

Brewfest is Planned for April 7

Kingston Chase will hold its annual neighborhood Brewfest for all brewmeisters, beer lovers, non-beer drinkers, and friends and family on Saturday, April 7, at 2:00 p.m. in the pool parking lot and nearby common grounds. The contest provides a bit of friendly competition and also gives families an opportunity to enjoy the imminent springtime weather in our neighborhood. If you are not bringing your own brew for the competition, please bring a side dish or dessert to share. Sandwiches will be provided. If you have any questions or are able to assist in the event, e-mail info@kchoa.org.

Calling all Families with Young Children: Come be Part of our Playgroup Posse

A sense of community is one of the many perks of living in Kingston Chase. Open to all residents of Kingston Chase, playgroup activities are designed for young children (infants, toddlers and preschoolers) and is an excellent way to connect with other families who also have young children. Don't let the name fool you! Playgroup is more than just young kids playing together. While the club does have a rotating schedule of play dates each month and a couple of annual family-friendly events, the club also makes sure to host some kids-free social activities for the moms (and sometimes the dads).

The May *Crier* will include a lengthier article that answers a few questions that families with small children often have regarding playgroup. In the meantime, please mark your calendar for a Playgroup Open House and Spring Party to be held on Saturday, May 19, from 3:00 until 5:30 p.m. at the pool parking lot. There will be a bounce house and food! If you are unable to attend the event, please e-mail Maureen Morgan at maureenmorgan913@gmail.com with any questions.



Earth Day will be Held April 22

The Conservation Corps will celebrate Earth Day on Sunday, April 22, at 11:00 a.m. at the clubhouse and adjacent common grounds. Be a citizen scientist! Older children, and even younger ones with a parent in tow, are encouraged to assist local scouts carry out several scientific measurements of the water quality of our neighborhood's stream. There will also be a scavenger hunt for the kids, an unveiling of the winning photographs from the 2017 nature photo contest, and a plant exchange. The club will end with a trash-free potluck at 12:30 p.m. Please bring either an entrée and side dish or entrée and dessert to share. Don't forget dishes for your family. The club is aiming to generate no trash for this event, so consider using camping gear, scout mess kits, or picnic sets. There will be a few extras on-hand for those who forgot. Please e-mail Betsy at ekiker@verizon.net with any questions or comments.

Cub Scout Pack 1570 will hold its Annual Spring Flower Sale

Saturday, May 12, 7:30 a.m. – 1:00 p.m.
Kingston Chase Pool Parking Lot



Come support Cub Scout Pack 1570 on Mother's Day weekend, May 12. The Pack will be selling hanging baskets: assorted annuals and colorful mixed baskets including Latana, Dragon Wing Begonia, Million Bells, Geraniums, Portulaca, and the best Porch Pots you have ever seen! 10-inch baskets, Boston Hanging Ferns, 12-inch annual Porch Pots... you won't want to miss this sale. In addition to enhancing your own yard or garden, these beautiful plants will make excellent gifts for Mother's Day for your mom, grandmother, or anyone special.



The Flower Sale will be held rain or shine.



**Kingston Chase
Spring Yard Sale
Saturday, April 21
8:00 a.m.**



The Kingston Chase 2018 annual assessment of \$351 is due April 1. Pay online (plus \$10.79 for credit card processing) at the following link: <https://www.kchoa.org/purchases-available/annual-dues-fees>. Dues are payable by check, with no additional fees. Send an e-mail to info@kchoa.org if you have any questions.

**Kingston Chase Home Owners Association
Board Meeting
Minutes of March 12, 2018**

**Call to Order**

- Board President Andy Cassell called the meeting to order at 7:35 p.m.
- Board members present: Jen Baez, Chris Buley, Rosemary Buley, Kerry Buss, Mike Klinker, Jack McDonald, Joe Seeger, and Deke Smith.
- Others present: Marsha Cassell, Administrative Assistant; Megan Klinker, ARC; Pete Banks, Neighborhood Watch; and Nancy Wood, Homeowner.

Secretary's Report – February minutes were approved as published in the March *Crier*.

Treasurer's Report – There is \$86,477 in checking and \$194,826 in CDs.

Member Business – At the February meeting the Board received a formal complaint regarding a neighbor's ARC violations. There has not yet been effective communication with the owners or renters of the property and action is still pending. A homeowner complained about excessive and lasting debris along a certain section of Hiddenbrook Drive. The Board cannot send letters to houses that are not within the Kingston Chase HOA.

Committee Reports

ARC – New member approved.

Buildings and Maintenance – No report.

Landscape – The fallen tree by the pool will be removed. The Board is considering having landscapers stop mowing the length of field along the right side of lot C-1. This is unused green area that costs the homeowners money to keep mowed.

Children's Corner – The club is currently looking for a new Chairperson.

