



Oktoberfest in Kingston Chase

Although the date is not yet determined, residents should be alert for the annual Kingston Chase Oktoberfest to be held on the common grounds and parking lot near the pool. Families are invited to share and enjoy food, drinks, and games. Anyone wishing to help with the event should contact Heather Kapushoc at hkapushoc@gmail.com. Any Kingston Chase home-brewers are encouraged to bring samples of their beer to share. Families will be asked to contribute a side dish and/or dessert and bring some portable chairs. The event is for Kingston Chase residents and invited guests only.

Dog Day at the Pool – September 18

Kingston Chase will hold its annual Dog Day at the Pool, a super-fun event for people- and dog-friendly dogs, on September 18 from 1:00–3:00 p.m. Join neighbors and their furry friends at the pool for a dip in the water before the pool is winterized and closed for the season.



September Pool Hours

Remaining Schedule

September 1 – 3	4:00 p.m. – 8:00 p.m.
September 4 – 6	11:00 a.m. – 8:00 p.m.
September 10	4:00 p.m. – 8:00 p.m.
September 11 – 12	11:00 a.m. – 8:00 p.m.

Thank you to the many Kingston Chase families who helped make this swim season a fun and memorable one.

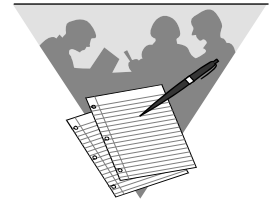


The Architectural Review Committee (ARC) reminds residents to please store garbage cans and recycling containers in a location that is not visible to the street (typically in the garage or around the back of your home). Garbage cans and recycling containers should be brought to the curb no earlier than the evening before collection day and removed as soon as possible after the garbage and recycling have been taken.

The next ARC meeting will be **Tuesday, September 7**. The ARC hopes to be able to hold the meeting in the clubhouse (with the option to join via Zoom). ARC Guidelines, the application form, and what information must be included 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, PO 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 August 9, 2021**

**Call to Order**

- Board president Andrew Cassell called the meeting to order at 7:30 p.m.
- Board members present via Zoom conference: Chris Buley, Mike Klinker, Jack McDonald, and Joe Seeger.
- Board members present at clubhouse: Rosemary Buley, Kerry Buss, Steve Kapushoc, and Deke Smith.
- Others present: Marsha Cassell, Administrative Assistant; Shannon McClain, Swim Team; and Natalia Speer, homeowner.

Secretary's Report – July Minutes were approved as published in the August *Crier*.

Treasurer's Report – There is \$169,836 in checking and \$261,432 in CDs.

Member Business – None.

Committee Reports

ARC – ARC administrative position is open.

Buildings and Maintenance – No report.

Landscape – \$3000 to fence along walkway by Butterfly Garden by the pool.

Conservation Corps – No report.

Neighborhood Watch – A report of a resident calling to a child on the street from his car prompted a police visit to the resident's home. No action was taken, no crime was committed. Graffiti was found on the pool playground and Little Library. Most was able to be removed. Responsible individuals were caught on camera.

Newsletter – No report.

Playgroup – The new playgroup chair is Amanda Graybill.

Pool – NV Pools contract is up for renewal. The Board is getting three quotes for next year's contract. Dog Day at the Pool will be held in September.

Social – The Adult Pool Party, Teen Pool Party, and Movie Night at the pool were all well-attended. Kingston Chase needs a new volunteer to run movie night starting next summer.

Swim Team – The Herndon Swim League awarded KCHOA a plaque honoring its continued commitment to keep the pool open and Swim Team running throughout the pandemic. The plaque will be displayed in the guardhouse.

Tennis – Resurfacing of the tennis court is complete, with pickleball lines and equipment in place. Residents are reminded to take down and store all pickleball equipment when done playing.

Welcome – No report.

Old Business

- 300 of 537 (56%) lots have voted in favor of the Declaration Revision. 403 votes (75%) are needed to pass. Postcards for voting will be sent to those who have not voted.

