



# Kingston Chase Crier

Vol. 21: Issue No: 6

www.KCHOA.org

June 2021

## *Kingston Chase Pool Open for the Summer*

By Deke Smith, Pool Committee

The Kingston Chase Homeowners Association Board of Directors is pleased to share some good news! Since the Governor of Virginia has removed capacity, social distancing, and all other Covid restrictions for those who are vaccinated, the pool opened on May 29 without Covid restrictions. This decision is supported by the pool management company and the Fairfax County Public Health Department. The KCHOA pool will return to its regular hours of 11:00 a.m. – 8:00 p.m. each weekend day and 11:00 a.m. – 9:00 p.m. Friday through Sunday. Although reservation/sign-up is not planned to be used for general swim, should things change during the season, the pool may be required to go back to a reduced capacity and a reservation system.

KCHOA will continue to use the reservation system for reserving lap lanes for swimming or water walking. Swimmers may pre-register for up to three 30-minute periods a day per lot before the day reserved. Walk-ins may fill unreserved lanes. Please be sure to cancel your time if you are unable to use it. Families from the same lot are encouraged to share a lane.

While the pool staff will not require face masks to be worn for entry or on deck, members should feel free to wear a mask if you prefer to do so or are not vaccinated. The staff will also keep increased cleaning efforts in place; hand sanitizer will be available and high-touch areas will be cleaned frequently.

Each lot is required to have a signed waiver on file at the pool before anyone will be admitted. The form is available on the KCHOA website and will be onhand at the pool. Any swimmer aged 18 and older is required to sign the waiver. Also, all minor children must be listed. If a form was turned in last year, another does NOT need to be submitted.

Guests will be permitted. (Guests must submit a waiver signed by the adult guest or legal guardian if under 18!) The old passes are still usable, and the new five visit passes are available for purchase online. Please bring your receipt to the pool and exchange it for a five-visit guest pass. Please take a moment to review the regular season rules which are on the website.

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

## *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 at [ekiker@verizon.net](mailto:ekiker@verizon.net) for details on how to tune in online.

June – The Overstory by Richard Powers – an award-winning book that seems like a collection of short stories until the characters start to come together just like branches in The Overstory. The Book Club will meet at 7:30 p.m. on Thursday, June 24.

July – Love and Fury: A Novel of Mary Wollstonecraft by Samantha Silva – presents what the feminist author might have told her newborn daughter who would grow up to write Frankenstein. The Book Club will meet at 7:30 p.m. on Thursday, July 22.

## *Swim Team*

Please investigate participation in the Kingston Chase Swim Team, as registration is currently ongoing! Families love Swim Team for its purpose-filled summer structure, the experience gained in a critical life skill, and especially for the friends and camaraderie of the sport. Please visit the Fighters website at [kcfighters.swimtopia.com](http://kcfighters.swimtopia.com) to sign up or contact Shannon McClain or Jeanette Murphy at [kcswimreps@gmail.com](mailto:kcswimreps@gmail.com) for more information or to ask any questions. Because restrictions have been lifted, Fighters in Training (FITS), the pre-Swim Team program, will be conducted this year! FITS is for children aged 4+. Any family that is interested in the FITS program should e-mail Sara Loria at [kingstonchasefits@gmail.com](mailto:kingstonchasefits@gmail.com) for details.

**Kingston Chase Home Owners Association  
Board Meeting  
Minutes of May 10, 2021**



**Call to Order**

- Board President Andrew Cassell called the meeting to order at 7:32 p.m.
- Board members present: Kerry Buss, Mike Klinker, Jack MacDonald, Joe Seeger, and Deke Smith.
- Others present: Marsha Cassell, Administrative Assistant; and Andrea Ennis and Mitch Loadholtz, homeowners.

**Secretary's Report** – March and April minutes approved as published in the April *Crier* and May *Crier*, respectively.

**Treasurer's Report** – There is \$200,804 in checking and \$261,154 in CDs.

**Member Business** – Concerned homeowners checking in with Neighborhood Watch.

**Committee Reports**

ARC – May Zoom Meeting approved 10 applications.

Buildings and Maintenance – No report.

Landscape – No report.

Conservation Corps – No report.

Neighborhood Watch – Discussed in Member Business.

Newsletter – No report.

Playgroup – No report.

Pool – Discussed hours with Swim Team and the use of some pool furniture.

Social – The annual Adult Pool Party is currently being planned.

Swim Team – Finalizing evening practice times. Fighters in Training (FIT) to run only if restrictions ease.

Tennis – Resurfacing tentatively scheduled for third week in June.

Welcome – No report.