Conservation Corps – Earth Day will be held on April 22. The celebration will include a trash-free potluck and water quality education.

Neighborhood Watch – No report.

Newsletter – No report.

Pool – Pool rules will be up for vote at the April Board meeting. Memorial Day hours will be 11:00 a.m. - 8:00 p.m. Requests to keep the pool open later on summer weeknights was declined due to stipulations in the current contract.

Social – Movie Night dates are: June 2, June 16 (Audience Participation Night featuring *The Princess Bride*), July 14, July 28, August 11 (Movie Night at the Pool), August 25, and possible September dates depending on the school schedule and weather.

Swim Team – No report.

Website – No report.

Welcome – Two new neighbors were welcomed during the month.

Old Business

- 2017 HOA taxes are complete.
- Tax credits are not worth the expense to install solar panels on the pool roof.

New Business

- CDs roll over in May. The Board voted to move the CDs from United to Northwest Federal Credit Union.

There was no Executive Session.

Meeting adjourned at 8:26 p.m.

Submitted by Kerry Buss, Secretary

The Board meets the second Monday of every month at 7:30 p.m. at the clubhouse adjacent to the pool. All homeowners and residents are invited to attend. Please e-mail items for the agenda to info@kchoa.org a week prior to the scheduled meeting.



Kingston Chase Meetings

Architectural Review Committee
Tuesday, April 3, 7:30 p.m.

Board of Directors
Monday, April 9, 7:30 p.m.

Meetings are held at the KCHOA clubhouse by the pool.

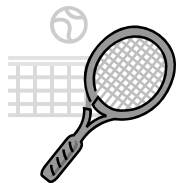
Conservation Corps

All are invited to the March meeting of the Conservation Corp to be held at the Kingston Chase clubhouse on Thursday, April 12, at 7:00 p.m.

The club will continue its discussions regarding Earth Day scheduled for April 22, the butterfly garden, stream cleanup and stream monitoring, and other fun stuff of interest to club members and neighbors.

The club is always looking for ideas from neighbors who see their yards as more than just a patch of grass to mow.

See you there!



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 tennis court surface inside the enclosed fence.

Please remember to lock the gate securely when you leave and take any trash and other belongings.



Children's Corner

Children's Corner is comprised of neighborhood moms and their children who meet to 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 questions or ideas for activities, and for home addresses regarding scheduled playgroups.

April Activities

Monday, April 9, 2:00 p.m.
Playgroup at Christin's house.

Thursday, April 19, 11:00 a.m.
Playgroup at Emily's house.

Sunday, April 22, 3:30 p.m.
Playgroup at Jill's house.

Tuesday, April 24, 3:00 p.m.
Playgroup at the tot lot by the pool.

Saturday, April 28, 3:30 p.m.
Playgroup at Nicole's house.

Neighborhood Watch

Neighborhood Watch is a committee of residents that monitors reports of vandalism, theft, or criminal activity within Kingston Chase. Everyone is asked to serve as the eyes and ears of the neighborhood, keeping a lookout for unusual or suspicious activity. When in doubt, please e-mail Neighborhood Watch and, if appropriate, call the Fairfax County Police non-emergency number at **703-691-2131** or **911** in the case of an emergency. Contact Pete Banks, Neighborhood Watch Chairperson, via e-mail at kchoa.watch@gmail.com or call 703-209-3004 to report any incidents.



The neighborhood walkthrough is finished and letters are being mailed out. If you receive a letter and are uncertain of the exact area or issue noted, please do not hesitate to contact the ARC at kchoa.arc@gmail.com. Please remember that the walkthrough is a snapshot of each lot from just one moment in time. Homeowners who receive a violation letter for an issue that has been resolved between walkthrough and letter receipt should disregard the letter. Thank you for maintaining your home and keeping our neighborhood beautiful!

The ARC is recruiting!! If you would like to be a member or learn more about the ARC, please email Megan Klinker at kchoa.arc@gmail.com.

The next ARC meeting will be Tuesday, April 3, at 7:30 p.m. in the clubhouse. Stop by with applications or send them ahead of time to kchoa.arc@gmail.com or KCHOA ARC, P.O. Box 332, Herndon, VA 20172.

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Clearview Elementary School Restricted Grounds Access

With school security at the front of everyone's minds, seeing strangers on the property of Clearview Elementary during school hours is putting everyone on edge, especially while teachers and classes are out at recess. In response, Clearview has issued an urgent appeal to residents to please not walk across, around, or through its grounds during school hours.

Clearview's playground equipment and grounds are a wonderful resource for our neighborhood and community. However, from the hours of 8:00 a.m. until 4:30 p.m. on weekdays when school is in session, only students currently attending Clearview Elementary School may use the playground equipment and grounds for safety reasons. The playground equipment and grounds are not open to the public until 4:30 p.m. on school days because they are used by the preschool program and the after school kids club. Thank you!



