



THE

VOLUME 56 NUMBER 3 • MARCH 2024

# MONTCLAIRION

A NEIGHBORHOOD NEWSLETTER PUBLISHED BY THE MONTCLAIR PROPERTY OWNERS ASSOCIATION



**Page 10 & 11 - Spring Celebration**  
**Page 16 & 17 - Candidate Statements**

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

**FSRConnect:** [dcmetro.fsrconnect.com](http://dcmetro.fsrconnect.com)

**Facebook:** [www.facebook.com/montclairva](http://www.facebook.com/montclairva)

## Board of Directors

**President,** Brian Proctor.....bproctor.mpoa@gmail.com

**1<sup>st</sup> VP,** Linda Cheng-Khan.....lindack4montclair@gmail.com

**2<sup>nd</sup> VP,** Stephanie Eversley.....stepheversleympoa@gmail.com

**Treasurer,** Chris Williams.....c.williams.va@gmail.com

**Secretary & Precinct 1 Rep.,** Fred Rash.....(703) 878-3972

**Precinct 2 Rep.,** Dustin Lientz.....dustin.lientz.mpoa@gmail.com

**Precinct 3 Rep.,** Ned Greene.....(703) 680-4669

ned.a.greene1@gmail.com

**Precinct 4 Rep.,** David Maddux.....davidmadduxmpoa@gmail.com

### **At-Large Directors**

Bill Shelly.....wcamps3@aol.com

Chris Dvorak.....chrisdvorak.mpoa@gmail.com

Walt Giraldi.....(703) 328-4854

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

## Management Staff

### **General Manager**

Steven Levin.....gm@montclairva.com

### **Assistant General Manager**

Adam Werle.....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

### **Covenants Administrator**

Jodi Warner.....covadmin@montclairva.com

### **Resident Support Specialist**

Jennifer Jones.....covinspector1@montclairva.com

### **Resident Support Specialist**

Lauren Whitney.....covinspector2@montclairva.com

### **Administrative Assistant**

Melvita Campbell.....info@montclairva.com

### **Executive Assistant**

Stacey Weir.....execassist@montclairva.com

### **Maintenance Supervisor**

Stu Lockwood.....maintenance@montclairva.com

FirstService Residential.....(703) 385-1133

Assistance Available 24/7/365

## 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](mailto:communications@montclairva.com).



## Assessments

Effective May 1, 2023, assessments are \$852 when paid in full, or \$73/month when paid over 12 monthly payments (\$71 plus \$2 service fee). Monthly assessments are due on the first of the 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 10<sup>th</sup> will not be processed until the next business day and will be considered late. Please mail assessment payments along with payment coupons to:

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

Please make checks payable to Montclair POA. Bring payment coupons when making assessment payments at the MPOA office. If you currently use a personal online bill-paying service to pay your monthly assessments, please note this is the remit address.

### Accounting Questions?

Call (703) 385-1133 or email [ar.dcmetro@fsresidential.com](mailto:ar.dcmetro@fsresidential.com).

## 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](mailto: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



**Spring Celebration**  
**Page 10/11**



**Annual Meeting Packets**  
**Page 14/15**

## *Features*

---

- 4 President's Message
- 5 Board Briefs
- 6 Public Notice
- 8 Covenants Corner - API
- 20 Join a Committee
- 24 Follow Us On Our Socials
- 27 Call For Feedback
- 31 Renew Your Recreation Pass

## *Events*

---

- 9 Montclair Beautification Day
- 23 Triathlon
- 28 Boat Auction



## *President's Message*

Greetings Montclairions!



Owners provide three critically important contributions to the Association. Our annual assessments fund the projects, operations, and maintenance sustaining the facilities, grounds, and programs offered.

Volunteerism is the engine that supports these efforts. However, your vote is arguably the most important contribution, as it provides critical input for the direction and approach we take as an Association. Your active participation in the voting process demonstrates that Montclair is an engaged and thriving community.

You are voting on an annual budget. The annual budget reflects the projected allocation of resources for the FY 2025 programs. Approval of the annual budget will ensure funds are responsibly utilized and applied towards the sustainment and growth of Montclair. Your vote empowers you to provide direct guidance to the MPOA Board of Directors to maintain and enhance the community, while providing the necessary services and amenities to all residents. Every vote cast contributes toward this guidance.

The annual budget serves as a clear and transparent roadmap that outlines the financial goals and objectives of the Association. The MPOA Board of Directors is charged with executing the annual budget in a manner that is both fiscally and ethically responsible. Furthermore, that all decisions and variances the Directors may take, are executed in the best interests of the Community.

Each year, roughly, a third of the MPOA Board of Directors is elected. This cycle ensures the opportunity to incorporate changes in the Board the community desires, while maintaining a firm degree of consistency and stability. Vote! By actively engaging in the voting process, you're ensuring all community voices are heard and considered. Give yourself a voice in the policies that govern and impact the Association.

Together, we have created a neighborhood we are all proud to call home. Together, let's continue to make Montclair a truly exceptional place to live!