New Business

- The ARC administrative position was posted and is open.
- The clubhouse will open August 15, 2021. Current CDC guidelines regarding indoor use should be followed. Masking is encouraged for those who are unvaccinated.

There was no Executive Session.

Meeting adjourned at 8:01 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, September 7, 7:30 p.m.

Board of Directors
Monday, September 13, 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 August 3 to review the following applications:

- | <u>Lot</u> | <u>Approved</u> |
|------------|---|
| 079 | Replace shed. |
| 087 | New roof. |
| 221 | Addition over garage. |
| 343 | Driveway replacement/reduction and patio replacement. |
| 526 | Addition over garage and new roof. |
| 533 | Color change of shutters and front door. |

- | <u>Lot</u> | <u>Held for Study</u> |
|------------|-----------------------|
| 151 | Driveway extension. |
| 307 | Retaining wall. |

- | <u>Lot</u> | <u>More Details Required</u> |
|------------|------------------------------|
| 112 | Addition in back. |



Please “scoop the
poop” while out
walking in the
neighborhood.

Thank you!

The next ARC meeting will be **Tuesday, September 7**. 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. Please remember to be vigilant regarding locking doors, windows, garage doors, and outdoor vehicles as a precaution against unlawful entry.

Reserving the Clubhouse

To reserve the Kingston Chase Clubhouse for your small activity or meeting, please e-mail info@kchoa.org. Do not assume the clubhouse is available at a given day or time. Visit <https://teamup.com/ks33de6e4f1115101c> to view the current monthly Clubhouse Calendar. All reservations must be confirmed prior to the activity commencing, even for Kingston Chase club or committee business. Thank you!

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Find us on Facebook **MENTION THIS AD FOR ADDITIONAL SAVINGS** **Angie's list**

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.



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

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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Kingston Chase Homeowners Association
 Architectural Review Committee
 P.O. Box 332
 Herndon, VA 20172
 Application Form

Name:		Date:	
Address:		Lot No.:	
Phone:	Cell:	E-mail:	
Subject of Request:			
Details of Request:			
Estimated Start Date:		Completion Date:	
If project has not started within in twelve (12) months after date of ARC approval, this application becomes void and a new application must be submitted for ARC approval.			
Permission is hereby granted for members of the Architectural Review Committee (ARC) or KCHOA Board Members to enter onto my property to make reasonable inspection of proposed construction locations and inspect again after project has been completed.			
Owner's Signature: _____			
Note – If the request involves changes to outside property, i.e., fences, storage sheds, patios, decks, etc., a copy of the surveyed house plat must be included showing location of request drawn to scale. If there is no plat, the request will be returned. See ARC Guidelines for details.			

Welcome to the Neighborhood!



Matthew & Diana Mercer
1601 Jubilation Court

Lindsay & Tiko Lansdowne
12806 Eldridge Lane

Christina Thompson
1600 Attorney Court

Lee Taylor Buckley & Drew Simmons
12727 Taustin Lane

Sean & Joyce Jungyoon Choi
1617 Winterwood Place

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.

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*.

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	jhmcdonald1@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		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.

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

Crier Advertisement Rates:

\$5.00 for 20 words
\$10.00 for a business card scan
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\$45.00 for half a page
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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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September 2021

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3	4
5	6 Labor Day	7 ARC Meeting 7:30 p.m.	8	9	10	11
12 Pool Closes for the season - 8:00 p.m.	13 Board Meeting 7:30 p.m.	14	15 Deadline - Oct. <i>Crier</i>	16	17	18 Dog Day at the Pool - 1:00-3:00 p.m.
19	20	21	22	23	24	25 Fall Yard Sale 8:00 a.m. - 1:00 p.m.
26	27	28	29	30	ARC application submissions are requested by the Friday prior to the monthly meeting.	Oktoberfest coming next month.

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