VOLUME 58 NUMBER 11 • NOVEMBER 2026

THE MONTCLAIRION

A NEIGHBORHOOD NEWSLETTER PUBLISHED BY THE MONTCLAIR PROPERTY OWNERS ASSOCIATION



Page 10-13 - Your Precinct Needs You! - Annual Election
Page 16-18 - Montclair Veterans
Page 26 - Saturday With Santa

MPOA Office

Mailing Address
3561 Waterway Drive
Montclair, VA 22025

Hours of Operation
Monday-Friday: 8:30 AM - 5:00 PM
Extended Hours: 2nd Wednesday of each month: 8:30 AM - 7:00 PM

Phone: (703) 670-6187 Fax: (703) 670-9620
Website: www.montclairva.com
FSRConnect: dcmetro.fsrconnect.com
Facebook: www.facebook.com/montclairva

Board of Directors

President, Brian Proctor.....bproctor.mpoa@gmail.com
1st VP, Linda Cheng-Khan.....lindack4montclair@gmail.com
2nd VP, Tracy Hansen.....odudztracy@msn.com
Treasurer, Chris Williams.....c.williams.va@gmail.com
Secretary & Precinct 1 Rep., Fred Rash.....fredrashmpoa@aol.com
Precinct 2 Rep., Thomas Starai.....mpoa.tom@starai.net
Precinct 3 Rep., Richard "Buck" Arvin.....buckarvin@outlook.com
Precinct 4 Rep., Bill Holstein..... bill8147@gmail.com

At-Large Directors
Brian DeMuth.....bdemuth.mpoa@gmail.com
Walt Giraldi.....wbgiraldi@verizon.net
Timothy Beatty.....tpbeatty.mpoa@gmail.com

Board of Directors Contact.....mpoabod@montclairva.com

Management Staff

General Manager
Adam Werle.....gm@montclairva.com
Assistant General Manager
Bryant Bolden.....agm@montclairva.com
Resident Services Manager
Elizabeth Mckeone.....residentservices@montclairva.com
Lifestyle Director
Kim Monell ..... lifestyle@montclairva.com
Lifestyle Assistant
Izzy Hansen .....communications@montclairva.com
Assistant Community Manager
Nicole Butz.....acm@montclairva.com
Resident Services Administrator
Vacant.....covadmin@montclairva.com
Resident Support Specialist
Mary Walton..... covinspector1@montclairva.com
Resident Support Specialist
Lauren Whitney..... covinspector2@montclairva.com
Administrative Assistant
Melvita Campbell.....info@montclairva.com
Maintenance Supervisor
Stu Lockwood.....maintenance@montclairva.com

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Board of Directors Meetings

The Board of Directors meet the second Wednesday of the month via in-person and Zoom. Speaker's time for homeowners begins at 6:30 p.m, immediately followed by Executive (closed) Session (unless otherwise announced) and concluded with the remainder of Open Session. The links and details to join virtual meetings will be communicated with homeowners. To subscribe to the e-blast mailing list, contact communications@montclairva.com.

Assessments

Effective May 1, 2026, assessments are $900 when paid in full, or $75/month when paid over 12 monthly payments. All assessments are due on the first of every month, May through April. Any assessment not received within ten days of the due date will incur a $35 late fee. Payments placed in the dropbox at the MPOA office after 5 p.m. on the 10th will not be processed until the next business day. Payments can be made through the online payment system, in-person or mailed to the MPOA office, or mailed to the address below:

Montclair POA
c/o FirstService Residential
PO Box 30403
Tampa, FL 33630-3403

We encourage homeowners to make payments electronically to expedite processing. Please make all checks payable to Montclair POA and include your account number. If you currently use a personal online bill-paying service to pay your monthly assessments, please note this is the remit address.

If you have accounting questions, or need help with the online payment process (including setup), please contact acm@montclairva.com or call (703) 670-6187

The Montclairion

The Montclairion is considered a source of information and does not endorse any specific advertiser represented here. The MPOA reserves the right to decline any advertisement for any reason it deems appropriate. The opinions expressed in the articles are those of the authors and do not reflect the opinions of the editor or the Montclair Property Owners Association. Articles will be edited for conformity in style and may be edited for clarity and length. The Montclairion, MPOA's monthly publication, has advertising space prioritized by Members of the Association in good standing, businesses located within the Residential Planned Community (RPC) of Montclair, non-member residents of Montclair, then all others on a first come, first served basis.

