



Kingston Chase Crier

Vol. 13: Issue No: 12

A KCHOA Publication

www.KCHOA.org

December 2013

Decorate for the Holidays

Even though the Holiday House Decorating Contest is no longer being held, the Kingston Chase Board of Directors encourages all residents and homeowners to show their festive spirit by putting out holiday lights and decorations. The holidays are a unique time of year, and everyone who lives or visits Kingston Chase enjoys the extra attention given to decorative lighting and lawn ornaments during this season. Thank you!

Keep Curbs and Sidewalks Clean

With the active growing season behind us, homeowners and residents are still reminded to keep weeds and debris from collecting in nooks and crevices along sidewalks and curbsides. Many of these issues may have been cleared away by the recent re-paving of Kingston Chase streets. If not, please make an extra to go outside and remove any accumulated trash, rocks, sand, debris, and stubborn weeds from these areas. This problem is particularly apparent around storm drains and for homes on corner lots. Thank you for your on-going attention to this matter.

Conservation Corps Update

The Conservation Corps had a successful "Fall Morning in the Garden" in early October when volunteers performed weeding and thinning, draining the rain barrel, and other clean-up tasks. Thanks to all who came and helped! There were some special guests who are members of the Herndon Environmental Network, and they dug out about 20 native flower seedlings and gave them away the following day at the Runnymede Park Naturefest.

The club has received many beautiful entries for its first annual Kingston Chase Nature Photo Contest! Winners will be announced in the January *Crier*, on the KCHOA website, and displayed at the Kingston Chase clubhouse. Additionally, entries can viewed on the Conservation Corps blog at kconservervation.blogspot.com.

The Conservation Corps extends a warm "Happy Holidays" to all residents. Please plan to join a club activity or two in the new year!

KCHOA Proposed 2014 Budget

The Board of Directors has finalized its budget for 2014. It will include an annual assessment of \$338 due on April 1. Homeowners who have questions should attend the December Meeting of the Homeowners on December 9 at 7:30 p.m. at the clubhouse adjacent to the pool. The proposed budget is included on page 4.



The fall walk-through is wrapping up, and the Architectural Review Committee would like to thank the Kingston Chase residents for continuing to support the community through conscientious upkeep and home improvement.

This walk-through is somewhat behind schedule, so the ARC members voted not to include moss growth on siding as part of the non-compliance checklist. While moss growth is a common problem on our (supposedly maintenance free!) vinyl siding, scrubbing and/or power washing is no treat in cold weather. If your siding is in need of cleaning, please make a note to take care of it next year before the spring walk-through (conducted in April).

We look forward to hearing from homeowners the first Tuesday of each month at 7:30 p.m. in the clubhouse. While applications are generally held and voted upon at the monthly meeting, emergency situations such as leaky roofs in need of immediate replacement or non-functioning garage doors that leave valuables exposed will be dealt with in-between sessions. In such an emergency, please e-mail kchoa.arc@gmail.com for a same day response.

Kingston Chase Home Owners Association
Board Meeting
Minutes of November 11, 2013

**Call to Order**

- President Silvio Krvaric called the meeting to order at 7:30 p.m.
- Board members present: Chris Buley, Andrew Cassell, Marla Hexter, Mike Klinker, and Jack McDonald.
- Others present: Lydia Olechna, Administrative Assistant; Kerry Buss and Shannon McClain, ARC; Jane Hampson, Conservation Corps; and Heather Kapushoc, Social.

Secretary's Report – October minutes were accepted as published in the November *Crier*.

Treasurer's Report – There is \$102,610 in the checking account and \$230,394 in CDs.

Member Business – None

Committee Reports

ARC – Ten applications were submitted and approved.

Buildings and Maintenance – No report.

Playgroup – No report.

Conservation Corps – An energy auditor spoke on November 12. The photo contest of local nature in Kingston Chase is ongoing, with the deadline November 30.

Landscape – Conducted cleanup by the Kingston Chase sign on Eldridge Lane and removed trees by the tennis court.

Neighborhood Watch – No report.

Newsletter – No report.

Pool – No report.

Social – No report.

Swim Team – No report.

Tennis – No report.

Website – No report.

Welcome – Larry Cohen will serve as Welcome Chairperson starting in November.

