



Kingston Chase Crier

Vol. 09: Issue No: 02

A KCHOA Publication

www.KCHOA.org

February 2009

Conservation Corps February Meeting Will Place “Emergency Preparedness” at the Top of the Agenda

The Conservation Corps is excited to announce that Mr. Michael Ryan, Deputy Coordinator of the Fairfax County Office of Emergency Management, will be the featured guest speaker at its February meeting scheduled for Wednesday, February 11, beginning at 8:00 p.m. Mr. Ryan will speak to homeowners about emergency preparedness and will answer attendee questions and concerns. His Fairfax office is involved with helping to develop response templates for incidents such as natural disasters (hurricanes, tornados, winter storms, flooding, etc.), terrorist attacks, chemical/biological scenarios, and other threats facing the community. Mr. Ryan’s resume includes battalion chief for Loudoun Fire and Rescue; 20 years with Fairfax serving as firefighter, technician, paramedic, and acting officer. He holds a B.S. in Fire Science and an M.S. in Emergency Management.

Since space at the clubhouse is limited, residents need to sign up as soon as possible via e-mail to conservation@kchoa.org or by calling Jane Hampson at 703-481-7903.

Conservation Corps Makes Plans for 2009

The Kingston Chase Conservation Corps has kicked off 2009 with plans for activities of interest to all Kingston Chase residents. In addition to publishing monthly articles of interest in the *Crier*, the club will be offering presentations both for those with specific conservation interests (such as the rain barrel workshop scheduled for April 8) and topics of interest to all residents (such as a presentation from the Fairfax County Office of Emergency Management mentioned above and an upcoming presentation from Fairfax Water). The Conservation Corps is developing closer contact with Boy Scouts in the area and will be engaging in several projects in conjunction with their activities. The Conservation Corps will continue to promote recycling at the pool and elsewhere, will continue to recruit homeowners to the adopt-a-storm-drain program, and will be working with our young children to increase their knowledge and appreciation of the natural world around them! To learn more about what the Conservation Corps has planned for this year, visit them online at www.kchoa.org or e-mail conservation@kchoa.org to be added to the e-mail distribution list. All meetings are held the second Wednesday of every month at 8:00 p.m. in the clubhouse adjacent to the pool (unless noted otherwise). All are welcome, and there is no obligation!

Advertise in the Crier



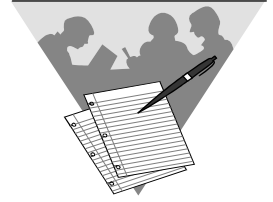
Whether you are a professional consultant, a private contractor, a stay-at-home mom running a small business, or a teenager looking for work during the summer, why not consider running an advertisement in your neighborhood newsletter, the *Crier*. An advertisement in the *Crier* is affordable (see rates on page 11) and reaches over 500 homes, all within walking distance. Submit your business card for a scan or e-mail an ad today.

Also, where possible, please refer your handyman, contractor, painter or plumber to our website in the event they may wish to place an advertisement. Contact Ruthie Rosati at crier@kchoa.org for assistance in creating an ad tailored to meet your needs.

**2009
Annual
Assessment
is due April 1**

Invoices for the 2009 annual KCHOA assessment in the amount of \$315 will be mailed to homeowners in early February. If for some reason you do not receive a statement, contact Lydia Olechna at 703-435-2820 or send an e-mail to info@kchoa.org. Please return with your payment the database sheet with updated contact information and photos of current residents that will be used for entry into the pool this summer. Additionally, there will be a place to note that you are interested in receiving a pdf copy of the newsletter each month via e-mail rather than receiving a printed copy from the Post Office. The annual assessment is due April 1.

**Kingston Chase Home Owners Association
Board Meeting
Minutes of January 12, 2009**

**Call to Order**

- President Silvio Krvaric called the meeting to order at 7:45 p.m.
- Board members present: Amy Barrett, Chris Buley, Roger Gaffey, Jim Houde, Mike Klinker, Jack McDonald and Deke Smith.
- Others present: Lydia Olechna, administrative assistant; Ruthie Rosati, newsletter editor; Nancy Wood, social planning.

Secretary's Report – December minutes accepted as written in the January *Crier*.

Treasurer's Report – \$44,000 is in the checking account, with about \$166,000 in CDs. The dues letter for 2009 will go out in early February.

