

# The Montclairion

Volume 38, Number 1  
January 2012

A neighborhood newsletter published  
by the Montclair Property Owners Association.



Montclair Eagle on Timber Ridge Drive, photo taken by Pat Sodo.

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*"Montclair – 40 years of families - looking back with pride, forward with promise!"*



**MPOA Office Address:**

3561 Waterway Drive  
Montclair, VA 22025

**Hours of Operation:**

8:30 a.m. - 5 p.m. Monday - Friday  
8:30 a.m. - 8 p.m. Wednesday (April 1 - Oct. 31)

**MPOA Office Phone:**

**LOCAL** (703) 670-6187, (703) 670-6188, (703) 878-7233,  
(703) 670-8788  
**FAX** (703) 670-9620

**MPOA Home Page:** [www.montclairva.com](http://www.montclairva.com)

**ArmstrongConnect:** [www.armstrongconnect.net/register](http://www.armstrongconnect.net/register)

**Professional Management Company**

**Armstrong Management Services, Inc.**

**MPOA Onsite Office: (703) 670-6187**

**Accounting Questions: (703) 385-1133**

**Professional Management Team**

**General Manager, Heather McDevitt** [gm@montclairva.com](mailto:gm@montclairva.com)

**Asst. GM of Administration, Jennifer Hughes** [administration@montclairva.com](mailto:administration@montclairva.com)

**Asst. GM of Operations, Tom Whiting** [operations@montclairva.com](mailto:operations@montclairva.com)

**Community Services Manager, Maryanne T. Hill** [events@montclairva.com](mailto:events@montclairva.com)

**Montclairion Submissions:** [newsletter@montclairva.com](mailto:newsletter@montclairva.com)

**Covenants Administrator, Ashley Harrell** [covadmin@montclairva.com](mailto:covadmin@montclairva.com)

**MPOA Board of Directors**

- President, Catherine Kudrick** (703) 590-7012
- Vice President, Ned Greene** (703) 680-4669
- Precinct 3 Representative**
- 2nd Vice President, Tracy Hansen** (703) 590-0611
- Secretary, Tim Jack** (703) 801-5838
- Treasurer, Amy Frederick** (703) 730-3739
- Precinct 1 Representative, William McCombs** (703) 628-8606
- Precinct 2 Representative, Mark Roltsch, PhD** (301) 404-9070
- Precinct 4 Representative, Ray Boisvert** (703) 730-1517
- At-Large Director, Pat Hall** (703) 878-7957
- At-Large Director, Brad Hancock** (571) 229-5050
- At-Large Director, Doug Taggart** (703) 878-1216
- Board Meetings:** 2nd Wednesday of the month

**Committees**

- Budget & Finance Committee:**
- Chair,** Peter Frank (703) 932-1049
- Communications Committee:**
- Co-chairs,** Linda Cheng-Khan (703) 583-1975,  
Cheryl Clauson (703) 494-7540
- Community Events Committee:**
- Chair,** Dan Fitzgerald (703) 583-9351
- Covenants Committee:**
- Chair,** Marge Lyons (703) 680-3234
- Election Committee:**
- Chair,** Barbara Ball (703) 670-4381
- History Committee: Chair,** Bill Riski (703) 670-8541
- Lake Management Committee: Chair,** Richard Arvin (703) 878-1657
- Landscape & Facilities Mgt. Committee:**
- Chair,** Terry Tallent (703) 680-4935
- Safety Committee: Chair,** Marie Juliano (703) 583-9719

**Elected Officials**

- U.S. Senator, Mark Warner** (877) 676-2759
- U.S. Senator, Jim Webb** (202) 224-4024
- U.S. Congressman, Gerald Connolly** (703) 670-4989
- U.S. Congressman First District, Rob Whittman** (202) 225-4261
- Virginia Governor, Robert McDonnell** (804) 786-2211
- Virginia Senator, Toddy Puller** (703) 765-1150
- Virginia House of Delegates Representative, Scott Lingamfelter** (703) 580-1294
- Richmond office** (804) 698-1052
- Potomac District Supervisor Maureen Caddigan** (703) 792-4645
- Dumfries District School Board Representative, Betty D. Covington** (703) 221-0883