Old Business

- Board members were asked to submit questions for possible inclusion in a neighborhood improvement survey.
- The Board is still considering ideas for additional space near the pool for social gatherings/events. Future meetings will continue to explore options and cost, both inside and outside the pool area. The Board also discussed adding a moveable section to the existing 4-foot fence separating the pool from the sitting area in order to be able to close off the pool during a lightning storm.

New Business

- 2014 dues and pool fees have been approved with an increase of 1.2% due to inflation.
- The 2014 KCHOA budget was discussed and will be published.
- Four Board members are up for re-election: Silvio Krvaric, Randall Schrock, Deke Smith and Boyce Ginieczki. All interested residents are encouraged to run for the Board.
- The Board discussed opening up the office side of the clubhouse to add more usable common space.

Meeting adjourned to closed session at 8:25 p.m.

Meeting adjourned at 8:33 p.m.

Submitted by Marla Hexter, Secretary



Kingston Chase Meetings

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

Board of Directors /
Annual Meeting of the Homeowners
Monday, December 9, 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 Greg or Bonne Arnold at 703-435-3267.
No bicycles, skateboards, rollerblades, or wheels of any
kind – and no dogs – are allowed on the court surface.

~~~~~  
Please lock the gate securely when you leave, and  
take any trash and personal belongings with you.  
~~~~~

Neighborhood Watch

Neighborhood Watch is a committee of homeowners that
monitors reports of vandalism or criminal activity in the
neighborhood. All residents serve as the “eyes and ears” of
Kingston Chase and are asked to report incidents to **Pete
Banks** at **703-209-3004** or via e-mail at kcnw@verizon.net.
Where appropriate, reports should also be made to the Fairfax
County Police non-emergency number at **703-691-2131**. Call
911 for urgent matters.

Conservation Corps Meeting

The Conservation Corps will not meet in December so
that members can enjoy the holidays with family and
friends. It will hold its first meeting of the new year
on Wednesday, January 8, at 1710 Fantasia Circle.
The meeting will begin at 8:00 p.m. and last for an hour.

For more information,
please send an e-mail to
conservation@kchoa.org.

Architectural Review Committee

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

<u>Lot</u>	<u>Approved</u>
47	Replace siding on trim of house.
104	Replace fence.
155	Install fence.
237	Replace front entry door.
256	Replace storm door.
259	Replace roof.
365	Install shed.
283	Install front fence and relocate existing fence.
283	Install gas tank and gas fireplace.
418	Chimney extension.

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.

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.



Kingston Chase HOA 2014 Proposed Budget

INCOME	Item	Amount
Homeowner (KC 537 @ \$338)	Disclosure Packets	\$1,500
	Homeowners Dues	\$181,506
	Interest Earned	\$2,500
	Late Payments/Liens	\$400
Total Homeowner		\$185,906
Pool (HC @ \$338)	Pool Guest Fees	\$5,200
Publication	Crier Ads	\$2,500
Social Planning	Adult Pool Party	\$1,600
	Teen Pool Party	\$100
Total Social Planning		\$1,700
TOTAL INCOME		\$195,306

EXPENSES	Item	Amount
ARC	Administrative Services	\$1,500
	Mailbox Rental	\$170
	Postage and Supplies	\$350
Total Architectural Review Committee		\$2,020
BG&M	Heat Pump	\$200
	Building Repairs	\$300
	Snow Removal	\$400
	Tennis Court	\$250
Total Buildings, Grounds & Maintenance		\$1,150
Landscape	Grass Mowing	\$7,000
	Planting/Removals	\$7,000
	Seed/Fertilizer/Mulch	\$1,000
Total Landscape		\$15,000
Management	Accounting Services	\$2,000
	Administrative Services	\$5,500
	President's Disc Fund	\$700
	Clubhouse Cleaning	\$360
	Contrib Neighbor Watch	\$100
	Contrib Playgroup	\$300
	Contrib Swim Team	\$2,300
	Contrib Conserv Corps	\$500
	Electricity and Water	\$1,600
	Insurance	\$5,500
	Legal Services	\$300
	Mailbox Rental	\$230
	Mileage Reimbursement	\$900
	Board Mtg Expenses	\$100
	Postage	\$500
	Supplies	\$700