**Old Business**

- 296 of 537 (55%) of Kingston Chase lots have voted in favor of the Declaration Revision. 403 votes (75%) are needed for the revision to pass.
- Pavilion options tabled.

**New Business**

- Legal trespass letter has been drafted for future use.
- Minimum wage increase for lifeguards sent from NV Pools and approved.
- Stripe (credit card) processing fees will not be refunded in situations where a duplicate/accidental payment is made on the website and refund requested.

There was no Executive Session.

Meeting adjourned at 8:35 p.m.

Submitted by Marsha Cassell, Administrative Assistant

***Attention Pool Visitors***

The Kingston Chase pool will allow food to be eaten in the picnic area only. This rule will be strictly enforced!

Snacks will be available for sale soon.

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).

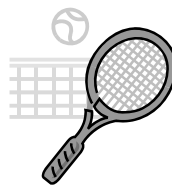


### Kingston Chase Meetings

Architectural Review Committee  
Tuesday, June 1, 7:30 p.m.

Board of Directors  
Monday, June 14, 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 May 4 to review the following applications:

<u>Lot</u>	<u>Approved</u>
056	Door/shutters color change.
106	New roof.
117	New roof.
186	Small storage shed.
206	Paint brick and add new shed.
235	Exterior siding changes and roof color change.
256	Replace exterior lights.
268	Replace fence.
437	New roof.
451	Replace windows, doors, garage door, and driveway.
465	New roof.
<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](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. 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). 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.



The Architectural Review Committee (ARC) and the Kingston Chase Board of Directors continue to be concerned about commercial and large recreation vehicles being parked long term within the neighborhood. Not only does Kingston Chase have guidelines addressing such vehicles, but Fairfax County also has zoning rules for commercial vehicle in residential areas. Please see the flyer below for details.

The next ARC meeting will be **Tuesday, July 6**. In accordance with CDC guidelines it will be held virtually. Please e-mail applications ahead of time to [kchoa.arc@gmail.com](mailto: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](mailto:kchoa.arc@gmail.com).



## Commercial Vehicles

### *Do you know about Fairfax County's zoning rules regarding Commercial Vehicles on residential lots?*

- Par. 16 of Article 10 of the Zoning Ordinance regulates commercial vehicles on residential lots.
- For zoning purposes, a commercial vehicle is defined as a vehicle which bears or displays indicators that the vehicle is designed or used for commercial purposes, regardless of capacity, or is licensed as a "for hire" vehicle.
- One (1) commercial vehicle may be parked on a residential lot provided that it is owned and/or operated by the occupant of the residence, and is not a prohibited commercial vehicle.
- Prohibited commercial vehicles include:
  - ◆ Vehicles that are greater than 21 feet long or 8.5 feet wide or 8 feet high, including appurtenances;
  - ◆ Towing and recovery vehicles;
  - ◆ Vehicles carrying commercial freight in plain view;
  - ◆ Trailers used for transporting equipment, whether attached or unattached to another vehicle;
  - ◆ Vehicles with three (3) or more axles;
  - ◆ Solid waste collection vehicles, tractors and/or trailers of trucks, dump trucks, cement mixer trucks, construction equipment, or similar such vehicles or equipment;
  - ◆ Food Trucks.
- For complaints about commercial vehicles on public streets, contact the Police Department at 703-691-2131.

#### To report a possible violation:



Fairfax County Department of Code Compliance  
12055 Government Center Parkway, Fairfax, VA 22035  
Phone: 703-324-1300, TTY 711  
Web: [www.fairfaxcounty.gov/code](http://www.fairfaxcounty.gov/code)



To request this information in an alternate format, call the Department of Code Compliance.

*This Fairfax County, VA Publication (published February, 2018) summarizes a few regulations. See relevant codes for specific requirements.*



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## Welcome to the Neighborhood!



Gregory Giusti and Natalie Harold  
12700 Flagship Court

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.



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](mailto:info@kchoa.org). The packet is \$125 and must be submitted at closing.

**Note: A rate increase will go 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](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:jhmcdonald1@verizon.net">jhmcdonald1@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 July issue of the Kingston Chase Crier is June 15.

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## June 2021

<i>Sunday</i>	<i>Monday</i>	<i>Tuesday</i>	<i>Wednesday</i>	<i>Thursday</i>	<i>Friday</i>	<i>Saturday</i>
		1 ARC Meeting 7:30 p.m.	2	3	4	5
6	7	8	9	10	11	12
13	14 Board Meeting 7:30 p.m.	15  Deadline - June <i>Crier</i>	16	17	18	19
20	21	22	23	24 Book Club 7:30 p.m.	25	26
27	28	29	30			

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