



Kingston Chase Crier

Vol. 21: Issue No: 5

www.KCHOA.org

May 2021

Kingston Chase Pool Opens Memorial Day Weekend

The Kingston Chase swimming pool will open to the neighborhood on Memorial Day Weekend, Saturday, May 29, at 11:00 a.m. The plan is to open under essentially the same rules as the pool closed last September, so there will still be a COVID addendum to the rules and reservations will be required and in place. Currently, you will need masks for entry, spacing of 10 feet for non-family members, and ensuring that no one who is sick uses the facility. The pool staff also asks that you continue to wash your hands frequently, use hand sanitizer, and take a shower with soap. The pool will have some chairs, tables, and lounges available this year. No one will sanitize these between use, so keep that in mind as we let the ultraviolet rays from the sun do the job. However, please feel free to bring supplies to sanitize them yourself. If you use the seating in the shade, please return it to the sun before departing.

The tentative pool opening schedule for available times and sessions is included below. Reservations will be required, at least during the beginning of the season, and there will be a sign-up on the KCHOA website at www.kchoa.org. If factors regarding COVID change, the pool staff will relax restrictions as the summer progresses and the COVID threat subsides. Please remain mindful of the threat, so we are not forced to close due to an outbreak. The pool functioned very well last season and that track record is expected this year.



Swim Team will conduct practices and participate in virtual meets with other Herndon Swim League teams this summer. Be sure to take advantage of that opportunity for your children. Kingston Chase is looking forward to a wonderful summer swim season!

Long Weekend		School Week		Weekend		School Week		Regular Summer Schedule Begins Jun 12	Daily Schedule				
May 29 - May 31		Jun 1 - Jun 4		Jun 5 - Jun 6		Jun 7 - Jun 11			Jun 12 - Aug 22				
Free Swim	Lap Swim	Free Swim	Lap Swim	Free Swim	Lap Swim	Free Swim	Lap Swim		Free Swim	Lap Swim			
11:00 AM - 11:30 AM	Session 1	Pool Closed		Session 1	Session 1	Session 1	Pool Closed	Session 1	Session 1				
11:30 AM - 12:00 PM					Session 2				Session 2	Session 2			
12:00 PM - 12:30 PM					Session 3				Session 3	Session 3			
12:30 PM - 1:00 PM					Session 4				Session 4	Session 4			
1:00 PM - 1:30 PM	Closed for cleaning			Pool Closed		Session 2		Session 5	Session 2	Pool Closed	Session 2	Closed for cleaning	
1:30 PM - 2:00 PM	Session 2							Session 6				Session 6	Session 5
2:00 PM - 2:30 PM								Session 7				Session 7	Session 6
2:30 PM - 3:00 PM								Session 8				Session 8	Session 7
3:00 PM - 3:30 PM						Session 3		Session 9	Session 9		Session 8		
3:30 PM - 4:00 PM	Closed for cleaning							Session 10	Session 10		Closed for cleaning		
4:00 PM - 4:30 PM	Session 11							Session 11	Session 9		Session 9		
4:30 PM - 5:00 PM	Session 12							Session 12	Session 10		Session 10		
5:00 PM - 5:30 PM	Session 3			Session 3	Session 3	Session 11		Session 11	Session 3	Session 3	Session 11	Session 11	
5:30 PM - 6:00 PM						Session 12		Session 12			Session 12	Session 12	
6:00 PM - 6:30 PM						Closed for cleaning		Closed for cleaning			Closed for cleaning	Closed for cleaning	
6:30 PM - 7:00 PM						Session 4		Session 4			Session 4	Session 13	Session 13
7:00 PM - 7:30 PM	Session 14	Session 14	Session 14	Session 14									
7:30 PM - 8:00 PM	Session 15	Session 15	Session 15	Session 15									
8:00 PM - 8:30 PM	Session 16	Session 16	Session 16	Session 16									

- Notes:
- Free swim will include the shallow end, deep end and half of the main pool, except during Swim Team practice when the main pool is closed.
 - The baby pool remains closed until the state of Virginia allows its opening.
 - Swim Team will practice Monday thru Friday.
 - Should COVID restrictions be lessened at any point during the summer, a new schedule will be provided and posted at the pool.

**Kingston Chase Home Owners Association
Board Meeting
Minutes of April 12, 2021**

**Call to Order**

- Board president Andrew Cassell called the meeting to order at 7:32 p.m.
- Board members present via Zoom conference: Jen Baez, Chris Buley, Rosemary Buley, Kerry Buss, Steve Kapushoc, Mike Klinker, Jack McDonald, Deke Smith, and Todd Waldrop.
- Others present: Marsha Cassell, Administrative Assistant; Heather Kapushoc, Social Committee; Jeanette Murphy, Swim Team; Scott Jefferson, insurance broker; and Natalia Speer, homeowner.

Secretary's Report – March Minutes will be approved next month.

Treasurer's Report – There is \$186,498 in checking and \$261,081 in CDs.

Member Business – None.

Committee Reports

ARC – No report.

Buildings and Maintenance – No report.

Landscape – \$3,000 to fence along walkway by butterfly garden by pool.

Conservation Corps – No report.

Neighborhood Watch – No report.

