



# Kingston Chase Crier

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FROM THE PRESIDENT

## Open Letter to KCHOA

Next year, the Kingston Chase Homeowners Association will mark the 50th anniversary of its founding. For the entire time, KCHOA has relied upon the efforts of volunteers to accomplish its mission of making Kingston Chase a wonderful place to live.

Today, we are one of the very few homeowners' associations that is self-managed, not paying a management company. This has allowed us to operate and maintain our real property assets effectively and efficiently, while keeping our annual assessment among the lowest in the area. The pool complex, the tennis/pickleball court, the clubhouse, the playground, the parking lots and the common areas as well as the full slate of year-round social events — these only happen because of the dedicated efforts of friends and neighbors who volunteer their time and energy.

I want to recognize three committees that have made 2023 a great year for the residents of Kingston Chase: our Pool Committee, our Social Committee and our Architectural Review Committee. After over 30 years' service as our Pool Committee chair, Deke Smith has stepped down and turned the reins over to Jen Baez, Heather Callow and Dom Toto.

They oversee our pool management contract and plan/budget the necessary capital improvements required. This year they implemented a new registration and check-in system. They worked closely with Melissa Cooper and her Swim Team board to make another successful season happen for our kids. Thanks for a job well done!

Ken Bonicky stepped up to replace Heather Kapushoc, our long-time Social Committee Chair. Ken recruited a number of volunteers to plan and execute a very extensive social event calendar: Adult Pool Party (Eric Sonnhalter, Mitul Patel, Jason Kasper), Teen Pool Party (Alexandra Hatch), 4th of July Parade (Brad Jennings, Buzz Rider), Easter Egg Hunt (Joelle Harvey), Opening Day of Pool Party (Tiffany Rex), Dog Day at Pool (Amy Schrock, Beth Todd) Last Day of School Party, Yard Sale, Halloween Parade (Nakisha Dixon), Movie Night (Ryan McKenica), Brew Fest (Sam Goldsmith), Oktoberfest (Steve Menard), and Santa-Drive Thru. These events play an important role in making Kingston

Chase a community, not just a development. Thanks, Ken, to you and your gang for making this happen!

Finally, I want to express my appreciation and support for everyone's least favorite committee — the ARC! I have had the privilege of serving on the KCHOA Board for 27 years and have worked with 13 different ARC chairs. It is a thankless but critically important job that the members of the ARC perform. One of the principle reasons for buying into a covenant community like Kingston Chase is to seek to maintain and improve the value of our homes and property. The members of the ARC give a lot of time and effort to achieving this goal. They meet every month for several hours to review applications submitted by homeowners for renovations and improvements to their homes, ensuring these are following our KCHOA ARC guidelines. They also conduct the annual walkthrough of the 537 homes in KCHOA to remind homeowners of any noncompliance noted with their property. Notices are mailed to those homeowners and follow up walkthroughs are conducted to monitor compliance. With only six members of the ARC, this is a significant and time-consuming effort. As a homeowner who has received one of their violation notices for about 25 of the 29 years we have lived here, I appreciate how easy it is to get busy with other things and fail to do the necessary home maintenance.

Special thanks to Buzz Rider, a past ARC chair, who recently retired and has devoted much of his time to conducting the inspections required for disclosure packets for pending home sales as well as much of the walkthroughs and follow-ups. I am also grateful for the hard work of our Board of Directors. Many have served for long periods of time, while others have offered their talents as they could fit it into their lives. I appreciate all of them. As we do every year, several seats will be up for election. We are always looking for new volunteers — for the various committees as well as the Board. If there is something you want to change about the KCHOA, get involved! If you are happy with the way things are being done, still get involved! As has been the case for the last 50 years, it will only get done if we do it!

Thanks,  
Jack

# Kingston Chase Home Owners Association

## Board Meeting Minutes of October 9, 2023

### 1. Call to Order

Meeting called to order at 7:30 p.m.

**Board members present:** Jack McDonald, Jen Baez, Joe Seeger, Deke Smith, Mike Klinker, Steve Kapushoc, and Rosemary Buley

**Others present:** Dominic Toto (Pool Committee), Ken Bonicky (Social Committee), Melissa Cooper (administrative assistant), Jean Meltzer Maskuli, and Xhevair Maskuli.

