



Kingston Chase Crier

Vol. 21: Issue No: 7

www.KCHOA.org

July 2021

Adult Pool Party - July 17

The countdown is on for the always-popular Kingston Chase Adult Pool Party, a fun summer event that has been on the social calendar for decades. This year the theme is "Olympics!" Catering will be provided by Herndon's awesome Jimmy's Old Town Tavern. The event will take place on Saturday, July 17, from 7:00 p.m. until midnight (the pool will close at 6:00 p.m. for setup). Ticket price per person includes appetizers, dinner, dessert, beer, wine, and other drinks. Tickets are \$15 per person if purchased before July 10 (\$20 each if bought after that date).

Buy tickets online at <https://www.kchoa.org/purchases-available>



Movie Nights Are Back!

Kingston Chase Movie Nights for summer 2021 have started back up after having to take the summer off last year. All are invited in the common area behind 1631 Sadlers Wells Drive (or at the pool on August 7). Bring your own snacks, chairs, and blankets. Movie starts at 8:00 p.m. (set up no earlier than 7:30 p.m.).



No dogs allowed.

Scheduled upcoming Movie Nights include July 10, The Kid Who Would Be King; July 24, Christmas in July: Elf, Buddy's Sing and Cheer Along Edition (Audience Participation); August 7, Disney's Luca (Movie Night at the Pool); and August 21, TBA. Dates are subject to change due to inclement weather or other scheduling conflicts. Movie Nights are a fun family event that creates special memories for everyone!

Kingston Chase Book Club

The Book Club meeting for July has been moved to 7:00 p.m. on Tuesday, July 20, in the pool parking lot. The club will discuss Love and Fury: A Novel of Mary Wollstonecraft by Samantha Silva. Love and Fury is historical fiction based on the life of Mary Wollstonecraft, an 18th century writer and feminist. Hopefully, this meeting will be the last socially-distanced book discussion. The club plans to move back to individual members hosting meetings in their homes. Please contact Betsy Kiker at ekiker@verizon.net for more information about the Kingston Chase Book Club.

4TH OF JULY PARADE

Decorate your bikes, wagons, rollerblades, strollers, scooters, and dogs! Perform as a juggler, baton twirler, magician, clown, or unicyclist.

The parade begins at 10:00 a.m. Meet July 4th at 9:45 a.m. at Clearview Elementary School. Celebrate America with friends, family and neighbors!



Teen Pool Party

Who: Teens (rising 6th – 8th graders)
When: TBD
Where: Kingston Chase Pool
Cost: \$3.00 per person



Invite your friends and come join the fun at the always-lively Teen Pool Party. There will be food, swimming, games, and fun times. Keep an eye on the Kingston Chase children's Facebook page for updated information.

Volunteers and chaperones are needed to assist with this event. Please contact Heather at hkapushoc@gmail.com if you can help. Thank you!

"Accidents" in the Pool

Please speak with your child about "accidents" in the pool. There have been three solid waste incidents (accidents) in June that occurred within a 24-hour time period. All three occurred in the diving well area. Please remind your children to utilize the restroom facilities frequently so that these types of problems are avoided in the future.

**Kingston Chase Home Owners Association
Board Meeting
Minutes of June 14, 2021**



Call to Order

- Board Vice President Jack McDonald called the meeting to order at 7:32 p.m.
- Board members present: Chris Buley, Rosemary Buley, Andrew Cassell, Deke Smith, and Joe Seeger.
- Others present: Marsha Cassell, Administrative Assistant, and Shannon McClain, Swim Team.

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

Treasurer's Report – There is \$212,506 in checking and \$261,283 in CDs.

Member Business – None

Committee Reports

ARC – June Zoom Meeting approved 8 applications, and 1 asked to resubmit. The committee also discussed asking homeowners to please try to submit their applications by the Friday before the meeting (first Tuesday of the month) to allow extra time needed to compile them electronically as well as get any questions answered ahead of time. The homeowner who installed 2 sheds before approval or review will be getting a notice to remove one.

