THE OFFICIAL PUBLICATION OF THE KINGSTOWNE RESIDENTIAL OWNERS CORP.

OCTOBER 2022

Kingstonian

Kingstowne

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*Total amount to be put toward new complete system cannot exceed $1,000. Coupon must be presented. Cannot be combined with another other or applied to a prior purchase. Expires 10/30/2022. Call for details.

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Kingstowne

KROC STAFF DIRECTORY
Board of Trustees | *bot@kingstowne.org*
General Manager | Tony Johnson ~ *kingstowne@kingstowne.org*
KROC Business Office | *kingstowne@kingstowne.org* | 703.922.9477

ADMINISTRATIVE DEPARTMENT
Administrative Assistant/Board Liaison | Rita Grinnell ~ *Rita@kingstowne.org*
Administrative Asst/Front Desk Liaison | Angela Pollard ~ *Angela@kingstowne.org*
Finance/Office Administrator | Nancy Vasser ~ *Nancy@kingstowne.org*
Communications | Matt Holbrook ~ *communications@kingstowne.org*

COVENANTS DEPARTMENT | ARC@KINGSTOWNE.ORG
Covenants Manager | Taycha Wolfries ~ *Taycha@kingstowne.org*
Covenants Coordinator | Jeremy Ellison ~ *Jeremy@kingstowne.org*
Covenants Coordinator | Manfred Morseray ~ *Manfred@kingstowne.org*
Covenants Coordinator I Rayna Thompson ~ *Rayna@kingstowne.org*

OPERATIONS DEPARTMENT
Operations Manager | Vicky Crews ~ *Vicky@kingstowne.org*
Operations Coordinator | David Umana ~ *David@kingstowne.org*

RECREATION
Director of Recreation Services | Meg Posluszny ~ *Recreation@kingstowne.org*

KROC COMMUNITY CENTERS
Thompson Center ~ 6090 Kingstowne Village Parkway, Kingstowne, VA 22315
Snyder Center ~ 6450 South Van Dorn Street, Kingstowne, VA 22315
South Center ~ 6080 Kingstowne Village Parkway, Kingstowne, VA 22315

KROC FITNESS FACILITIES
Thompson Center 703.922.4216 ~ Monday–Friday 8 AM–8 PM
Saturday/Sunday 8 AM–7 PM
Snyder Center 703.719.7909 ~ Monday–Friday 5 AM–9:30 PM ~
Saturday/Sunday 8 AM–7 PM

DISCLAIMERS

By attending an event at Kingstowne Residential Owners Corporation (KROC), you understand you may be photographed or video recorded. Your attendance shall be deemed as your agreement and consent to the publishing and/or broadcast of said photographs or video in various media regarding KROC, including but not limited to, magazines, newsletters, and association website (including social media) and other related promotional or informational materials. You understand the association may publish or broadcast your likeness without compensation, and such publication or broadcast shall be at the association's sole discretion.

The Kingstonian is the official monthly publication of the Kingstowne Residential Owners Corp. Publication in the newsletter of resolutions, rules, regulations and meetings duly adopted or called by the Board of residents of meetings or the adoption and implementation of these enactments of rules for the purposes of enforcement. Neither the Kingstowne Residential Owners Corporation, Staff or Publisher make any representation as to the validity or qualifications of any advertisers. The Kingstonian staff and Publisher reserve the right to decline any advertisement for any reason it deems appropriate. Submitted articles are the opinion of the author and do not reflect the opinions of the newsletter team, the Association or Publisher. Articles submitted are subject to editing for clarity and length and should not be self promoting or promoting a family member, friend, business, etc. The subject should be of general interest to our Kingstowne community residents. Articles and photographs appearing in The Kingstonian may not be reproduced in any manner, without the express permission of Publisher.

IMAGERY PRINT & PROMOTIONS

Kingstowne Residents
Please Note:
The next deadline is October 1
for the November Issue!

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CALL: 703.723.3400
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KROC BOARD OF TRUSTEES (BOT)
BOT@kingstowne.org

Michael Lamarche, President
Tim Nank, Vice President
Jeanne McCarroll, Treasurer/Secretary
Patti Galupo, *Mary Jo Lampe*
Chris Polozzolo, *Martie Soper*

2022 BOT MEETING DATES

Traditionally held at 7:00 PM at the Thompson Center
October 5 - November 2 - December 7

BOT AGENDAS & HIGHLIGHTS

The Board meeting agenda is made available prior to the meeting and highlights are posted within a week after the meeting on TownSq.

