

Oktoberfest Cancelled

Due to an inability of adequate planning in time to hold Oktoberfest this year, Kingston Chase must cancel the event. Instead, the idea is to plan for a postponement for the spring and have the family-friendly event occur as Brew Fest. If you are a home-brewer, this will allow for plenty of time to fine-tune your beer. The event is held in the common area near the pool parking lot and tot lot, and is always well-attended and fun for the entire family. Stay tuned for more information that will be forthcoming early in 2022.

Halloween Parade and Magic Show October 30, 11:00 a.m.

Kingston Chase residents are invited to join the annual Halloween Parade and Magic Show on Saturday, October 30, beginning at 11:00 a.m. Wear your costume (parents too!), bring your camera, and meet at the pool parking lot for a parade along Hiddenbrook Drive. Return to the parking lot to enjoy the Magic Show and refreshments. Due to Covid, the Magic Show will not be held in the clubhouse for any reason, including inclement weather.

For more information, or to volunteer to help, please e-mail Heather at hkapushoc@gmail.com.



Hosting Halloween During a Pandemic

Reprinted from 2020 at the request of the Social Committee

Many residents have asked about Halloween and Trick-or-Treating during Covid-19. Parents want to keep as much normalcy in the lives of their children as possible. A group of Kingston Chase parents suggested guidelines to minimize the possibility of Covid transmission. The parents are trying to reduce clumping of children in doorways, touching of doorbells and door handles, close interaction with strangers, and 100s of little hands in candy bowls. As Halloween is not an HOA-sponsored event, this is not an official HOA request. All residents may do as they please with regards to Trick-or-Treating. However, by following the guidelines listed below, you will demonstrate a willingness to take precautions and are welcoming little ghouls and goblins to partake in Trick-or-Treating at your house. Let's have a safe but super-fun Halloween!

- Homemade goodies are very much discouraged.
- Set out a table/treat station in your yard or driveway to avoid children approaching doors:
 - Stay near the table to enjoy costumes the children have created, or watch from inside your house.
- Do not use candy bowls or hand out candy/treats. Instead:
 - Place treats on the table so the children can grab 'n go.
 - Pre-fill small treat bags and place them on the table.
 - Use small Halloween containers that children can keep.
 - Replenish as needed throughout the night.
- Decorate the tables with holiday flair!
- Get creative with treat distribution, i.e. a Candy Luge or a Treat Cannon! The possibilities are endless.



**Kingston Chase Home Owners Association
Board Meeting
Minutes of September 13, 2021**

**Call to Order**

- Board President Andy Cassell called the meeting to order at 7:36 p.m.
- Board members present: Jen Baez, Mike Klinker, Jack MacDonald, Joe Seeger, and Deke Smith.
- Others present: Marsha Cassell, Administrative Assistant; Shannon McClain, Swim Team; and Phyllis Sisolak.

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

Treasurer's Report – There is \$168,653 in checking and \$261,508 in CDs.

Member Business

- The ARC received complaints about some excessively high grass and unregistered (abandoned) car.

Committee Reports

ARC – Board approved a new administrative assistant for the ARC.

Landscape – No report.

Conservation Corps – No report.

Neighborhood Watch – No report.

Newsletter – New editor to transition in the coming months.

Playgroup – No report.

Pool – End of Season was a success. Three companies are bidding for the 2022 pool management contract which typically lasts for 3 years. Our current pool operator (NV Pools) will be among the bids. Pool management companies are having difficulty finding adequate staffing in general. Re-webbing costs are up, but still cheaper than replacing furniture. White coating of the pool floor may be performed in 2022 or 2023. Dog Day is scheduled for September 18 from 1:00-3:00 p.m.

Social – Oktoberfest is postponed to 2022 due to lack of someone to plan the event. The Halloween Parade and Magic Show will go on, with the stipulation that the magic show will NOT move to the clubhouse if it rains or is cold.

Swim Team – Waiting on the non-profit status (which is very close). Winter swim is a new offering this year at the Herndon Community Center.

Tennis – All inquiries for the combination to the tennis court/pickleball court should be sent to Alex Fletcher by e-mail at kchoa.tennis@gmail.com or text 703-582-8382.

Welcome – Four homes were welcomed.