Display Ads Color

Full Page (8.5" x 11"). $800
1/2 Page (8.5" x 5.5"). $375
1/4 Page (4.25" x 5.5"). $225
1/8 Page (4.25" x 2.75"). $140

Classified Ads

MPOA Residents. $20
Non-MPOA Residents. $25

Ads are due by the 5th of the month prior to publication. Limit 40 words per classified ad. *Note: The MPOA claims absolutely no responsibility for the reliability of sellers or the quality of the goods or services.*

Neighbor to Neighbor and Other Articles

Articles must be submitted thirty days before publication (for example: July 5 deadline for August issue) to communications@montclairva.com. The Member's name, address, and phone number must be included with all submissions. Any content that contains profanity, personal attacks, or is not related to a matter of concern to the MPOA will not be considered suitable for publication. Articles may be edited for length to allow as many submissions as possible to be included. Articles pertaining to MPOA Committee news or informational content on behalf of Board and Committee chairs will be given priority.

Table of Contents



Annual Election
Page 10-13



Montclair Veterans
Page 16-18



Saturday With Santa
Page 26

Features

4 President's Message
5 Office Holiday Hours
6 Annual Lake Lowering
7 Budget Presentation Schedule
8 Sign Up for the E-Blast
9 Montclair Pumpkin Train
14 Leaving the Leaves - "Leave" Them Alone

Events

9 BINGO! Night
19 Octobrewfest - Thank You Volunteers!
21 Trunk or Treat - Thank You Volunteers!
23 Fall Home Decor Contest Winners
24 Holiday Home Decor Contest
26 Saturday With Santa
27 Dog Park - Pictures with Santa Paws

President's Message



Greetings Montclairions!

I want to wish everyone a Happy Thanksgiving! May this season bring you and your families happiness, good health, and an opportunity to enjoy meaningful time with loved ones.

The Budget and Finance Committee is currently working on the draft annual budget for the upcoming year. This process requires thoughtful consideration of our operating expenses, maintenance needs, community facilities, and planned improvements, while also keeping the financial interests of our homeowners in mind. Once the draft budget is available for review, I encourage every homeowner to take the time to review, understand, and participate in the approval of the annual budget. The budget is one of the most important tools guiding the Association's decisions and priorities. It directly affects how we maintain our community, manage our resources, and plan for future needs. Your questions, feedback, and participation are valuable to this process.

I would also like to extend a sincere thank-you to our Lifestyle Team for putting on a successful Octobrewfest! Community events like this provide wonderful opportunities for residents to come together, meet neighbors, and enjoy the spirit of Montclair. These gatherings would not be possible without the time, effort, and dedication of the people who help plan, organize, and carry them out. Thank you to everyone who contributed to making this event a success.

Montclair benefits tremendously from residents who are willing to share their time, talents, and ideas to support our committees, events, and community initiatives. We encourage more residents to get involved, whether by assisting with an event, joining a committee, or offering a helping hand when needed. Every contribution makes a difference, and your participation is greatly appreciated.

We also pause on November 11th to recognize Veterans Day and honor the brave men and women who have served our country. We are grateful for their dedication, sacrifices, and commitment to protecting the freedoms we enjoy. To all our veterans in Montclair and beyond, thank you for your service!

As I close, I want to thank you for your continued support, involvement, and commitment to our community. Your participation makes a meaningful difference, and I look forward to working together as we finish the year and prepare for the months ahead.

Here's to wishing you and your families a wonderful Thanksgiving and a safe, happy start to the holiday season!

All the best,

Brian Proctor

BOARD BRIEFS

From the October 14, 2026 Board of Directors Meeting

- Appointed Jeffrey Hatton to the Covenants Committee.
- Appointed Rheda Gibson to the Little Free Libraries Ad-Hoc Committee and Fitness Committee.
- Approved BrightView proposal to plant 3 variegated yuccas in the west signage landscape bed of main entry signs.
- Approved BrightView proposal to replace the cedar in the east side of entry signage landscape bed at Country Club Drive.
- Deferred the 2027 annual meeting raffle motion to the November 11, 2026, Board of Directors meeting.
- Approved the Directors and Officers Insurance policy renewal as presented by Brown's Insurance Agency for the policy term November 1, 2026 - November 1, 2027.
- Approved a sole source bid from AMT to prepare a site survey for transfer of property.
- Approved the display of the Lions Club "Drug-Take-Back" banner at the Lake Montclair Shopping Center location entrance the week of Monday, October 19 through Saturday, October 24, 2026.

