



# Kingston Chase Crier

Vol. 16: Issue No: 08

A KCHOA Publication

www.KCHOA.org

August 2016

## Pool Hours

Pool hours for the remainder of the 2016 swim season are as follows:

### August 1 – September 5

Sunday – Thursday	11:00 a.m. – 8:00 p.m.
Friday and Saturday	11:00 a.m. – 9:00 p.m.
Labor Day	11:00 a.m. – 6:00 p.m.

### September 9 – 11

Friday	4:00 p.m. – 8:00 p.m.
Saturday and Sunday	11:00 a.m. – 8:00 p.m.

Be sure to check the bulletin board at the pool for any changes. Weather permitting, the Kingston Chase pool is always open the weekend after Labor Day. Try to plan for an end-of-season swim or family picnic at the pool before it closes and is “winterized” until next year.

## Movie Night in Kingston Chase

If you aren’t attending Movie Night this summer, you are missing out on a lot of family fun! Movie Night is being held in the common area behind 1631 Sadlers Wells Drive on various Saturday nights throughout the summer. Setup is at 8:15 p.m. and the movie starts at 8:30 p.m.

For the remainder of the summer, the following dates are on the calendar:

August 13  
August 27  
September 3



Remember to bring lawn chairs, snacks and drinks, blankets and sweaters, and bug spray. In case of rain, the Kingston Chase Facebook page will provide any cancellation information by 5:00 p.m. on the day of the movie. All are welcome!



Since reading about a proposed amendment to the ARC Guidelines prohibiting driveway widening past the edge of the garage, several homeowners have come forward to state concerns. The reason behind the ARC’s decision to ask the Board to vote on the amendment is this: more people are living in single family homes than ever before, which leads to more drivers per household. While the natural desire may be to create more parking space in front of one’s house, the fact is that the front lot sizes in this neighborhood do not always permit that without negatively affecting the drainage and curb appeal of the lot and those around it. Fairfax County ordinance prohibits paving more than 25% of a front yard, where the front yard is defined as the space between the front lot line and a straight line across the front face of the dwelling. Some lots in Kingston Chase with two car driveways already approach this limit.

The ARC is tasked with suggesting a standard to which the neighborhood should be held in order to keep property values at their highest. We feel strongly that taking away green space for the sake of fitting another car in the driveway is severely detrimental to Kingston Chase’s property values when most of our streets have ample street parking. We are not seeking to disallow any and all applications for driveway widening. As with all ARC applications, they will continue to be heard on a case-by-case basis. Nor does anyone expect homeowners to scale back a driveway widened in years past. We are proposing to adjust and clarify the Guidelines in accordance with changing times.

A draft of the amendment will be presented along with example sketches at the August Board meeting. Homeowners are encouraged to attend and share thoughts or concerns on this matter. The draft will be published in the September *Crier* and voted on at the following Board meeting. Homeowners who cannot attend the meeting are welcome to share thoughts in writing by sending an e-mail to [kchoa.arc@gmail.com](mailto:kchoa.arc@gmail.com).

The ARC meets the first Tuesday of each month at 7:30 p.m. in the Kingston Chase clubhouse. Homeowners may drop by the meeting with applications; mail them to KCHOA ARC, P.O. Box 221, Herndon, VA 20172; or e-mail them to [kchoa.arc@gmail.com](mailto:kchoa.arc@gmail.com).

**Kingston Chase Home Owners Association  
Board Meeting  
Minutes of July 11, 2016**

**Call to Order**

- Board President Andy Cassell called the meeting to order at 7:31 p.m.
- Board members present: Jen Baez, Chris Buley, Kerry Buss, Randy Schrock, Joe Seeger, Deke Smith, and Kevin Woolf.
- Others present: Lydia Olechna, Administrative Assistant; Alex Fletcher, Tennis; Heather Kapushoc, Social; Ruthie Rosati, Newsletter; and Roland Joyal, homeowner.

**Secretary's Report** – June minutes were approved as published in the July *Crier*.

**Treasurer's Report** – There is \$132,747 in checking and \$234,798 in CDs.

**Member Business** – Prior to the meeting, a member asked if the grill at the pool should be replaced. The grill does not need replacing, but was in need of cleaning (which has been done). A homeowner reported concerns regarding the potential amendment to the current ARC Guidelines prohibiting driveway widening as reported in the June minutes in the *Crier*. This issue was not ready for discussion at the July meeting. Kerry Buss will prepare a draft of the new wording and example sketches for the August meeting. Concerned homeowners are encouraged to attend the meeting to share thoughts. The wording and draft will be included in the September *Crier* for homeowner review and voted upon at the following meeting.

