



Kingston Chase Crier

Vol. 22: Issue No: 02

www.KCHOA.org

February 2022

Annual HOA Dues Assessment is Due April 1

The Kingston Chase Home Owners Association annual assessment letters have been mailed. Dues in the amount of \$381 are due by Friday, April 1. Just like last year there is an option of paying dues online, however, this method of payment includes a \$14.29 credit card processing fee. Dues are also payable by check (\$381) with no additional fees.

Visit the link below if you would like to pay by credit card:
<https://www.kchoa.org/purchases-available/annual-dues-fees>

Anyone with questions about the annual assessment, the 2022 KCHOA Budget, or anyone who has not received an invoice letter is asked to e-mail info@kchoa.org.

The HOA is always looking for input from residents, whether you want to join an existing club or committee, assist with an upcoming social event, organize a clean-up activity, please let your interests be known!



Children's Corner

Children's Corner is comprised of neighborhood moms and their young children who meet to share play time fun, creative activities, learning experiences, fieldtrips, and an occasional night out without the kids. Contact Kristine Covey via e-mail at kingstonchaseplaygroup@gmail.com for details regarding the following upcoming scheduled events:

February 12	10:00 a.m.
March 12	10:00 a.m.

Also, please join the Children's Corner WhatsApp group by e-mailing kingstonchaseplaygroup@gmail.com or join its Facebook group (Kingston Chase Playgroup). Welcome to Playgroup!

Spring Yard Chores Are Fast Approaching

Preparing your yard for spring is essential for keeping the lawn/landscape healthy when the summer heat won't let up. The key to having and keeping a vibrant lawn is to act before any signs of stress present themselves. Preparation beforehand goes a long way and your lawn will show its appreciation to your attentiveness.

1. To start, begin with a yard assessment. The winter months may have left behind dead tree limbs, leaves, and dead grass. You may need to begin by just picking up the debris so you can see your lawn and be able to assess everything from the soil to your outdoor furniture and structures.
2. Before you start work on the yard, evaluate your lawnmower and tools. Give your mower a good cleaning and start it up to check the engine performance. You may need to sharpen blades, check cords, change the oil, and other maintenance to be sure you are ready to go when the grass begins to grow.
3. Start by simply raking your grass. Get out all the clumps and dead grass and allows for the sunshine to reach the lawn. This timely raking stimulates and awakens the grass. Clean out the beds and trim back any dead branches. Use a hardwood mulch for your beds. Mulch is needed to protect the soil from moisture and help guard against weeds. Many homeowners also like the appearance of a mulched yard.
4. Crabgrass is the enemy of your lawn! Proper fertilization is critical to maintaining a beautiful landscape with healthy turf or plantings. Certain fertilizers are dangerous and harmful, so plan to avoid chemical products as much as possible. Fertilizing helps increase the lawn's ability to resist insects and pests, plant diseases, and promote plant growth and strength.

Keep in mind that shrub fertilization is especially important for plants in the first five years of maturity and that smaller plantings will require more supplemental feeding than larger established trees. If you feel overwhelmed, there are an abundance of lawn and landscape experts that can take a look at your property and offer recommendations for improvement and success.

**Kingston Chase Home Owners Association
Board Meeting
Minutes of January 10, 2022**

**Call to Order**

- Board President Andrew Cassell called the meeting to order at 7:35 p.m.
- Board members present: Jen Baez, Chris Buley, Rosemary Buley, Kelly Herb, Mike Klinker, Jack MacDonald, Joe Seeger, and Deke Smith.
- Others present: Marsha Cassell, Administrative Assistant; and Dave Brewer, Bookkeeper.

Secretary's Report – December minutes approved as published in the January Crier.

Treasurer's Report – As of December 31, 2021, the checking account balance is \$97,644.94; the CD balance is \$261,820.73; 2021 dues payments recorded is 535 of 537; Herndon Crossing pool fees received is 7; Disclosure Packet fees received is 27.

Member Business – None

Committee Reports

ARC – No applications were received for review at the January 4 ARC Meeting.

Buildings and Maintenance – No report.

Landscape – Trees were cleaned up after the snow storm.

Conservation Corps – No report.

Neighborhood Watch – No report.

Newsletter – No report.

Playgroup – No report.

Pool – Gazebo work led to removal of lattice that the squirrels have been building nests in. Fans and lighting to be added.

Social – No report.

Swim Team – No report.

Tennis – Cracks are forming on the tennis court. The Board is checking into the KCHOA contract for the work done this year.

Welcome – Two new residents were welcomed. The Welcome Committee needs a new chairperson.

Old Business

- 299 of 537 (56%) of Kingston Chase lots have voted in favor of the Declaration Revision. 403 votes (75%) are needed for it to pass.
- The Board is looking into using a key fob system to re-key the clubhouse.
- Electronic voting on HOA business is now allowed in the state of Virginia. The Board is working with KCHOA lawyers to create written procedures for electronic participation.
- KCHOA administrative position(s) are currently being filled. Anyone that is interested in applying is asked to send a resume to kchoa.mgmt@gmail.com.