To Register For TownSq. Use This QR Code:

COMMUNITY CONTACTS

KROC COMMUNITY SERVICES

Waste Removal | Republic Services	
hoa.nova@republicservices.com	
Assessment Payments | SFMC	703.392.6006

APARTMENT & CONDOMINIUM MANAGEMENT

Chancery | FirstService Residential (Condo)	703.385.1133
Eton Square | Rosewood MCS (Condo)	703.778.4480 x110
The Elms at Kingstowne | Legend Mgmt Group (Apt)	703.922.6336
Henley at Kingstowne | Pinnacle (Apt)	703.971.4949
Stratford Place | Legum & Norman (Condo)	703.600.6000
Sussex at Kingstowne | Harbor Group Mgmt (Apt)	571.378.4913
Walhaven | SCS Management (Condo)	703.230.8707

OTHER IMPORTANT NUMBERS

Emergency Police/Fire and Rescue	911
Police (Non-Emergency)	703.691.2131
Lee District Supervisor, *Rodney Lusk*	703.971.6262, TTY 711
Crime Prevention Police Officer, *Thomas Thompson*	703.277.2476
Franconia Fire Station	703.971.5858
Kingstowne Fire Station	703.719.9294
Fairfax County Animal Shelter	703.830.1100
Kingstowne Post Office	703.971.3093
Kingstowne Library	703.339.4610

UTILITIES AND ROADWAYS

Cox Communications	703.378.8400
Dominion Energy *(report outages)*	1.888.667.3000
Dominion Towing	703.339.2400
Fairfax Water	703.698.5800
Miss Utility *(call before you dig)*	811
Verizon	1.800.837.4966
Virginia VDOT *(Customer Service)*	800.FOR-ROAD / 800.367.7623
Washington Gas	703.750.1000

SCHOOLS

Edison High School	703.924.8000
Hayfield Secondary/High	703.924.7400
Mark Twain Middle School	703.313.3700
Franconia Elementary	703.822.2200
Hayfield Elementary	703.924.4500
Island Creek Elementary	571.642.6300
Lane Elementary	703.924.7700

Kingstowne Residential Owners Corporation

The Board of Trustees (BOT) at their September 7, 2022, meeting:

The following highlights do not replace the official minutes that are yet to be approved. Residents are encouraged to attend the meeting to observe the full discussion of details and motions.

1. Approved the August 3, 2022, BOT meeting minutes as presented.

2. Accepted the July 2022 financial statements as presented and recommended by the Financial Advisory Committee (FAC).

3. Approved two architectural application appeals.

4. Reviewed the Management Report which provided an overview of each operating department and status of projects. The Board accepted management's recommendation to remove the community pet waste stations.

5. Reviewed a draft of the 2023 budget that included the recommendations of the FAC. The Board approved a new common area improvement fund to address the naturalized areas and other maintenance needs in the community. The Board also discussed replacing TownSq with a better website service in 2023.

6. Reviewed an update from the Kingstowne Lake Maintenance Committee and Kingstowne Community Association.

7. Tabled a discussion about Kingstowne's Strategic Plan until the October BOT meeting.

8. Reviewed the August meeting minutes from the Architectural Review Committee and FAC.

9. Reviewed homeowner correspondence received at the bot@kingstowne.org inbox.

10. Discussed the community's feedback regarding the EYA development proposal.

Architectural Review Committee (ARC) 2022 Meeting Schedule

Application Submission Deadline (by 5:30 PM)	ARC Meeting Date (held at 7:00 PM)
October 11	October 19
November 8	November 16
December 13	December 21

Email questions and application to arc@kingstowne.org.

Message from the Manager

Tony Johnson,
CMCA®, AMS®
General Manager

Dear Kingstowne Residents,

Welcome to another great issue of the *Kingstonian*. This month we'll be focusing on money. As I'm sure you are all aware, inflation is on the rise, and it's having an impact on our budget. Most of this issue is dedicated to explaining how the corporation spends your money, but I want to take a moment and talk about our sources of income.

Most of our income (over 91%, in fact) comes from our assessments. That's the monthly fee you pay to the Kingstowne Residential Owners Corporation (KROC). You pay that money to our financial management company, SFMC, who collects it and then uses it to pay our expenses.

Our authority to collect assessments comes from our governing documents, specifically our Declaration of Covenants and Restrictions. Article IV, Covenant for Assessment, has 11 sections that establish a lien and personal obligation to pay the assessments, state that the lien that is created is subordinate to the mortgage, establishes the method of assessment, and defines the basis for assessments, among other things.

While the vast majority of our income is from assessments, we do have some minor "other income." For comparison purposes, in 2022, we budgeted over $4.6 million in income from assessments and $371,000 in other income. Almost half of that income is from the rentals of our community buildings ($157,000). The remainder is made up of resale income, late fee income, income from legal collections (which really is just an offset of legal collection expenses), and several other smaller items.

So that's where the money comes from. The rest of this issue will explain how it is being spent and what we are doing to combat increasing economic pressures. I also want to thank all of you for trusting the Corporation to be good stewards of your funds and the Board of Trustees who faithfully execute their fiduciary responsibilities.

Renew Your Resident Pass Before It Expires!

Resident passes need to be updated every three years. Passes updated in 2019 will expire on December 31. Have you updated your resident pass or lease information with the business office?

Anyone one year old or older needs to have a resident pass. Anyone that is 12 years old or older will need to have a picture taken. Anyone 18 years or older will need to provide proof of residency (i.e., driver's license with KROC address on it, change of address from the DMV or Post Office, Voter ID card with the KROC address on it, school or university transcript with the KROC address on it, or a pay stub with the KROC address on it).

You can come to the business office to renew your resident pass, or you can renew your resident pass on Townsq.