Member Business – None.

Committee Reports

ARC – One application was received and approved.

Buildings and Maintenance – Two smoke alarms and two fire extinguishers were installed in the clubhouse, and one blind replaced.

Conservation Corps – No report.

Landscape – A few trees fell near the pool and were removed.

Neighborhood Watch – No report.

Newsletter – Vote passed to pursue electronic transmission of the *Crier*, and a sign-up in the dues letter and on the website will be forthcoming. The December issue that includes the annual meeting notice and upcoming year budget will still be mailed.

Pool – No report.

Social – The annual adult pool party date has been pushed to July 25, from July 18. The theme is Toga party. The board approved paying \$550 for the disc jockey.

Swim team – No report.

Tennis – No report.

Website – No report.

Welcome – Five new residents were welcomed.

Old Business

- Concrete sidewalk by pool has been uneven since water piping was installed underneath 3 years ago. The board voted to replace it for \$4,400.
- The fences around the tennis court and pool were both cut. Repairs are underway. Two contractors will be called to estimate cost of shoring up the foundation.
- A more compact KCHOA Directory format was discussed, and will review a sample next month.
- Additional furniture for the pool will be re-strapped this year, but the lifeguard stands are still in good shape.
- A successful meeting with a new tax accountant will result in the review of 2006 taxes and 2008 tax return preparation.

New Business

- The board reelected Silvio Krvaric as president and Jack McDonald as vice-president. Roger Gaffey will serve as treasurer. The office of secretary will be voted on next month.
- A new Fairfax County requirement means KCHOA will need to install new types of pool drains that prevent hair getting caught. This will require either complete replacement or retrofit. Estimates are pending.

Meeting adjourned to closed session at 8:40 p.m.

Meeting adjourned at 8:45 p.m.

Submitted by Silvio Krvaric, President



Kingston Chase Meetings

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

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

Meetings are held at the KCHOA clubhouse by the pool and begin promptly at their scheduled time. All homeowners are welcome and encouraged to attend.



Women's Club

Ladies of the neighborhood are invited to join the Women's Club on Monday, February 2, at 7:30 p.m. for a fun and cozy "Potato Topping Party." The club will meet at the home of Linda Berberian, 12806 Flagship Avenue. Please RSVP to Linda at 703-437-6533.

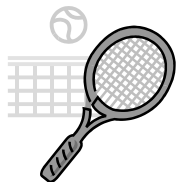
The Women's Club meets the first Monday of each month, except where a holiday or other conflict occurs. Ladies gather at a member's home or favorite restaurant to share friendship, catch up on good times and bad, and take a well-deserved respite from hectic lives.

Conservation Corps

The Conservation Corps will meet on Wednesday, February 11, at 8:00 p.m. at the KC clubhouse where Mr. Michael Ryan, Deputy Coordinator of the Fairfax County Office of Emergency Management, will speak to the group about "emergency preparedness."

Please RSVP via e-mail to conservation@kchoa.org or call Jane Hampson at 703-481-7903.

Space is limited. Please RSVP early.



Tennis Court

To obtain the combination for the lock to the tennis court, please call Greg or Bonne Arnold at 703-435-3267.



Children's Corner

Children's Corner is a group of neighborhood moms and their children who get together and share play time activities and learning experiences. Please call Prebble Ramswell at 703-689-0080 if you have any questions about Children's Corner or for more information about playgroup activities, Mom's Night Out, or the Babysitting Co-Op.

February Activities

Tuesday, February 3, 3:30 p.m.
Playgroup at Nishani's house, 12624 Builders Road.

Friday, February 6, 10:00 a.m.
Playgroup at Rosemary's house, 12731 Taustin Lane.

Monday, February 9, 3:00 p.m.
Playgroup at Heather's house, 12836 Fantasia Drive.

Monday, February 9
Dad's Night Out
Please e-mail urosenwald@hotmail.com for details.


Tuesday, February 10, 10:30 a.m.
"Mr. Don" Tot Rock at Jammin Java in Vienna.
Sing-alongs and motion songs keep it lively and fun!
Tickets are \$5 for kids ages 1 and up (no charge for adults).
Tickets are sold onsite the day of the show. RSVP to Kara at karap@ix.netcom.com or call 703-437-6141.