**2. Secretary's Report:** August and September minutes approved

### 3. Treasurer's Report

- Checking balance as of Sept. 30, 2023: \$173,586.51;
- CD Balance as of Sept. 30, 2023: \$162,074.67
- 2023 Dues Payments Recorded: 531 of 537.
- 2023 Herndon Crossing pool fees received 7;
- 2023 Disclosure Fees Received:18

### 4. Member's Business:

Recording Board Meetings: Jean Meltzer Maskuli wanted to discuss having the board meetings recorded so that residents that have to miss meetings can view and learn more about what happened at the meeting. Mike Klinker noted that legally there are no hurdles and that we would need to purchase cameras and a new microphone for better viewing. Multiple board members noted they wouldn't feel comfortable being recorded as in this society videos are edited and taken out of context all the time. Board considered recorded meeting, with a private secure link that residents would have to ask to receive.

Vote: Unanimous No

### 5. Committee Reports

**A. ARC:** Four requests approved; Warning letters completed and will be sent by Board. Couple homes seem to not have filed correct forms and didn't receive a disclosure packet. Need to check on which possible houses this might have affected the neighborhood. Joe sending Melissa a file to reference.

**B. Buildings and Maintenance:** N/A

## Kingston Chase Meetings

### Architectural Review Committee

7:30 p.m. Tuesday Nov. 7

### Board of Directors

7:30 p.m. Monday Nov. 13

Meetings are held in the clubhouse, with the option to join virtually via Zoom.

## Board elections coming

Anyone interested in serving on the board should submit their name and a short, one-paragraph bio to [kchoa.mgmt@gmail.com](mailto:kchoa.mgmt@gmail.com). Incumbents should update their bios.

- C. Landscape: mowing almost complete. Thanks to homeowner for reporting the area on Permit Court and it has been cleaned up. Discussion on shopping mowing services.
- D. Neighborhood Watch: N/A
- E. Newsletter: N/A
- F. Pool: Successful Pool season and transition to new committee members. Proposal for approval for new chairs and re-strapping approved for this year's budget to receive a discount. Board Approved
- G. Social: Octoberfest on 10/21; Halloween Parade and Movie Night on 10/28
- H. Swim Team: N/A
- I. Tennis: N/A
- J. Welcome: N/A

### 6. Old Business:

**Declaration Revision:** Vote status: 349 of 537 (65 percent) of the Needed 403 (76 percent)

### 7. New Business:

**A. Parking Lot Proposal:** tabled for more information.

**Meeting adjourned at 8:45; no Executive Session**

## Architectural Review Committee

The Architectural Review Committee (ARC) met in person on **Oct. 3** to review the following applications:

<u>Lot</u>	<u>Approved</u>
53	Replace damaged roof
145	Solar Panels
197	Paint trim, gutters, front door; replace shutters, lights, garage door roof and driveway.
286	Roof replacement

The next ARC meeting will be **7:30 p.m. Nov. 7** at the KC Clubhouse. 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](http://www.kchoa.org/architectural-review-committee). Applications can be submitted by e-mail to [kchoa.arc@gmail.com](mailto: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. For questions, Email [kchoa.arc@gmail.com](mailto:kchoa.arc@gmail.com).

### ARC Corner

Welcome to the many new families who have joined the Kingston Chase community. 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](http://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 plot 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.



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# Neighborhood Watch

By **PETE BANKS**

*Neighborhood Watch*

As Halloween decorations have become more elaborate (and expensive) they have also become more enticing to thieves, the dregs of society.

Harden your targets. Make it inconvenient to steal your stuff. Mark your decorations with some permanent identifying characteristic like a name, phone number, extra gmail account. Sturdily secure your decorations to the ground. Daisy Chain them using zip ties. Take a picture of your display. Outside, solar powered, motion detecting, spotlights, much like the ones sold at Sam's Club or Costco, are cheap and easy to install. Report any tampering or theft to Fairfax County PD.