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~Gary & Olga J., Woodbridge

"Lisa, You're the best! You go the extra mile in terms of service, and your knowledge of both the area and the real estate business are without equal. House-hunting is a lot easier with someone as friendly, knowledgeable, and sharp as yourself to lead the way!"
~ Dennis & Melissa T., Kingstowne

"From helping us find a loan officer that best fit our needs, to making sure all walk-thru items were completed, to reassuring us every step of the way, Lisa quickly became more than a "good friend," she became a lifeline! Thanks for everything, Lisa!"
~ Justin & Jessica M., Kingstowne

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- It has always been my dream to have a business that believes in helping people throughout the whole real estate process.
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- I have lived in Alexandria for over 35 years and in Kingstowne since 1993.

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GoodfriendRE@gmail.com
www.KingstowneLiving.com

Budget Impacts for the Operations Department

As we all are aware, inflation reached a 40-year high of 9.1% in June of this year. The cost of everything has increased. Even though the price of gas, also at an all-time high in June, has started to come down, most other increases have not and will not. These increases impact your homeowner association (HOA) just like any other consumer, affecting the costs of your assessments.

One of the biggest increases besides the overall landscaping cost is our trash and recycling services. This is due to the increase in wages, of course, gas prices, and the increase in the county tipping fees at the landfills across the county. The tipping fee is a pass-through cost from the trash hauler to HOAs. It is a fee based on the weight of waste per ton. This fee has gone up twice in 2022, and there has been a fuel surcharge once this year. This $1.50 per townhome/single-family unit per month was not included in the 2022 budget but will have to be included in the 2023 budget along with the normal contract increase.

The effects of climate change also impact us financially. It has negative influences on the health of our horticulture within the community. With the temperatures in large swings of higher highs and more consistent warmer weather, stronger storms, and more frequent storms, climate change carries a larger adverse impact. Not to get too scientific here, plants and, more specifically, trees can benefit from more CO2, but not at the rate at which it has reached. Rising levels of CO2 in the atmosphere reduce the needed nutrients essential to the plants' growth. As the atmosphere warms, it draws more water out of the trees, resulting in increased water stress that causes an accelerated risk of decline and death. It raises the levels and outbreaks of harmful insects and diseases and reduces the number of beneficial insects and microorganisms that help to defend against these infestations.

The numbers tell the story of the overwhelming impact climate change has on our trees. In 2020 we removed 216 trees, and 221 were removed in 2021. We have already removed over 300 trees in the first eight months of 2022. Most of these were due to insect infestations and/or disease, moisture stress, and weakened wood. The cost of tree removal has gone up over the course of those years, especially this year, due to the gas and labor increases. The cost of replacing trees has also increased greatly. The more trees we remove, the more that need replacing, which costs the community more on both ends.

We planted Pocomoke crape myrtle shrubs on many of the walls over the last few years to allow for color rotation during the growing season and to complement our signature tree, the Tuscarora crape myrtle, which has not had any health issues until this year. These shrubs, along with our crape myrtle trees, have been infected with aphids and/or scales related to the change in the climate. We have not had these kinds of infestations in recent years. The cost of treating these novel issues was not something budgeted in the past. Moving forward, we will need to provide funds in the budget for treating these pop-up infestations. We also lost many of our Pocomoke shrubs due to large swings in the weather temperatures. They could not handle the colder temperatures of the past winter after experiencing the much hotter temperatures of the previous growing season.

In our survey of the community completed in 2020, how the community looks was noted as the most important feature of living in Kingstowne. The Board of Trustees (BOT) has allotted funds over the last ten years to put an annual pruning program in place for all the trees in the common areas, an intensive and costly program to address the erosion issues in the community, and now is looking at funding a program to annually address the naturalized areas that border common elements. These areas are encroaching increasingly on private lots and reducing the common grass buffers. Staff and the BOT will continue to commit funds and resources to make sure the community looks its best, but that comes at a cost. We will do our best to mitigate price increases by bidding out projects and finding the most cost-efficient options.

2023 Budget To Be Adopted October 5

As we are experiencing some benefits of rising costs, like home values increasing, the cost of doing business has increased significantly as well. The Financial Advisory Committee (FAC) and Board of Trustees (BOT) are grappling with increased costs and a reduction in other income the association receives. Your monthly assessment payments do not cover 100% of the community expenses. The general assessment covers about 92% of the costs associated with running the community, with the remaining 8% coming from other income, such as community center rentals and guest pass sales. One hundred percent of the townhome/single-family assessment covers the expenses within the neighborhoods.

Inflation reached a new 40-year high in June and is being seen this year in added fuel surcharges, increased street repair costs, and general service increases. Although some areas of the 2023 budget were able to be reduced, the association received notices from vendors about price increases related to goods, services, and wages that will transfer into 2023. Kingstowne is seeing a 21% increase in trash disposal alone for next year. These increases are coupled with added costs associated with the effects of climate change on community trees (see article on previous page).

Those that participated in the community survey two years ago expressed the importance of maintenance of the neighborhoods and common areas. As a result, we do not want to limit services in these areas, even though community landscaping costs are projected to be up about 10%. Trees are declining at a rapid rate and requiring attention. As a point of reference, by mid-August 2022, we surpassed the prior year's tree removals by 35%.

