

BACK-TO-SCHOOL TIME



School crossing guard Salman Bhatti ensures Kingston Chase resident Yhanni James and her children cross Builders Road safely on their way to school at Clearview Elementary. Students returned to Fairfax County classrooms Aug. 21. *(Photo by Brad Jennings)*

Safety on our streets

With schools back in session and with students and buses moving about the neighborhood each morning and afternoon, Kingston Chase residents and guests are once again urged to use caution, remain focused and obey speed limits and stop signs.

This is particularly true during morning rush hour. Oft-distracted drivers, perhaps bound for work, tend to zip through the neighborhood, sometimes barely slowing at stop signs, and in some cases ignoring buses with red lights flashing.

Parents should also remind their children to be extra vigilant and aware of traffic on their way to school or when boarding and exiting buses.



Herndon Middle School students board a bus near Fantasia Drive. *(Photo by Brad Jennings)*

While it's true many drivers who speed on our streets may be using Kingston Chase as a shortcut, it's a good reminder for all of us to show courtesy when we are passing through other neighborhoods as well.

Dogs will get their day at KC pool

Get ready to unleash your good boys and girls for some end-of-summer fun as Dog Day at the Pool is set for Saturday, Sept. 16, from noon to 2 p.m.

A waiver form must be signed prior to entering the pool deck with your dog. Forms will be available on site. Dogs must be up to date on vaccinations, and should generally be friendly or tolerant of other dogs.

Humans must be 12 or older to enter the deck, and NO humans will be allowed in the water, as there will be no lifeguard on duty, and the water will not have been tested.

Dog owners may bring throw toys, but it might be best to bring one you wouldn't be too sad to lose.

Remaining pool schedule

- Sept. 1 — 4 - 8 p.m.
- Sept. 2 — 11 a.m. - 9 p.m.
- Sept. 3 — 11 a.m. - 8 p.m.
- Sept. 4 — 11 a.m. - 6 p.m.
- Sept. 8 — 4 - 8 p.m.
- Sept. 9 — 11 a.m. - 8 p.m.
- Sept. 10 - 11 a.m. - 8 p.m.

Kingston Chase Home Owners Association

Board Meeting

Minutes of August 14, 2023

1. Call to Order

Meeting called to order at 7:32 p.m..

Board members present: Jack McDonald, Kelly Herb, Steve Kapushoc, Deke Smith, Philip Hadwin and Mike Klinker.

Others present: Dominic Toto (Welcome & Pool Committee), Ken Bonicky (Social Committee), Melissa Cooper (administrative assistant), Beth Todd and Buzz Rider.

2. Secretary's Report: July minutes approved

3. Treasurer's Report

- Checking balance as of July 31, 2023: \$193,668.23;
- CD Balance as of July 30, 2023: \$172,602.90
- 2023 Dues Payments Recorded: 528 of 537. 2023 Herndon Crossing pool fees received 7;
- 2023 Disclosure Fees Received: 18

4. Member's Business:

- A. Fall Yard Sale – Social Committee is working on potential dates for the fall Kingston Chase neighborhood yard sale.
- B. Concern over lawn service companies dumping leaves/clippings into sewers: A neighbor witnessed lawn services companies dumping in drains/sewers and shared a video with the Board. President of the HOA Board will be contacting the resident to further discuss and report as necessary.

5. Committee Reports

- A. **ARC:** 10 requests approved; 1 denied; spring walk-thru letters have been sent.
- B. **Buildings and Maintenance:** repaving tennis court and pool lot. Wheel stops at tennis court. 42 in total. Not included in prior quote. Have postponed re-paving for four years.
- C. **Landscape:** N/A
- D. **Neighborhood Watch:** N/A
- E. **Newsletter:** Discussion on whether neighbors are reading the Crier and how to better communicate neighborhood info. The Board is considering the option of posting the Crier in

Kingston Chase Meetings

Architectural Review Committee

7:30 p.m. Tuesday Sept. 5

Board of Directors

7:30 p.m. Monday Sept. 11

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.

- F. **Pool:** Pool season is coming to an end; working out a few budget line-item discrepancies to ensure items are hitting the budget as planned.
- G. **Social:** Successful Adult Pool Party; Looking at dates for Doggie Day at the pool; looking at 30 September for Oktoberfest; Looking into dates in October for fall movie night.
- H. **Swim Team:** N/A
- I. **Tennis:** Board is considering the need to place cameras at the tennis court areas. The box for pickleball was damaged but has been repaired. Will need new lock mechanism.
- J. **Welcome:** A.J. & Nick Ferraro will take over Welcome Committee.

6. Old Business:

- A. Declaration Revision: Vote status: 348 of 537 (65 percent) of the Needed 403 (76 percent)
- B. Playgroup Lead still needed.

Meeting adjourned at 8:25; no Executive Session

Architectural Review Committee

The Architectural Review Committee (ARC) met in person and virtually on **August 1** to review the following applications:

<u>Lot</u>	<u>Approved</u>
86	Roof replacement
108	New fence
123	Kitchen window replacement
170	Canopy over deck
214	Front railing
258	Trim color change
271	Privacy screen/deck
329	Fence
480	Replace roof
429	Bay window replacement

Several residents came to discuss the walkthrough letters that went out. Extensions were approved for Lots 525 and 472. Other residents have emailed to request extensions and have been responded to by email. Issues for Lots 44 and 117 were reviewed and were found to be in compliance with the guidelines. Residents also brought up concerns with other lots and those concerns have been addressed.

The next ARC meeting will be **7:30 p.m. Sept. 5** 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.

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.

ARC Corner

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 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.



