



Kingston Chase Crier

Vol. 22: Issue No: 01

www.KCHOA.org

January 2022

New Year's Resolutions

Most people make a list of New Year's Resolutions that include taking up a new hobby, spending more quality time with family, spending less time watching TV or staring at a cell phone or computer screen, and the predictable good-intentions to lose weight and exercise more.

This year, the Architectural Review Committee (ARC) asks that residents make a consistent effort to store their trash cans and recycling containers in a location that is not visible to the street. With every day in Kingston Chase being a "trash day" of some sort (yard debris, household garbage, and recycling), residents must be diligent to remove their trash containers from in front of their house. As a general rule, please do not bring trash cans or recycling bins to the curb earlier than the evening before your trash collection day(s) and remove them soon after the trash or recycling has been taken.

Kingston Chase has a number of trash removal companies that serve our neighborhood, and we appreciate the timeliness and thoroughness of their service, but all must do their part to help keep the neighborhood trash and trash can free!

Please e-mail the ARC at kchoa.arc@gmail.com if you have any questions or if you have difficulty adhering to this HOA Guideline.

Additionally, an ARC Application Form that addresses anticipated exterior changes and improvements is included on page 6. These ARC application submissions are requested by the ARC to be received before the Friday prior to the monthly meeting. Please keep this deadline in mind as you plan your exterior home projects. E-mail the ARC with any questions at any time.

Thank you and Happy New Year to all.

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.

Annual HOA Dues Assessment Letters to be Mailed February 1

The Kingston Chase Home Owners Association annual dues assessment letters will be mailed on February 1. Dues in the amount of \$381 are due by Friday, April 1. Just like last year there is an option of paying dues online, but this method of payment includes a \$14.29 credit card processing fee. Dues are 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 fails to receive an invoice letter in a timely manner is asked to please e-mail info@kchoa.org.



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Kingston Chase Crier



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:

January 8	10:00 a.m.
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!

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

**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, Steve Kapushoc, Mike Klinker, Jack McDonald, Joe Seeger, Deke Smith, and Todd Waldrop.
- Others present: Marsha Cassell, Administrative Assistant; Kristine Covey, Playgroup Committee Chair; and Debbie Greenberg, Chuck Grimes, Philip Hadwin, and Kelly Herb, homeowners.

Secretary's Report – October and November Minutes approved as published in the respective *Crier* newsletters.

Treasurer's Report – As of November 30: Checking balance was \$96,893; CD balance was \$261,731; 2021 Dues payments recorded was 535 of 537 home lots; 2021 Herndon Crossing pool fees received was 7; and 2021 Disclosure Packet fees received was 21.

Member Business – None.

Committee Reports

ARC – Two requests were approved at the ARC meeting on December 7.

Buildings and Maintenance – Two missing hard-wired smoke alarms in the clubhouse were ordered and are to be installed.

Landscape – Remaining leaves on common grounds will be cleared.

Conservation Corps – No report.

Neighborhood Watch – No report.

Newsletter – Editor to transition in 2022.

Playgroup – Cookie decorating event was held in November. Playgroup members are creating a What's App group chat.

Pool – Winter work is beginning.

Social – Santa Drive through the neighborhood went well. 2022 social calendars were attached to the candy that was handed out.

Swim Team – No report.

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

Welcome – No report.

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.
- The Board is investigating the use a key fob system to re-key the clubhouse.
- Electronic voting on HOA business is now allowed in the Commonwealth of Virginia. The Board is working with KCHOA lawyers to create written procedures for electronic participation.
- Applications have been received for the open administrative positions, with interviews being scheduled.

New Business

- The 2022 KCHOA Budget was approved.
- Election: With 36 ballots received, two incumbent Board members were re-elected, Andrew Cassell and Joe Seeger, and the Board welcomes Kelly Herb as a member.

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.

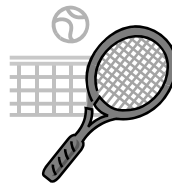


Kingston Chase Meetings

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

Board of Directors
Monday, January 10, 7:30 p.m.

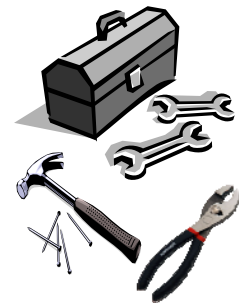
In accordance with CDC Guidelines at this time, the meetings have the option to join virtually via Zoom.



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 December 7 to review the following applications:

- | <u>Lot</u> | <u>Approved</u> |
|------------|---------------------------------|
| 449E | Patio improvements/replacement. |
| 536 | Front porch replacement. |



The next ARC meeting will be **Tuesday, January 4**. 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.

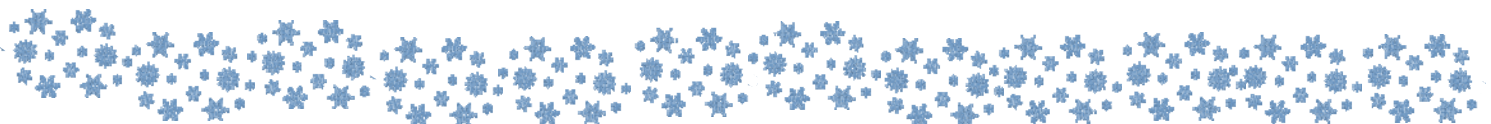


Let it Snow, Let it Snow, Let it Snow

Tis the season for ... SNOW! What does this mean for you? Let's review. Pipe stems and sidewalks are each homeowner's responsibility to keep clear of snow and ice. Keeping sidewalks clear is critical to both the safety and convenience of dog walkers, joggers, and children and families walking or biking to school. Please remember when clearing driveways to also clear the sidewalk to each end of the property line. Clearing front access to the mailbox is also the homeowner's responsibility.

The roads throughout Kingston Chase are plowed by the Virginia Department of Transportation, which operates on its own schedule for treating roads and removing snow. This service is funded by Fairfax County taxes and is not the responsibility of the Kingston Chase HOA (no portion of homeowner dues goes toward street plowing). The Kingston Chase parking lots at the pool and tennis court are cleared within three to five days of snowfall. The ARC hopes this was helpful information and wishes "happy snow days" to all.

The next ARC meeting will be **Tuesday, January 4**. 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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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.

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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!



Rahul & Bhakti Joshi
12830 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



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	jhmcdonald1@verizon.net
'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
'24		Kelly Herb	571-251-8362	kelly.d.herb@gmail.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	mmklinker@yahoo.com
Neighborhood Watch	Pete Banks	kchoa.watch@gmail.com
Newsletter Editor	Ruthie Rosati	crier@kchoa.org
Pool	Deke Smith	deke@dksic.com
Social	Heather Kapushoc	hkapushoc@gmail.com
Tennis/Pickleball	Alex Fletcher	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	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 February issue of the Kingston Chase Crier is January 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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January 2022

<i>Sunday</i>	<i>Monday</i>	<i>Tuesday</i>	<i>Wednesday</i>	<i>Thursday</i>	<i>Friday</i>	<i>Saturday</i>
ARC application submissions are requested by the Friday prior to the monthly meeting.						1 Happy New Year!
2	3	4 ARC Meeting 7:30 p.m.	5	6	7	8 Playgroup 10:00 a.m.
9	10 Board Meeting 7:30 p.m.	11	12	13	14	15 Deadline - Feb. <i>Crier</i>
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

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