Buildings and Maintenance – No report.

Landscape – The contract price is going up because of the minimum wage increase.

Conservation Corps – No report.

Neighborhood Watch – No report.

Newsletter – No report.

Playgroup – New Playgroup chair needed ASAP!

Pool – There was a smooth opening of the pool without extra restrictions being needed.

Social – The 4th of July Parade will start at 10 a.m. and leave from Clearview Elementary. The Adult Pool Party will be held July 17 starting at 7:00 p.m. Tickets will go on sale on the KCHOA website. Movie Nights are back: Save the dates: July 10, July 24, August 7 (at the pool), and August 21.

Swim Team – The Swim Team has 95 swimmers so far this year!

Tennis – Resurfacing of the tennis court is tentatively scheduled to start on July 6.

Welcome – No report.

Old Business

- 300 of 537 (56%) of Kingston Chase lots have voted in favor of the Declaration Revision. 403 votes (75%) are needed for it to pass.

New Business

- The Board voted to open the Clubhouse once the lawyers have review all necessary documents.

There was no Executive Session.

Meeting adjourned at 8:45 p.m.

Submitted by Marsha Cassell, Administrative Assistant

Nature Guides Missing from Garden

Laminated nature guides in the plastic brochure box in the pollinator garden are intended for use while in the garden. The butterfly and bird guides have gone missing. Please return these guides so that others may use them.

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.

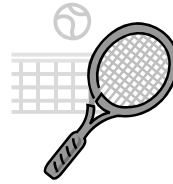


Kingston Chase Meetings

Architectural Review Committee
Tuesday, July 6, 7:30 p.m.

Board of Directors
Monday, July 12, 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.



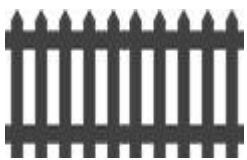
Architectural Review Committee

The Architectural Review Committee (ARC) met on June 4 to review the following applications:

- | <u>Lot</u> | <u>Approved</u> |
|------------|--|
| 123 | Fence replacement and patio renovations. |
| 182 | Replace door. |
| 226 | New shed. |
| 236 | Replace fence. |
| 243 | Resurfacing deck. |
| 400 | Change siding, front door, and shutter colors. |
| 412 | Partial fence replacement with higher fence (6ft). |
| <u>Lot</u> | <u>Denied</u> |
| 151 | Two sheds. |
| <u>Lot</u> | <u>Asked to Resubmit</u> |
| 307 | Update fencing and add patio and new shed. |
| <u>Lot</u> | <u>Held for Study</u> |
| 151 | Driveway extension. |



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



The next ARC meeting will be **Tuesday, July 6**. 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. Please remember to be vigilant about locking doors, windows, garage doors, and outdoor vehicles as a precaution against unlawful entry.

There are no incidents to report this month.



At its June meeting, the Architectural Review Committee (ARC) discussed the monthly application deadline. Specifically, committee members debated about moving up the due date of applications. Before moving the date, the ARC is asking homeowners to please respect the time that its volunteer members put into reviewing applications each month. Now that there is the added hurdle of submitting everything electronically or mailing it, the process can take longer to compile all the applications. The ARC asks that whenever possible try to have applications submitted prior to the Friday before the meeting (which is always the first Tuesday of the month). This allows the ARC an opportunity to reach out ahead of time with any questions or missing items that are noticed before the meeting. This can speed up the whole process while also helping to keep the meeting moving without the need to resubmit and wait longer for a response.

The next ARC meeting will be **Tuesday, July 6**. In accordance with CDC guidelines it will be held virtually. Please e-mail or mail applications the Friday before the scheduled meeting to kchoa.arc@gmail.com or KCHOA ARC, P.O. Box 332, Herndon, VA 20172, respectively. 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.