Expenses, cont.	Item	Amount
Mgmt, cont.	Taxes/Registration	\$2,500
	Welcome Supplies	\$200
	Website updating	\$1,200
	Website hosting	\$125
	Pool season WiFi	\$300
Total Management		\$25,915
Pool Operations	Electricity	\$6,000
	Extra Open Hours	\$1,600
	Management	\$62,650
	Permit Fees	\$300
	Phone	\$325
	Pump maintenance	\$525
	Supplies	\$7,000
	Toys	\$100
	Water	\$3,000
Total Pool Operations		\$81,500
Publications	Labels/Supplies	\$200
	Postage/Fees	\$2,700
	Printing	\$6,600
	Typesetting	\$3,300
Total Publications		\$12,800
Social	Adult Pool Party	\$3,550
	4th of July Parade	\$25
	Easter Egg Hunt	\$200
	Halloween	\$400
	St. Patrick's Day	\$250
	Oktoberfest	\$1,000
	Teen Pool Party	\$250
Triathlon	\$100	
Yard Sale	\$25	
Total Social Planning		\$5,800

TOTAL EXPENSES \$144,185

Budget Surplus Before Cap Ex \$51,121

CAPITAL EXPENDITURES Amount

Replace section of pool concrete deck	\$20,000
Replace main pool pump	\$4,000
Re-web some pool chairs	\$300
Refurbish lifeguard stands	\$3,000
Repair pool water line	\$5,000
Total Capital Expenditures	\$32,300

Budget Surplus To Reserve \$18,821

Current reserve amount \$210,763

Kingston Chase HOA Election for Board of Directors

Kingston Chase will hold its annual meeting of the homeowners and annual election for the Board of Directors on Monday, December 9, at 7:30 p.m. at the clubhouse located adjacent to the pool. If you are unable to attend the meeting, please mail your proxy to the P.O. Box listed on the ballot on page 6 or give it to a current Board member or trusted neighbor who plans to attend the meeting. Brief bios of the candidates who wish to serve on the Kingston Chase Board of Directors are included below:

Silvio Krvaric currently serves as the President of KCHOA and has lived in Kingston Chase for almost seven years with his wife Sheara, two sons and two cats. He works as an attorney at Covington & Burling LLP in Washington DC, specializing in pharmaceutical litigation. Silvio believes in transparent government and hopes to provide regular updates on KCHOA business and finances through the *Crier*. His main goal is to ensure that Kingston Chase remains an attractive and family friendly homeowner’s community by enforcing property maintenance requirements fairly, encouraging participation in swim team and social activities, and keeping dues reasonable.

Randall Schrock has lived in Kingston Chase for almost five years. His daughter and son attend Clearview Elementary and two of his three children have been active in the Kingston Chase activities such as the Little Tykes soccer program and the playgroup. He works for the Boeing Company as an Analytic Systems Specialist and On-Site Client Lead supporting three large government agencies and nearly two dozen foreign offices. He has eleven years of civilian experience in the national security field. Randall also serves in the United States Navy Reserve, where he serves as a Lieutenant Commander supporting a Department of Defense Geographic Combatant Command (COCOM). During his nearly ten years of military service, he has held numerous positions of leadership and responsibility including, lead analyst, senior analyst, and as a branch chief and division head. From March – November 2007, Randall volunteered for a Presidential recall to active duty and spent six months deployed to various locations in Iraq where he was responsible for five facilities throughout the country and approximately 50-60 personnel. His main goals are to ensure that Kingston Chase remains a safe and attractive neighborhood for families to live, and to promote HOA Board fiscal responsibility and to avoid an increase in HOA dues.

Deke Smith has been a resident of Kingston Chase since 1986. Living next to the pool and being an avid swimmer has kept him involved with ensuring that the pool is well managed. He has served on the Board of Directors and as Pool Committee Chair for most of the time he has lived in the neighborhood. He was also a coordinator of the swim team for 12 years and remains involved by hosting the Herndon Swim League website. Deke hopes that his experience remains a part of the KCHOA deliberative process for another three years.

