



Kingston Chase Crier

Vol. 21: Issue No: 1

www.KCHOA.org

January 2021

Kingston Chase Book Club

The Kingston Chase Book Club will meet virtually in January, February, and March, giving residents a convenient opportunity to “check in” to the club without leaving your 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.

January - *The Only Woman in the Room* by Marie Benedict - historical fiction that centers on Hedy Lamar, the actress and scientist. This book will be an always-available ebook title at Fairfax County Public Library for the month of January. The Book Club will meet virtually at 7:30 p.m. on Thursday, January 28.

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.

HOA Annual Meeting

The Kingston Chase Annual Meeting of the Homeowners, held every December in conjunction with the monthly Board Meeting, was held virtually on December 14. The meeting included registering votes for the Board of Director elections, seeing all four incumbents re-elected. Kingston Chase thanks Jen Baez, Chris Buley, Mike Klinker, and Jack McDonald for their continued service to our community. The Board of Directors also approved the proposed 2021 Budget as it was published in the December *Crier*. It was noted that pool insurance coverage for the diving board may result in a 20% increase in rate, but the Board is still researching available carriers. Lastly, the Declaration Revision is a platform the Board of Directors is continuing to pursue. Anyone needing additional information should e-mail info@kchoa.org.

Kingston Chase Butterfly Garden Gets a New Pathway

On December 6, 2020, Kingston Chase resident John Frey completed his Eagle Scout Project to benefit the neighborhood. John, a Herndon High School Senior, joined The Boy Scouts of America, Troop 913, when he was a student at Saint Joseph School in Herndon. John met with Mr. Klinker, Landscape Committee Chairperson, to talk about ideas for his project. They decided that the Butterfly Garden near the pool needed the most work. With a dedicated team of scouts and parents working in shifts, a beautiful brick pathway was installed in only 7 hours.

John would like to thank the following individuals for helping him complete his Eagle Scout Project: Scoutmaster, Mr. Jeffrey Ball; Troop Committee Chair, Mr. Mark Murphy; and Troop Leaders, Mr. Mick McDowell and Mr. Hoang Le. Also instrumental in assisting with the project are fellow scouts Luke and Aleks Mich, Cormac and Finnian Murphy, Patrick and Paul Manetto, Keegan Ball, Jacob Schoenefeldt, Denis O’Hara, Mason McDowell, Chris Griffith, Khang Le, Patrick Connor, Scott and Ryan Blackerby, and friends Ben Krauss and Eugenio Rossel. A special thank you to John’s uncle, Bernard DeLury, Jr., and his parents, Gary and Laura, for financing his Eagle Scout Project.



Pathway before



Pathway after



Pathway after

**Kingston Chase Home Owners Association
Board Meeting
Minutes of December 14, 2020**

**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, Mike Klinker, Jack McDonald, Joe Seeger and Deke Smith.
- Others present: Marsha Cassell, Administrative Assistant; Heather Kapushoc, Social Committee; and Debbie Greenberg and Natalia Speer, homeowners.

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

Treasurer's Report – There is \$107,195 in checking and \$243,941 in CDs.

Member Business – None

Committee Reports

ARC – All ARC applications are still being reviewed via e-mail.

Buildings and Maintenance – No report.

Landscape – Will remove pole and plastic casing that is unused in the Butterfly Garden.

Conservation Corps – No report.

Neighborhood Watch – No report.

Newsletter – No report.

Playgroup – No report.

Pool – No report.

Social – The Santa Claus carriage visit through the neighborhood was very well received. Kingston Chase will consider holding the event again in the future if the budget permits.

Swim Team – No report.

Tennis – The lock on the tennis court gate has been lost and will be replaced. Estimates are ongoing for resurfacing. An estimate for lighting is still needed.

Welcome – No report.

Old Business

- There are 231 of 537 lots that have voted in favor of the Declaration Revision; 403 votes (75%) are needed to pass.
- Continuing with plans for the pavilion expansion to the clubhouse.
- Two CDs will mature and be rolled over.
- Diving board insurance coverage may result in a 20% increase in rate.

New Business

- 2021 Budget: The proposed 2021 HOA budget was voted on and passed. Accountants will review to comment on capital reserve funds. A homeowner commented that she would like to see the budget before the homeowner's meeting because it is difficult to follow on the virtual platform. Marsha explained the budget process and where and when it is published every year and how information is communicated to the community.
- Election: With 31 ballots received, all 4 incumbent Board Members were re-elected.

