

## FALL FUN

### Octoberfest set for Oct. 21

Note the new date for this annual fall festival: Kingston Chase Octoberfest will be Saturday, Oct. 21, from noon to 4 p.m., at the pool parking lot. Drinks will be provided, and a bounce house will be available for the kids. Neighbors are asked to bring a food item to share. Volunteers are needed: See the KC Social Committee Facebook page to sign up to help!

### Parade and magic show

The annual Kingston Chase Halloween Costume Parade is set for Saturday, Oct. 28, at 10:30 a.m., with a magic show to follow at 11 a.m., in the clubhouse. The parade route is up Hiddenbrook Drive from the pool parking lot to the stop sign at Builders Road and back.

### Movie Night returns to KC

Harry Potter and the Sorcerer's Stone is the pick for family movie night on Saturday, Oct. 28, starting at 6:30 p.m., in the common area behind 1631 Sadlers Wells Drive. Neighbors should bring chairs, blankets, food, beverages for their family.



## FLAGSHIP FRIGHTS



Kindergartners Lucy and Annie flee the Funhouse on a recent afternoon while Alice maintains a safe distance. Installation of Kingston Chase's Halloween hotspot, the Haunted Garage, is underway on Flagship Court. (Photos by Susan Jennings and Jovie Jennings)

## Spooky season in KC

Setup is underway for Flagship Court's annual fright fest: the Haunted Garage. Jason Alexander, purveyor of faux tombstones, 12-foot-high skeletons and animatronic ghouls that freak out neighborhood dogs and middle-aged moms alike, has been hard at work assembling this year's spooky offerings.

Alexander shared that the haunted house tradition began 10 years ago with a neighborly Halloween decorating competition. That competition only lasted a year or two, before the neighbor bailed out, but Alexander couldn't stop himself from biggerring and biggerring his haunted house, which now has 10 zones including Area 51, the Haunted Playground, Elm Street and Zombie Zone. Every zone is G-rated, Alexander says, except for the Haunted Garage, which is PG.

The number of adventurous souls has also grown. Alexander estimates he's had 500 trick-or-treaters make the rounds on Halloween.

Visitors are welcome throughout the month, but the garage and backyard are kept secret until Halloween. This year's preview night is 6:30 to 8:30 p.m. Oct. 28; Halloween hours are dusk to 9 p.m.

# Kingston Chase Home Owners Association

## Board Meeting

### Minutes of September 11, 2023

#### 1. Call to Order

Meeting called to order at 7:33 p.m.

**Board members present:** Todd Waldrop, Jen Baez, Philip Hadwin, Mike Klinker, Steve Kapushoc

**Others present:** Dominic Toto (Welcome & Pool Committee), Ken Bonicky (Social Committee), Melissa Cooper (administrative assistant) and Suzanne Hediger.

**2. Secretary's Report:** No quorum so will approve at the October meeting.

#### 3. Treasurer's Report

- Checking balance as of Aug. 31, 2023: \$173,951.91;
- CD Balance as of Aug. 31, 2023: \$173,101.97
- 2023 Dues Payments Recorded: 531 of 537.  
2023 Herndon Crossing pool fees received 7;
- 2023 Disclosure Fees Received:18

#### 4. Member's Business:

Resident Egan Conway was in attendance to discuss the ARC letter he received regarding his boat parked in front of his house. Conway currently has it parked on the street and makes sure it stays clean and presentable. Suzanne noted that boats are not allowed to be parked in neighborhood driveways. Mike noted that it is not a requirement but a guideline to not have boats parked in the street. It was discussed for the Board to vote next time and approve the boat to be parked in the driveway.

#### 5. Committee Reports

- A. ARC: 4 requests approved; Buzz completed the final walk throughs and letters.
- B. Buildings and Maintenance: N/A
- C. Landscape: End of year clean up scheduled
- D. Neighborhood Watch: N/A
- E. Newsletter: N/A
- F. Pool: Dog Day scheduled; pool season came to a close with a smooth transition between committee members. Jen Baez is getting a quote for picnic tables and power washing. Discussed and all agreed to clean the trashcans

### Kingston Chase Meetings

#### Architectural Review Committee

7:30 p.m. Tuesday Oct. 3

#### Board of Directors

7:30 p.m. Monday Oct. 9

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

### Volunteer needed

The Kingston Chase Homeowners Association is seeking volunteers to chair the Playgroup Committee. Those interested in volunteering should contact [kchoa.mgmt@gmail.com](mailto:kchoa.mgmt@gmail.com).

and store them in the grass area inside the pool until next season to prevent residents from throwing away personal trash and dog waste in them.

- G. Social: Dog Day on 9/16; Octoberfest on 10/21; Halloween Parade and Movie Night on 10/28
- H. Swim Team: N/A
- I. Tennis: Getting quotes for repairs. Philip would like to take on and organize a Pickleball league.
- J. Welcome: AJ & Nick Ferraro will take over Welcome Committee.