**Community Services**

- Animal Control** (703) 792-6465
- Mosquito Control** (703) 792-6279
- Post Office - Dumfries** (703) 441-8304
- Prince William County (Street Sign Repair)** (703) 792-6711
- Trash Pick-up: American Disposal Services** (703) 368-0500
- Police Non-Emergency:** (703) 792-6500
- VDOT (Street Repair & Snow Removal)** (703) 383-8368
- NOVEC (Electric)** (703) 335-0500
- Verizon (Telephone)** 1 (800) 483-1000
- PWC (Water & Sewer)** (703) 335-7950
- Washington Gas** (703) 750-1400

# President's Message

**ANNUAL BUDGET AND PROPERTY MANAGEMENT CONTRACT:** The budget for the MPOA fiscal year beginning May 1, 2012, has been approved by the Board and will be voted on by the membership at the Annual Meeting on **March 17, 2012**. The annual assessment remains at \$510.00 with no increase. The community continues to be financially sound with reserves of approximately \$1.5 million. A one-year contract with an option to renew for two additional years with Armstrong Management was approved by the Board in November. This new agreement has a reduction in the number of onsite staff as well as a lower cost for the property management contract.

**SNOW PLOWING:** It is that time of the year that warrants a reminder on the plowing policy and procedures. MPOA Maintenance has two pickup trucks with plows and a sand spreader for the third truck. Most of the roads (85%) in Montclair belong to the Virginia Department of Transportation with responsibility for snow removal belonging to the State of Virginia. Please be aware that VDOT does not clear sidewalks.

MPOA Maintenance clears approximately 20 private roads and the parking lot at the MPOA office building. A list of the private roads can be found on **page 4** and the MPOA website: [www.montclairva.com](http://www.montclairva.com). MPOA Maintenance does not clear single family home driveways, in front of mailboxes, or sidewalks, with the exception of the sidewalks leading to the schools (when Maintenance Staff is available).

In addition to the State trucks, VDOT hires contractors to clear the roads. Homeowners at times assume the VDOT contractors are MPOA Maintenance and call the office to complain about the response time or quality of work. If your home is NOT on a MPOA private road, or in a sub-association, a State truck or a VDOT contractor is plowing your street. **Please call, (703) 383-8368, for the VDOT plowing schedule or for complaints.**

If there is an emergency during a snowstorm, call the Prince William County Police or Fire & Rescue. The emergency vehicles have plows that accompany them on calls to clear the road for access to homes.

MPOA Maintenance Staff plows the townhome roads on an "as available" basis. The townhomes are advised to have back-up snowplowing contracts. If there is a problem with snowplowing in the townhomes, please contact the sub-association property manager or townhome Board of Directors. This contact information can be found on **page 35**.

Major snowfalls or ice storms are a challenge to the Maintenance Staff and residents can help out by doing the following:

1. For single family homes, park vehicles in driveways so the plows can get through the streets.
2. In the townhomes, follow the parking rules to avoid being towed.
3. Clear the sidewalk in front of your home so children can walk on the sidewalk to school and not in the road.
4. Bring pets indoors.
5. Stay off the ice on the lake.
6. Obtain permission to sled on the Country Club and private homeowner property.
7. Report downed trees blocking the road to Prince William County Police.

The non-emergency number for Prince William County is (703) 792-6500.

*Catherine Kudrick*  
Catherine Kudrick  
President, MPOA



## MPOA Snow Plowing Street Responsibility

If your street is NOT on this list, please contact your sub-association or VDOT Snow Plowing: (703) 383-8368.

### Street Name

Andrews Place

Barger Place

Beacon Hill Place

Bishop Place

Butler Place

Chapman Place

Corwin Place

Devonald Place

Duncan Place

Fawn Place

Greenfield Place

Harmony Place

Maybury Place

Myrtle Place

Nightingale Place

Northgate Drive (Eyebrows Only)

Pleasant Hill Place

Southlake Boulevard (Sidewalks Only)

Waterway Drive (Eyebrows Only)

Waterway Drive (Sidewalks Only)



## Frequently Asked Questions: **Snow Removal and Snow Driving**

### **How does VDOT prepare for the snow and ice season?**

Throughout the year, Virginia Department of Transportation employees across the state get ready by stockpiling thousands of tons of salt, sand and chemicals at strategic locations, testing equipment and practicing snow routes. VDOT also contracts with individuals and companies who have heavy equipment, which then are placed on standby should they be needed.

