



Kingston Chase Crier

Vol. 21: Issue No: 3

www.KCHOA.org

March 2021

Kingston Chase Celebrates Easter

Kingston Chase will hold its annual Easter Celebration on Sunday, March 28, when the Easter Bunny will travel through Kingston Chase to wave to the families and children. The Bunny Ride will start at 10:00 am. The KCHOA website will include tracking information and the planned route of travel as the date comes closer. Then, starting at 11:00 a.m., there will be an Easter Egg Hunt in groups of 25 children at a time held in the pool parking lot. In order to participate in the egg hunt, each child must register separately online at <https://www.kchoa.org/calendar/2021/2/18/easter-egg-hunt-must-sign-up> no later than Friday, March 26. Sign-up will begin March 15. No worries, there is room for everyone! Please note the following important information:

- Please sign up each child in your family that will participate.
- When signing up, you will be asked to answer the standard Covid questions. If any criteria changes for anyone in your family prior to the Egg Hunt, please do not participate.
- This event is for Kingston Chase residents only. Due to Covid-19, there can be no relatives that do not live in Kingston Chase.
- Children will be limited to collecting a specific number of eggs. Please discuss this with your children so they know what to expect. Adults must wear masks at all times, even though the event is being held outdoors. Social distancing guidelines will need to be followed.
- Please arrive promptly at your designated time and leave promptly when done in order to keep numbers in the parking lot low.
- The clubhouse will not be open during the Easter event.



Virtual Board Meetings

Kingston Chase is continuing to conduct its monthly Board Meetings virtually. Since Covid-19 restrictions first began last year, the Board has encouraged residents to attend the monthly meetings virtually via Zoom conferencing. The HOA administrative assistant sends an e-mail "blast" each month with the Zoom details for the meeting. Anyone who does NOT already receive neighborhood alert e-mails, please either sign up on the Invoice Form (check the box) that was mailed in early February or send an e-mail to info@kchoa.org and ask to be added to the general information e-mail list. This is also in effect for the Architectural Review Committee (ARC) Meetings that are held virtually.

Board Meetings are held the second Monday of each month, while ARC Meetings are held the first Tuesday of each month. Both meetings begin promptly at 7:30 p.m. For more information about the Virginia.gov law, visit: <http://www.dpor.virginia.gov/CIC-Ombudsman/Legislation/>



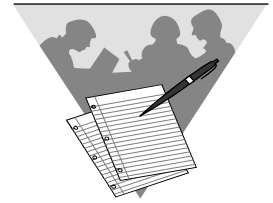
It is time for the annual Architectural Review Committee (ARC) walk-through inspections! Kingston Chase homeowners enjoy excellent property values and an attractive community in part because of the ARC and the annual walk-throughs to note homeowner compliance with the ARC Guidelines. Inspections will occur beginning in mid-March.

A reminder that we had a very wet summer, so please take advantage of any warm dry weather we get to clean your siding. If your home is cited for an infraction, please do not take offense or become resentful. The ARC understands that there are many possible reasons for certain disrepair and the weather is often one of them. Please remember that ARC violations should be corrected within 30 days of the date on the letter.

Additional volunteers are needed to help complete this year's walk-throughs. If you have an hour of time to walk a section of the neighborhood with a provided checklist, please send an e-mail to kchoa.arc@gmail.com to discuss the process and expectations.

The next ARC meeting will be **Tuesday, March 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 February 8, 2021**

**Call to Order**

- Board president Andrew Cassell called the meeting to order at 7:33 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; Shannon McClain, Swim Team; and Scott Mabry, homeowner.

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

Treasurer's Report – There is \$62,529 in checking and \$261,065 in CDs.

Member Business – None.

Committee Reports

ARC – The ARC will discuss implementing Zoom monthly meetings to replace clubhouse meetings in lieu of e-mail approvals.

Buildings and Maintenance – Fencing around the transformer at the pool clubhouse needs to be replaced. The Board will collect estimates for the project.

Landscape – A rotten railroad tie between the playground and picnic table will be replaced.

Conservation Corps – No report.

Neighborhood Watch – No report.

Newsletter – No report.

Playgroup – No report.