Want more info?

Minutes from Board meetings are available on FSR Connect at https://montclairva.connectresident.com/ under "Documents" > "Board and Committee Minutes"



ANNUAL LAKE LOWERING



Beginning **November 2, 2026**, the lake will be lowered gradually by a total of three feet, over the course of a few days. This process is to allow for winter cleaning of the dam and docks along with the end of season inspections as necessary. This lowering also provides an opportunity for lakefront owners to inspect, repair, and perform maintenance to their docks. **The level will remain lowered for a minimum of one (1) week and then be allowed to raise naturally.**

In addition, if you are a lakefront owner, please make sure that you take the necessary precautions to secure your personal property.

COMMUNITY WATCH INCIDENT REPORT – SEPTEMBER 2026

SERIOUS INCIDENTS	PCT 1	PCT 2	PCT 3	PCT 4	W	Notes	SEP	AUG	JUL	JUN
Assault	1	-	1	-	-	Fight on Spalding. Domestic incident on Timber Ridge.	2	4	5	7
Burglary / Att. Burglary	-	-	-	-	-		0	0	1	0
Drug / Alcohol Offense	-	-	-	-	1	Intoxicated in public at county park	1	1	1	4
Firearm Violation	-	-	-	-	-		0	2	2	1
Larceny / Theft	2	-	1	1	3	Includes shoplifting incident and stolen property arrest	7	6	2	6
Robbery	-	-	-	-	-		0	0	0	0
Vandalism	-	1	-	-	1	Incidents at Dolphin Beach and shopping center	2	0	0	4
Other Serious Incident	8	3	4	2	-	Suicide, domestic disputes, Marcus alerts, missing pers.	17	11	21	17
Total Serious Incidents	**11**	**4**	**6**	**3**	**5**		**29**	**24**	**32**	**39**
ROUTINE INCIDENTS	**PCT 1**	**PCT 2**	**PCT 3**	**PCT 4**	**W**	**Notes**	**SEP**	**AUG**	**JUL**	**JUN**
Animal Complaint	4	3	3	4	1		15	14	16	12
Disorderly / Noise Violation	3	1	2	1	3		10	10	16	14
Motor Vehicle Crash	-	1	-	1	8	Accidents at 7 different intersections	10	6	6	6
Parking Violation	3	3	3	-	-	Citations issued at 8 locations	9	11	4	8
Suspicious Person / Vehicle	1	9	-	1	7	Multiple reports at Dolphin Beach and county park	18	8	19	16
Traffic Control Incidents	-	-	-	-	36	Includes 29 vehicle stops	36	33	36	32
Trespassing	-	1	-	-	-	Incident at Dolphin Beach	1	4	2	5
Miscellaneous	3	1	3	1	1	See notes below.	9	7	19	151
Total Routine Incidents	**14**	**19**	**11**	**8**	**56**		**108**	**93**	**118**	**244**
TOTAL INCIDENTS	**25**	**23**	**17**	**11**	**61**		**137**	**117**	**150**	**283**

PCT 1: Warrants served. **PCT 2:** Warrant served. Numerous infrastructure checks at Dolphin and Spillway not included. **PCT 3:** Emergency medical responses and an incident involving impersonation. **PCT 4:** Indecent exposure reported on Mill Spring. School checks on Tallowwood not included. **Waterway:** Arrest for outstanding warrant. Numerous radar checkpoints, school checks, park checks, and business checks not included.

