



# Kingston Chase Crier

Vol. 21: Issue No: 11

www.KCHOA.org

November 2021

## ***Kingston Chase Annual Board of Director Elections Will Be Held December 13***

Kingston Chase will hold its annual Board of Director elections at its December meeting scheduled for Monday, December 13. There are three terms that expire at the end of the year. While incumbents often return for another term, there is one seat this election cycle that will be open and each year presents an opportunity for others to step up and be included in the election process. The 3-year term runs from January 1, 2022 and continues through December 31, 2024. If you are interested in learning more about what duties the Board performs, please e-mail [info@kchoa.org](mailto:info@kchoa.org) or a current Board member for specific details. Additionally, if you are interested in being a candidate, please send an e-mail to [info@kchoa.org](mailto:info@kchoa.org) that expresses your interest and includes a brief biography to introduce yourself to neighbors. All bios are due November 18. The Board of Directors are resident volunteers who are committed to the best interests of the neighborhood. They work together to provide leadership and a consensus for projects and activities within Kingston Chase. See page 3 for bios and a ballot. If necessary, page 3 will be updated in the December *Crier*.

## ***HOA Administrative Assistant and Architectural Review Committee Part-Time Paid Positions Need Filling***

Kingston Chase is soliciting resumes to fill its HOA Administrative Assistant (AA) and Architectural Review Committee AA part-time paid positions. These can be filled separately or combined, depending on the time commitment an applicant is seeking. If you have questions about the time commitment, job duties, or would like to submit your application, please e-mail [info@kchoa.org](mailto:info@kchoa.org).

### ***Holiday House Decorating***

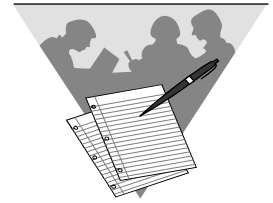
Even though Kingston Chase no longer conducts a Holiday House Decorating Contest, it is not too early to think about how you will decorate the exterior of your home for the upcoming holiday season. Visitors passing through the neighborhood – plus the many walkers, runners, and drivers of Kingston Chase – always enjoy the holiday atmosphere. It is a beautiful time of year!

### ***Report Malfunctioning Streetlights to Dominion Energy***

Attractive streetlights line our neighborhood roads and are installed for the safety of pedestrians and drivers out in the dark and also serve as a deterrent to vandalism or mischief. As you walk through the neighborhood at night or look outside your own home you may notice a streetlight malfunctioning (on when it should be off, off when it should be on, or having intermittent on/off patterns). If the light is on a public street, it is most likely a streetlight. Streetlight malfunctions need to be reported by calling 1-866-DOM-HELP (1-866-366-4357) or complete and e-mail the form available at the following link <https://www.dominionenergy.com/virginia/report-outage-or-emergency/streetlight-outages>.

You may need to provide the pole number located directly on the pole and/or the nearest street address. Most importantly, do not assume someone else has reported the malfunction. Dominion Energy is very good about acting promptly on fixing these reported streetlight issues, even intermittent problems.

**Kingston Chase Home Owners Association  
Board Meeting  
Minutes of October 11, 2021**

**Call to Order**

- Board President Andrew Cassell called the meeting to order at 7:33 p.m.
- Board members present: Jen Baez, Steve Kapushoc, Mike Klinker, Jack MacDonald, Deke Smith, and Todd Waldrop.
- Others present: Marsha Cassell, Administrative Assistant; Phyllis Sisolak, AA new hire; and Kristine Covey, Playgroup.

**Secretary's Report** – August and September Minutes approved as published in the September and October *Criers*, respectively.

**Treasurer's Report** – As of 9/30/2021 there is \$129,002 in checking and \$261,582 in CDs. 2021 dues payments received from 535 out of 537 homes, Herndon Crossing pool memberships received from 7 homes, and HOA home sales disclosure packets purchased was 21.

**Member Business**

- Kristine Covey was introduced as the new Chairperson for the Children's Corner and Playgroup.
- The ARC received a complaint about a residence with garbage cans permanently curbside. It was noted that both the residents and homeowner have been sent multiple infraction notices. The Board will draft a letter to be sent to the lawyers for follow-up.

**Committee Reports**

ARC – Eight applications were received; 6 were approved, 1 was held for more study, and 1 needs more details. The ARC will consider implementing a procedure for applications to be due the Thursday before the monthly ARC meeting.

Buildings and Maintenance – At the request of a homeowner, bolts were tightened on some equipment on the playground. It was noted that two hard-wired smoke alarms in the clubhouse were missing.