### **What roads are VDOT responsible for clearing?**

The agency is responsible for clearing state-maintained roads. All cities clear their own streets, as do Arlington and Henrico counties.

### **VDOT has announced significant budget reductions. How will this affect snow removal?**

VDOT reduced other programs and services to ensure it could provide this and other emergency-response services. VDOT's snow and ice removal standards and operations will be the same in the 2010-2011 winter season as they were in previous years.

### **What should I do if there's an emergency and I don't think rescue vehicles can get through on the snowy roads?**

Call 911 or local or state police immediately. If they need help getting to you, they will work with VDOT to get the road cleared.

### **Why do plows block my driveway with snow when they clear the road?**

We are sorry for this inconvenience, but to make as many roads passable as quickly as possible, there is no way to avoid it.

VDOT snowplow operators push the snow off the roadway in smooth, continuous passes. It ends up in gutters and on road shoulders, sometimes blocking driveways.

To avoid doing double work, shovel snow from your driveway after a plow has been by.

Shovel it to the right of your driveway as you face the road.

### **How does VDOT decide which roads to clear first?**

Common sense dictates that roads carrying the most traffic get top priority. Interstate highways and most primary roads are cleared first.

Secondary roads with high traffic volumes also get early snow-removal attention. Primary roads, with one exception, are numbered 1 through 599. Secondary roads are numbered 600 and up.

Snow emergency routes are key among the top priorities. Localities designate these highways for immediate snow removal so emergency vehicles can use them. Once the snow stops and main roads are clear, residential streets will be sanded or plowed.

### **I sometimes see VDOT trucks driving with their plows up when it is snowing. Why?**

There are several reasons plows aren't always pushing snow. Trucks may be spreading salt and sand. They may be out and headed back to the maintenance yard for a refill. Or they may be en route to their assigned area. Be assured that when it snows, VDOT crews work around the clock until roads are passable.

### **How soon will all roads be passable after a storm?**

Our goal is to make all roads passable within 48 hours after a storm ends. VDOT snow-removal crews work around the clock until conditions are safe for traveling. At night, hills and trouble spots are covered with abrasives, such as sand, cinders or fine stone. Beginning around 4 a.m., crews prepare the roads for rush-hour traffic.

### **Every year the street next to mine gets plowed, and my street is passed by until much later. Why?**

Many subdivisions have more than one snowplow assigned to clear their streets. If the plow you see doesn't get to your street, it means another one has been assigned to your part of the neighborhood and will be along soon.

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## THANK YOU MONTCLAIR!! OUR 2011 MONTCLAIR SOLD PROPERTIES:



15485 Cliffview Drive	\$199,900
5123 Spring Branch	\$139,600
4745 Timber Ridge	\$356,000
15714 Viewpoint	\$235,000
15897 Beaver Dam	\$331,000
15234 Cedar Knoll	\$329,900
15518 Laurel Ridge	\$395,000
4216 Kenton Circle	\$212,500
4841 Keswick Court	\$360,000
15227 Holleyside Dr.	\$310,000
15730 Marbury Hts.	\$465,000
5123 Spring Branch	\$199,000
15887 Beaver Dam	\$245,409
15407 Windsong	\$189,900
15013 Woodglen	\$359,900
5115 Willow Oak	\$360,000
4648 Timber Ridge	\$455,000
15341 Inlet Place	\$185,000
15802 Marlinton	\$345,000
15507 Yorktown	\$375,000
15349 Inlet Place	\$213,000
15795 Edgewood Dr	\$355,000
16017 Fairway Drive	\$262,000
15435 Windsong Lane	\$205,000
15523 Yorktown	\$601,000

\*\*\*\*\*

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# General Manager's Corner

## Who is Armstrong Management Services and What Do They Do?

Armstrong Management Services (AMS) is the Management Company contracted by the MPOA Board of Directors to manage and facilitate the operations of the Montclair community. AMS management staff is who you talk to when you call the MPOA office and who serve you on a daily basis. AMS works for the community, but is directed by and answers to the MPOA Board of Directors. One of the most positive benefits of having a large management company, is that AMS has their own communication tool, Armstrong Connect. Please see the Community Services Manager article on page 19 for more information regarding this tool. The Board of Directors recently contracted with AMS for another year, which instituted changes in staffing. Management staff aims for high quality service and for continued improvement at all times. For full details of staff and their responsibilities/duties, please see the Montclair website: [www.montclairva.com](http://www.montclairva.com).



