

Little Free Tennis Library donated to Kingston Chase

Moving Forward Tennis and DC Tennis donated a Little Free Tennis Library to Kingston Chase giving anyone interested in learning to play tennis access to instructions and equipment.

This library includes two racquets, practice and instructional balls, instructions for play and additional resources.

“The aim is for community members to have access to resources so anyone can play tennis, any time with no experience necessary,” writes Megan Flemming, who helps support the library.

The equipment is available for community members to use for free. Sponsors only ask that anyone who uses the library is respectful of the equipment and that they keep the library neat and organized.

Anyone is welcome to donate old balls or racquets for community use.



Contents of the Little Free Tennis Library now available to Kingston Chase residents at the tennis court.

The library is located in a blue bin near the Pickleball Locker at the tennis court. For the combination for the tennis court



Gallop over to Adult Pool Party

Grab your finest (swim) caps and saddle up! The annual Kingston Chase Adult Pool Party will be 7 p.m. July 16. The theme for this year's party will be Kentucky Derby.

Sip a Mint Julep or two and place your bets on the fastest mounts in the horse (float) relays. Catering will be provided by Jimmy's Old Town Tavern.

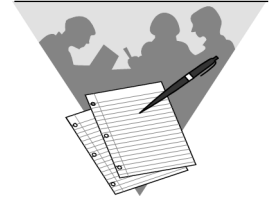
Stay tuned for more details and volunteer signups. For more information, contact Eric Sonnhalter at 703-598-1743 or esonnhalter@yahoo.com.



Photo by [James Lee](#) on [Unsplash](#)

Kingston Chase Home Owners Association

Board Meeting Minutes of June 13, 2022



1. Call to Order

- Board Vice President Jack MacDonald called the meeting to order at 7:33 p.m.
- Board members present: Andrew Cassell, Jack MacDonald, Joe Seeger, Heather Kapushoc and Kelly Herb, Todd Waldrop, Rosemary Buley, Chris Buley, Deke Smith
- Others present: Marsha Cassell & Melissa Cooper (Administrative Assistants), Dave Brewer (Bookkeeper), Shannon McClain

2. Secretary's Report: May Minutes Approved

3. Treasurer's Report: As of 05/31/2022 Checking Balance \$204,167.78; CD Balance as of 05/31/2022 \$227,029.08 2022 Dues Payments Received and processed 515 of 537. 2022 Herndon Crossing Pool Fees Received 6; 2022 Disclosure Fees Received 3. The Board is reviewing options for CD that will be maturing in May.

4. Member Business:

1. Discussion of geese near pond. Neighbor would like to see geese police utilized, but HOA has no jurisdiction over pond.
2. Discussion of how best to deal with potentially ill fox that keeps wandering near pool. Further discussion needed once additional potential solutions have been researched.

5. Committee Reports

A. ARC: Scott Mabry is the new ARC Chair. Suzanne Hediger is the new ARC Admin. Still pending completion of all spring walk-throughs. Notifications have not been sent.

B. Buildings & Maintenance:

C. Conservation Corps: Will be meeting in near future. More information to follow

D. Landscape: New trees have been planted in front of playground/tennis court area.

E. Neighborhood Watch: Increase in attempted vehicle break-ins. Please lock vehicles and do not keep valuables in cars.

F. Newsletter: Susan Jennings will be taking over editing for the KC Crier.

G. Playgroup: N/A

H. Pool: Looking for volunteers to head the Adult Pool Party this summer. July 16 is tentative date. Pool guest passes must be purchased (online or check to lifeguards) by the book, not individually. Five passes in each book for \$20.

I. Social: N/A

J. Swim Team: KC Fighters banner being created. Fundraising is off to a good start.

K. Tennis: N/A

L. Welcome: In need of volunteer to handle Welcome duties when new neighbors move in.

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. Suggestion to provide Declaration communication in Spanish. Suggestion to visit residents who have not voted and provide ballot. Looking at sending out postcards with SASE to capture votes.
- Key FOB system for Clubhouse has been identified. System has been installed.
- 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.

Meeting adjourned at 8:22 p.m.

