high and needs more discussion before continuing.

Welcome – No report.

Old Business

- 232 of 537 (43%) lots have voted in favor of the Declaration Revision. 403 votes (75%) are needed to pass.
- KCHOA 2019 reserve funds were deposited to Northwest Federal Credit Union savings. A new CD will be opened.
- KCHOA 2021 insurance will include diving board coverage and an increase in rate.

New Business

- 2020 Board officers re-elected for 2021.
- Herndon Crossing Invitation approved with wording change.
- Northwest CD matures on 2/12/20 and will be renewed.
- The KCHOA pool is expected to open this season under Covid rules similar to the 2020 season or those in place at the time of opening.

There was no Executive Session.

Meeting adjourned at 8:10 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 participate. Please e-mail items for the agenda to 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.

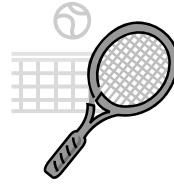


Kingston Chase Meetings

Architectural Review Committee
Tuesday, February 2, 7:30 p.m.

Board of Directors
Monday, February 8, 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 January 5 to review the following applica-
tions:

- | | |
|------------|--------------------------------------|
| <u>Lot</u> | <u>Approved</u> |
| 056 | Install solar panels. |
| 453 | Replace windows and sliding door. |
| <u>Lot</u> | <u>Need More Information</u> |
| 061 | Changes regarding front landscaping. |

The next ARC meeting will be **Tuesday, February 2**. 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 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 e-mail 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. 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.

- Sometime between the late night hours of Tuesday, January 5, and early morning of Wednesday, January 6, persons unknown stole a white 3 foot tall statue of the Blessed Mother from in front of a residence in the 12700 block of Builders Road. It is possible the statute was “relocated” somewhere in or near our neighborhood. Anyone with information or any security videos in relation to this event, please contact Neighborhood Watch so it can coordinate with the owner and Fairfax Police.
- There has been a reported increase in larcenies from vehicles in neighborhoods around Kingston Chase. Neighborhood Watch reminds residents to: (1) always lock your vehicle when parked outside; (2) never leave packages or things of value in or visible within your vehicle; (3) do not create the habit of putting your key fob in the cup holder or convenience tray; (4) work on your target hardening techniques to keep crime out of the neighborhood and reduce becoming a victim; and (5) if you have any incidents of your vehicle being tampered with or items stolen, always call the police.



A sign on Hiddenbrook Drives reminds residents to lock up to prevent crime.

Little Free Library!

A Little Free Library can be found in Kingston Chase on the playground adjacent to the pool. The Little Free Library is a small structure housing books for all ages that neighbors can drop off to share with others in the neighborhood. Additionally, everyone is encouraged to grab a book themselves when they are dropping books off. This allows for a rotation of book selections.

The Little Free Library in Kingston Chase is a great way to share the joy of reading with those in the neighborhood. Making them "free" helps recycle treasured books and makes them readily available to those who may not be able to visit the local county library or who may not have or want to spend money to purchase new books.

Please plan to visit the Little Free Library when you get a chance. It is a great neighborhood resource for everyone. As a side note, please do not allow children to lean or hang on the post or library itself, as this can make the structure unstable over time.



Kingston Chase Crier

Please send information and news to the Kingston Chase newsletter at crier@kchoa.org.

Also, please patronize our advertisers and let them know you saw their ad in the Kingston Chase Crier.

Trash in Kingston Chase!

Please help make Kingston Chase a TRASH FREE ZONE by picking up litter around your home and curb-side. On trash day, please make sure your trash containers are secure.



At such unfortunate times when someone "dumps" trash in the neighborhood, please attempt to remove it promptly. With everyone's help, Kingston Chase will be clean and beautiful.



Neighbors Helping Neighbors

**If you're thinking about selling your
Kingston Chase home in 2021,
Call Barry and BK Allbright**



Barry and BK Allbright

barrya@rcn.com

***We've helped neighbors buy and
sell homes in Kingston Chase since
since 1986***

(Kingston Chase Residents since 1981)

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Call Maryen or Raul at
703-321-5335



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



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

Thinking of Buying or Selling?

Put our Experience and Energy to the Test!

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



Linda Sonnhalter
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Eric Sonnhalter
Realtor
703-598-1743

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



PEARSON SMITH
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43777 Central Station Dr
Suite 390
Ashburn, VA 20147



Welcome to the Neighborhood!



Miller and Nicole Hall
12813 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.



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
'23 Vice President	Jack McDonald	703-834-0717	jhmcald1@verizon.net
'21 Secretary	Kerry Buss		kerrybuss@gmail.com
'22 Treasurer	Todd Waldrop	571-217-3627	toddwaldrop78@gmail.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
'23	Jen Baez	703-709-1326	jenbaez@verizon.net
'23	Chris Buley	703-796-0841	cbuley@yahoo.com
'23	Mike Klinker	703-435-2337	mmklinker@yahoo.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.

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

Crier Advertisement Rates:

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Please contact Ruthie Rosati, newsletter editor, at 703-481-4347 or by e-mail at crier@kchoa.org with news, announcements, photographs, or advertisements. Payment for advertisements can be mailed to: KCHOA, P.O. Box 332, Herndon, VA 20172

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February 2021

<i>Sunday</i>	<i>Monday</i>	<i>Tuesday</i>	<i>Wednesday</i>	<i>Thursday</i>	<i>Friday</i>	<i>Saturday</i>
	1 National Freedom Day	2 ARC Meeting 7:30 p.m.	3	4	5	6
7	8 Board Meeting 7:30 p.m.	9	10	11	12	13
14 Valentine's Day	15 President's Day Washington / Lincoln Deadline - Mar. <i>Crier</i>	16	17	18	19	20
21	22	23	24	25 Book Club 7:30 p.m.	26	27
28						

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