Landscape – A damaged tree was removed from the cemetery on Permit Court. There is another tree near the pool that needs removing and one by the tennis court. Mowing of the common grounds went well this year and there is one more scheduled that will accommodate the Little Tykes soccer.

Conservation Corps – No report.

Neighborhood Watch – There have been incidents where items were removed from parked vehicles in Kingston Chase. A notice will be put in the next *Crier* reminding people to secure their vehicles and hide or store valuables elsewhere.

Newsletter – No report.

Playgroup – The first meeting will be held in November, with funds available for playgroup to use.

Pool – All closing activities have been completed. Board members in attendance voted to accept the bid by NV Pools, our current provider, to continue services for the 2022 pool season.

Social – No report.

Swim Team – No report.

Tennis – No report.

Welcome – One home was welcomed.

**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. There may be a Postcard Vote Mailing Option in the future.
- The clubhouse re-key is under review.

**New Business**

- The 2022 budget meeting will be held prior to the November Board meeting.
- 2021 elections will take place in December. One Board member, Kerry Buss, is not seeking reelection.
- The Electronic Voting Resolution will be discussed in the December meeting.

Meeting adjourned at 8:20 p.m.

Submitted by Marsha Cassell, Administrative Assistant

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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 HOA Election for Board of Directors*

**K**ingston Chase will hold its annual meeting of the homeowners and annual election for the Board of Directors on Monday, December 13, at 7:30 p.m. at the clubhouse located adjacent to the pool. There are three openings on the Board of Directors and the term encompasses January 1, 2022 through December 31, 2024. If you are unable to attend the meeting, please mail your ballot to KCHOA, P.O. Box 332, Herndon, VA 20172 or give it to a trusted neighbor who plans to attend. Also, there will be a drop box on Board President Andrew Cassell’s front porch at 1630 Sadlers Wells Drive (between Society Drive and Nureyev Lane). Ballots can be dropped off there on Monday, December 13, until 7:30 p.m. Please e-mail info@kchoa.org with any questions. Brief bios are included below:

**Andrew Cassell** has served on the KCHOA Board for the past 12 years and is currently the President. He enjoys living in Kingston Chase with his wife Marsha, daughters Carrie, Penny and Julie, and their black lab Sunny. Andrew is committed to continue serving the community on the Board by being fiscally conservative, fully transparent on finances and decisions, and work to improve and sustain our beautiful and family-friendly neighborhood. He believes that neighborhood social events are important to having an inclusive and tight-knit community and has volunteered his time to organize the annual Adult Pool Party and Spring Brew-Off. The entire Cassell family is active in the KCHOA swim team. Andrew graduated from Penn State with a degree in Computer Engineering and works at the documentary and factual entertainment video streaming service Curiosity Stream.

**Joe Seeger** and his wife Mary have lived in Kingston Chase since moving to Herndon in 1993, and Joe has served on the KCHOA Board for 7 of the past 8 years. As Joe and Mary raised their children here, they were able to participate in many of the activities sponsored and supported by the Board, including playgroup, swim team, pool parties for all ages, holiday events, and others. Joe recognizes that those groups and activities are a big part of what makes our neighborhood a community and not just a subdivision. As a practicing systems engineer, Joe is accustomed to looking at issues from a cost versus benefit perspective. If reelected to the Board, Joe will work to ensure our dues are spent in such a way to maximize the benefits to all homeowners.

**Please use the ballot below to register your vote.**

<b>KCHOA Board of Directors</b>		Last Name: _____
<b>Election Ballot for 1/2022-12/2024 Term</b>		Lot No.: _____
Please vote for no more than three (3) candidates.		
<input type="checkbox"/>	<b>Andrew Cassell</b>	
<input type="checkbox"/>	<b>Joe Seeger</b>	
<input type="checkbox"/>	<b>open</b>	
<input type="checkbox"/>	_____ (write-in candidate)	
<input type="checkbox"/>	_____ (write-in candidate)	

To submit your vote, please mail this form to:

KCHOA  
P.O. Box 332  
Herndon, VA 20172

or bring it to the Board meeting scheduled for December 13. Also, there will be a drop box on Board President Andrew Cassell’s front porch at 1630 Sadlers Wells Drive (between Society Drive and Nureyev Lane). Ballots can be dropped off there on Monday, December 13, until 7:30 p.m. Please e-mail info@kchoa.org with any questions.