MPOA

BUDGET PRESENTATION SCHEDULE

07 NOV. 2026
MPOA BOARD OF DIRECTORS BUDGET WORKSHOP
9AM - HYBRID - 3561 WATERWAY DRIVE

15 DEC. 2026
TOWNHALL BUDGET PRESENTATION
7PM - HYBRID - 3561 WATERWAY DRIVE

26 JAN. 2027
TOWNHALL BUDGET PRESENTATION
7PM - HYBRID - 3561 WATERWAY DRIVE

Have a question about the budget?
montclairva.com/budget



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Montclair Lions Club selling 2026 White House Ornaments



$22.00 each – contact Lion Betsy Austin at 703-583-0543 or email Baustin3@comcast.net



SIGN UP FOR THE E-BLAST



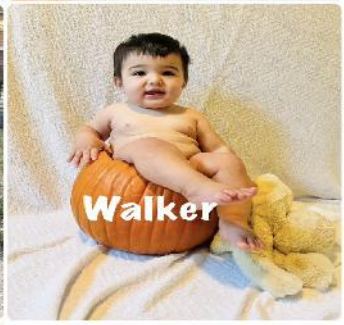
Not receiving emails from FirstService Residential regarding our community? Contact communications@montclairva.com with your address and preferred email.

*Please note that only homeowners may receive privileged information such as zoom links.











Montclair
Pumpkin Train

Mike Nies, Owner
(703) 590-3187
michael@pphionline.com

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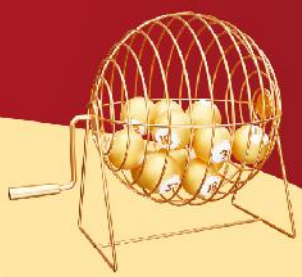
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8:15 AM - 9:30 AM
PRESCHOOL - 8TH GRADE
NOVEMBER 22
1:00 PM - 3:00 PM



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BINGO! NIGHT
BYOB | PRIZES | SNACKS
SCAN ME
FRIDAY, NOVEMBER 20 | 7-9 PM
5070 HIGGINS DRIVE | SOUTHLAKE REC



Sign-ups open November 6th at 9 AM
tinyurl.com/mpoaluck
Please note that a valid recreation pass is required to attend this event.
Limit two guests per pass.

YOUR PRECINCT NEEDS YOU!

Montclair, a vibrant community of thousands of families with diverse sizes and lifestyles, needs a Board of Directors that mirrors this diversity.

The upcoming Annual Meeting and Election (March 13, 2027) is a golden opportunity for candidates to step forward and represent their fellow Montclairions. We urge you to learn more about the role of the Board of Directors and contemplate running for one of the four Precinct Representative positions for a 3-year term.

What's My Role?

As a Precinct Representative you will be one of an eleven-member board: seven At-Large Directors and four Precinct Representatives.

As a Precinct Representative, you will be taking on a crucial fiduciary role, a strategic role in developing and enforcing the association's policies, and a role in meeting the community's current and future objectives. Also, you will act as a resource for your precinct.

As a newly elected Board member your first task is to participate in electing the officers of the non-stock corporation after the Annual Meeting. The officers consist of a President, First Vice President, Second Vice President, Secretary, and Treasurer. At that time, the board may also consider appointments to various committees and assign directors as board liaisons to those committees.

What qualifications do I need?

Candidates for the board must be association members in good standing, with no outstanding financial obligations to MPOA. Any special skills or experiences that could benefit the community are welcome. Experience with putting together budgets, managing or negotiating vendor contracts, or having a background in communications are all desirable but not limited to those skill sets only.

Candidates' most important skills are a desire to improve Montclair and an interest in how the association is governed. We know a team with diversified skills and experience makes a well-rounded and effective board. So, submit your application for your Precinct Representative position and put your skill set to work for Montclair.

What time commitments will I be making?

The board holds regularly scheduled meetings on the second Wednesday of each month to address association business. Occasionally, additional special meetings may be needed to discuss critical, time-sensitive items.

Each board member serves on a quarterly rotation of various Board committees, which meet as needed. Board committees are further detailed in Section 3.3.4 of the Community Guidelines.

I'm interested, what do I do now?

We appreciate your interest and encourage you to act by sending **a completed Call for Candidates form** with a candidate photo and election statement (see Call for Candidates form for more details) to residentservices@montclairva.com **no later than Wednesday, December 9, 2026.**

If you have any questions about the Annual Meeting or election, please reach out to the Election Committee Chair, Barbara Ball, at barbara.edward2@verizon.net 703-670-4381, or the General Manager, Adam Werle, at gm@montclairva.com 703-670-6187.

MAKE A DIFFERENCE AND GET INVOLVED!

Montclair Property Owners Association

CALL FOR CANDIDATES

Board of Directors Precinct Candidate Form

Montclair Needs YOU!