Wednesday, February 18, 10:00 a.m.
Playgroup Winter Party
at Amy's house, 12723 Taustin Lane.
Please RSVP by 2/16 to amy_schrock@hotmail.com or call 703-376-8125.

Tuesday, February 24, 4:00 p.m.
Playgroup at Prebble's house, 12639 Fantasia Drive.

Thursday, February 26, 10:00 a.m.
Playtime and Lunch at Fair Oaks Mall.
Meet at the play area at Fair Oaks Mall for some play time and then get lunch together afterward at The Corner Café.
RSVP to karap@ix.netcom.com or just show up!

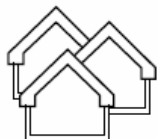
Saturday, February 28, 6:00 p.m.
Mom's Night Out – Crop Night at the clubhouse!
Bring whatever album you are working on and a favorite snack. We will be ordering out for dinner. RSVP to Kara at karap@ix.netcom.com or call 703-437-6141.

BARNES & NOBLE 
BOOK FAIR
 February 6, 7, and 8

Residents of Kingston Chase are encouraged to take advantage of the "Barnes & Noble" Book Fair fundraiser supporting the Herndon Middle School Chorus. ANY purchases, except gift cards and membership cards, made at the Reston Barnes & Noble during these dates will help raise money. Buy your Valentine gifts or just treat yourself to a little something. By presenting the accompanying voucher (at right) to the cashier at checkout, your shopping trip will benefit the Herndon Middle School choral students!

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February 6, 7, and 8

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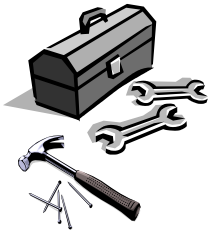
Book Fair I.D. 465625

*The purchase of gift cards, Barnes & Noble memberships, text books and magazine subscriptions are not included in bookfair totals. Our discount purchasing program may not be applied to bookfair purchases.



Anyone with photographs of a Kingston Chase event is asked to please forward a copy by e-mail to Ruthie Rosati at crier@kchoa.org or mail them with a return address to KCHOA, P.O. Box 332, Herndon, VA 20172.

Residents are encouraged to make contributions of pictures and/or articles to the newsletter.



Architectural Review Committee

The Architectural Review Committee (ARC) met on January 6 to review the following application:

Lot Approved

14 Install fence, hang gate, and mount name plate.

Please submit application forms by mail (prior to the next scheduled meeting) to: KCHOA ARC, P.O. Box 221, Herndon, VA 20172. Applications cannot be approved outside of the approval cycle, except in the case of an emergency, and must be approved before work begins. If you have any questions, contact Roger Gaffey at 703-435-6956 or via e-mail at kchoa-arc@thegaffey.org.

The ARC meets the first Tuesday of each 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.

Neighborhood Watch

Reports for Neighborhood Watch should be sent to Matt Kucik at 703-707-9197 or via e-mail at kcnw@verizon.net. Please also call the Fairfax County Police non-emergency number at 703-691-2131 to file a report. Call 911 for urgent matters. Anyone interested in joining Neighborhood Watch or being added to an e-mail distribution list should also contact Matt. The following item was reported during the past month:

- Monday, January 12, at 10:00 p.m. a car ran into two parked cars near the intersection of Fantasia and Eldridge. The driver got out and fled on foot down Taustin Lane toward Sadlers Wells Drive. Police are following up on leads.

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Kingston Chase 2008 Home Sales