Submitted by Kelly Herb, Secretary

Fourth of July parade

The annual Kingston Chase 4th of July Bike Parade will step off 10 a.m. July 4 at Clearview Elementary School. Decorate your bike, scooters, wagons or other wheeled conveyances for a roll around the neighborhood to celebrate Independence Day. The parade will end tennis court parking lot where there will be popsicles for participants. To join in, meet at the school at 9:45 a.m..

Rekeying clubhouse

If you have a current key to the clubhouse, it is no longer usable. Key codes will be sent out by the KCHOA admin only for those authorized to use the clubhouse or that have completed a rental form.

Upcoming meetings

- Architectural Review Committee 7:30 p.m. Tuesday, July 5
- Board of Directors 7:30 p.m. Monday, July 11

Meetings have resumed at the clubhouse, with the option to join virtually via Zoom.

Book Club

The Kingston Chase Book Club has made the following selections for their meetings held 7:30 p.m. on the fourth Thursday of the month in the clubhouse or location of the host's choosing.

- **July 28:** "The Extraordinary Life of Sam Hell" by Robert Dugoni hosted by Diane Marinaro
- **August 25:** "The House in the Cerulean Sea" by T.J. Klune hosted by Jane Waldrop

For information about book club, contact Betsy Kiker at ekiker@verizon.net or 703-787-0128.

Architectural Review Committee

The Architectural Review Committee (ARC) met on June 7 to review the following applications:

<u>Lot</u>	<u>Approved</u>
162	Replace Roof, Siding, and shutters
172	Replace porch columns & loose siding
221	New Garage Door
231	New roof and skylight already approved - asking to install the skylight in a different location
356	Deck Replacement
424	Install new shed

<u>Lot</u>	<u>Denied</u>
301	Demolish sunroom and replace with a new one
537	Addition over garage

The next ARC meeting will be **Tuesday, July 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 held at the clubhouse.

Welcome to the many new families who have joined the Kingston Chase community this spring and summer! For your reference, and for anyone else interested in a refresher, the Architectural Review Committee (ARC) would like to provide a quick review of the most commonly received applications and questions. For the complete ARC Guidelines, please visit www.kchoa.org/architectural-review-committee.

Applications: Any change to the exterior of the house or property (front, back, or sides) requires an ARC application before work begins. The only exceptions are landscaping and lawn ornaments less than 2 feet tall. When applying, please include with the application the house plat and details and pictures of the colors and materials to be used in the project.

Fences: All fences require an application. Kingston Chase allows board-on-board fences with no overlapping boards, estate fences, and picket fences. Stockade fences are not allowed and will not be approved.

Sheds: All sheds require an application. Sheds may not be more than 8.5 feet tall at their peak and must have an area of 160 square feet or less. Homeowners are encouraged to choose shed designs and colors that match the house and are in keeping with the earth tones found throughout the neighborhood.

Driveway Extensions: Driveway extensions require an ARC application and are considered on a case-by-case basis. They are rarely approved. Driveways cannot extend past the edge of the garage and Fairfax County does not allow any alteration to the apron, the piece of concrete or asphalt that connects the road, the sidewalk, and the driveway.



Kingston Chase kids submissions wanted

Are you a creative kid (or do you know one?) The Kingston Chase Crier would love to publish your Kingston Chase Kid News. Kingston Chase Kid residents are welcome to submit short stories, articles, poems, photos, drawings, and more to kingstonchasekidnews@gmail.com for publication in future editions .

Report street light outages and repairs

Street lights are maintained by Dominion Energy (or VDoT if at a major intersection). Contact Dominion Energy at 1-866-DOM-HELP to report an outage or needed repair to a lamp post/housing. Dominion Energy will send a crew to diagnose the problem, mark the light with a color-coded band, and dispatch a crew to fix it. For more information, visit <https://www.fairfaxcounty.gov/news/3-easy-steps-report-streetlight-outages>



Protect your Jibbitz! The growing Canada goose goslings have developed a hankering for Crocs (and flip flops). On a recent walk the Jennings family were nibbled by the curious birds.

In addition to guarding your toes, residents are reminded not to feed the geese. Crackers, bread, popcorn and other food high in carbohydrates aren't healthy for water fowl and can



make them overly friendly to humans, according to the Audobon Society.

Neighborhood Watch

At approximately 3 a.m. June 12 a security camera recorded an individual wearing a hoodie and black sneakers attempting to enter two vehicles parked on Permit Court. The individual was also observed attempting to enter a vehicle on Nathan Court. Police reports show significant instances of thefts surrounding Kingston Chase.