Are you interested in how your community is run? Would you like to get involved and help continue to make Montclair the best it can be? Consider helping to shape the future of Montclair as a member of the Board of Directors.

The Board of Directors is looking for candidates to fill four Precinct Representative positions. The election for these vacancies will be held at the Annual Meeting on Saturday, March 13, 2027. Those elected will serve a three-year term (2027-2030). To be eligible you must be a member of the Association in good standing.

To become a candidate and ensure your name is on the official ballot, please submit your Election Statement containing the following information:

- A statement of 350 words or less (on a separate sheet of paper) about yourself and why the community would benefit from your service on the board (include information about you and your family, your community experience, and what you would like to accomplish as a board member).
- Your photo (2 x 2 wallet size)

Deliver to residentservices@montclairva.com or to the MPOA office.

This information will be published in the Annual Meeting packet, the Montclairion, Montclair website (www.montclairva.com), and MPOA Facebook Page. This form is also available online at *https://www.montclairva.com/annualelection* or at the MPOA Office.

Due no later than 5 p.m., Wednesday, December 9, 2026, to the MPOA OFFICE

Name:_____

Address:_____ **Precinct**:_____

# of Years as a Montclair Resident: _____**Phone**:_____ (h)_____ (c)

Email Address:_____

I certify that this form and the attached Election Statement is true and correct to the best of my knowledge and belief.

Signature_____**Date**_____

Know Your Precinct

Not sure what precinct you're in? Check the list below!

1

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

2

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

3

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

4

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

MONTCLAIR PROPERTY OWNERS' ASSOCIATION, INC.
2027 Annual Meeting Administrative Schedule

Date	Description	Requirements
In June preceding the Annual Mtg.	Board of Directors to approve the Precinct Boundaries (every 3 yrs. 2027,30, 33) Completed at BOD meeting on 6/10/26.	Bylaws, Article 4, Sec. 4.2 (c)
9/9/2026	Board of Directors approve 2027 Annual Election Processing Contract	Board approves all contracts
9/9/2026	• Board of Directors to approve Annual Meeting Date, Time and Place. • Board of Directors to approve Method of Voting. • Board of Directors to approve Annual Meeting Administrative Schedule.	• Bylaws, Article 4, Sec. 4.3 (a) at least 90 days before Annual Meeting • Bylaws, Article 2, Sec. 1., date, time & place approved by BOD • Bylaws, Article 3, Sec. 3.3 (b) By Referendum • None
Oct/Nov/Dec	Call for Candidates Form published in the Montclairion, Website, and E-Blast	*None*
12/9/26	Board of Directors to approve FY2028 Budget Presentation for Annual Meeting	Amended Dec., Article 4, Sec. 4.1 (b)(1) At least 45 days (2/1/22) before Annual Mtg. BOD adopts Budget
12/9/26	Deadline for submissions of Board Candidates form, 5pm, close of business	Bylaws, Article 4, Sec. 4.3 (b) Nominations. At least 60 days before Annual Meeting
1/13/27	Board of Directors to set Annual Meeting agenda and approve Annual Meeting packet	*None*
1/19/27	Annual Meeting packet to Contractor. Extra packet to serve as Proof of Mtg.	Contractor to create packet and proof with MPOA
1/19/27	Candidate Photos/Election Statements posted on Website & Association Facebook	*None*
Jan/Feb/Mar	Candidate videos published on website if applicable and Candidate Photos/Election Statements published in the Montclairion.	*None*
2/8/27	Annual Meeting Packet mailed to all owners of record	Bylaws, Article 2, Sec. 2.3 (a) Notice of Annual Mtg. 10-60 days before Annual Meeting; Declaration, Article 4, Sec. 4.1 (b) (2) Copy of Budget required 30 days before Annual Mtg.
2/12/27	Record Date- (Not more than 70 days before the Annual Mtg.) The date for determining which Persons are Members and entitled to vote	Bylaws, Article 2, Sec. 2.8 Close of business the day before the effective Date of Notice to the members unless the BOD shall determine otherwise.
2/17/27	List of Members as of Record Date available for review at MPOA Office/Front Desk.	List of Members As of Record Date; at least 10 days before Mtg.
3/11/27	Referendum Ballots and Internet Voting Deadline Thursday, 5pm before the Annual Meeting	Allows time for Contractor to create spreadsheet and final data to present to MPOA.
3/13/27	Annual Meeting registration - 9am Call to Order, 10am – MPOA Board Room. Referendum In-Person Voting 9am to approx. 11:30am (after budget presentation).	Bylaws, Article 2, Sec. 2.1 Annual Mtgs. To be held during the month of March.