A new initiative for the maintenance of naturalized areas is being considered, which would make the increase in landscaping closer to 18%. This initiative will take several years to complete and will address the naturalized areas that are encroaching on common ground, shrinking turfed areas, and intruding on private residences.

During the 2007 recession, assessments increased an average of 12% two years in a row. Thankfully not every year sees increases like that. Since the end of the last recession, there were no increases in the general assessment for four years (2010 and 2018–2020) and no increases in the townhome/single-family assessment for seven years (2009, 2012–2017, and 2020). Although you will see an increase for 2023, the BOT and FAC are trying to make it as reasonable as possible based on the increases that are being seen across all aspects of the budget.

The budget presented below is shown for illustrative purposes only and may not represent the final budget to be adopted on October 5.

Questions or comments regarding the 2023 budget can be directed to the BOT at *BOT@kingstowne.org.*

Monthly Assessments	Proposed FY 2023
Condominium Owners	$67.79
Townhouse, Single-Family, & Duplex Owners	$117.68

INCOME	Proposed FY 2023
General Assessments	4,366,594.13
Townhouse/Single Family Assessments	2,044,657.00
Reserve Income	240,000.00
Clubhouse Rentals	163,195.00
Resale Income	82,000.00
Interest Income	16,200.00
Legal Fee Income	45,000.00
Late Fee Income	40,596.00
Covenants Related Income	9,150.00
Recreation Related Income	16,100.00
Other Income	3,080.00
Total Income	*7,026,572.13*
EXPENSES	
General & Administration	1,334,073.44
Operations - General	753,227.58
Facilities	969,909.00
Operations – Covenants	329,379.11
Reserves	1,595,326.00
Townhouse & Single-Family Homes	2,044,657.00
Total Expenses	*7,026,572.13*

2022 KROC Elections Voting Closes October 14

If you have not taken the opportunity to vote for your individual Neighborhood Advisory Board (NAB) representatives and open Board of Trustees (BOT) seats, you still have time to let your voice be heard by casting your vote. This year's election will close at noon on Friday, October 14.

Take a moment to register your vote for those you believe will work in the best interest of the community as a whole. The BOT candidacy statements are available for review on the electronic voting site, TownSq, and are included with requested paper ballots.

We hope you will join us for the annual meeting to hear the election results as well as other information about the community and surrounding area on October 27 at 7 PM in the Snyder Center ballroom, 6450 South Van Dorn Street, Alexandria, VA 22315.

Holiday Lights Reminder

While that festive time of the year is fast approaching, here are six helpful holiday decorations and light tips to keep in mind.

- No approval is required for temporary holiday decorations and lighting.
- Holiday decorations and lighting must be specific and appropriate to the holiday occurring at the time of display.
- Music incorporated with the display must be planned with consideration for the impact on neighbors and must meet all County requirements for noise levels.
- All decorative materials must be within the boundaries of the lot. No decorations may be placed in or extended into the common areas or adjacent neighboring lots.
- Exterior holiday decorations may be placed on a lot 30 days in advance of the holiday and must be removed no later than 14 days after the holiday, weather permitting.
- December exterior holiday decorations may be placed out as early as the day after Thanksgiving and may remain on display until January 15.

Thank you in advance, and happy holidays, Kingstowne!

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- Sleep Apnea Appliances
- Invisalign and Sure-Smile Clear Braces
- Orthodontic Retainers
- Snap-on-Smiles
- Laughing Gas and Oral Sedation
- Laser Periodontal Therapy & Deep Cleanings
- Frenectomies
- Tongue-Tie Corrections
- Gum Grafting
- BOTOX, TMJ Therapy Bite Guards
- PRP

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Buying and Selling Homes in Kingstowne

One of the largest purchases you will ever make is the purchase of your home. Approximately 240 homes have been sold in Kingstowne to date this year. The Kingstowne community is fortunate to have some of the best home values for resale in our area. Purchasing or selling a home can be a stressful time for anyone, but staying informed, asking questions, and being prepared will help make the transition easier.

Most owners are not fully aware of the things they need to do in preparation for selling their home in Kingstowne. Under Virginia law, buyers who sign a purchase contract for a home within a Common Interest Community Association (typically a property or condominium owners association) must receive a resale package. The package contains association documents (bylaws, articles of incorporation, policy resolutions, declaration, etc.), financials, insurance information, board meeting minutes, architectural guidelines, and more.

It is paramount that these documents (in their entirety) are reviewed, and the buyer familiarizes themselves with the requirements of the association, which convey to the home at settlement. Resale and regular annual inspections help maintain the property values of the home, neighborhood, and community. Resale disclosure documents will also educate buyers about their rights and newfound responsibilities as an owner in the community. A resale disclosure can be a valuable tool for buyers and sellers as it ensures that all relevant information that may impact the sale of a home is provided prior to the sale.

Kingstowne only performs exterior lot inspections on townhomes, single-family homes, and duplexes. The inspection is to ensure the lot is compliant with the association's standards only. This helps create a smooth transition of ownership for the purchaser. Most concerns identified by inspectors are related to yard maintenance, landscaping, wood, paint, necessary repairs, and/or unapproved exterior design modifications. *This inspection is not your home inspection or home appraisal.*

The Kingstowne Resale Disclosure Package may only be ordered through *HomeWise —www.homewisedocs.com.* You may also contact HomeWiseDocs at 866-925-5004 or email them through their "Contact Us" feature.