#### 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 until October because no quorum to vote.
- B. ARC Printer: was discussed on process and decided to reimburse for toners, and provide paper, envelope and labels.

**Meeting adjourned at 8:06; no Executive Session**



### Architectural Review Committee

The Architectural Review Committee (ARC) met in person and virtually on **Sept. 5** to review the following applications:

<u>Lot</u>	<u>Approved</u>		
007	New roof	399	Fence
369	Trash pad	399	New roof

The next ARC meeting will be **7:30 p.m. Oct. 3** 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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### KIDS' CORNER

# KC pups make splash

By **LILY JENNINGS**  
*For the Kingston Chase Crier*

Dogs got to cool down and have fun Sept. 16 at Kingston Chase's annual Dog Day at the Pool.

Some dogs who splashed in the pool this year included tennis-ball chaser Marley; Ruthie, who preferred running around the pool more than being in it; Sadie, who preferred people to everyone else; Annie, who stayed away from the bigger dogs by crawling under the loungers; Cooper, who really didn't seem to want to be there; and Rory, a long-haired golden retriever who was the only one to go straight for the pool.

One amazing feat was not done by one of the big dogs, but actually one of the smaller ones.

Milo, a scruffy brown and white dog, tried to take a sip by the large basketball hoop but instead fell into the pool. He paddled so quickly you might compare him to some KC Fighters swimmers. He got all the way to the small basketball hoop, where his family helped him out of the water.

At this year's event, local budding business K9 Country (formerly known as Tasting It) came back for their second appearance at this event, selling their creative pup treats and introducing slip-on-the-collar double-sided bandanas.

One unexpected guest was a little, non-venomous water snake, who got caught in all the fun in the pool. It was safely released into the nearby creek, where it immediately slid into the water.



Many Kingston Chase canines — and one small reptile — enjoyed Dog Day at the Pool. (Photos by Susan Jennings)

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**BOOK CLUB****November pick  
is ‘Covenant’**

The Kingston Chase book club will read “The Covenant of Water” by Abraham Verghese for its Oct. 26 meeting at 7:30 p.m., in the clubhouse.

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

**NEIGHBORHOOD  
WATCH****Lock vehicles and  
remove valuables**

Crime is all around us, and we’ve been pretty lucky — until now!

Reports are that overnight between Sept. 12 and 13, several vehicles on Winterwood Place were entered by unidentified persons.

If you park your vehicle where there is a high density of vehicles on the street and in driveways, it may be more attractive to thieves. Solar-powered, motion-activated, outdoor lighting is an easy and inexpensive way to provide security for your property.

Never leave valuables in your vehicle and always lock your vehicle. Don’t leave attractive items in plain view. Be mindful that garage door openers give access to your home. Always report any incident of your vehicle being entered to the police, even if nothing was taken.

— Pete Banks,  
*Neighborhood Watch*

**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	Deke Smith	703-481-9573 <a href="mailto:deke@dksic.com">deke@dksic.com</a>
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	Dominic Toto	<a href="mailto:tottidom@gmail.com">tottidom@gmail.com</a>

**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:kcswwimreps@gmail.com">kcswwimreps@gmail.com</a>
	Dominque 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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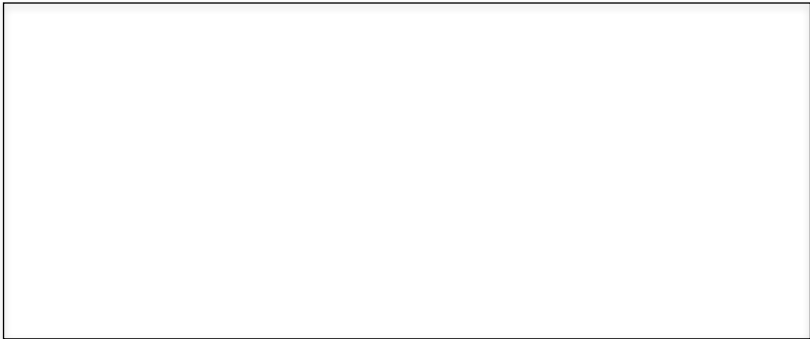
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<b>Sunday</b>	<b>Monday</b>	<b>Tuesday</b>	<b>Wednesday</b>	<b>Thursday</b>	<b>Friday</b>	<b>Saturday</b>
1	2	3 <b>ARC Meeting</b> 7:30 p.m.	4	5	6	7
8	9 <b>Board Meeting</b> 7:30 p.m.	10	11	12	13	14
15	16	17	18	19	20 <b>November Crier Deadline</b>	21 <b>Octoberfest</b> Noon to 4 p.m.
22	23	24	25	26 <b>Book Club</b> 7:30 p.m.	27	28 <b>Halloween parade and magic show</b> 10:30 a.m. <b>Movie night,</b> 6:30 p.m.
29	30	31 <b>Halloween</b>				