LEAVING THE LEAVES

"LEAVE" THEM ALONE

By Linda Arvin, LFMC Chair

As day length shortens and temperatures cool, the colorful leaves start dropping from deciduous trees, forming a colorful blanket on the ground in Montclair. Weekend yard work this time of year consists of many homeowners blowing off, vacuuming or raking up almost every single leaf in the yard to reveal their turf. Common is the sight of trash bags full of unwanted leaves sitting on the curb.

Yes, having a very thick and wet layer of leaves can block sunlight, reducing turf growth and can increase the potential for turf disease, but fret not! If you have a mulching mower and/or a rotary mower, mulching the leaves back into the turf is an environmentally friendly practice and a way to manage leaves without impacting the turf. A report from Perdue University, "The Role of Tree Leaf Mulch and Nitrogen Fertilizer on Turfgrass Soil Quality" reported that mulching the leaves had no undesirable effects on turfgrass quality or color, growth, thatch accumulation, soil pH, weed populations or disease pressure.

Consider safety first! Remove sticks and debris before mulching so you or someone else will not get hit by flying debris. If it has rained leaves might be too wet. Wet leaves can increase the strain on your mower's engine and won't chop up the leaves into small pieces that can easily decompose into the soil.

Remember that there is only so much leaf material that your mower can handle at once. Michigan State University says that a depth of up to 6 inches of leaves can be successfully mulched at a time, but it varies depending on the size and performance of your mower. To thoroughly chop up the leaves, multiple passes may be required. Got dandelions and crabgrass in your lawn? According to MSU there was also a reduction in dandelions and crabgrass over time as the mulched leaves covered voids in the turf where weeds would germinate in the future.



Don't have a mower and want to help wildlife over the colder months? Instead of mulching the leaves, why not leave the leaves for our wildlife friends. Leaf litter provides wildlife habitat for many critters such as: turtles, toads, birds, mammals, and invertebrates. They use this leaf litter material for food, shelter, and nesting material. Butterfly and moth species rely on the protection of fallen leaves for overwintering. If having a perfect lawn is a priority consider piling up the leaves, branches, sticks and stems in an out of the way area in the yard. This will provide shelter for the animal's while also keeping unwanted material out of the landfill.

Before breaking out the leaf blower, rake, or vacuum, consider leaving your leaves for wildlife to seek shelter and overwinter in. Instead of buying mulch, consider using what nature has already provided by mulching the leaves back into the turf. It can be cost effective, time saving and environmentally friendly as it keeps the leaves out of the landfill.

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Beckles, Mario R.
LTC, USA
1982-2014



Black, Deborah, RN, NP
1st Lt, USAF



Brooks, Jeff
CW, USA



Cajas, Kevin M.
USAF



Coleman, Ronald S.
LtGen, USMC
(Ret)



Craft, Joe "Smoke"
Col, USMC
(Ret)



Davis, Clarence
CSM, USA
(Ret)



Desamours, Rilin
CW05, USMC



Fry, Rene
CDR USN
1969 - 1992



Giraldi, Walter
LCDR, USN



Hayn, George
LtCol, USMC



Hensley, Frank J. Sr.
CW3, USA
(Ret)



Higgins, Tom
USNR



Jackson, Dr. Miles M.
US Navy
(Ret) 1948



Knight, Hunter
SFC, USA
173rd ABG



Kraus, George Sr.
USAAC



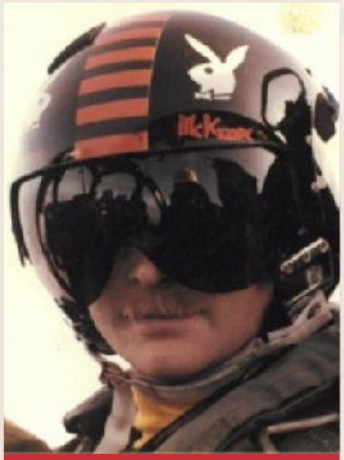
Kraus, George jr.
USN



Langley Hensley, Carol
Sgt, USA
(Ret)