New Rental Facility Rates in 2023

The rental rates for all three Kingstowne centers will change for 2023.

SNYDER CENTER
6450 South Van Dorn St.

The Snyder Center is our largest facility, offering a spacious venue for retirement parties, weddings, or special events like Bar or Bat Mitzvahs for up to 150 guests.

- $800 security deposit.*
- $215 cleaning fee.**
- $230 per hour rental charge.

THOMPSON CENTER
6090 Kingstowne Village Pkwy.

The Thompson Center offers an elegant venue with a ballroom, fireplace room, and sunroom. It's a great location for dancing and dining for up to 75 guests.

- $800 security deposit.*
- $215 cleaning fee.**
- $230 per hour rental charge.

SOUTH CENTER
6080 Kingstowne Village Pkwy.

The South Center is a small casual venue that is perfect for small family events such as a children's birthday party for up to 60 guests.

- $500 security deposit.*
- $215 cleaning fee.**
- $165 per hour ($85 per hour if vacated by 3 PM, otherwise, $165 per hour for every hour).

** Security deposit is refundable if there is no damage to the center, the event ends on time, and the contract is adhered to.*

*** Cleaning fee is non-refundable and covers the cleaning of the center before and after the event.*

For More Information

Call the business office at 703-922-9477 to check availability for the date of your party. Appointments to come in to make the contract need to be scheduled on TownSq.

Outdoor Halloween Movie
Sponsored by Heartland Foods
October 28

Venture on over to the South Center on October 28 to enjoy popcorn while watching "Hocus Pocus." The food stations and activities will begin at 6 PM and the movie will start around 7:30 PM. This event is free; however, we ask residents to RSVP so we can plan accordingly.

Come enjoy:

- The featured movie, "Hocus Pocus."
- S'mores, popcorn, hot chocolate, and hot cider.
- Family Costume Contest.
- Candy Bag Giveaway.
- Craft Station.

RSVP requested to enjoy all the fun!
Go to *www.heartlandfoods.com/popup* to register.
Email *recreation@kingstowne.org* with questions.

... COMMUNITY FITNESS ...

Group Exercise

The current classes are offered free for Kingstowne residents at the South Center (lower level) on a weekly basis. Email *recreation@kingstowne.org with questions.*

Mondays at 5:30 PM: Yoga
Wednesdays at 5:30 PM: Zumba
Thursdays at 5:30 PM: Strength and Stretch
Saturdays at 8:30 AM: Yoga

Save the Date

CAN the Bird 5K Turkey Trot
Thursday, November 24, beginning at 8 AM

CAN the Bird 5K Turkey Trot will be Thanksgiving Day, Thursday, November 24, beginning at 8 AM. The race will begin and end in the Walmart parking lot, 5885 Kingstowne Boulevard, Alexandria, VA 22315. All ages can enjoy a run, jog, or stroll around Kingstowne Center and the scenic Kingstowne Lake. Medals will be awarded for first, second, and third places for overall men and women runners, plus best runner with a dog and best runner with a stroller. First, second, and third place medals for men and women will also be awarded for these categories: 12 years old and under, 13–18 years old, and master runners 50 years old and older. Donations of canned goods will be accepted for local food banks. Bring the family for a fun Thanksgiving Day morning run!

Register at www.MountVernonLeeChamber.org/can-the-bird-5k

Join Us for the KROC Annual Meeting!
October 27 at 7 PM
Snyder Center

Join us for the KROC Annual Meeting on October 27. We will announce this year's election results, discuss the latest news in the community, and preview important projects in 2023. It is a great opportunity to meet with KROC's board of trustees and staff members. Attend in person or online. The Zoom link will be shared on TownSq. In-person attendees will also be entered to win one of several fantastic door prizes!

Community Calendar

OCTOBER 2022

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
				5:30 PM Strength and Stretch (SOA) 7 PM Board Game Club (SOG)		1 8:30 AM Yoga (SOA) 8:30 AM Yoga (SOA) 8
2	1 PM Line Dancing (THB) 5:30 PM Yoga (SOA) 3	6:30 PM Eton Sq MTG (THB) 7 PM Chess Club (SOG) 4	5:30 PM Zumba (SOA) **7 PM BOT MTG (THB)** 5	6	7	
9	Business Office Closed Columbus Day 10	5 PM ARC Deadline 7 PM Chess Club (SOG) 11	5:30 PM Zumba (SOA) 12	5:30 PM S & S (SOA) 7 PM Board Game Club (SOG) **6 PM New Resident Meeting (THB)** 13	14	8:30 AM Yoga (SOA) 15
16	1 PM Line Dancing (THB) 5:30 PM Yoga (SOA) 17	7 PM Chess Club (SOG) 18	5:30 PM Zumba (SOA) **7 PM ARC MTG (THB)** 7 PM Chancery BOD MTG (SNB) 19	5:30 PM S&S (SOA) 7 PM Board Game Club (SOG) **7 PM Election Committee MTG (THB)** 7 PM Stratford Place BOD Mtg (Virt) 20	21	8:30 AM Yoga (SOA) 22
23	1 PM Line Dancing (THB) 5:30 PM Yoga (SOA) 6 PM Hearing Task Force Mtg (Virt) 24	7 PM Chess Club (SOG) 25	5:30 PM Zumba (SOA) **7 PM FAC MTG (THB)** 26	5:30 PM S&S (SOA) 7 PM Board Game Club (SOG) **7 PM Annual MTG (SNB)** 27	6 PM Outdoor Movie (South Lawn) 28	8:30 AM Yoga (SOA) 29
30	1 PM Line Dancing (THB) 5:30 PM Yoga 31					