Heather L.  
McDevitt

## Welcome New MPOA Staff Members: Tom Whiting and Samantha Fleming

In accordance with the new contract signed between Montclair and Armstrong Management Services, it allowed the inclusion of a new Assistant General Manager of Operations (AGMO) and a new Covenants Inspector (CI). **Tom Whiting** is the new AGMO, and his role with MPOA is to oversee the physical property that includes but is not limited to the common property, the lake and the recreation/beach areas and also contributing to the operations of the MPOA office. He supervises the three-person full-time maintenance staff. When the Board of Directors approves projects within Montclair to update or improve the community, Tom implements the projects from start to finish. He also sits on the Lake Management and the Landscape & Facilities Management committees as the staff liaison. Tom has over 18 years of management and supervisory experience with condo, townhome and single-family home properties. **Samantha Fleming** is the new CI, and she is responsible for enforcing community guidelines. She performs yearly precinct inspections starting in April, and disclosure inspections when a home is for sale. She also responds to homeowners' calls and emails regarding community upkeep. She is a recent graduate of Virginia Commonwealth University with a degree in Business Management and a minor in Italian language. We are very excited about Tom and Samantha joining the Montclair team!

## Annual Meeting & Call for Candidates

The MPOA Annual Meeting and Election are coming up on **March 17, 2012** at the Montclair Country Club at 9 a.m. You will receive your Annual Meeting packet in the mail in February and be able to vote for the FY 2013 Budget and four open Board of Director positions. This will be a Precinct Election year, which means that **FOUR** representatives on the Board of Directors are up for re-election. If you are interested in serving the community for a three-year term and representing your specific area of the community, please contact Jennifer Hughes at [administration@montclairva.com](mailto:administration@montclairva.com).

## MPOA Office Closed & Office Hours Update

Please be aware that the MPOA Administrative Office building hours have changed. The office is open Monday through Friday from 8:30 a.m. until 5 p.m. November 1 through March 31. Late Office hours, 8:30 a.m. – 8 p.m., will resume on Wednesdays from April 1 through October 31. The MPOA Office will also be closed on **Monday, January 2** and **Monday, January 16** in observance of federal holidays. If you have any questions or comments please feel free to contact the Community Services Manager, Maryanne Hill at [newsletter@montclairva.com](mailto:newsletter@montclairva.com) or (703) 670-6187.

We are here to serve the Montclair community so if you have any questions, concerns, comments, or suggestions, please do not hesitate to contact us at the MPOA Office. We can be reached at (703) 670-6187 or by email at [newsletter@montclairva.com](mailto:newsletter@montclairva.com).



Heather L. McDevitt  
General Manager

## 2012 ANNUAL MEETING ADMINISTRATIVE SCHEDULE

- 1/18/2012 Deadline for Board Candidate nomination petitions; 5:00 p.m., Close of Business
- 2/03/2012 Candidate photos and responses posted on the MPOA website
- 2/10/2012 Record date
- 3/15/2012 Referendum ballots and internet voting deadline; 5:00 p.m.
- 3/17/2012 Annual meeting; Registration, 9:00a.m.; Call to order, 10:00 a.m. at Montclair Country Club; Referendum in-person voting 9:00 a.m. to approximately 11:30 a.m. (after budget presentation).



### Public Notice!

*Amendment to Article 4 of the Community Guidelines*

*Amended December 14, 2011*

Article 4, Section 4.3.5 (f)

#### Amendment

#### 4.3.5 (s) Boating on Lake Montclair

“The only approved community boat launching areas are West Beach, South Lake Landing...are not on duty. **Property Owners in good standing**, desiring to launch boats from the ramp when beach guards are not on duty must have a key issued by MPOA for the lock. Keys may be obtained from the MPOA, and may be retained by **Owners** for future use. **Owners** will be required to leave a security deposit for the key, which will be refunded when the key is returned. Only one key at a time will be provided to any one household. After a boat is launched or retrieved via the ramp, the Owner must replace the chain and affix the lock.”

