

Santa and crew cruise through KC

Santa Claus and a motley crew of merry makers — including a few reindeer, the Grinch and Cousin Eddie — frolicked through Kingston Chase on Dec. 10, greeting neighbors with jingle bells, “Ho, ho, hos,” candy and toys.

The Santa drive-through is an annual Kingston Chase tradition, which includes a phone app component so residents can track the Big Guy’s progress through the neighborhood.

Special thanks to Ken and Anna Bonicky for organizing the visit, and to the Kasper family, Cliff Wilson, Dustin Martin, Jeremy Freer, Christine DiGiovacchino and others for lending their time and good cheer to the event.



At left, Santa Claus poses with his many helpers during the annual drive-through in Kingston Chase. Above, a friendly Grinch shares treats and toys with young residents as Santa Claus visits Flagship Avenue.

Resident author visits clubhouse to discuss new release

Attention neighborhood book lovers: meet fiction author and Kingston Chase resident Jean Meltzer at 7 p.m., Feb. 9 at the clubhouse to discuss her latest book, “Mr. Perfect on Paper.”

In addition to her newest title, Meltzer published “The Matzah Ball” in 2021 and expects “Kissing Kosher,” to be released August 2023.

More about “Mr. Perfect on Paper”:

Dara Rabinowitz has worked very hard to carry on her family’s calling as schadchaniyot (matchmaker). As the creator and CEO of the popular Jewish dating app J-Mate, third generation matchmaker Dara Rabinowitz knows the formula for lasting love—at least, for everyone else.

The perfect Jewish husband should be:

- *A doctor or lawyer (preferably a doctor)*
- *Baggage-free (no previous marriages, no children)*
- *And of course—he must be Jewish*



Jean Meltzer

When widower, news anchor, and definitely not Jewish Christopher Steadfast hears Dara’s grandmother throw her love life under the bus on his show, Chris sees an opportunity to boost his ratings and provide security for his daughter. He and Dara embark on a nationwide search for Dara’s own “Perfect Jewish Husband” ... but finding him means Dara may lose Chris. Which she’s ok with – right?

January book club

The Kingston Chase Book Club’s December meeting was postponed to 7:30 p.m. Jan. 26 in the clubhouse. Members will discuss Wally Lamb’s “Wishin’ and Hopin.” For more information about book club, contact ekiker@verizon.net.

“Mr. Perfect on Paper” is available at branches of the Fairfax County Library and bookstores.

Find a copy nearby at A Thousand Stories, located in the Herndon Arts Center, 750 Center St. (athousandstoriesherndon.com) or Scrawl Books, 11911 Freedom Drive (www.scrawlbooks.com). It’s also available on Amazon and at Barnes & Noble.

Kingston Chase Home Owners Association

Board Meeting

Minutes of December 12, 2022

1. Call to Order

- Board President & Vice President Jack McDonald called the meeting to order at 7:34 p.m.
- **Board members present:** Jack McDonald, Joe Seeger, Deke Smith, Mike Klinker, Steven Kapushoc, Todd Waldrop, Kelly Herb, Phillip Hadwin
- **Others present:** Melissa Cooper, Administrative Assistant; Dominic Toto, Welcome Chair; Scott Mabry, ARC Chair; Shannon McClean, resident

2. Secretary's Report: November Minutes approved

3. Treasurer's Report

- Checking balance as of Nov. 30: \$173,823.20
- CD Balance as of Nov. 30: \$169,929.42
- 2022 Dues Payments Recorded 535 of 537
- 2022 Herndon Crossing Pool Fees Received: 6
- 2022 Disclosure Fees Received: 22

4. Member Business:

Trash Service: Resident question regarding process to switch to single-provider/county trash service. HOA Board President explained how the KC Declarations documents were written when the neighborhood was established. The annual assessment does not include trash removal services and the Board lacks authority to direct to single trash service under the existing Declaration. Amendments to the existing Declarations require approval by 76 percent of KC residents. The Board will be Meeting with the KC attorneys in January; trash issues/options will be one of the discussion topics.