**Committee Reports**

ARC – There were 4 applications submitted in June: all approved. A homeowner at the last ARC meeting asked that the list of lot numbers and approved/denied applications listed in the *Crier* be more detailed so that neighbors could see if the stated changes were made according to the application. The ARC decided it is not necessary or in the best interest of the homeowners to provide further details.

Buildings and Maintenance – No report.

Landscape – A Cut Above will be doing a special cut for the Herndon Olympics just around the pool, tennis court, and common grounds across from the pool. They will follow the normal schedule for the rest of summer. During this time of year that is every 12-14 days. As the weather cools and/or if there is a lot of rain, the cuts will be every 9-10 days. After removing several trees and cleaning up dead branches around the pool, Flagship, and Permit Court, there should be no more major costs concerning landscaping for the year.

Children's Corner – No report.

Conservation Corps – The Book and Magazine Swap “A Midsummer Night's Read in the Garden” will be Thursday, July 21, from 6:30 - 8:30 p.m.

Neighborhood Watch – No report.

Newsletter – No report.

Pool – Toilet paper holders have been replaced. Two lap lanes are being replaced. New backstroke flags are needed and the Board will look into purchasing nylon flags instead of plastic. The French drain is working well, but there is too much water that is overwhelming the drain. Additional drainage is needed and a berm and pond liner will be installed. Even with this additional drainage project the pool renovation remains under budget.

Social – The Adult Pool Party is Saturday, July 16, beginning at 7:00 p.m.

Swim Team – No report.

Tennis – A contract was signed to clean and fill cracks, mesh, and repaint. Work will begin as soon as possible.

Website – No report.

Welcome – There were 8 families welcomed this month.

**Old Business**

- A clubhouse remodel budget of \$20,000 was approved. Final quotes to be voted on at the August Board meeting.
- The pool Wi-Fi is set up and working, including parental controls, and is available from 6:00 a.m. - 10:00 p.m.

Meeting adjourned to closed session at 8:55 p.m.

Meeting adjourned at 9:11 p.m.

Submitted by Kerry Buss, Secretary



### Kingston Chase Meetings

Architectural Review Committee  
Tuesday, August 2, 7:30 p.m.

Board of Directors  
Monday, August 8, 7:30 p.m.

Meetings are held at the KCHOA clubhouse by the pool and begin promptly at their scheduled time.



### Tennis Court

To obtain the combination for the lock to the tennis court, please call Alex Fletcher at 703-435-2638.

No bicycles, skateboards, rollerblades, or wheels of any kind – and no dogs – are allowed on the court surface.

There have been several recent occasions when the tennis court gate was found unlocked. Please, when you use the tennis court, make sure to lock the gate securely when you leave. Also, please take any trash and personal belongings with you.

### Children's Corner

Children's Corner is comprised of neighborhood moms and their children who get together and share play time activities, learning experiences, and an occasional night out for moms without the kids. Contact Maureen Morgan via e-mail at maureenmorgan913@gmail.com with any questions or ideas for activities. Visit the Bulletin Board at www.kchoa.org for any schedule changes or updates.

#### August Activities

Monday, August 1, 9:30 a.m.  
Playgroup at Erin's house, 12716 Society Drive.

Monday, August 8, 10:00 a.m.  
Playgroup at Marsha's house, 12708 Fantasia Drive.

Saturday, August 13, 7:30 p.m.  
Mom's Night Out  
Meet at On the Border in Reston.

Saturday, August 20, 3:30 p.m.  
Playgroup at Christine's house, 12708 Nathan Lane.

Thursday, August 25, 10:00 a.m.  
Playgroup at Allison's house, 1618 Hiddenbrook Drive  
(outside water play)

Monday, August 29, 10:00 a.m.  
Playgroup at Ellie's house, 12813 Flagship Avenue.