New Business

- 2022 officer election results: Andrew Cassell, President; Jack McDonald, Vice President; Todd Waldrop, Treasurer; and Kelly Herb, Secretary.
- 2022 HOA assessment letter and Herndon Crossing pool invitation letter have been approved.

Meeting adjourned at 8:30 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.

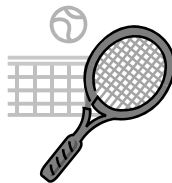


Kingston Chase Meetings

Architectural Review Committee
Tuesday, February 1, 7:30 p.m.

Board of Directors
Monday, February 14, 7:30 p.m.

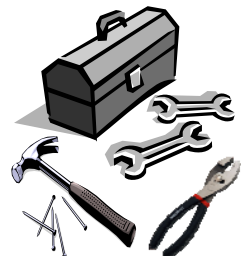
In accordance with CDC Guidelines at this time, the meetings have the option to join virtually via Zoom.



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 January 4 to review the following applications:

Lot Approved

The ARC did NOT meet in January as there were no applications to review.



The next ARC meeting will be **Tuesday, February 1**. 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.



Spring Walk-Through

The Kingston Chase spring Architectural Review Committee (ARC) walk-through will be here before you know it. Please keep this in mind as you plan your spring clean-up chores to the exterior of your home. If your home is cited for an infraction, remember that ARC violations should be corrected within 30 days of the date on the letter.

Additionally, if any homeowners would like to volunteer to help with the walk-through, please send an e-mail to kchoa.arc@gmail.com. Kingston Chase needs volunteers to support committees like this, and it is a good opportunity to meet other concerned neighbors and get an up-close glimpse of the neighborhood.

The next ARC meeting will be **Tuesday, February 1**. 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.



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, links, and alerts.



Kingston Chase Snow Removal

In the event of measurable snowfall to the neighborhood, the tennis court, pool, and clubhouse sidewalks and parking lots will be plowed within 3 to 5 days of the snowfall, provided freezing conditions do not interfere with its removal.

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

Neighborhood Watch

Neighborhood Watch is a Kingston Chase committee of residents that specifically watch for and monitor reports of vandalism, theft, or criminal activity within the neighborhood and surrounding communities. Everyone is asked to serve as the eyes and ears of the neighborhood, always keeping watch for unusual or suspicious activity. When in doubt, please e-mail Neighborhood Watch and, if appropriate, call the Fairfax County Police non-emergency number at **703-691-2131** or **911** in an emergency.

Contact **Pete Banks**, Neighborhood Watch Chairperson, via e-mail at kchoa.watch@gmail.com or call/text his cell phone at 703-209-3004 to report any incidents.

Residents should be vigilant and in the habit of locking doors, windows, garage doors, and outdoor vehicles as a precaution against vandalism, unlawful entry, and theft.

If you would like to be included on the Neighborhood Watch e-mail distribution list that relays alerts to residents of Neighborhood Watch information and/or activity, please send an e-mail to kchoa.watch@gmail.com.

There are no incidents to report this month.

Thinking of Buying or Selling?

Put our Experience and Energy to the Test!

Contact us today for a free, no obligation market analysis of your home!



Linda Sonnhalter
CRS, GRI
703-855-4632

Eric Sonnhalter
Realtor
703-598-1743

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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!



Nicholas Geyer and Laura Yeshnik
12705 Fantasia Drive

Dustin and Sarah Reeser
12715 Fantasia Drive

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.

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.

KC Neighbor
Herndon, VA 20170



E-mail the *Crier* at
crier@kchoa.org

E-mail!

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

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 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*

'24 President	Andrew Cassell	703-468-1782	me@andrewcassell.com
'23 Vice President	Jack McDonald	703-834-0717	jhmcaldon1@verizon.net
'24 Secretary	Kelly Herb	571-251-8362	kelly.d.herb@gmail.com
'22 Treasurer	Todd Waldrop	571-217-3627	toddwaldrop78@gmail.com
'24	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/Pickleball	Alex Fletcher	703-582-8382	kchoa.tennis@gmail.com
Welcome			info@kchoa.org

Club Chairpersons

Book Club	Betsy Kiker	703-787-0128	ekiker@verizon.net
Children's Corner	Kristine Covey	813-325-9996	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 March issue of the Kingston Chase Crier is February 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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February 2022

<i>Sunday</i>	<i>Monday</i>	<i>Tuesday</i>	<i>Wednesday</i>	<i>Thursday</i>	<i>Friday</i>	<i>Saturday</i>
		1 ARC Meeting 7:30 p.m.	2	3	4	5
6	7	8	9	10	11	12 Playgroup 10:00 a.m.
13	14 Board Meeting 7:30 p.m. Valentine's Day ♥	15 Deadline - Mar. <i>Crier</i>	16	17	18	19
20	21 President's Day	22	23	24	25	26
27	28				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>