Dog Waste Stations: Some KC residents would like to explore the possibility of placing dog waste stations throughout the neighborhood as a potential solution to dog owners not cleaning up after their dogs while on walks and/or placing filled waste bags in other residents' trash bins. Some residents are not in favor of utilizing dog waste stations; there are concerns about the additional cost and that this will not deter individuals from not cleaning up after their dogs. Kelly Herb will be researching cost of dog waste stations from professional companies and will provide the Board with an update in January or February.

5. Committee Reports:

- A. **ARC:** approved four requests and denied one due to the need for additional information.
- B. **Buildings & Maintenance:** Todd and Jack are planning to clean remaining gutters. There has been an issue with the bottom lock on the clubhouse door. Weather may be a factor; this issue is being looked into.
- C. **Conservation Corps:** N/A
- D. **Landscape:** The Board has 2023 pricing information from A Cut Above; expecting a 5 percent increase. A Cut Above will no longer provide snow removal services. We will place a notice in the KC Crier for resi-

KCHOA seeks volunteers

The Kingston Chase Home Owners Association is in need of volunteers to chair the Social Committee and Conservation Corps.

The Social Committee Chair is responsible for organizing (or recruiting organizers) for various neighborhood events including the Easter Egg Hunt, 4th of July Parade, Teas and Tissues Back to School Brunch, Oktoberfest, Halloween Parade and Magic Show, and Santa Drive Through. Interested in helping out, but want to get a taste for what's involved? The HOA is seeking a volunteer to organize the annual St. Paddy's Day/BrewFest event in March.

The KC Conservation Corps has been involved in efforts to clean up Folley Lick Stream, landscape neighborhood common areas, bringing recycling to the pool and helping residents with their gardens.

Those interested in volunteering should contact kchoa.mgmt@gmail.com.

dents with snow plows to provide bids for pool and tennis court parking lot snow removal.

E. **Neighborhood Watch:** N/A

F. **Newsletter:** N/A

G. **Playgroup:** N/A

H. **Pool:** N/A

I. **Social:** Santa came to visit! Next event: Easter Egg Hunt and possible Peeps diorama contest. Possible St. Patrick's Day celebration? We are still in need of a Social Committee Representative.

J. **Swim Team:** N/A

K. **Tennis:** N/A

L. **Welcome:** The Welcome Chair has been making deliveries to residents and is caught up; items are now being placed in gift bags.

Old Business

Declaration Revision: Vote status: 339 of 537 (63 percent) of the needed 403 (76 percent) Board members to follow-up with residents

New Business

- Budget – Will be approved at January Meeting
- Board Elections – ballots were included in most recent KC Crier – residents should be sure to get ballots in by Dec. 9. (More info on Page 3).

**Meeting adjourned at 8 p.m. to Executive Session
Submitted by Kelly Herb, Secretary**

Submit ballots for Board of Directors

The election of the KCHOA Board of Directors for the January 2023 to December 2025 term was postponed to the Jan. 9 board meeting. Residents can still complete the ballot below and submit it by Jan. 9. Officers will be elected and announced at this meeting. Learn about the candidates in the December Crier.

KCHOA Board of Directors Election Ballot 1/2023-12/2025 Term

Last Name: _____

Lot No.: _____

Please vote for (circle) no more
than four (4) candidates.

Steve Kapushoc

Joe Seeger

Deke Smith

Todd Waldrop

(write-in candidate)

(write-in candidate)

To submit your vote, please mail this form to:

**KCHOA
P.O. Box 332
Herndon, VA 20172**

Ballots can also be dropped off at 12619 Fantasia Drive or brought to the Board meeting scheduled for 7:30 p.m. Jan. 9. Please e-mail info@kchoa.org with any questions.

Architectural Review Committee

The Architectural Review Committee (ARC) met virtually on Dec. 6 to review the following applications:

<u>Lot</u>	<u>Approved</u>
75	Remove wood burner pipe
186	Patio
363	Replace roof and siding
488	New exterior front door

<u>Lot</u>	<u>Denied</u>
25	Add skylights and update fence (need more information)

The next ARC meeting will be **7:30 p.m. Tuesday, Jan. 3**. 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 recently! For your reference, and for anyone 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.

Collection consternation

KC disposal services info

Trash and recycling services have recently added an extra headache for some Kingston Chase residents, as they have throughout our region.