Newsletter – No report.

Playgroup – No report.

Pool – Pump room improvements are complete. Skimmers are being replaced. The pool will be drained and refilled in May.

Social – The Easter Bunny visit and egg hunt went well. The egg hunt was held in two rounds to limit number of participants.

A Kona Ice Truck was sponsored by the Sonnhalter Realty Group. Tennis lessons may start later in the spring.

Swim Team – Natalia Speer explained that Swim Team has been incorporated and are finishing its Bylaws. Swim Team is in the process of transferring funds to its own account. There are currently five board members and board terms will be two years.

Tennis – Resurfacing of the tennis court will happen in mid-May. The court will not be usable for about a week.

Welcome – No report.

Old Business

- 287 of 537 (53%) lots have voted in favor of the Declaration Revision. 403 votes (75%) are needed to pass.
- New CD to be opened at Northwest Federal Credit Union.
- Much of the Kingston Chase pool area is “protected land” and it is unlikely a permit for building the planned pavilion will be granted. Discussion shifted to putting in a permeable surface such as gravel or mulch, picnic tables, tent for use during events instead of a permanent structure.

New Business

- 2021 Insurance – Broker Scott Jefferson spoke about current coverage, made recommendations, and answered questions.
- 2021 Pool Rules – The pool will open this season under the same rules that it closed with last year. NV Pools has not hired all of the guards yet. A rule change to consider: put out chairs this year spaced 10 feet apart. Homeowners can still bring their own chairs and can bring wipes to clean chairs off if desired. Occupancy will start at 100 and may be adjusted as the season progresses. The Board is consulting lawyers about whether we can use last year's waiver.
- Disclosure packet fees will increase from \$125 to \$145 for the full packet. There will also be an option to only order a resale update (for orders processed less than 12 months) for \$55. Expedited package will be an additional \$55.
- A homeowner e-mailed some concerns and was invited to the meeting but could not attend: specifically, campers and boats parked throughout the neighborhood, dogs off leash, and owners not picking up pet waste. There was not enough information to address the issues, so the homeowner will be invited again to attend the next meeting or provide specific incidents and examples.

There was no Executive Session. Meeting adjourned at 8:39 p.m.

Submitted by Kerry Buss, Secretary



Kingston Chase Meetings

Architectural Review Committee
Tuesday, May 4, 7:30 p.m.

Board of Directors
Monday, May 10, 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 April 6 to review the following applications:

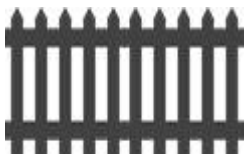
- | <u>Lot</u> | <u>Approved</u> |
|------------|---|
| 129 | Patio walkway. |
| 133 | New shed. |
| 165 | Fence replacement. |
| 170 | New roof. |
| 290 | Replace deck. |
| 291 | Change driveway from concrete to asphalt. |
| 292 | Playset. |
| 345 | Change roof/color. |
| 455 | New shed. |
| 487 | Build elevated deck/porch. |

- | <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, May 4**. 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.

Swim Team Registration is Underway



Kingston Chase is excited to announce that Swim Team registration is underway! If you have a swimmer age 5 to 18 who can swim across the pool unassisted and without stopping, and can follow COVID restriction guidelines, they make the cut! Please visit <https://kcfighters.swimtopia.com> to register. For more information or if you have any questions, please e-mail Jeanette Murphy at netterm1@aol.com or Shannon McClain at Sfmcshannon@gmail.com.

Because of distancing restrictions (10 feet between swimmers at this time), the Swim Team is unable to hold its popular Fighters In Training (FIT) program this year. Swim Team is a blast for all families that participate, so please plan to join the fun!





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www.iandslandscaping.com - iandslandscaping@yahoo.com

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!

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



A big thank you to everyone who volunteered to join the ARC and help with the walkthrough! The Architectural Review Committee (ARC) has mailed out its First Notice regarding violations noted during the spring walk-through. E-mail the ARC at kchoa.arc@gmail.com if you received a notice and have any questions regarding it.

Per the ARC Guidelines (and VDOT), please remember that commercial vehicles are not permitted to be parked overnight within the community. For complaints about commercial vehicles on public streets, contact the Police Department at 703-691-2131. Also, all recreation and children's play equipment must be placed in the rear of yards. Thank you for adhering to the ARC Guidelines!

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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.

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 for details on how to tune in online.

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.

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.



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Welcome to the Neighborhood!



Venkat Vignan Sagar Naupada
and Meghana Rega
12734 Taustin 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 \$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 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	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		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 June issue of the Kingston Chase Crier is May 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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May 2021

<i>Sunday</i>	<i>Monday</i>	<i>Tuesday</i>	<i>Wednesday</i>	<i>Thursday</i>	<i>Friday</i>	<i>Saturday</i>
2	3	4 ARC Meeting 7:30 p.m.	5	6	7	8
9 Mother's Day	10 Board Meeting 7:30 p.m.	11	12	13 Book Club 7:30 p.m.	14	15 Armed Forces Day Deadline - June Crier
16	17	18	19	20	21	22
23	24	25	26	27	28	29 Pool Opens for the 2021 season! 11:00 a.m.
30	31 Memorial Day					

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