There was no Executive Session.

Meeting adjourned at 8:09 p.m.

Submitted by Kerry Buss, Secretary

HAPPY NEW YEAR

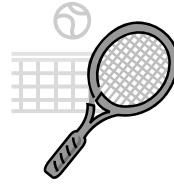


Kingston Chase Meetings

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

Board of Directors
Monday, January 11, 7:30 p.m.

In accordance with CDC Guidelines at this time,
the meetings will be held virtually.

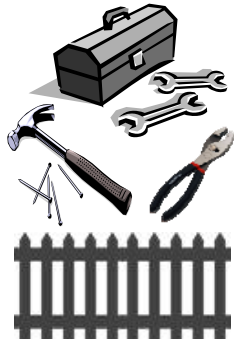


Tennis Court

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 December 1 to review the following applications:

<u>Lot</u>	<u>Approved</u>
96	Fence installation.
241	Replace roof.
524	Replace garage door.

The next ARC meeting will be **Tuesday, January 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 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

The following incident was reported
to the Herndon Patch on December
29:

Porch Pirates. “Two suspicious individuals scoping out a package that was just delivered and left on our front door on Taustin Lane. They didn't knock or identify themselves and left when they saw a resident looking at them through the window. They then proceeded down the street looking at other front doors as they went. Both were young adults, white and wearing brown coats with knit caps. One of the caps was red and the other a dark color.”

Santa Claus Visits Kingston Chase

Santa Claus visited Kingston Chase on Sunday, December 6, and made his way around the neighborhood on a large decorated horse-drawn red carriage. The Belgian draft horses from Harmon's Hayrides and Carriages pulled Santa and his helpers on a specified route around the neighborhood where the helpers tossed candy and goodies to cheering children along the street.



After the Santa carriage ride through the neighborhood, families that signed up for individual rides took advantage of the beautiful day to enjoy the holiday season. Thank you to the Kingston Chase Social Committee for planning this special event for our neighborhood.



1. Start at Tennis Courts
2. Right on Hiddenbrook
3. Right on Bayou
4. Left on Fantasia
5. Left on Hiddenbrook
6. Right on Nuryev
7. Right on Sadlers Wells
8. Left on Fantasia
9. Left on Taustin
10. Left on Sadlers
11. Left on Builders
12. Right on Nathan
13. Right on Society
14. Right on Sadlers Wells
15. Left on Builders
16. Left on Hiddenbrook

Holiday Decorating Contest

Congratulations to the winners of the 2020 Kingston Chase Holiday Decorating Contest. Walkers and travelers through our neighborhood saw an awesome splash of color and lights. Thank you to everyone who participated. Also, thank you to homeowner Jason Alexander of Vision Sign for donating the signs for the winners front lawns. Congratulations to all!

- ★ Traditional Beauty: 1615 Hiddenbrook Drive
- ★ Most Creative: 12718 Builders Road
- ★ Kids' Choice: 1631 Nathan Lane



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Tis the season for...SNOW! What does that mean for you? Pipe stems and sidewalks 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 (if/when it reopens). 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.

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). The Kingston Chase parking lots at the pool and tennis court are cleared within three to five days of snowfall. The ARC hopes this was helpful information and wishes “happy snow days” to all.



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

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sell homes in Kingston Chase since
since 1986*

(Kingston Chase Residents since 1981)

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Welcome to the Neighborhood!



Geoffrey Kiffe
1630 Hiddenbrook Drive

Jesse and Sarah Muniz
1600 Nathan Lane

Andrew Abbott and Linh Nguyen
12826 Fantasia Drive

Wayne and Emily Hooper
12713 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
'23 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
'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 at 7:30 p.m. at the clubhouse adjacent to the pool.

The deadline for the February issue of the Kingston Chase Crier is January 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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January 2021

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1 New Year's Day	2
3	4	5 ARC Meeting 7:30 p.m.	6	7	8	9
10	11 Board Meeting 7:30 p.m.	12	13	14	15 Deadline - Feb. Crier	16
17	18 Martin Luther King, Jr. Day	19	20 Inauguration Day	21	22	23
24 31	25	26	27	28 Book Club 7:30 p.m.	29	30

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