Kingstowne Kindness Donation Drive

PLEASE HELP KINGSTOWNE

N STREET VILLAGE

a community of empowerment and recovery for women

One of the things we love most about Kingstowne is the generous spirit of our neighbors. This year we are calling on Kingstowne to help us support N Street Village with donations of common household goods. We're collecting donations through the entire month of November.

What Is N Street Village?

N Street Village is a great nonprofit that empowers women experiencing homelessness in the DC Metro Area. There are many factors that can lead to and sustain an individual's struggle with homelessness. N Street Village provides safe housing and social services while helping women reach their housing, health, employment, and recovery goals. Visit ***nstreetvillage.org*** for more information.

We hope that our donations will support many women's journey to a new successful life.

How Can We Help?

Drop off a donation at the Kingstowne Business Office starting November 1. We are collecting new and unopened:

- Full- and travel-sized shampoo.
- Full- and travel-sized conditioner.
- Full- and travel-sized body wash.
- Full- and travel-sized toothpaste and brushes.
- Disinfectant wipes.

We cannot accept any clothing or items that were previously opened.

Thank you in advance for your donations!
Email *kingstowne@kingstowne.org*
if you have any questions.

INTERIOR & EXTERIOR PAINTING & WALLPAPER- CHELSEA PAINT AND PAPER, INC.: Clean, neat, reliable. 25 years experience. Painting, plastering, wallpaper hanging and removal. Drywall repairs. Decks, power wash and stain. Licensed, bonded and insured. References available. Free Estimates. License, Bonded and Insured. **CONTACT STEVE CHUTE: CELL: 571-216-9338 LANDLINE: 703-912-1450**

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TIDY MAIDS HOUSECLEANING - Bonded and insured, 28 years of experience. Weekly, bi-weekly, monthly, move in-out. Excellent local reference. Free Estimates. **www.tidymaidshousecleaning.com**. **571-228-7572**

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FENCING BUILT AND REPAIRED; DECKS REPAIRED- All phases of wood fences- new fences built and old ones repaired. Gates and posts fixed or replaced, too! Decks also repaired. REASONABLE RATES. Email: **TreeTech351@yahoo.com**. Call: Dave **703-546-6979.**

ELECTRICIAN - YOUR NEIGHBOR, YOUR ELECTRICIAN. No job too small. Over 30 years of experience. Call Ed Trask at **703-347-7651 or 304-728-6653** (cell) or email **EdTrask1@yahoo.com**.

PAINTING - FG Painting Interior/Exterior, deck cleaning, sealing, drywall and minor carpentry work. Licensed & Insured. Kingstowne references. Call for free estimates. **fdrguev@verizon.net. 571-722-3840 or 703-455-3349.**

BUSH AND SHRUBBERY CARE- Trimming, Pruning, Shaping, Deadwooding, and complete removals. Mulching, weeding, and edging of beds. Leaf Cleanups & yard spruce-ups. All phases of Expert Tree Work and stump grinding. **"FALL DISCOUNTS" FREE ESTIMATES**. email: **TreeTech351@yahoo.com**. **WINSOR TREE SERVICE. 703-546-6979**.

EXTERIOR SOFT WASH- Chesapeake-Potomac Soft Wash Services using rotating soft brushes. Gentle, low-pressure, thorough washing ensures no damage to brick, stone, wood, concrete or siding. Careful workmanship. Working owners assures quality. Serving local area 30 years. Licensed, bonded and insured. Family owned and operated. **703-356-4459**. The Montgomery family thanks you for your interest.

DOG WALKING/PET SITTING- Claws_n_Paws_Luv_n_Kare Decade+. Midday Walks- Vacations - Holidays-Emergencies-Medical - Bonded/Insured/Licensed-References. Available 24/7. Personal service husband/wife only. Free Consultation. Affordable Rates- Top Rated Angie's List. **Waynes_Claws_N_Paws@yahoo.com 703-915-0006**

OVERNIGHT PET CARE- Pet care veteran and former pet sitting business owner (now a full-time social work student at GMU) looking for clients in need of overnight pet care. Have worked with animals for over 20 years and have numerous references available upon request! **Call @ 571-338-9241 or email @ jbruns2@gmu.edu.**

KNICKERBOCKER DECORATORS INC.- Bathrooms, Carpentry, Painting, Handyman and more: we do bath remodeling, interior/exterior painting, wood rot, drywall repairs, custom trim and molding, tile installation. Pressure washing, handyman, electrical and more. Licensed and insured, 30+ years experience. **703-971-2669**, or email **jknicke840@aol.com**. We're neighbors!

