

Young entrepreneurs refresh neighborhood

When Virginia summers serve up heat and humidity, Kingston Chase kids make lemonade (and sometimes stylish bracelets).

Several young neighbors dragged out their folding tables, grabbed some plastic cups and set to work rehydrating passers-by during the dog days of Summer 2022.

We checked in with Society Drive neighbors Jayda and Gianna to get their recommendations for running a successful lemonade stand. Here's what they shared:

1. Make sure the lemonade is fresh, cold and not too sugary.
2. Let your customer speak first and listen to their questions.
3. Communicate with neighbors that you're running a stand, so they'll come.
4. Have change for big bills.
5. Smile.



Tasty homemade lemonade stands popped up throughout the neighborhood the summer, including those run by TOP: Mareike, Eren, Lucy and Carrie ; ABOVE: Hannah and Claire (the secret to their success was offering curbside pickup, they said); FAR LEFT AND CENTER: Gianna and Jayda; and LEFT: Eliana, Isel and Evelyn.

Kingston Chase Home Owners Association

Board Meeting Minutes of August 8, 2022



1. Call to Order

Board President Andrew Cassell called the meeting to order at 7:30 p.m.

Board members present: Andrew Cassell, Jack MacDonald, Joe Seeger, Kelly Herb, Deke Smith, Mike Klinker

Others present: Melissa Cooper (Administrative Assistant)

2. Secretary's Report: July Minutes Approved

3. Treasurer's Report:

- As of July 29 Checking Balance: \$184,669.95
- As of July 31 CD Balance: \$227,100.75
- 2022 Dues Payments Received and processed: 522 of 537
- 2022 Herndon Crossing Pool Fees Received: 6
- 2022 Disclosure Fees Received: 3

4. Member Business: N/A

5. Committee Reports

- A. **ARC:** Four applications received; three approved; One approved with modifications
- B. **Buildings & Maintenance:** N/A
- C. **Conservation Corps:** N/A
- D. **Landscape:** N/A
- E. **Neighborhood Watch:** Bike stolen from pool area. Please make sure bikes are secured.
- F. **Newsletter:** N/A
- G. **Playgroup:** N/A
- H. **Pool:** Please pick up pool pass booklets from the lifeguards; Reminder that there is no overnight parking in the pool and tennis court lots; The pool began opening at 4 p.m. on Aug. 22. Labor Day (Sept. 5) will be the last day the pool is open until the following weekend, which is the final bonus weekend.
- I. **Social:** N/A
- J. **Swim Team:** N/A
- K. **Tennis:** N/A
- L. **Welcome:** In need of volunteer to handle welcome duties when new neighbors move in.

6. Old Business

329 of 537 (60 percent) of Kingston Chase lots have voted in favor of the Declaration Revision. 403 votes (75 percent) are needed for it to pass. 26 of 537 lots have voted against the Declaration Revision. 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. 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.

New Business: The Board will be looking for a new President to replace Andy Cassell as his family relocates.

Meeting adjourned at 8:205 p.m.

Submitted by Kelly Herb, Secretary

Neighborhood author publishes second book

Congratulations to resident writer Jean Meltzer for the release of her second book, "Mr. Perfect on Paper" in August. The story is described as a "pitch-perfect romcom" that centers on a third-generation Jewish matchmaker who unwittingly finds her own search for love thrust into the spotlight.

Meltzer previously published "The Matzah Ball" about a nice Jewish girl who loves Christmas and has hidden her career as a Christmas romance novelist from her family for a decade. When a publisher asks her to write a Hanukkah romance, she reunites with her summer camp nemesis in hopes of finding inspiration. Learn more about both books on jeanmeltzer.com/books.

September Book Club

The Kingston Chase Book Club is reading "Unsheltered" by Barbara Kingsolver for its meeting this month. The meeting will be 7:30 p.m. Sept. 29 in the clubhouse.

The club will be read "Eleanor Oliphant is Completely Fine" by Gail Honeyman for the Oct. 27 meeting.

For more information about book club, contact Betsy Kiker, ekiker@verizon.net.

Mich Yardwork

Bush trimming, weed whacking, edging.

Please email michluke462@gmail.com.

Mich Car Wash

Exterior wash. Done in your driveway.

Please email amich6528@gmail.com

Architectural Review Committee

The Architectural Review Committee (ARC) met in person and virtually on August 2 to review the following applications:

<u>Lot</u>	<u>Approved</u>
75	Installation of shed
95	Fence replacement (approved with modifications)
153	Siding and trim replacement
448	Deck update

The next ARC meeting will be **7:30 p.m. Tuesday, Sept. 6**. The meeting will be held in person as well as an option to join via Zoom. 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, 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.

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 two 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.



Book Recommendations Grades K-6

Kindergarten: Elephant and Piggie by Mo Willems – This series follows Gerald and Piggie as they make friends, try new foods, and play games!