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KIDS' CORNER

It's Barbie movie mania

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

If you haven't seen the Barbie movie yet, hop into your car right now and go to the Alamo Drafthouse!

Barbie centers around Barbieland, a place where Barbies are in charge, and don't let Kens take control of them. So while the Barbies are flying airplanes, serving as president, and playing volleyball, the Kens are chilling on the beach and cheering the Barbies on.

But one night, during a choreographed dance party with glitter jumpsuits, "Stereotypical Barbie" starts having an existential crisis (with thoughts of death, flat

feet and cellulite!). So Barbie, and the Ken who loves her, go on a trip of self-discovery to the Real World.

There, Barbie learns about how some Gen-Z teens see her body standards, and Ken learns about the patriarchy. And when Barbie returns to realize that the Kens have taken over Barbieland, she works with her new friends to save her world.

This movie is fun, hilarious, and thought-provoking on gender roles. There is some language, so it maybe isn't the best for littles.

But for anyone who ever played with Barbie (or still does), or just likes pink and girl-positive movies, this is a perfect pick!

FALL FUN

KC's Octoberfest now set for Oct. 14

Note the new date for this annual fall festival: Octoberfest will be Saturday, Oct 14, from noon to 4 p.m., at the pool parking lot. Beverages will be provided, and a bounce house will be available for the kids. Neighbors are asked to bring a food item to share.

FIRE SAFETY

Disposing of old fire extinguishers

Residents who are unsure how to dispose of expired fire extinguishers can contact the Social Committee at kchoasocial@gmail.com. (A recent neighborhood Facebook post prompted this discussion, but proper disposal depends on brand, model and other factors that make general guidance potentially confusing.)

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Welcome to the Neighborhood

**Christopher Rishell &
Veronique Bonhomme**
12722 Fantasia Drive

Vann & Yasemin Kemp
1616 Sadlers Wells Drive

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.

BOOK CLUB

September pick is 'Sweetgrass'

The Kingston Chase book club will read "Braiding Sweetgrass" by Robin Wall Kimmerer for its meeting 7:30 p.m. Sept. 21.

The October book will be "The Measure" by Nikki Erlick and November's choice is "The Covenant of Water" by Abraham Verghese.

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

SOCIAL COMMITTEE

Are you expecting? Let us know!

The Kingston Chase Social Committee is eager to welcome and celebrate new additions for neighborhood families!

If your family (or a neighbor family) is expecting, please share with the social committee at kchoasocial@gmail.com.

Kingston Chase Home Owners Association

Board of Directors*

'24	President	Jack McDonald	703-834-0717	jhmcdonald1@verizon.net
'25	Vice President	Todd Waldrop	571-217-3627	toddwaldrop78@gmail.com
'24	Secretary	Kelly Herb	571-251-8362	kelly.d.herb@gmail.com
'25	Treasurer	Steve Kapushoc	703-304-5021	kapushoc@gmail.com
'25		Joe Seeger	703-318-3287	joe.seeger.kc@gmail.com
'23		Rosemary Buley	703-304-5021	rosemary2271@hotmail.com
'24		Philip Hadwin		
'25		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	Kenneth Bonicky	kchoasocial@gmail.com
Tennis/Pickleball	Alex Fletcher	703-582-8382 kchoa.tennis@gmail.com
Welcome	Dominic Toto	tottidom@gmail.com

Club Chairpersons

Book Club	Kristin Liska	703-798-4222	kkazem@verizon.net
Children's Corner	Kristine Covey	813-325-9996	kingstonchaseplaygroup@gmail.com
Conservation Corp	Betsy Kiker		conservation@kchoa.org ekiker@verizon.net
Swim Team	Melissa Cooper	703-209-2177	kcswwimreps@gmail.com
	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.

Advertise in the Kingston Chase Crier

Crier Advertisement Rates:

- \$5 for 20 words
- \$10 for a business card scan
- \$25 for a quarter page
- \$45 for half page
- \$75 for a full page

Take 10% off for a full year paid in advance.

Please contact Susan Jennings, newsletter editor, at 717-817-4461 or crier@kchoa.org with news, announcements, photographs, or advertisements.

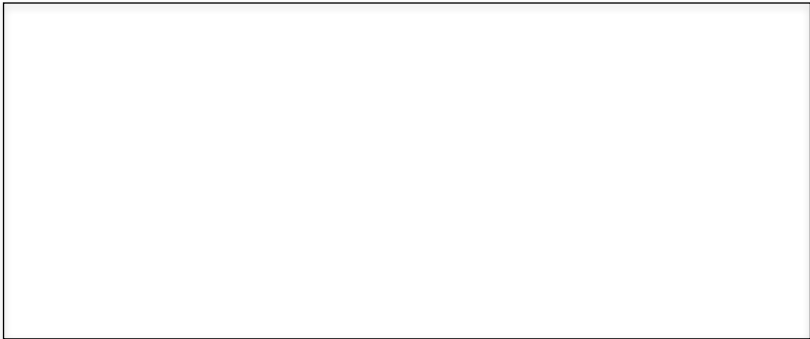
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Advertising Disclaimer

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 pre cautions to ensure that expectations are met.

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September 2023						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
3	4 Labor Day	5 ARC Meeting 7:30 p.m.	6	7	8	9
10	11 Board Meeting 7:30 p.m.	12	13	14	15 October Crier Deadline	16 Dog Day at the Pool 12 to 2 p.m.
17	18	19	20	21 Book Club 7:30 p.m.	22	23
24 NatureFest 1 p.m. Runnymede Park	25 Yom Kippur	26	27	28	29	30