1. If you are the victim of a theft or tampering please report the incident to the police.
2. Check your security devices for activity which may be connected to these incidents. In security footage, the subject kept his back to the camera.
3. Remember, NEVER leave valuables in your vehicle. ALWAYS lock your vehicle. NEVER leave any item in your

vehicle in plain view. ALWAYS report any incident to the police.

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. To report any incidents or to be included on the Neighborhood Watch e-mail distribution list that alerts residents to Neighborhood Watch updates, contact **Pete Banks**, Neighborhood Watch Chairman, via e-mail at kchoa.watch@gmail.com or call 703-209-3004.

Reminder

It is against KCHOA bylaws to sell your pool membership. Memberships are only for residents of Kingston Chase. There are strict consequences to any violators.

Pool Hours

Sunday - Thursday	11 a.m. – 8 p.m.
Friday and Saturday	11 a.m. – 9 p.m.
July 4 th and Labor Day	11 a.m. – 6 p.m.

There will be two lap lanes available at all times except during home swim meets. A third lane will be available from opening until 1 pm as needed. Morning practice for the swim team will be 8 a.m. to 10 a.m. Monday –Thursday through July 21.

Summer Bonus Days	Sept 7 – Sept 11
Friday	4 p.m. – 8 p.m.
Saturday and Sunday	11 a.m. – 8 p.m.



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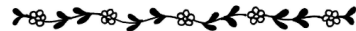


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Welcome to the Neighborhood!



Nakisha Griffin
12710 Society Drive

Myriam Pereda
1712 Sadlers Wells Drive

Robert Meers & Sinha Keung
1605 Permit 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.

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.

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
'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	Melissa Cooper	info@kchoa.org
ARC	Scott Mabry	kchoa.arc@gmail.com
ARC admin	Suzanne Hediger	
Bookkeeper	Dave Brewer	kchoa.finance@gmail.com
Buildings/Landscape	Mike Klinker	mmklinker@yahoo.com
Neighborhood Watch	Pete Banks	kchoa.watch@gmail.com
Newsletter Editor	Susan Jennings	crier@kchoa.org
Pool	Deke Smith	deke@dksic.com
Social	Heather Kapushoc	hkapushoc@gmail.com
Tennis/Pickleball	Alex Fletcher	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.

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*.

The deadline for the August issue of the Kingston Chase Crier is July 15.

Crier Advertisement Rates:

\$5.00 for 20 words
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Please contact Susan Jennings, newsletter editor, at 717-817-4461 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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July 2022

<i>Sunday</i>	<i>Monday</i>	<i>Tuesday</i>	<i>Wednesday</i>	<i>Thursday</i>	<i>Friday</i>	<i>Saturday</i>
					1 Friday Night Live Social Call 6:30 to 10 p.m. Herndon Town Green	2
3	4 Fourth of July Parade: 9:45 a.m. starting at Clearview Fireworks: 9:30 p.m. Herndon Centennial Golf Course	5 ARC Meeting 7:30 p.m.	6	7 Farmer's Market Fun Days 10:30 to 11:15 a.m. Town Hall Square	8 Friday Night Live 8 Track Jones 6:30 to 10 p.m. Herndon Town Green	9 Swim meet vs. Reflections pool opens after 11 a.m.
10	11 Board Meeting 7:30 p.m. Olympic Swim Clinic Pool closing at 2 p.m.	12 Herndon Olympics Pool closed	13	14 Farmer's Market Fun Days 10:30 to 11:15 a.m. Town Hall Square	15 Friday Night Live Keeton + Half Step Down 6:30 to 10 p.m.	16 Swim meet pool opens after 11 a.m. Adult Pool Party
17	18	19	20 Swim meet vs. Bradley Farm pool closes at 5 p.m.	21 Farmer's Market Fun Days 10:30 to 11:15 a.m. Town Hall Square	22 Friday Night Live Herr Metal + Dr FU 6:30 to 10 p.m. Herndon Town Green	23
24 Pool closes at 5 p.m. 31	25	26	27	28 Farmer's Market Fun Days 10:30 to 11:15 a.m. Town Hall Square	29 Friday Night Live Turtle Recall 6:30—10 p.m. Herndon Town Green	30

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