Old Business

- 298 of 537 (55%) of Kingston Chase lots have voted in favor of the Declaration Revision. 403 votes (75%) are needed for it to pass.
- Clubhouse voted to be reopened by August 15 to allow proper signage and waivers to be completed per lawyers.

New Business

- 2022 Budget items were solicited and are due by October 31.
- Electronic Voting Resolution will be voted on at the October Board Meeting.
- Clubhouse to be re-keyed. The Board is researching options.

Meeting adjourned to Executive Session at 8:30 p.m.

- Board approved Phyllis Sisolak to phase into the Administrative Assistant roles for the HOA in addition to ARC.

Meeting adjourned at 8:36 p.m.

Submitted by Marsha Cassell, Administrative Assistant

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.

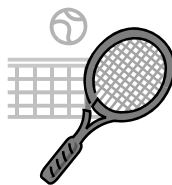


Kingston Chase Meetings

Architectural Review Committee
Tuesday, October 5, 7:30 p.m.

Board of Directors
Monday, October 11, 7:30 p.m.

In accordance with CDC Guidelines at this time,
the meetings will be held 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, 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 September 7 to review the following applications:

<u>Lot</u>	<u>Approved</u>
004	Replace back deck with screened porch.
087	Replace roof.
112	Addition on back.
148	Install solar panels.
151	Driveway extension.
172	Replace roof.
196	Home addition.
230	Replace roof.
301	Window replacement.
406	Replace roof.
358	Three landscaping projects.
533	Update front door color (application was approved with a different color last month).
534	Add lattice to current fence to help after Clearview renovations cut a lot of trees down.

The next ARC meeting will be **Tuesday, October 5**. 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 (preferred) or by mail to KCHOA ARC, P.O. Box 332, Herndon, VA 20172. Applications are reviewed at the monthly meeting.



What falls in autumn? Leaves! As a friendly fall reminder, Kingston Chase does not offer a leaf collection service. Residents must collect and bag leaves and set them out for pickup by their private trash service on lawn waste day. Leaves may not be blown into the street, dumped on the common grounds, nor may they be burned.

As the leaves fall, please continue to trim all branches growing over the sidewalks and streets. This is also an excellent time to check for and clear any overgrowth between the road and road apron and storm drains near your house. While the roads and sidewalks in Kingston Chase are maintained by the county, the county does not come in and service that area frequently, so it is left to the homeowners to maintain and keep those areas tidy.

The next ARC meeting will be **Tuesday, October 5**. 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. Applications can be submitted by e-mail to 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.



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

Movie Nights — Summer 2022

Kingston Chase is looking for a new coordinator to plan and run Movie Nights next summer. The location can remain the same or be moved. The set-up and schedule can be adjusted as well. It will all be up to the new coordinator and any others who wish to be involved in the planning. Send an e-mail to info@kchoa.org for details.



Lost & Found

Please send an e-mail to crier@kchoa.org with any lost and found items.

Also, please check the Kingston Chase website at www.kchoa.org for various HOA news and alerts.

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Folley Lick Pond Near Kingston Chase Swimming Pool

At the recent Kingston Chase Board Meeting in September it was reminded that the pond behind the swimming pool is a “dry pond” and should be cleaned two times a year. From the Fairfax County website at <https://www.fairfaxcounty.gov/soil-water-conservation/understanding-stormwater-ponds> the following explains in more detail about stormwater ponds in our area.

Stormwater ponds capture, control and filter runoff from roofs, roads and parking lots before it enters our local streams. In Fairfax County, the construction of stormwater ponds became a requirement for new development in the 1980s. Today, there are at least 2,162 stormwater ponds in Fairfax County; 1,325 are maintained by the county and the remaining ponds are privately maintained.

Why control runoff? When new roads and buildings are built, the increased amount and velocity of runoff can damage nearby streams. Streams will rise to new peak flows (the maximum amount of discharge after a rain or snow). If unmanaged, stream banks begin to erode under the increased flows. Sediment (soil), excess nutrients and other pollutants are carried downstream, negatively affecting aquatic life.

Stormwater ponds slow the flow of water, filter pollutants and improve stream health. Along with riparian buffers, rain gardens and other infiltration practices, they are an important tool to help protect local streams.

Wet Ponds and Dry Ponds: There are two general types of stormwater ponds — wet ponds and dry ponds.