Todd Waldrop and his family have been a part of the Kingston Chase community for over ten years through his wife’s role as the music teacher at Clearview Elementary School. He has been a resident of Kingston Chase since 2012 and has three young children who take full advantage of all the great amenities the Kingston Chase and larger Herndon community have to offer. Todd has a B.S. in Geology and an M.S. in Environmental Engineering, and works as an environmental consultant for a global consulting company based in Reston. Todd believes the KCHOA serves a vital role in maintaining the family friendly atmosphere of the community and looks forward to contributing to that role as a member of the Board.

A ballot follows on the bottom of page 6. Election information is also available online at www.kchoa.org. Check the homepage for candidate updates or to download and print the ballot on your home or office printer.



Lost & Found

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

Trash Cans

Neighbors are reminded that trash cans should not be stored in a location that is visible to the street. Also, please see that trash cans are brought to the curb no earlier than the evening before trash collection day and removed as soon as possible after the trash has been taken.





MY BACKYARD in Kingston Chase



Photography by Allen Hart

As you can likely tell from all the birds I write about each month, I really enjoy bird watching. It is nice to look out my kitchen windows and see any of the regular visitors that come to my yard. Almost every day I see Northern Cardinals, Carolina Chickadees, Carolina Wrens, House Finches, House Sparrows and Mourning Doves.

But it is always a treat during the spring and the fall migrations when other species stop by for a visit.

The bird in the photo is such a visitor. It is called a Yellow-throated Warbler. It visited my yard on August 4 of this year. If you look at the color photo on the Kingston Chase website, you will see how it gets the name.



Yellow-throated Warbler

Visit the Kingston Chase website homepage at www.kchoa.org to view the color photo.

Please visit the Kingston Chase website at www.kchoa.org for updates or to print/download the ballot.

KCHOA Board of Directors Election Ballot for 1/2014-12/2016 Term

Please vote for no more than 4 candidates.

- Silvio Krvaric**
- Randall Schrock**
- Deke Smith**
- Todd Waldrop**
- _____ (write-in candidate)
- _____ (write-in candidate)

Last Name: _____

Lot No.: _____

To submit your vote, please mail this form to:

KCHOA
P.O. Box 332
Herndon, VA 20172

or bring it to the Board meeting scheduled for December 10 at 7:30 p.m. at the Kingston Chase clubhouse located adjacent to the pool.

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October 2013 Real Estate Market Statistics for 20170 Herndon, VA *

Statistic	Values	YoY	MoM
Total Sold Dollar Volume	\$13,880,722	+31.37%	-22.3%
Closed Sales	34	+13.33%	-12.82%
Median Sold Price	\$364,500	+2.97%	-6.54%
Avg Sold Price	\$408,257	+15.92%	-10.87%
Avg Days on Market	34 days	+36%	+13.33%
Avg Sold to Orig List Ratio	98.05%	+0.85%	+0.42%



For more detailed data on the Kingston Chase housing market, please see my website.

www.LoveYourMove.com/market.html

Lori Lovejoy
 Realtor®, SFR
 703-635-6359
 lori@loveyourmove.com



*Source: RealEstate Business Intelligence, LLC. An MRIS Company. Statistics generated on 11/5/13. Copyright 2013—All Rights Reserved. Information deemed reliable, but is not guaranteed.



Roger Jacinto
Kingston Chase Resident

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Help Feed Hungry Kids

Last December, Clearview Elementary School reached out to the Kingston Chase community asking for help. It was overwhelmed with the generosity and kindness shown by many families and neighborhood businesses. Once again, the school is asking for assistance from the neighborhood.

There are children who attend Clearview Elementary School who have little to eat on the weekend. During the week these children receive "free" breakfast and lunch at school, but often go hungry over the weekend. To help, every Friday morning these children receive a "Snack Pak". These bags are placed in their backpacks, providing them with food for the weekend. During this season of giving, Clearview is asking neighbors to donate the following suggested items:

- Breakfast: oatmeal, small cereal boxes, granola bars
- Lunch: peanut butter crackers, cup of soup, tuna fish
- Dinner: macaroni-n-cheese, Top Ramen, ravioli, chili
- Snacks: fruit cups, fruit snacks, slim jims, pudding
- Items must be single serving and non-perishable.