Address	Style	Garage	Levels	BRs	FBs	HBs	Lot SF	List Price	Close Price	Seller Subsidy	Close Date	DOM
1702 SADLERS WELLS DR	Colonial	1	2	5	3	0	8555	\$383,900	\$375,000	\$10,000	1/8/08	159
1628 SADLERS WELLS DR	Split Level	2	3	4	3	0	11578	\$384,900	\$385,000	\$0	1/15/08	32
12701 FLAGSHIP CT	Colonial	2	3	4	2	1	8788	\$379,900	\$360,000	\$10,000	1/30/08	103
12723 TAUSTIN LN	Split Level	1	3	4	3	0	9245	\$414,700	\$410,000	\$12,000	2/4/08	100
12809 LADY FAIRFAX CIR	Colonial	2	2	4	2	1	9092	\$387,000	\$405,000	\$12,000	3/7/08	34
1713 FANTASIA CIR	Split Level	2	4	6	2	1	11323	\$446,900	\$432,000	\$12,500	3/7/08	77
1606 BLACKSMITH LN	Colonial	2	3	4	3	1	9023	\$399,900	\$399,900	\$0	3/24/08	70
1704 SADLERS WELLS DR	Split Level	1	3	4	2	1	10728	\$475,000	\$440,000	\$0	4/15/08	220
12736 BUILDERS RD	Rambler	1	1	3	2	0	11797	\$289,900	\$285,000	\$8,550	5/23/08	244
12737 BUILDERS RD	Split Level	2	3	4	4	1	12299	\$379,900	\$360,000	\$0	5/23/08	50
12807 FANTASIA DR	Colonial	1	2	4	2	1	8403	\$348,900	\$350,000	\$0	6/27/08	5
1630 SADLERS WELLS DR	Contemporary	2	4	4	3	0	15220	\$459,999	\$460,000	\$14,000	6/30/08	35
1609 SADLERS WELLS CT	Split Level		3	4	2	0	8401	\$285,000	\$279,000	\$0	7/2/08	21
12712 SOCIETY DR	Colonial	1	2	3	2	1	9597	\$410,000	\$390,000	\$5,000	7/15/08	145
1627 SADLERS WELLS DR	Colonial	2	5	5	3	1	8595	\$469,500	\$450,000	\$5,000	7/17/08	6
1616 HIDDENBROOK DR	Colonial	2	3	4	2	1	9564	\$415,000	\$405,000	\$5,450	7/30/08	73
12713 FANTASIA DR	Colonial	2	3	4	2	1	8647	\$370,000	\$370,000	\$10,000	8/7/08	23
1616 WINTERWOOD PL	Colonial	1	2	3	2	1	8900	\$345,000	\$335,000	\$0	8/15/08	292
12707 SOCIETY DR	Split Foyer	2	2	4	3	0	10362	\$399,900	\$378,000	\$0	8/22/08	20
12608 LITTLE STONES LN	Split Foyer	1	2	4	3	0	9533	\$369,900	\$365,000	\$10,000	9/4/08	172
1607 LEFRAK CT	Colonial	2	2	4	2	1	8401	\$400,000	\$390,000	\$7,500	9/23/08	276
12723 FANTASIA DR	Colonial	2	2	3	2	1	9399	\$399,900	\$370,000	\$0	9/25/08	61
1607 SADLERS WELLS CT	Colonial	2	3	3	2	1	9380	\$399,900	\$409,900	\$10,000	9/30/08	58
1601 PERMIT CT	Split Level	1	3	3	2	1	9796	\$239,900	\$249,900	\$0	10/2/08	152
12801 FANTASIA DR	Colonial	2	2	4	2	1	9375	\$379,900	\$360,000	\$0	10/10/08	12
12628 FANTASIA DR	Split Foyer	1	2	5	3	0	8600	\$359,000	\$350,000	\$8,500	10/16/08	227
1604 SADLERS WELLS DR	Other	1	2	3	2	1	8499	\$425,000	\$410,000	\$8,000	10/16/08	63
1710 SADLERS WELLS DR	Rambler	1	1	4	2	0	8891	\$279,900	\$274,900	\$0	11/28/08	145
12716 FANTASIA DR	Split Level	1	3	3	3	0	8529	\$295,000	\$295,000	\$0	12/10/08	14
12728 BUILDERS RD	Colonial	1	2	4	2	1	8739	\$305,000	\$305,000	\$12,200	12/15/08	77
12714 NATHAN LN	Split Level	2	3	4	2	1	9064	\$354,000	\$350,000	\$10,000	12/19/08	137
2008 Averages								\$375,894	\$367,697	\$5,506		100

Data from the MRIS; Courtesy of Danny Samson and Lori Lovejoy, Samson Realty, LLC.

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Loudoun Field Hockey Association is accepting online registration for girls in grades 3-12 and adults 18 and over for the Spring 2009 season. Beginners are welcome! Open Houses will be held March 7 and 8 at both the East Field (behind NVCC Loudon Campus on Rt. 7) and West Field (Morven Park in Leesburg). LFHA is also seeking volunteer coaches and referees.

For more information, contact League Director Meg Dudek at 703-444-1020, x104, or meg@loudounfieldhockey.org.

Visit LFHA online at www.loudounfieldhockey.org.