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Keys to Peacefully Solving a Dispute With Your Neighbor

Know Your Community, County, and State Laws, Regulations & Ordinances

Before you ask your neighbor to correct a situation, you may want to know if they are violating a law/ordinance or if it is simply something you dislike. Sometimes, your neighbor may be violating a law or ordinance without even knowing it. If that is the case, a polite reminder could remedy the situation. In the event that your neighbor ignores the reminder or reacts negatively to it, it is also important to be familiar with your community's policies on corrective action in order to help navigate those waters.

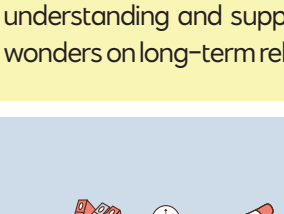
Don't React in the Moment

Do not react to something that may be an issue in the moment. To avoid a reaction that is influenced by emotion, allow yourself time to think clearly about a potential problem before bringing it up. A hasty and perhaps less-diplomatic interaction with a neighbor that has been heavily influenced by a tough day at work may result in an immediate correction to a situation but it may also result in a strained relationship and less-open communication.

Put Yourself in Their Position

Being a good neighbor sometimes means helping others out. You never know what someone else is going through at a particular time. If someone seems to be doing something that appears out of character based on previous experiences, give them the benefit of the doubt and perhaps even offer a helping hand. Being understanding and supportive in someone's time of need can work wonders on long-term relations.

Avoid Stacking Complaints



When the time does come for you to discuss your issue with your neighbor, be sure to focus on the issue you want to resolve and avoid stacking complaints. stacking complaints may make your neighbor become overwhelmed or even defensive and that would be counterproductive in regard to solving the dilemma.

Open a Line of Communication and Try to Discuss the Issue

Taking the first leap to try and communicate an issue with your neighbor can be a stressful situation. Developing a relationship and open line of communication with your neighbor can go a long way in regard to helping prevent situations from becoming ongoing issues. Exchanging contact information or communicating in person frequently can make the situation less uncomfortable and raise the likelihood of a positive response.

Avoid "Ganging Up" or Gossiping

While asking for a fellow neighbor's guidance or suggestions on an issue or dispute is a great way to get another point of view or insight on a situation, it is important to avoid "ganging up" or gossiping about a neighbor. Including another person in your dispute may make your neighbor feel defensive and turn them off to a peaceful resolution. Also, gossip has a unique tendency for getting back to the person being discussed. Avoid gossiping or spreading rumors because they can permanently damage neighbor relations and close off any lines of communication.

Share Your Photos With Us!

Share photos of Kingstowne with our community (community events, fitness classes, neighbors helping neighbors, and more). High-resolution digital photos, pdf or jpg work best. Or send from your phone camera in the largest file offered. Send them to kingstowne@kingstowne.org with the name of the photographer and perhaps a caption. Have a ton of photos? Feel free to send us a link to a folder of photos on your Dropbox or other sharing account.

Real Estate In Kingstowne

Compliments of: TOM & CINDY AND ASSOCIATES

Information obtained from Bright MLS and is deemed accurate, but not guaranteed.

Properties sold August 1- 31, 2022

The market continues to surprise. We see lower inventory, but higher interest rates and some buyers riding the fence. Price re-positioning is often needed. Sellers are getting one very good contract instead of five crazy-good ones. There are 65 active listings in zip codes 22315 and the surrounding 22310. Kingstowne has 10 homes Active on the market, 12 homes in Pending and 1 in Coming Soon status. Below is information on a 31-day period of sales.

ADDRESS	LIST PRICE	CLOSE PRICE	STRUCTURE TYPE	BEDS	BATH (HALF)	YEAR BUILT
6111 Wigmore Lane #F	$369,000	$375,000	Unit/Flat/Apartment	2	2	1993
7004 Ellingham Circle #F	$399,950	$426,500	Unit/Flat/Apartment	2	2 (1)	1991
7321 Castleberg Court	$465,000	$465,000	Interior Row/Townhouse	2	2 (1)	1990
7528 Oldham Way	$565,000	$570,000	Interior Row/Townhouse	3	3 (1)	1988
6121 Joust Lane	$580,000	$585,000	End of Row/Townhouse	3	3 (1)	1987
6033 Lands End Lane	$625,000	$625,000	Interior Row/Townhouse	3	2 (2)	1993
6272 Taliaferro Way	$649,900	$635,000	Interior Row/Townhouse	3	3 (1)	1994
5201 Ballycastle Circle	$639,000	$640,000	End of Row/Townhouse	3	2 (2)	1997
7483 Digby Green	$645,000	$645,000	Interior Row/Townhouse	3	3 (1)	1993
7413 Gillingham Row	$699,900	$690,000	Interior Row/Townhouse	3	3 (1)	1995
5421 Castle Bar Lane	$725,000	$730,000	Detached	4	3 (1)	1994
7709 Rachael Whitney Lane	$749,000	$751,000	End of Row/Townhouse	3	3 (1)	1996
6624 Thurlton Drive	$799,000	$810,000	End of Row/Townhouse	3	3 (1)	1993
6801 Brindle Heath Way #280	$279,900	$272,500	Unit/Flat/Apartment	1	1	1995
6874-C Brindle Heath Way #195	$364,900	$367,000	Unit/Flat/Apartment	2	2	1993