Pool Hours for 2021

Regular Schedule

June 12 – August 22

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

School Schedule

August 23 – September 12

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

Pool Closures for Swim Team

Please mark your calendar for pool closures regarding scheduled swim meets. Wednesdays in July the pool closes at 5:15 p.m. On Saturdays in July the pool may not open until noon. On Tuesday, July 24, the pool may not open until 2:00 p.m. Lastly, on Sunday, July 25, the pool will close early for the Swim Team end-of-season party at 5:00 p.m.

Attention Pool Visitors

Please remember there is absolutely NO SMOKING anywhere within the Kingston Chase pool boundaries and surrounding property, including the swimming pool and tennis court parking lots. Also, please note that bicycles must be stowed in the bike rack and not placed against the fence, pool buildings, or scattered along the sidewalk.

Thank you!



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

Plastic Bags No Longer An Option for Disposal of Yard Debris

Fairfax County has joined several neighboring communities to ban the use of plastic bags for yard waste. The change took effect on March 1 and requires county residents who have curbside collection of yard waste to use reusable containers or paper yard bags to set out grass, leaves, and/or brush. Although the new rule took effect March 1, enforcement began on April 19.

Why was this change made? It has been noted that pieces of plastic bags, shredded during the composting process, end up being re-introduced into the environment when the compost is applied in gardens, yards, and other similar projects. Prohibiting plastic bags removes plastic pollution from the yard waste being made into compost, and ultimately keeps it out of the environment.

There are several options for managing yard waste. The easiest is grass mulching, where you leave clippings on the lawn to fertilize the soil and retain moisture. You can also try backyard composting or using reusable containers or paper yard bags. Residents also can deliver their yard waste to the I-95 Landfill Complex or the I-66 Transfer Station. At those locations, yard waste will need to be delivered loose or in paper bags or reusable containers.

Thank you for doing your part to abide by and share this important information. If you have any questions concerning the new rule, please contact your waste collection company for details.



Little Petals
Home Daycare in Herndon
(Close to Clearview Elementary School)



Dona I. Wijayarathne
Fantasia Drive
703-481-8766
E-mail: littlepetals@cox.net

VA State Licensed * CPR / First Aid Certified * USDA Food Program

I & S Landscaping, L.L.C.

Lawn Maintenance
Patios Walls Walkways
Drainage Planting Mulching
Water Ponds Lighting
Free Estimates



Ivan Serpa

Cell: 703-928-3247 - Office: 703-723-9990
www.iandslandscaping.com - iandslandscaping@yahoo.com

**Neighborhood
TWINS GRASS CUTTING SERVICE**

Lawns – \$25
Additional Yard Work Available



202-262-8684 (cell)
mich@cua.edu (email)



**Neighborhood
Mobile Mechanic**

Experienced Service and Consultation
Also Boat Engine Servicing and Repairs

Contact Matt:
cell: 571-314-1414
Matt@10000miles.com





LORI LOVEJOY

Call me for a FREE
Market Assessment
of Your Home!

703-635-6359
lori@loveyourmove.com
www.LoveYourMove.com
f LoveYourMoveTeam

CENTURY 21
Redwood Realty
11730 Plaza America Drive, Suite 130
Reston, VA 20190




Plumbing • Heating •
Air Conditioning • Electrical

Bowman's



RESIDENTIAL SALES SERVICE INSTALLATION CLEANING

We Service All Makes & Models: **We WILL BEAT**
*any other company's
installation & repair price*

- Air Conditioners
- Heat Pumps
- Furnaces
- Humidifiers
- Ductwork Installation & Design
- Seasonal Checkups
- Plumbing Repairs
- Water Heaters
- Gas Lines



24 HOUR SERVICE
703-471-0451

WWW.BOWMANHEATING.COM



10 years parts and labor available and financing available
upon approved credit

\$500.00 Off
Complete System
Can not be used with any other offers.
Models offered by dealer.