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Welcome to the Neighborhood!



Jeffrey Jordan
12628 Fantasia Drive

Ed Gordon and Erica Livingston
12728 Builders Road

Tim and Karla Hester
with child Benedict
12723 Fantasia Drive

Randy Hahn
with children Nicholas and Callie
12608 Little Stones Lane

Dr. Adel Al-Wazeer
and family
1607 Attorney Court

If you are new to Kingston Chase and have not yet received a welcome packet, please contact Silvio Krvaric at 703-593-9899 or e-mail silvio@krvaric.com and he will see that you get one. Please fill out and return the database sheet in the welcome packet as soon as possible to ensure that you receive any KCHOA correspondence.

KC Neighbor
Herndon, VA 20170



E-mail the *Crier* at
crier@kchoa.org

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 contact Jo Sorrell at 703-467-9759 or via e-mail at jo.sorrell@gmail.com with your stork news and she will deliver your gift and announce the happy news in the next edition of the *Crier*.

Kingston Chase Home Owners Association

Board of Directors*

'10 President	Silvio Krvaric	703-593-9899	silvio@krvaric.com
'09 Vice President	Jack McDonald	703-834-0717	jhmcdonald@cox.net
'11 Treasurer	Roger Gaffey	703-435-6956	roger@thegaffeys.org
'09	Jim Houde	703-437-4881	jhowdy1@verizon.net
'09	Mike Klinker	703-435-2337	mmklinker@yahoo.com
'09	Tom Storey	703-437-8152	storeyjts@msn.com
'10	Amy Barrett	703-796-1530	avcbarrett@cox.net
'10	Boyce Ginieczi	703-478-6815	gini41@verizon.net
'10	Deke Smith	703-481-9572	deke@dksic.com
'11	Prebble Ramswell	703-689-0080	prebble@prebble.com
'11	Chris Buley	703-796-0841	cbuley@yahoo.com

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

Committee Chairpersons

Admin. Assistant	Lydia Olechna	703-435-2820	lydiaolechna@gmail.com
ARC	Roger Gaffey	703-435-6956	kchoa-arc@thegaffeys.org
Buildings/Landscape	Mike Klinker	703-435-2337	mmklinker@yahoo.com
Neighborhood Watch	Matt Kucik	703-707-9197	kcw@verizon.net
Newsletter Editor	Ruthie Rosati	703-481-4347	crier@kchoa.org
Pool	Deke Smith	703-481-9572	deke@dksic.com
Social	Nancy Wood	703-509-0926	woodcloz@aol.com
Tennis	Greg/Bonne Arnold	703-435-3267	
Website	Ruthie Rosati	703-481-4347	crier@kchoa.org
Welcome	Silvio Krvaric	703-593-9899	silvio@krvaric.com

Club Chairpersons

Babysitting Co-op	Sheila Otwell	703-471-0639	sheila_otwell@verizon.net
Book Club	Betsy Kiker	703-787-0128	ekiker@verizon.net
Children's Corner	Prebble Ramswell	703-689-0080	prebble@prebble.com
Conservation Corps	Jane Hampson	703-481-7903	conservation@kchoa.org
Swim Team	Kelly Ginieczi	703-478-6815	gini41@verizon.net
Women's Club	Linda Berberian	703-437-6533	

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

The deadline for the March issue of the *Kingston Chase Crier* is February 15.

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February 2009

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2 Women's Club 7:30 p.m. Potato Topping Party	3 Playgroup at Nishani's - 3:30 p.m. ARC Meeting 7:30 p.m.	4	5	6 Playgroup at Rosemary's 10:00 a.m.	7
8	9 Playgroup at Heather's - 3:00 p.m. Board Meeting 7:30 p.m.	10 Playgroup at Jammin Java - "Mr. Don" - 10:30 a.m.	11 Conservation Corps - 8:00 p.m.	12	13	14 Valentine's Day 
15 Deadline - Mar. Crier	16 Washington's Birthday	17	18 Playgroup Winter Party - 10:00 a.m.	19	20	21
22	23	24 Playgroup at Prebble's - 4:00 p.m.	25	26 Playgroup at Fair Oaks Mall 10:00 a.m.	27	28 Mom's Night Out Crop Night - 6:00 p.m.

Details about Playgroup can be found in the "Children's Corner" section on page 3.

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