*The Community Guidelines of Montclair may be amended by a majority vote of the BOD at a regular or special meeting of the BOD as defined in Section 4.4 of the bylaws. The BOD will notify the membership of changes to the Community Guidelines. However, it is the sole prerogative of the BOD to determine the means of notifying the Association of any amendments to the Community Guidelines of Montclair. Notification of changes to the Community Guidelines will contain an effective date, which shall be thirty (30) days after the notification is published.*

*\*changes are in bold, highlight*



# CALL FOR CANDIDATES

## BOARD OF DIRECTORS CANDIDATE FORM

Are you interested in how your community is run? Would you like to get involved and help make Montclair the best it can be? Consider playing a role in formulating policies that will guide the future of Montclair as a member of the Board of Directors. Montclair needs your active participation!

Four Precinct Representatives are needed to serve on the Board of Directors to be elected at the next Annual Meeting on Saturday, March 17, 2012. To be eligible for election, you must be a member of the Association and in good standing.

To become a candidate and ensure your name is on the official ballot, complete the candidate form below and deliver it with a photo to the MPOA office.

**Due by Wednesday, January 18, 2012 5 p.m. to the MPOA Office**

### Biographical Sketch (Please Attach a Photo)

*All information given on this form and any attachments will be published in the Montclairion and the Annual Meeting Packet . Answers to the questions below may be provided on a separate sheet of paper.*

**NAME:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

**HOME PHONE:** \_\_\_\_\_ **WORK PHONE:** \_\_\_\_\_

**E-MAIL ADDRESS:** \_\_\_\_\_

1. How long have you been a Montclair owner? \_\_\_\_\_ years
2. Do you have any homeowners' association and/or committee experience? Please describe (50 words or less).
3. Do you have other experience that would contribute to your success as a board member? Please describe (50 words or less).
4. Why are you interested in serving on the MPOA Board of Directors (50 words or less)?
5. Give a brief statement (50 words or less) of views on what you feel you can contribute to the community and what you would like to see done in Montclair.

*I certify that the answers to the above questions are true and correct to the best of my knowledge and belief.*

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Date**

# Precinct List By Street Address

## PRECINCT 1

Andrews Place	Clearwater Court	Lansdale Place	Pleasant Hill Place
Backwater Court	Corwin Place	Larchmont Court	Port Washington Court
Barger Place	Cove Lane	London Place	Renton Court
Barnacle Place	Devonald Place	Marlington Drive	Saltwater Drive
Beachland Way	Dolphin Drive	Marshlake Lane	Sanibel Court
Beacon Hill Place	Duncan Place	Maybury Place	Seal Place
Bishop Place	Ebb Tide Court	Moncure Court	Skiff Court
Brawner Drive	Fawn Place	Moncure Drive	Spalding Drive
Breeze Way	Garden Gate Court	Montview Drive	Spillway Lane
Buena Vista Drive	Greenfield Place	Myrtle Place	Trisail Court
Bunker Court	Harmony Place	Nightengale Place	Viewpoint Circle
Butler Place	Higgins Drive	Outlook Place	Widewater Drive
Catamaran Court	Hopkins Drive	Peach Court	Winding Creek Drive
Chapman Place	Lands End Court	Pinecrest Court	Windward Court

## PRECINCT 2

Alexander Place	Candlestick Drive	Edgewood Drive	Prestwick Court
Ashgrove Drive	Cindy Lane	Fairway Drive	Shady Knoll Court
Beacon Court	Cranberry Court	Henderson Lane	Sheffield Drive
Benson Court	Crocus Lane	Hidden Valley Court	Singletree Lane
Boxwood Drive	Cypress Court	Kings Valley Court	Sunny Knoll Court
Brandywine Road	Dalebrook Drive	Lazy Day Lane	Vista Drive
Buck Lane	Dartmoor Drive	Melody Lane	4157-4199 (odd)
Buckingham Court	Deer Park Drive	Northgate Drive	Waterway Drive
Camelot Court	Dickerson Place	Oriole Court	Wendy Court

## PRECINCT 3

Autumn Lane	Fallstone Place	Loganberry Lane	Thistle Court
Avon Drive	Fishermans Cove	Maywood Drive	Timber Ridge Drive
Barrington Place	15500-15650 Golf Club Dr.	Pike Trail	Vals Way
Battersea Road	Holly Hill Drive	Rhame Drive	4609 Waterway Drive
Beachview Drive	Iris Lane	Ridgecrest Drive	4172-4198(even)
Beaver Dam Road	Jonathan Court	Royal Crescent Court	Waterway Drive
Cliffbrook Court	Kenton Circle	Silvan Glen Drive	Whisperwood Court
Cliffview Drive	Keswick Court	Skyline Drive	Windsong Lane
Edgehill Drive	Laurel Ridge Road	Southwood Place	Yorktown Drive