While providers American Disposal and Republic Services scaled back weekly pickups in 2022 due in part to ongoing staff shortages, the latest addition to the pickup mix — Haulin Trash — abruptly announced it had gone out of business Dec. 1.

Haulin Trash had quickly become a popular KC provider, but the surprise closure left many residents scrambling to find services at a critical time of year. This re-sparked discussions



An American Disposal Services truck makes its weekly rounds through Kingston Chase on a recent Friday morning.

in neighborhood circles about the need for additional options and the pros and

cons of a neighborhood-wide or HOA-funded provider. See the “Trash Service” item

American Disposal Services: 703-368-0500 or americandisposal.com/virginia/customer-service/

Republic Services: 703-818-8222 or republicservices.com/customer-support/contact-us/

For info on all available companies in Fairfax County, go to this link: tinyurl.com/mrysxkbw

on Page 2 of this issue for more on the HOA’s approach to community disposal services, and its planned next steps.

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Kingston Chase Residents



Neighborhood seeks snow removal help

Kingston Chase is soliciting bids for snow removal in the pool and tennis parking lots.

Anyone with a plow or snowblower who is interested in the job should submit bids to kchoa.mgmt@gmail.com.

Reminder about boats, trailers, RVs

Residents are reminded of Article 10.10 of the ARC Guidelines, which states: "Motor homes, campers, boats and trailers are not permitted to be parked overnight within the community."

The complete list of ARC Guidelines can be found at kchoa.org.

Share baby news

New Baby? Is there a new addition to your family? If so, the Welcome Committee has a special gift for you.

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	Jack McDonald	703-834-0717	jhmdonald1@verizon.net
'23 Vice President	Jack McDonald	703-834-0717	jhmdonald1@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	703-435-2337	mmklinker@yahoo.com
Neighborhood Watch	Pete Banks	703-209-3004	kchoa.watch@gmail.com
KC Crier Editor	Susan Jennings	717-817-4461	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	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.

Submissions wanted from kids

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

The deadline for the February issue of the *Kingston Chase Crier* is Jan. 19.

Crier Advertisement Rates:

\$5.00 for 20 words
\$10.00 for a business card scan
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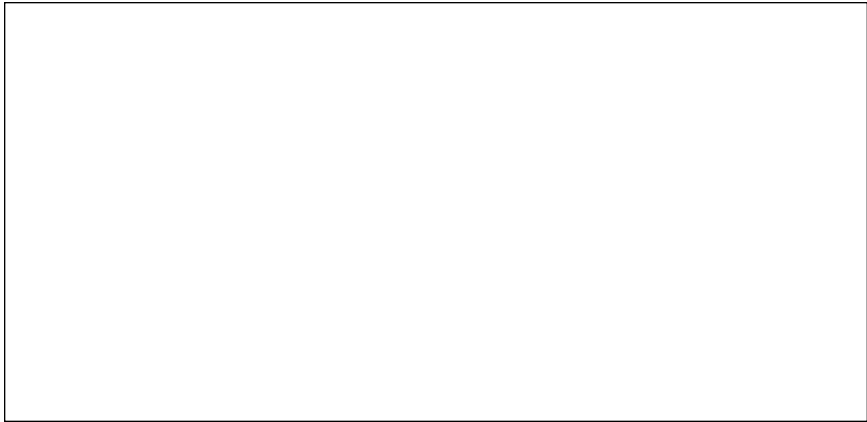
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Please contact Susan Jennings, newsletter editor, at 717-817-4461 or by e-mail at crier@kchoa.org with news, announcements, photographs, or advertisements.

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January 2023

<i>Sunday</i>	<i>Monday</i>	<i>Tuesday</i>	<i>Wednesday</i>	<i>Thursday</i>	<i>Friday</i>	<i>Saturday</i>
1	2	3 ARC Meeting 7:30 p.m.	4	5	6	7
8	9 Board Meeting 7:30 p.m.	10	11	12	13	14
15	16	17	18	19 Deadline <i>February Crier</i>	20	21 Hobby Exchange 1 to 3:30 p.m.
22	23	24	25	26 Book Club 7:30 p.m.	27	28
29	30 Dog Tales Herndon Fortnightly Library 7 p.m.	31				

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