McKeogh, Jason
USA



McKeone, Chuck
NFO, USMC
1973 - 1993



Morris, Dunstan P.
MSG, USA
(Ret)



O'Connor, Joseph A.
LCDR, USN SC



Proctor, Brian
LtCol, USMC
AH-1W Pilot
1993-2018



Singstock, Tim
CPT, USA



Toller, Aubrey
CSM, USA
(Ret)



Torgerson, Scott
MP, USA
(Ret)



Vogt, Ralph
SSG, USA

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Your service matters, your stories inspire, and today, we proudly recognize you and thank you for the lasting difference you make in our lives and our community.



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Lauren Bardol
Mary Beatty
Tim Beatty
Christine Brooks
Jeff Brooks
Jennifer Buser
Kyle Davenport
Tim Dineen
Dan Frattin
Bill Garber
Kerry Garber
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Wendy Gonzalez
Kay Ilgner-Siegel
Tina Johnston
Ariana Karzai
John Kelly
Brian Magers
Bradley Martinez
Chuck McKeone
Hanny Miranda
Luis Miranda
Cyndy Morris
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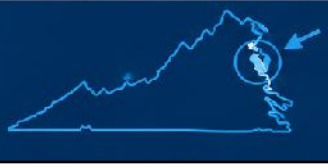
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Bill Garber
Kerry Garber
Daniella Garcia
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Jason Higginbotham
Saoirse Higginbotham
Ariana Karzai
Calvin Kohn
Charlie Kohn
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FALL HOME DECOR CONTEST 2026 WINNERS!



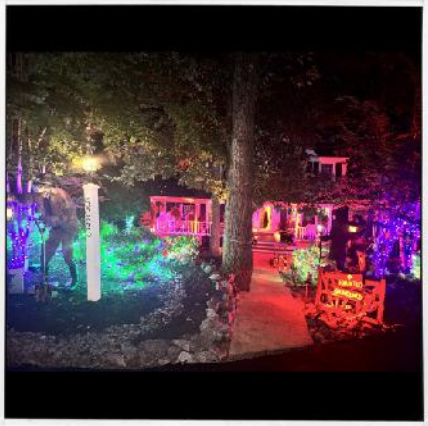
Fall Festive
15345 Edgehill Drive



Family Friendly
15728 Edgewood Drive



Most Creative
4743 Shadow Oak Court



Scariest
5093 Willow Oak Place



Yardless Horseman
4301 Jonathan Court

Second Place Results

Fall Festive: 4378 Spillway Lane
Family Friendly: 15692 Thistle Court
Most Creative: 15506 and 15508 Laurel Ridge Road
Scariest: 15485 Golf Club Drive
Yardless Horseman: 4890 Saltwater Drive



Holiday Home DECOR CONTEST

Pull out your lights, wreaths, reindeer and whatever else brings you holiday cheer. It's time to get your home ready for the holiday season and show all your neighbors that YOU have the most festive spirit in Montclair!

Nominate a home by December 13th!

Check Out the Categories & Nominate:
https://tinyurl.com/HHDC26



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SANTA'S VISIT | 10:30AM - 1:30PM

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Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4 AAB (V) 4pm SLC (V) 7pm	5	6	7 Board Budget Workshop (IP & V) 9am
8	9 Safety (V) 7pm	10	11 BOD (IP & V) 6:30pm	12 PIR Cut Off @ 5pm Covenants (V) 7pm	13	14 ASHA (IP) 9am
15	16 LMC (V) 7pm	17 BRB (V) 4pm SLL (V) 7pm	18 AAB (V) 4pm LFMC (V) 7pm	19 NOB(V) 6:30pm IHA (V) 7pm	20 **BINGO! Night 7-9pm**	21
22	23 B & F (V) 5:30pm Events (V) 7pm	24 Election (V) 11am Covenants (V) 7pm	25 SRA (IP) 7:30pm **Office Closed @ 3pm**	26 **Office Closed**	27 **Office Closed**	28
29	30					

Please note that in person (IP) sub-association meetings are at various locations. For updates to meetings and locations, please check the website calendar and or weekly e-blast.