Please deliver food to Clearview Elementary School during the month of December. A box for Snack Pak food items will be located in the school entry way. These items will be assembled into packs and distributed to students in January. Keary Buhler is the point-of-contact and can be reached at 703-437-9164 or via e-mail at kearybuhler@hotmail.com. Thank you!



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Guitar Lessons

Available neighborhood guitar classes for beginners starting from ages 8 and up. Rates are \$15 for 30 minute sessions.

For more details please call: 202-262-8684
or send an e-mail to: majora778@gmail.com
or lesnikmich@hotmail.com

Neighborhood Notary

Notary Public living in Kingston Chase is available to notarize your important document(s). \$5.00 each.



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Welcome to the Neighborhood!



There are no new neighbors to report this month.

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 so that you receive all KCHOA correspondence.



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. The packet costs \$125 and must be obtained before closing can occur.

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.

Anyone who would like to place an ad in the *Crier* should send an e-mail to crier@kchoa.org for more information.



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 next edition of the *Crier*.

Kingston Chase Home Owners Association

Board of Directors*

'13 President	Silvio Krvaric	703-593-9899	silvio@krvaric.com
'14 Vice President	Jack McDonald	703-834-0717	jhmcdonald1@verizon.net
'15 co-Secretary	Marla Hexter	703-437-7881	marla123@verizon.net
'15 co-Secretary	Raj Uttaravalli	703-481-2362	ruttaravalli@gmail.com
'14 Treasurer	Chris Buley	703-796-0841	cbuley@yahoo.com
'13	Randall Schrock	703-376-8125	randall.schrock@gmail.com
'13	Boyce Ginieccki	703-478-6815	gini41@verizon.net
'13	Deke Smith	703-481-9572	deke@dksic.com
'14	Roger Gaffey	703-435-6956	roger@thegaffey.org
'14	Mike Klinker	703-435-2337	mmklinker@yahoo.com
'15	Andrew Cassell	703-468-1782	cassell@msrc.org

* 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	kchoa.mgmt@gmail.com
ARC	Kerry Buss		kchoa.arc@gmail.com
Buildings/Landscape	Mike Klinker	703-435-2337	mmklinker@yahoo.com
Neighborhood Watch	Pete Banks	703-209-3004	kcw@verizon.net
Newsletter Editor	Ruthie Rosati	703-481-4347	crier@kchoa.org
Pool	Deke Smith	703-481-9572	deke@dksic.com
Social	Heather Kapushoc	703-668-0484	hkapushoc@gmail.com
Tennis	Greg/Bonne Arnold	703-435-3267	
Website	Ruthie Rosati	703-481-4347	crier@kchoa.org
Welcome	Larry Cohen		info@kchoa.org

Club Chairpersons

Book Club	Betsy Kiker	703-787-0128	ekiker@verizon.net
Children's Corner	Dominique Hart	703-481-2089	dominique0620@hotmail.com
Conservation Corps	Jane Hampson	703-481-7903	conservation@kchoa.org
Swim Team	Kelly Ginieccki	703-478-6815	gini41@verizon.net
Women's Club	(open)		

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 January 2014 issue of the Kingston Chase Crier is December 15.

Crier Advertisement Rates:

\$5.00 for 20 words
\$10.00 for a business card scan
\$25.00 for a quarter of a page
\$45.00 for half a page
\$75.00 for a full page

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Please contact Ruthie Rosati, newsletter editor, at 703-481-4347 or by e-mail at crier@kchoa.org with news, announcements, photographs, or advertisements. Payment for advertisements can be mailed to: KCHOA, P.O. Box 332, Herndon, VA 20172

Kingston Chase HOA
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Return Service Requested

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December 2013

<i>Sunday</i>	<i>Monday</i>	<i>Tuesday</i>	<i>Wednesday</i>	<i>Thursday</i>	<i>Friday</i>	<i>Saturday</i>
1	2	3 ARC Meeting 7:30 p.m.	4	5	6	7
8	9 Board Meeting / Annual Meeting of the HOA - 7:30 p.m.	10	11	12	13	14
15 Deadline - Jan. Crier	16	17	18	19	20	21
22	23	24	25 Christmas	26	27	28
29	30	31	January 1, 2014 Happy New Year!			