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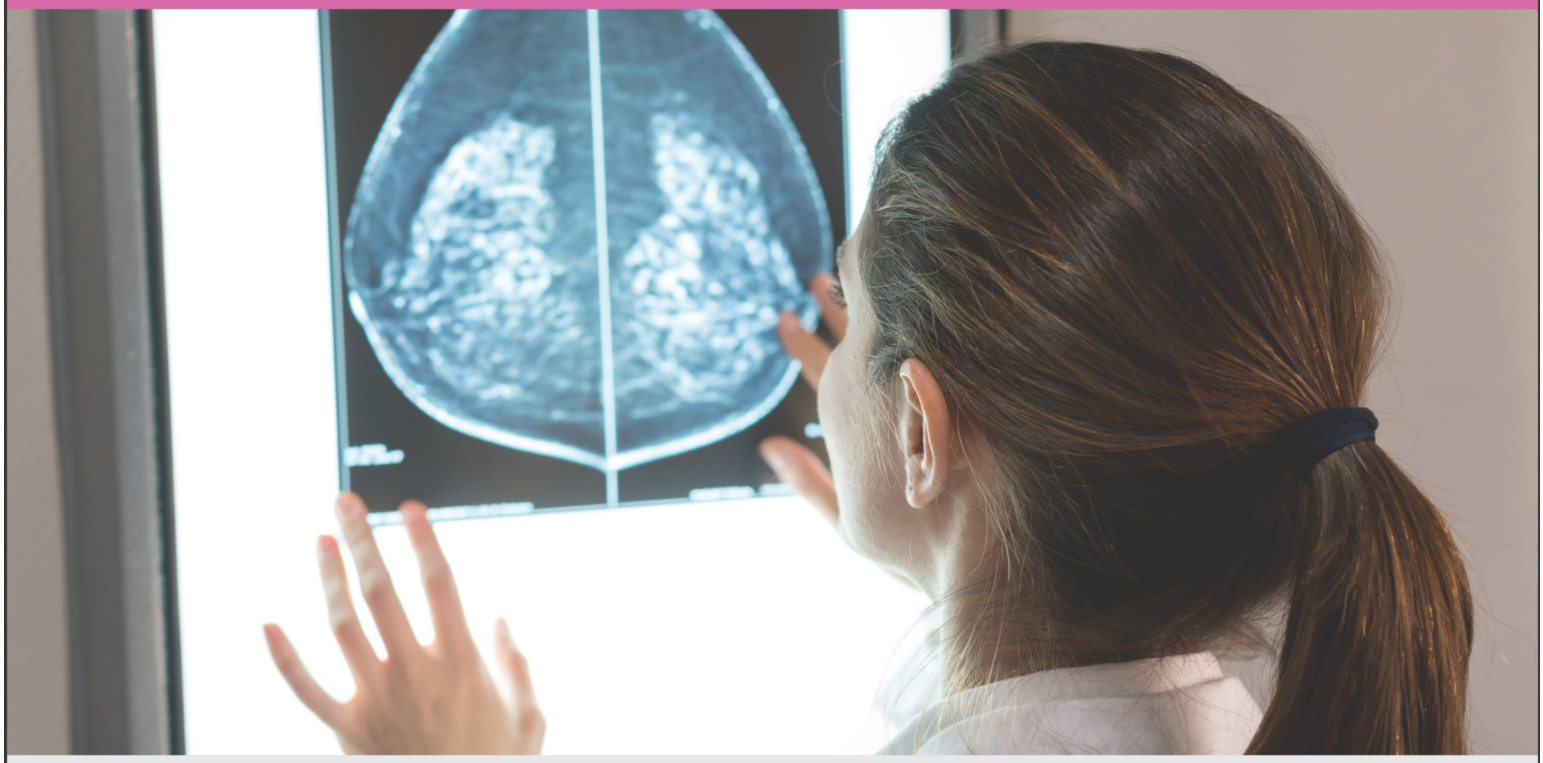

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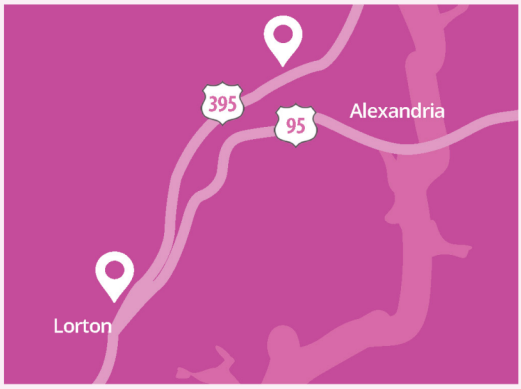

To schedule your appointment, call 703-820-8320.

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Kingstowne's Top-Selling Agents In:

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2003	2004	2005	2006
2007	2008	2009	2010
2011	2012	2013	2014
2015	2016	2017	2018
2019	2020	2021	2022

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