\*\*\*

At approximately 2:15 p.m. Oct. 11, an intruder was spotted in a gated backyard of a home in the 12700 block of Taustin Lane. Preliminarily, he was described as a light-skinned male wearing a white T-shirt, light blue jeans, and green sneakers. He was carrying some sort of bag. When he spotted the homeowner, within the home, he left. Please note, within 10 miles of Kingston Chase there have been a few reports of property being stolen from backyards. If your home backs up to the golf course or Folly Lick, or the Wiehle forest, you may be particularly vulnerable.

Don't forget to secure your valuables and keep your doors locked. Cameras and solar-powered motion detection devices and lights are helpful

At approximately 1:10 a.m. Oct. 13, a person was observed in the driveway of a home located in the 12800 block of Fantasia Drive. When confronted, at first, he claimed to live there and then stated that a friend lived there. It is unknown whether or not his ignorance was an act. He was last seen walking down Fantasia toward Builders. It is unknown what sort of device he was holding, keeping in mind there are devices that capture signals from key fobs.

At approximately 7:20 p.m., Wednesday Oct 18, a female was seen parking her late model, light colored, Toyota Camry, partial Virginia tag TR 2122, in the 1600 block of Permit Court. She exited her vehicle, walked some distance, (although she could have parked closer to her destination) and went in between two houses. Shortly thereafter, she came running from between the houses, sprinted to her car, and sped off toward Builders. She was described as a short, Black female, with a long hair braid. A report was made to Fairfax County Police.

To report incidents or be included on the neighborhood watch e-mail distribution list, contact Pete Banks, Neighborhood Watch Chair, by e-mail at [kchoa.watch@gmail.com](mailto:kchoa.watch@gmail.com) or call 703-2090-3004.

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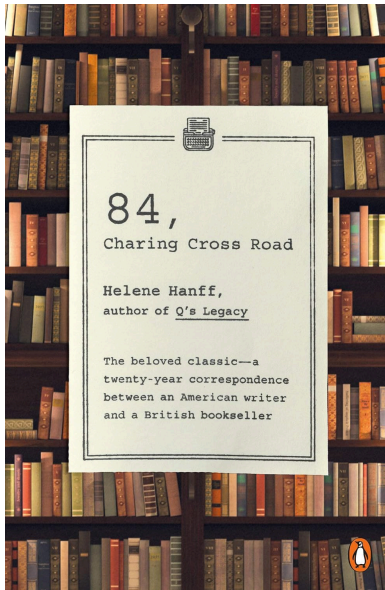
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**BOOK CLUB****December pick  
is a love story**

The Kingston Chase book club will meet at 7:30 p.m., Nov. 16 to discuss “The Covenant of Water” by Abraham Verghese.

The December pick is “84 Charing Cross Road” by Helene Hanff. The club has not confirmed a date for the December meeting yet.

Book Club meets the third Thursday of each month. For details, contact Kristin Liska (703-798-4222) or Katie Irwin (908-461-5427).

**STORIES WANTED****Share celebrations,  
news with Crier**

The Kingston Chase Crier would love to feature stories about neighborhood residents with unique hobbies, skills, jobs, or celebrations. Got a cool or unique story? Share it at [crier@kchoa.org](mailto:crier@kchoa.org).

**Kingston Chase Home Owners Association****Board of Directors\***

'24	President	Jack McDonald	703-834-0717	<a href="mailto:jhmcdonald1@verizon.net">jhmcdonald1@verizon.net</a>
'25	Vice President	Todd Waldrop	571-217-3627	<a href="mailto:toddwaldrop78@gmail.com">toddwaldrop78@gmail.com</a>
'24	Secretary	Kelly Herb	571-251-8362	<a href="mailto:kelly.d.herb@gmail.com">kelly.d.herb@gmail.com</a>
'25	Treasurer	Steve Kapushoc	703-304-5021	<a href="mailto:kapushoc@gmail.com">kapushoc@gmail.com</a>
'25		Joe Seeger	703-318-3287	<a href="mailto:joe.seeger.kc@gmail.com">joe.seeger.kc@gmail.com</a>
'23		Rosemary Buley	703-304-5021	<a href="mailto:rosemary2271@hotmail.com">rosemary2271@hotmail.com</a>
'24		Philip Hadwin		
'25		Deke Smith	703-481-9573	<a href="mailto:deke@dksic.com">deke@dksic.com</a>
'23		Jen Baez	703-709-1326	<a href="mailto:jenbaez@verizon.net">jenbaez@verizon.net</a>
'23		Chris Buley	703-796-0841	<a href="mailto:cbuley@yahoo.com">cbuley@yahoo.com</a>
'23		Mike Klinker	703-435-2337	<a href="mailto:mmklinker@yahoo.com">mmklinker@yahoo.com</a>