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

Architectural Review Committee

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

<u>Lot</u>	<u>Approved</u>
25	New roof, gutters, soffits and fascia. Remove decorative roof box. Install skylight.
88	Replace and extend deck.
225	Replace siding and roof. Add soffits.
259	Replace front door
292	New siding with a color change. New light fixtures, garage door, front stoop, walkway and mailbox.
305	Install greenhouse.
368	Replace windows and roof.
467	New siding with a color change.
471	Replace windows, gutters and downspouts.

Please mail ARC application forms prior to the next scheduled meeting to: KCHOA ARC, P.O. Box 332, Herndon, VA 20172. Applications for external alterations cannot be approved outside 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.

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 downloaded off the web at: www.KCHOA.org.



Neighborhood TWIN GRASS CUTTING SERVICE

\$20 per lawn

Additional service: Prepare ground
for small vegetable garden



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202-262-8684 (cell)

lesnikmich@hotmail.com (email)

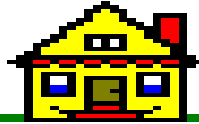
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Welcome to the Neighborhood!



Ken and Anna Bonicky
1609 Blacksmith Lane

Bennet George and Isabella Miller
12803 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 and someone will see that you get one. Please fill out and return the database sheet in order to receive KCHOA correspondence.



In most instances, and for many people, e-mail is preferred over phone calls.

Seller's Packet

When selling your Kingston Chase home, you or your real estate agent must purchase a Seller's Packet for closing. For more information or to obtain a copy, send an e-mail to info@kchoa.org. The packet is \$125 and must be submitted at closing.

Advertising Disclaimer

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.



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

'18 President	Andrew Cassell	703-468-1782	me@andrewcassell.com
'20 Vice President	Jack McDonald	703-834-0717	jhmcaldonald1@verizon.net
'18 Secretary	Kerry Buss		kerrybuss@gmail.com
'20 Treasurer	Chris Buley	703-796-0841	cbuley@yahoo.com
'18	Patrick Kollar		patrickkollar@gmail.com
'19	Rosemary Buley	703-304-5021	rosemary2271@hotmail.com
'19	Joe Seeger	703-318-3287	joe.seeger.kc@gmail.com
'19	Deke Smith	703-481-9573	deke@dksic.com
'19	Todd Waldrop	571-217-3627	toddwaldrop78@gmail.com
'20	Jen Baez	703-709-1326	jenbaez@verizon.net
'20	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	Marsha Cassell		info@kchoa.org
ARC	Megan Klinker		kchoa.arc@gmail.com
Buildings/Landscape	Mike Klinker	703-435-2337	mmklinker@yahoo.com
Neighborhood Watch	Pete Banks	703-209-3004	kchoa.watch@gmail.com
Newsletter Editor	Ruthie Rosati	703-481-4347	crier@kchoa.org
Pool	Deke Smith	703-481-9573	deke@dksic.com
Social	Heather Kapushoc	703-668-0484	hkapushoc@gmail.com
Tennis	Alex Fletcher	703-435-2638	alexdfletcher@gmail.com
Welcome	Kerry Edwards		kerryeedwards@icloud.com

Club Chairpersons

Book Club	Betsy Kiker	703-787-0128	ekiker@verizon.net
Children's Corner	Maureen Morgan	703-989-6570	maureenmorgan913@gmail.com
Conservation Corp	Betsy Kiker		conservation@kchoa.org
			ekiker@verizon.net
Swim Team	Heather Callow	703-435-2762	hmcallow@gmail.com
	Shannon McClain	703-787-8635	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 at 7:30 p.m. at the clubhouse adjacent to the pool.

The deadline for the May issue of the Kingston Chase Crier is April 15.

Crier Advertisement Rates:

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April 2018

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1 Easter Annual HOA assessment in the amount of \$351 is due.	2	3 ARC Meeting 7:30 p.m.	4	5	6	7 Brewfest 2:00 p.m.
8	9 Playgroup at Christin's - 2:00 p.m. Board Meeting 7:30 p.m.	10	11	12 Conservation Corps - 7:00 p.m.	13	14
15 Deadline - May Crier	16	17	18	19 Playgroup at Emily's - 11:00 a.m.	20	21 Spring Yard Sale 8:00 a.m.
22 Earth Day 11:00 a.m. Playgroup at Jill's - 3:30 p.m.	23	24 Playgroup at Tot Lot by the pool 3:00 p.m.	25	26	27	28 Playgroup at Nicole's - 3:30 p.m.
29	30	The Kingston Chase clubhouse and social event calendar can be viewed online at the following link. https://teamup.com/ks33de6e4f1115101c		May 12: Cub Scout 1570 Spring Flower Sale May 15: Swim Team Registration Open House May 19: Playgroup Spring Party/Membership Drive May 26: Pool Opens		

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