AAB.....Architectural Appeals Board
BOD.....Board of Directors
BRB.....Business Review Board
B&F.....Budget and Finance
KDR.....Ad Hoc Kids Dominion Replacement Committee
LMC.....Lake Management Committee
LFMC.....Landscape and Facilities Management Committee
MAC.....Ad Hoc Management Agreement Contract Committee
MCC.....Ad Hoc Montclair Country Club Committee
RIM.....Records Information Management Committee



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2 AAB (V) 4pm	3 PIR Cut Off @ 5pm	4	5
6	7	8 KDR (V) 7pm	9 BOD (IP & V) 6:30pm	10 Dog Park (V) 4pm	11 **Office Closed @ 12pm**	12 **Saturday With Santa** **Ride: 9am-1pm** **Visit: 10:30am-1:30pm** ASHA (IP) 9am
13	14 Safety (V) 7pm WETA (V) 7pm	15 BRB (V) 4pm Townhall Budget Presentation (IP & V) 7pm	16 AAB (V) 4pm LMFC (V) 7pm	17 PIR Cut Off @ 5pm Covenants (V) 7pm	18	19 Dog Park - Pictures with Santa Paws 10am-12pm
20	21 LMC (V) 7pm	22	23 **Office Closed @ 12pm** SRA (IP) 7:30pm	24 **Office Closed**	25 **Office Closed**	26
27	28 B & F (V) 5:30pm	29 Election (V) 11am	30	31 **Office Closed**		

Holiday Home Decorating Contest

Please note that in person (IP) sub-association meetings are at various locations. For updates to meetings and locations, please check the website calendar and or weekly e-blast.

ASHA.....Alexander Square Homeowners Association
IHA.....Island Homeowners Association
NOB.....Nob Hill Townhome Association
NTA.....Northside Townhome Association
SLC.....Southlake Cove Townhome Association
SLL.....Southlake Landing Townhome Association
SRA.....Southlake Recreation Association
WETA.....Water's Edge Townhome Association

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Streets: Alexander Pl. & Henderson Ln.
President: Michelle Neal (703) 615-4430
Email: AlexanderSquareHOA@gmail.com

Island Homeowners Association

Streets: Keswick Ct; Royal Crescent Ct; Timber Ridge Dr.
President: Cecilia Carroll
Email: c.carroll.iha@gmail.com
Community Mgr: Curtis Amico (703) 642-3246 ext. 56539
Email: camico@sentrymgt.com

Nob Hill Forest Townhome Association

Streets: Cliffview Dr; Jonathan Ct; Kenton Cir; Vals Way; Whisperwood Ct & Windsong Ln
President: Catherine Kudrick
Community Mgr: Jillian Cullinane (571) 208-7845
Email: jilliancavaliermgmt@gmail.com

Northside Townhome Association

Streets: Bridgeport Dr; Maple Glen Ct; Mill Spring Dr; Oak Crest Ct & Sugar Maple Ln
Community Mgr: PMI Prince William (703) 221-5405
Email: info@pmiprincewilliam.com

Southlake Cove Townhome Association

Streets: Barnacle Pl; Beachland Way; Buena Vista Dr; Ebb Tide Ct; Lands End Ct; Landsdale Pl; London Pl; Marshlake Ln; Port Washington Ct; Sanibel Ct; Seal Pl; Viewpoint Cir & Winding Creek Dr.
President: John McCann
Community Mgr: Jillian Cullinane (571) 208-7845
Email: jilliancavaliermgmt@gmail.com

Southlake Landing Townhome Association

Streets: Backwater Ct; Montview Dr; Saltwater Dr & Widewater Dr.
President: Marie Juliano
Community Mgr: Jillian Cullinane (571) 208-7845
Email: jilliancavaliermgmt@gmail.com
Ops Mgr: Dan Cullinane
Email: operationscavaliermgmt@gmail.com

Southlake Recreation Association

President: Jennifer (Jenn) Bream
Community Mgr: Jillian Cullinane (571) 208-7845
Email: jilliancavaliermgmt@gmail.com
Web: cavaliermanagementhoa.com/southlake-recreation/

Water's Edge Townhome Association

Streets: Beachwater Ct; Inlet Pl; Spring Branch Blvd; Streamside Ct & Waters Edge Ct
President: Michael McFadden
Community Mgr: Katrinea Erb 1(800) 870-0010
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