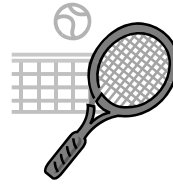


**Kingston Chase Meetings**

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

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

In accordance with CDC Guidelines at this time, the meetings have the option to join virtually.



**Tennis/Pickleball Court**

To obtain the combination for the lock to the court, please text or e-mail Alex Fletcher at 703-582-8382 or [kchoa.tennis@gmail.com](mailto:kchoa.tennis@gmail.com), respectively.

No bicycles, skateboards, rollerblades, or wheels of any kind – and no dogs – are allowed on the 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 October 5 to review the following applications:

- | <u>Lot</u> | <u>Approved</u>                    |
|------------|------------------------------------|
| 053        | New fence.                         |
| 267        | New gutters and fascia.            |
| 317        | New fence                          |
| 324        | Front porch.                       |
| 406        | Solar panels.                      |
| 502        | Roof replacement and solar panels. |
| <u>Lot</u> | <u>Held for Study</u>              |
| 324        | Landscaping, siding and trim.      |
| <u>Lot</u> | <u>Need More Details</u>           |
| 010        | Addition in back.                  |

The next ARC meeting will be **Tuesday, November 2**. 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) (preferred) or by mail to KCHOA ARC, P.O. Box 332, Herndon, VA 20172. Applications are reviewed at the monthly meeting.

**Please, No Dogs on the Playground**

Clearview Elementary School has asked Kingston Chase to remind residents that dogs should NEVER be allowed in the fenced-in playground areas. The school reported an incident in October that involved an unfortunate kindergartener and a big dog-poop mess. Additionally, animals (except service animals) are not allowed on school property at any time.



Fall has finally arrived in Kingston Chase and with that comes leaves, leaves, and more leaves. As a reminder, KCHOA does not offer a leaf collection service. Residents must collect and bag leaves and set them out for pickup by their private trash service company on lawn waste day. Leaves may not be blown into the street nor may they be burned.

The next ARC meeting will be **Tuesday, November 2**. The ARC hopes to be able to hold the meeting in the clubhouse (with the option to join via Zoom). ARC Guidelines, application form, and information that must be included in the application is 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) (preferred) 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).

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**Stork Report**

Kristi and John Slowinski are happy and excited to announce the birth of their first child on Friday, September 24, 2021.

Kingston Chase wishes the Slowinski family all the joy that a new baby brings. Congratulations!



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



Please send an e-mail to [crier@kchoa.org](mailto:crier@kchoa.org) with any lost and found items.

Also, please check the Kingston Chase website at [www.kchoa.org](http://www.kchoa.org) for various HOA news and alerts.

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## Welcome to the Neighborhood!



Gloria Keppel and Susan McGlohn  
1614 Sadlers Wells 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 costs \$145 and is required at closing.

### Advertising Disclaimer

The Kingston Chase Home Owners Association does not endorse any of the advertisements or services included in the *Crier*. Residents are encouraged to check references and take 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:jhmcaldon1@verizon.net">jhmcaldon1@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
Neighborhood Watch	Pete Banks	703-209-3004
Newsletter Editor	Ruthie Rosati	703-481-4347
Pool	Deke Smith	703-481-9573
Social	Heather Kapushoc	703-668-0484
Tennis/Pickleball	Alex Fletcher	703-582-8382
Welcome	Kerry Edwards	<a href="mailto:kerryedwards@icloud.com">kerryedwards@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	Kristine Covey	813-325-9996	<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 December issue of the Kingston Chase Crier is November 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](mailto: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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# November 2021

<i>Sunday</i>	<i>Monday</i>	<i>Tuesday</i>	<i>Wednesday</i>	<i>Thursday</i>	<i>Friday</i>	<i>Saturday</i>
	<b>1</b>	<b>2</b> ARC Meeting 7:30 p.m.	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>
<b>7</b>	<b>8</b> Board Meeting 7:30 p.m.	<b>9</b>	<b>10</b>	<b>11</b> Veterans Day	<b>12</b>	<b>13</b>
<b>14</b>	<b>15</b>  Deadline - Dec. <i>Crier</i>	<b>16</b>	<b>17</b>	<b>18</b> Bios due for Board of Directors election in December	<b>19</b>	<b>20</b>
<b>21</b>	<b>22</b>	<b>23</b>	<b>24</b>	<b>25</b>	<b>26</b>	<b>27</b>
<b>28</b>	<b>29</b>	<b>30</b>			ARC application submissions are requested by the Friday prior to the monthly meeting.	

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