## PRECINCT 4

Afton Court	Holleyside Drive	Mimosa Trail	Streamside Court
Beachwater Court	Huntgate Lane	Oak Crest Court	Sugar Maple Lane
Bridgeport Drive	Hyacinth Place	Peppermill Court	Sugarbush Lane
Camellia Lane	Inlet Place	Ridgewood Court	Tallow Wood Drive
Cedar Knoll Court	Larkspur Lane	Rincon Place	Waters Edge Drive
15461-15499 Golf Club Dr.	Lindenberry Lane	Shadow Oak Court	Willow Oak Place
Groveside Court	Live Oaks Court	Shadow Woods Court	Wintercress Court
Hickory Nut Place	Maple Glen Court	Silver Leaf Court	Woodglen Court
Holleyside Court	Mill Spring Drive	Spring Branch Blvd.	

# Board Briefs

## December 14, 2011 Board of Directors Meeting

- ✓ Denied request for homeowner/tenant to have commercial vehicle
- ✓ Approved the minutes from the November 9, 2011 Board of Directors meeting
- ✓ Approved lighting proposal for replacement of MPOA conference room ceiling lights
- ✓ Approved variance for replacement of homeowner stationary dock
- ✓ Approved variance for homeowner installation of picket fence
- ✓ Approved variance for business application for homeowner to operate a Family Day-Home Care
- ✓ Approved a Community Guideline change regarding the entrance to the West Beach Boat Ramp
- ✓ Deferred until January the approval of a new West Beach gate systems
- ✓ Approved the use of the MPOA logo in the MPOA office lobby
- ✓ Approved a referendum advisory question for the MPOA Annual Meeting in March 2012
- ✓ Approved FY2013 Budget for presentation to the community at the Annual Meeting in March 2012
- ✓ Approved the FY2013 Special Event Schedule
- ✓ Denied homeowner settlement offer
- ✓ Approved two requests for waiver of late fees
- ✓ Denied one request for waiver of late fees
- ✓ Approved PIR for common area tree removal in Southlake Cove

## Crime Watch '11

Nature of Incident	Sept.	Oct.	Nov.
Alcohol/ Drug Violation	3	5	1
Animal Complaints	10	8	6
Arson	0	0	0
Assault	1	1	1
Attempted Burglary	0	1	0
Auto Thefts	1	0	0
Beach Trespass	0	0	0
Burglary	1	1	2
Domestic Dispute	6	10	7
Disturbances	6	3	4
False Alarm	12	14	11
Homicide	0	0	0
Misc	12	10	6
Rape	0	0	0
Robbery	0	0	0
Solicitors	0	1	3
Suspicious Activity	24	12	18
Traffic Violations/ Accident	7	5	8
Trespassing	5	5	1
Theft	6	5	4
Vandalism	7	7	4
Vehicle Complaint	1	3	0
Weapons	0	0	1
<b>Total Incidents</b>	<b>102</b>	<b>91</b>	<b>77</b>

## Assessment Reminder

**T**he next monthly installment is due on January 1<sup>st</sup>. The FY2012 annual assessment is \$510.00; however, eligible homeowners may elect to pay 10 monthly installments (May 2011 - February 2012) of \$53.00 (\$51.00 plus a \$2.00 service fee).

Monthly payments are due by the 1<sup>st</sup> of the corresponding month. **Any assessment of installment that is not paid within ten (10) days of the due date will incur a \$45.00 late fee.** Any payment placed in the MPOA drop box after 5 p.m. will not be marked as received until the next business day; therefore, if a homeowner drops off a payment in the drop box after 5 p.m. on the 10<sup>th</sup> of the month, it will not be marked as received until the 11<sup>th</sup> and will be considered late.

MPOA does not accept cash or credit cards, only check or money orders. However, homeowners can sign up for an automated direct debit payment plan; or, they may pay via PayLease by visiting their ArmstrongConnect community website. The MPOA Collections Policy is available on the MPOA website at:

[www.montclairva.com](http://www.montclairva.com).