1st Grade: Don't Let the Pigeon Drive the Bus! By Mo Willems – In this hilarious series, the Pigeon will try to persuade readers to let him stay up late, to let him get a puppy, and, of course, let him drive the bus.

2nd Grade: Dog Man by Dav Pilkey – Dog Man is the ultimate cop, with the head of a dog and the body of a person. With friends Li'l Petey, 80-HD, Chief, Sarah and Zuzu, he fights crime and keeps you laughing.

3rd Grade: Who Was? Series by Various Authors — Read about famous historical figures such as Harriet Tubman, Blackbeard, Marie Curie, Lucille Ball, Jackie Robinson and more! You can also read about places, things and events.

4th Grade: Wings of Fire by Tui T. Sutherland — This series starts with five young dragons who have to stop a war. But first, they'll have to escape enemies, battles and assassins. Full of suspense and humor, you won't want to put it down!

5th & 6th Grade: Warriors by Erin Hunter — Follow cats of the five warrior Clans as they figure out prophecies, fight, hunt and travel to a new home. Perfect for readers who love cats and those who wonder what their cats get into while they are away.
— *Lily Jennings, 11*

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. Young residents are welcome to submit short stories, articles, poems, photos, drawings and more to kingstonchasekidnews@gmail.com for publication in future editions.



The lawns of Kingston Chase have been full of unexpected surprises recently. An abandoned slice of meat lovers pizza was spotted in the common area on Flagship Avenue, and another neighbor found an abandoned bag of canine ... refuse. While unknown parties (re)claimed the pizza, it was left to a resident to tidy up after someone else's dog. Please make sure to clean up after your pets and to deposit bags of doggy doo in *your* trash.

Neighborhood Watch

A bike was stolen Aug. 8 from in front of the Kingston Chase pool. We should all be reminded:

1. Any unattended bike should be immobilized. In most cases that doesn't mean a Whizzdang Quantum Kryptonite 5000 lock. Locking it in your garage or a simple combination lock and chain will work. Chain your bike to a fixed object so neither can be easily removed. We've all seen the memes of the left behind front wheels or "fixed" objects that can easily be circumvented. Parents can demonstrate examples for your kids.
2. Affix an identifying characteristic to your bike. In the olden days, that would mean the police engraving your SSN on it. That ain't gonna happen now, nor should it, as SSNs are vital components of identity theft. Some bikes have serial numbers. Record them. Make your bike inconspicuously "permanently" unique in some way. Record it. I'd

be willing to bet there are some great ideas or suggestions in our community.

3. Photograph your bike.

4. If it is stolen, report immediately.
— *Pete Banks*

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, 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 incidents or to be included on the Neighborhood Watch e-mail distribution list, contact Pete Banks, Neighborhood Watch Chairman, via e-mail at kchoa.watch@gmail.com or call 703-209-3004.



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Welcome to the Neighborhood



Robert & Teresa Anderson
1637 Nathan Lane

Kyle Holbrook
12804 Nathan Court

Amy Wellborn
12803 Nathan Court

If you are new to Kingston Chase and have not yet received a welcome packet, please e-mail 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.

HOA finds chair for Welcome Committee

Thank you to Dominic Toto for stepping up as chair to the Kingston Chase Home Owners Association's Welcome Committee.

For more information about welcoming new neighbors to our community, contact Dominic at Toto.Dominic@bls.gov.

Kingston Chase Home Owners Association

Board of Directors*

'24 President	Jack McDonald	703-834-0717	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	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	Dominic Toto	Toto.Dominic@bls.gov

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 September issue of the Kingston Chase Crier is Sept. 15.

Crier Advertisement Rates:

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September 2022

<i>Sunday</i>	<i>Monday</i>	<i>Tuesday</i>	<i>Wednesday</i>	<i>Thursday</i>	<i>Friday</i>	<i>Saturday</i>
				1 Herndon Farmer's Market 8 a.m. to 12:30 p.m.	2	3
4	5 Labor Day	6 ARC Meeting 7:30 p.m.	7	8 Herndon Farmer's Market 8 a.m. to 12:30 p.m.	9 Pool Bonus Day 4:30 to 7:30 p.m.	10 Pool Bonus Day 11 a.m. to 8 p.m.
11 Pool Bonus Day 11 a.m. to 6 p.m.	12 Board Meeting 7:30 p.m.	13	14	15 Herndon Farmer's Market 8 a.m. to 12:30 p.m.	16	17 Dog Day at the Pool 1 to 3 p.m. (Tentative)
18 Dog Day at the Pool 1 to 3 p.m. (Tentative)	19	20	21	22 Herndon Farmer's Market 8 a.m. to 12:30 p.m.	23	24
25 NatureFest 1 to 5 p.m. Runnymede Park	26	27	28	29 Herndon Farmer's Market 8 a.m. to 12:30 p.m.	30	

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