## Neighborhood Watch

Neighborhood Watch is a committee of homeowners that monitors reports of vandalism or criminal activity in the neighborhood. Everyone is asked to serve as the eyes and ears of the neighborhood, keeping a lookout for suspicious activity. When in doubt, please send an e-mail to Neighborhood Watch about your concern. If appropriate, call the Fairfax County Police non-emergency number at 703-691-2131 or call 911 for urgent matters. Contact Pete Banks, Neighborhood Watch Chairman, via e-mail at kchoa.watch@gmail.com or call 703-209-3004 to report any incidents. The following incident was reported last month:

- On the evening of July 12, the playground at Clearview Elementary School was vandalized. The morning custodian discovered several broken bottles, human feces, and remains of fireworks littering the fenced-in area where the playground equipment is located. The playground was immediately closed to the public and to the students in the summer programs so the area could be cleaned and the mulch replaced. Should you observe suspicious activity on school grounds, please call the police immediately.

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Lost & Found

Please send an e-mail to crier@kchoa.org with any lost and found items.

Also, please check the Bulletin Board at www.kchoa.org for lost and found items or other important HOA news.

### Architectural Review Committee

The Architectural Review Committee (ARC) met on July 5 to review the following applications:

<u>Lot</u>	<u>Approved</u>
163	Replace roof and soffit.
309	Install screen door, convert standard basement window to egress window.
430	Install patio and hot tub.
449C	Replace siding and roof.

Please submit ARC application forms by mail (prior to the next scheduled meeting) to: KCHOA ARC, P.O. Box 221, Herndon, VA 20172. Applications for external alterations cannot be approved outside of the approval cycle, except in cases of an emergency, and must be approved before work begins. If you have any questions, please e-mail to [kchoa.arc@gmail.com](mailto:kchoa.arc@gmail.com).

The ARC meets the first Tuesday of every month at 7:30 p.m. at the Kingston Chase clubhouse. All homeowners with applications are encouraged to attend. The application form and Guidelines can be viewed and downloaded off the web at: [www.KCHOA.org](http://www.KCHOA.org).



### Seller's Packet

If you are selling your Kingston Chase home, you or your real estate agent will need to purchase the HOA "Seller's Packet" for closing. For more information or to obtain a copy, please e-mail [info@kchoa.org](mailto:info@kchoa.org). The packet costs \$125 and must be obtained before closing can occur.



Please keep Kingston Chase clean by doing your part to pick up and dispose of trash properly.



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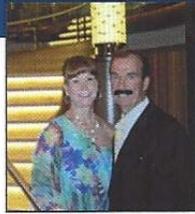
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E-mail the *Crier* at [crier@kchoa.org](mailto:crier@kchoa.org)

## Welcome to the Neighborhood!



Adam and Jennifer Jenkins  
1628 Winterwood Place

Thomas and Kimberly Kercher  
1617 Nathan Lane

John and Michelle Lawrence  
12721 Taustin Lane

Jack and Diane Marinaro  
1710 Sadlers Wells Drive

Andrew Rohling  
12808 Scranton Court

Stacy Schnaufer  
12833 Fantasia Drive

David and Stephanie Speirs  
12801 Fantasia Drive

Sally Henderson and Sharon Veselic  
12834 Fantasia Drive

If you are new to Kingston Chase and have not yet received a welcome packet, please send an e-mail to [info@kchoa.org](mailto:info@kchoa.org) and someone will see that you get one. Please fill out and return the database sheet so that you receive any KCHOA correspondence.

## Kingston Chase Home Owners Association

### Board of Directors\*

'18 President	Andrew Cassell	703-468-1782	<a href="mailto:me@andrewcassell.com">me@andrewcassell.com</a>
'18 Vice President	Kevin Woolf		<a href="mailto:kevinwoolf@me.com">kevinwoolf@me.com</a>
'18 Secretary	Kerry Buss		<a href="mailto:kchoa.arc@gmail.com">kchoa.arc@gmail.com</a>
'17 Treasurer	Chris Buley	703-796-0841	<a href="mailto:cbuley@yahoo.com">cbuley@yahoo.com</a>
'16	Randall Schrock	703-376-8125	<a href="mailto:randall.schrock@gmail.com">randall.schrock@gmail.com</a>
'16	Joe Seeger	703-318-3287	<a href="mailto:joe.seeger.kc@gmail.com">joe.seeger.kc@gmail.com</a>
'16	Deke Smith	703-481-9573	<a href="mailto:deke@dksic.com">deke@dksic.com</a>
'16	Todd Waldrop	571-217-3627	<a href="mailto:todd.waldrop@wspgroup.com">todd.waldrop@wspgroup.com</a>
'17	Jen Baez	703-709-1326	<a href="mailto:jenbaez@verizon.net">jenbaez@verizon.net</a>
'17	Mike Klinker	703-435-2337	<a href="mailto:mmklinker@yahoo.com">mmklinker@yahoo.com</a>
'17	Jack McDonald	703-834-0717	<a href="mailto:jhmcdonald1@verizon.net">jhmcdonald1@verizon.net</a>