Pool – The Herndon Swim League asked for documentation outlining last year's pool opening process, as Kingston Chase was one of the few communities able to open successfully. Deke prepared and shared detailed procedures and guidelines.

Social – No report.

Swim Team – The Board approved using a company to guide the Swim Team through the process of obtaining 501(c)3 status and complete its separation from the HOA.

Tennis – No report.

Welcome – No report.

Old Business

- 232 of 537 (43%) of Kingston Chase lots have voted in favor of the Declaration Revision. 403 votes (75%) are needed for it to pass.
- 2019 Reserve contribution was deposited in Northwest Federal Credit Union savings account.

New Business

- Complaint re: long-term RV parked on Fantasia Drive. The Board will have the ARC send a letter as the first step.
- Board member question: Will vaccinations affect pool usage? Answer: No. Social distancing/masking guidelines will continue to be in place. Vaccination numbers may not be high by pool opening and CDC recommends continued masking even after vaccination.
- Board will need to vote to extend clubhouse/pool use rights to Swim Team once they are a separate entity.

There was no Executive Session.

Meeting adjourned at 8:11 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.

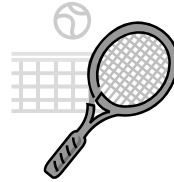


Kingston Chase Meetings

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

Board of Directors
Monday, March 8, 7:30 p.m.

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

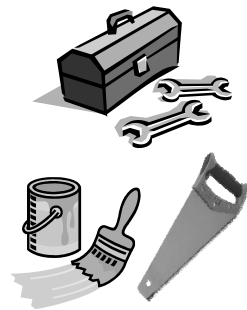


Tennis Court

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 February 2 to review the following applications:

| <u>Lot</u> | <u>Approved</u> |
|------------|---|
| 061 | Changes regarding front landscaping. |
| 250 | New front fence. |
| 288 | Remove old deck and install screen porch and patio in the back. |

The next ARC meeting will be **Tuesday, March 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.

There continues to be reports of vehicles being entered and items being stolen. Please lock your vehicles! Do not leave packages in your vehicle in plain view. Never leave valuables in your vehicles. If you live close to a wooded area that may provide cover or easy escape you may be more vulnerable. Consider motion activated outdoor lighting. Security cameras are often helpful in capturing suspicious activity. Remember that bad weather does not stop malicious behavior. Report any vandalism, suspicious activity, or vehicle tampering to the Fairfax County Police at **703-691-2131**.

Senior Year Snow Man!

Homeowners on Sadlers Wells Drive celebrated the upcoming graduation of Anthony Duston and the 2021 class of Herndon High School. Seniors will graduate on Wednesday, June 2, at the Eagle Bank Arena. The school will hold a 2021 Grad Fest afterward on the grounds of Herndon High School.



Herndon High senior Anthony Duston and his father Mark made a snowman to adorn a yard sign in their front yard.



Congratulations!

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.

March – Black Narcissus by Rumer Godden – a 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 – a 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. The Book Club will meet at 7:30 p.m. on Thursday, May 13.

May/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.

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(Kingston Chase Residents since 1981)

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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.

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Welcome to the Neighborhood!



No new neighbors to report this month.

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 |
| | | | ekiker@verizon.net |
| Swim Team | Jeanette Murphy | 703-282-9611 | netterm1@aol.com |
| | Shannon McClain | 703-787-8635 | 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 April 15.

Crier Advertisement Rates:

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

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March 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 Meeting 7:30 p.m. | 3 | 4 | 5 | 6 |
| 7 | 8 Board Meeting 7:30 p.m. | 9 | 10 | 11 | 12 | 13 |
| 14 Daylight Saving Time Begins Set clocks ahead 1 hour | 15 Deadline - Apr. <i>Crier</i> | 16 | 17 St. Patrick's Day | 18 | 19 | 20 |
| 21 | 22 | 23 | 24 | 25 Book Club 7:30 p.m. | 26 Easter Hunt sign-up deadline | 27 |
| 28 Easter Bunny Drive-Thru (10:00 a.m.) Egg Hunt (11:00 a.m.) | 29 | 30 | 31 | April 1 HOA Assessment for 2021 is due - \$365 | | |

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