Any Service Call
\$20.00
OFF

Any Size Water Heater
Installed
\$45.00 Off

Find us on Facebook MENTION THIS AD FOR ADDITIONAL SAVINGS **Angie's list**

R & M Cleaning Services

We are licensed and insured!

- *RELIABLE
- *EXPERIENCED
- *GOOD REFERENCES
- *FLEXIBLE SCHEDULING
- *REASONABLE RATES



WE BRING OUR OWN EQUIPMENT

Free-in-home Estimate
Weekly/Bi-weekly/Monthly Or Occasional
Move-in or Move-out
Call Maryen or Raul at
703-321-5335

Mich Pet Sitting Service

We care for dogs, cats,
rabbits, guinea pigs,
fish, turtles, hedgehogs,
chinchillas.

Please call 571-278-4764 or
e-mail bethmchl6@gmail.com

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
CRS, GRI
703-855-4632

Eric Sonnhalter
Realtor
703-598-1743

SonnhaltersSell.com

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



PEARSON SMITH
REALTY



43777 Central Station Dr
Suite 390
Ashburn, VA 20147



Welcome to the Neighborhood!



David & Ana Riveros Ballestros
1603 Nathan Lane

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 \$145 and must be submitted at closing.

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

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	jhmcaldon1@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	Scott Mabry		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.

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

Crier Advertisement Rates:

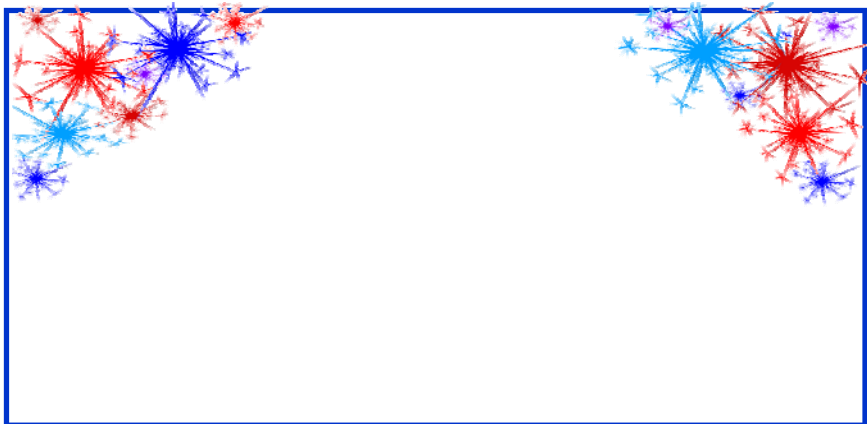
\$5.00 for 20 words
\$10.00 for a business card scan
\$25.00 for a quarter of a page
\$45.00 for half a page
\$75.00 for a full page

Take 10% off for a full year paid in advance.

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

Kingston Chase HOA
P.O. Box 332
Herndon, VA 20172
Return Service Requested

PRSR STD
US POSTAGE PAID
DULLES VA
PERMIT NO 238



July 2021

<i>Sunday</i>	<i>Monday</i>	<i>Tuesday</i>	<i>Wednesday</i>	<i>Thursday</i>	<i>Friday</i>	<i>Saturday</i>
				1	2 ARC submissions for Tuesday meeting requested by today	3
4 Kingston Chase Independence Day Parade - 10:00 a.m.	5	6 ARC Meeting 7:30 p.m.	7	8	9	10 Movie Night
11	12 Board Meeting 7:30 p.m.	13	14	15 Deadline - Aug. Crier	16	17 Adult Pool Party 7:00 p.m. - midnight (pool closes at 6:00)
18	19	20 Book Club 7:00 p.m. (pool parking lot)	21	22	23	24 Movie Night
25 Swim Team End-of-Season Party - pool closes at 5:00 p.m.	26	27	28	29	30	31

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