\* Board terms are for three consecutive years and expire on December 31st of the year noted.

**Committee Chairpersons**

Admin. Assistant	Melissa Cooper	<a href="mailto:info@kchoa.org">info@kchoa.org</a>
ARC	Scott Mabry	<a href="mailto:kchoa.arc@gmail.com">kchoa.arc@gmail.com</a>
ARC admin	Suzanne Hediger	
Bookkeeper	Dave Brewer	<a href="mailto:kchoa.finance@gmail.com">kchoa.finance@gmail.com</a>
Buildings/Landscape	Mike Klinker	703-435-2337 <a href="mailto:mmklinker@yahoo.com">mmklinker@yahoo.com</a>
Neighborhood Watch	Pete Banks	703-209-3004 <a href="mailto:kchoa.watch@gmail.com">kchoa.watch@gmail.com</a>
KC Crier Editor	Susan Jennings	717-817-4461 <a href="mailto:crier@kchoa.org">crier@kchoa.org</a>
Pool	Jen Baez	
	Dom Toto	
Social	Kenneth Bonicky	<a href="mailto:kchoasocial@gmail.com">kchoasocial@gmail.com</a>
Tennis/Pickleball	Alex Fletcher	703-582-8382 <a href="mailto:kchoa.tennis@gmail.com">kchoa.tennis@gmail.com</a>
Welcome	A.J. & Nick Ferrero	

**Club Chairpersons**

Book Club	Kristin Liska	703-798-4222	<a href="mailto:kkazem@verizon.net">kkazem@verizon.net</a>
Conservation Corp	Betsy Kiker		<a href="mailto:conservation@kchoa.org">conservation@kchoa.org</a> <a href="mailto:ekiker@verizon.net">ekiker@verizon.net</a>
Swim Team	Melissa Cooper	703-209-2177	<a href="mailto:kcswinreps@gmail.com">kcswinreps@gmail.com</a>
	Dominique Smith	703-966-7506	

To discuss any questions or concerns, please contact the relevant Club or Committee Chairperson. Homeowners are welcome at Board meetings held the second Monday of every month.

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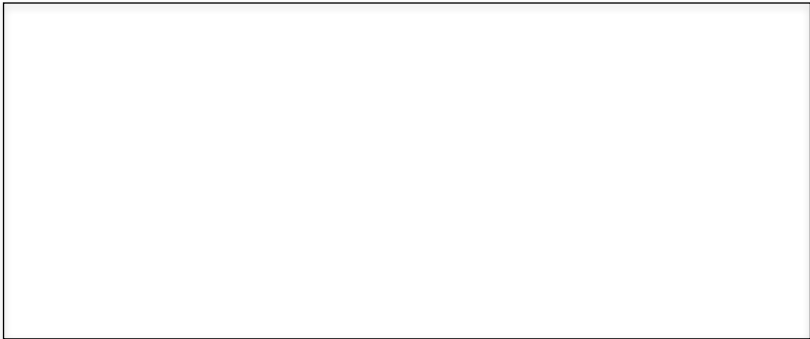
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			1	2	3	4
5	6	7 <b>ARC Meeting</b> 7:30 p.m.	8	9	10	11
12	13 <b>Board Meeting</b> 7:30 p.m.	14	15	16 <b>Book Club</b> 7:30 p.m.	17 <b>November Crier Deadline</b>	18
19	20	21	22	23 <b>Thanksgiving</b>	24	25
26	27	28	29	30		