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

### Committee Chairpersons

Admin. Assistant	Lydia Olechna		<a href="mailto:info@kchoa.org">info@kchoa.org</a>
ARC	Kerry Buss		<a href="mailto:kchoa.arc@gmail.com">kchoa.arc@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>
Newsletter Editor	Ruthie Rosati	703-481-4347	<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	Heather Kapushoc	703-668-0484	<a href="mailto:hkapushoc@gmail.com">hkapushoc@gmail.com</a>
Tennis	Alex Fletcher	703-435-2638	<a href="mailto:alexdfletcher@gmail.com">alexdfletcher@gmail.com</a>
Website	Ruthie Rosati	703-481-4347	<a href="mailto:crier@kchoa.org">crier@kchoa.org</a>
Welcome	James Roberts		<a href="mailto:info@crier.org">info@crier.org</a>

### Club Chairpersons

Book Club	Betsy Kiker	703-787-0128	<a href="mailto:ekiker@verizon.net">ekiker@verizon.net</a>
Children's Corner	Maureen Morgan	703-989-6570	<a href="mailto:maureenmorgan913@gmail.com">maureenmorgan913@gmail.com</a>
Conservation Corp	Jane Hampson	703-481-7903	<a href="mailto:conservation@kchoa.org">conservation@kchoa.org</a>
Swim Team	Keary Buhler	703-437-9164	<a href="mailto:kearybuhler@hotmail.com">kearybuhler@hotmail.com</a>
Swim Team	Andrea Yerovi	703-787-3860	<a href="mailto:yerovija@verizon.net">yerovija@verizon.net</a>

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 at 7:30 p.m. at the clubhouse adjacent to the pool.

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KCHOA does not endorse any of the advertisements or services offered in the *Crier*. Residents are encouraged to check references or take other precautions to ensure that expectations are met.

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## The deadline for the September issue of the Kingston Chase Crier is August 15.

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# August 2016

<i>Sunday</i>	<i>Monday</i>	<i>Tuesday</i>	<i>Wednesday</i>	<i>Thursday</i>	<i>Friday</i>	<i>Saturday</i>
	<b>1</b> Playgroup at Erin's - 9:30 a.m.	<b>2</b> ARC Meeting 7:30 p.m.	<b>3</b>	<b>4</b> Herndon Farmers' Market - 8:00 a.m.	<b>5</b>	<b>6</b>
<b>7</b>	<b>8</b> Playgroup at Marsha's - 10:00 a.m.  Board Meeting 7:30 p.m.	<b>9</b>	<b>10</b>	<b>11</b> Herndon Farmers' Market - 8:00 a.m.	<b>12</b>	<b>13</b> Movie Night 8:15 p.m. (setup)  Mom's Night Out, On the Border, 7:30 p.m.
<b>14</b>	<b>15</b>  Deadline - Sept. <i>Crier</i>	<b>16</b>	<b>17</b>	<b>18</b> Herndon Farmers' Market - 8:00 a.m.	<b>19</b>	<b>20</b> Playgroup at Christine's - 10:00 a.m.
<b>21</b>	<b>22</b>	<b>23</b>	<b>24</b>	<b>25</b> Herndon Farmers' Market - 8:00 a.m.  Playgroup at Allison's - 10:00 a.m.	<b>26</b>	<b>27</b> Movie Night 8:15 p.m. (setup)
<b>28</b>	<b>29</b> Playgroup at Ellie's - 10:00 a.m.	<b>30</b>	<b>31</b>	<b>9/1</b> Herndon Farmers' Market - 8:00 a.m.	<b>9/2</b>	<b>9/3</b> Movie Night 8:15 p.m. (setup)

See the Children's Corner on page 3 for details regarding Playgroup activities.