How can a pond be dry? A **dry pond** is designed to hold water for a short period of time before allowing the water to discharge to a nearby stream. Dry ponds control peak flows of runoff, help improve water quality and lessen the effects of erosion. Between rain events, a dry pond looks like a large, grassy low area. When it rains, the pond fills with water. They hold water for 48-72 hours to allow sediment and pollutants to settle out. Because they detain water for a brief time before allowing it to flow out, dry ponds are also called **detention ponds**.

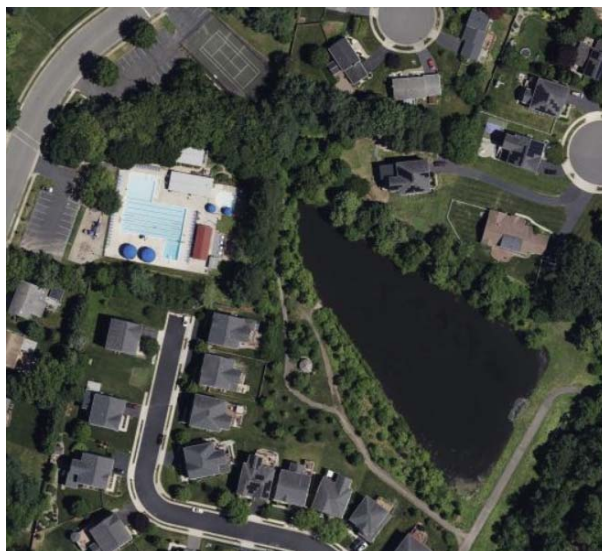
Wet ponds, on the other hand, maintain a permanent pool of water throughout the year. They remove pollutants by allowing sediment to settle as water slowly moves from one end of the pond to the other and through biological uptake, as plants absorb excess nutrients. Wet ponds frequently have smaller pools, plants and a wetland area. Wet pond water levels can increase dramatically as a result of rainstorms, like dry ponds. Because they retain water for a longer time, wet ponds are also called **retention ponds**.

Both wet and dry ponds remove sediment, phosphorus and other pollutants. Because water stays in them longer, wet ponds typically are able to remove more pollutants. Dry ponds are more common, however. They are less expensive to install, require less maintenance and may involve less liability for the communities around them.

If there is anyone who would like to organize a stream cleanup of the pond on a twice-a-year basis, please e-mail the HOA administrative assistant at info@kchoa.org for further direction.

Thank you to everyone in the neighborhood who makes the extra effort and takes the extra step to keep the area beautiful for all to enjoy. Our sidewalks and trails, the school and playground areas, the pool and tennis court, and our own tot lot are a great source of relaxation, exercise, and fun.

Thank you!



Photograph of pond in relation to the Kingston Chase pool and Herndon Chase homes.

Welcome to the Neighborhood!



Nicholas Pocs
12609 Little Stones Lane

Carlos Arce and Cristina Martinex
12602 Little Stones Lane

Thomas Ledder
1636 Sadlers Wells Drive

Chase Olender
1615 Lefrak 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 and someone will see that you get one. Please fill out and return the database sheet in order to receive KCHOA correspondence.



E-mail! In most instances, and for many people, e-mail is preferred over phone calls.

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	jhmcaldonald1@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/Pickleball	Alex Fletcher	703-582-8382	kchoa.tennis@gmail.com
Welcome	Kerry Edwards		kerryeedwards@icloud.com

Club Chairpersons

Book Club	Betsy Kiker	703-787-0128	ekiker@verizon.net
Children's Corner	Amanda Graybill	571-205-2063	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.

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 costs \$145 and is required at closing.

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



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*.

The deadline for the November issue of the Kingston Chase Crier is October 15.

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October 2021

<i>Sunday</i>	<i>Monday</i>	<i>Tuesday</i>	<i>Wednesday</i>	<i>Thursday</i>	<i>Friday</i>	<i>Saturday</i>
					1	2
3	4	5 ARC Meeting 7:30 p.m.	6	7	8	9
10	11 Board Meeting 7:30 p.m.	12	13	14	15 Deadline - Nov. <i>Crier</i>	16
17	18 Bios due for Board of Directors election in December	19	20	21	22	23
24 31 Halloween	25	26	27	28	29 ARC application submissions are requested by the Friday prior to the monthly meeting.	30 Halloween Parade and Magic Show 11:00 a.m.

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