All the best,

*Brian Proctor*



# BOARD BRIEFS

## From the January 29 2024 Board of Directors Special Meeting

- Approved the purchase of the BOSS VBX 8000 pintle spreader at a cost of not to exceed \$10,000 from GL 38000 Reserves.

## From the February 14 2024 Board of Directors Meeting

- Approved tree work along Waterway Drive from Olivia Way to Southlake Blvd, and Ridge-wood, for a cost of \$4,450.00.
- Approved the retrofit of pole lights at West Beach for a cost of \$3,750.00.
- Updated BOD Liaison to name Brian Proctor as liaison to Election Committee.
- Approved Volunteer Banquet to be held on February 29, 2024 in the MPOA Conference Room.
- Named Tracy Hansen as recipient for the 2023 Distinguished Montclairion Service Award.
- Approved the write-off of small balances of approximately \$5.20 and less on homeowner accounts to maximize membership voting eligibility for the upcoming Annual Meeting.
- Approved contract renewal with Dam Mowing & Maintenance LLC for 2024 at a cost of \$20,400.00.
- Did not approve the removal of bamboo on Edgewood Drive.
- Approved a beach grooming contract with The St. James for the 2024 season to rake the beaches and pick up trash at each beach during the season on weekends and holidays at a cost of \$5,500.00, to be reimbursed by FirstService at the end of beach season.
- Approved the replacement of the event sign at the MPOA Building and the entrance signs at both ends of Waterway Drive to be completed in FY27 at a cost not to exceed \$231,913.00.
- The Board Amended Community Guideline Section 2.3.1 to reflect the start time of Board Meetings at 6:30 p.m.
- Amended Section 4.1.2 of the Community Guidelines to clarify criteria for Recreation Passes.
- Approved conducting soil testing at 16185 Sheffield Drive to finalize a planting plan with coordination of the Virginia Cooperative Extension (VCE), and to remove invasive vegetation while maintaining existing native plants per VCE recommendations.

### Want more info?

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

# PUBLIC NOTICE



The following Community Guidelines were ammended at the February 14th, 2024, Board of Directors Meeting and will go into effect March 14th, 2024.

\*Items underlined in red denotes added text, ~~strikethrough~~ denotes deleted text.

2.3.1 Meeting Notice. The regular meetings of the Board of Directors shall be held ~~at the MPOA office building, at~~ 7:30 p.m. on the second Wednesday of each month. Meetings will take place at the MPOA office building, by electronic means, or a combination thereof The Board may change, re schedule, or schedule additional meetings by resolution. The President may change, reschedule, or schedule additional meetings on seven days prior notice to the Directors and Community. At a minimum, notice to the community shall be made via the community website, email newsletter, and post ing in the MPOA office lobby.

4.1.2 Recreation Passes.

a. To control insurance costs and to ensure that the facilities are available to those who pay for them, MPOA requires that Members display valid Montclair Recreation Passes to use the facilities. Af- ter payment of the annual or appropriate monthly MPOA assessment, Recreation Passes must be obtained online through the MPOA's digital web portal. Members paying monthly installments may obtain Recreation Passes through the tenth of the month if the owner's assessment account is current through the end of the previous month. Each resident, tenant, or renter not listed as an owner on the account will be required to show a recognized form of identification showing name and cur rent address within Montclair before a Recreation Pass will be issued. The following is a defined criteria for required forms of identification:

1. For renters, identification shall be in the form of a utility bill or a current, fully executed rental agreement showing name and current address within the Montclair community.
2. Residents residing with a property owner or renter must be listed on the web portal com pleted by the eligible property owner, and must provide ~~the required identification~~ either postmarked mail, an official document or correspondence from a federal, state, or local government agency, a billing statement or other official document from a recognizable business, that displays the resident's name and address within the Montclair community, and dated within three (3) months of requesting the Recreation Pass.
3. Each owner and tenant must provide a valid photo for each person they want to have a Recreation Pass under their household. A valid photo will be in the form of a headshot showing only the person it matches.

a. Non-resident Property Owners are only authorized to receive Recreation Passes for one household. They may only obtain Recreation Passes for their Non-resident household or their renters, but not both. Notification of the exact dates Recreation Passes may be obtained will be made in the Mont clairion, on MPOA's official social media page(s), and in the weekly e-mail blasts.

b. Residents with valid ID through a verified web portal ~~account are not required to show verification— but may instead will~~ be looked up confirmed as valid through the Recreation Staff's portal at the en trance to events and amenities.

c. There are two types of Recreation Passes: unrestricted, and Additional Guests. Unrestricted Recre ation Passes will be issued to all owners in good standing and their household members or to ten ants if the home is rented. Accounts with only one Unrestricted Recreation Pass can be issued an Additional Guest Recreation Passes that allows up to four additional guests, except for Community Events, where two additional guests are allowed per valid pass.





# CELEBRATING OUR ASSOCIATES



MELVITA CAMPBELL

Administrative Assistant  
Two-Year Anniversary at MPOA



## COMMUNITY WATCH INCIDENT REPORT – JANUARY 2024

SERIOUS INCIDENTS	PCT 1	PCT 2	PCT 3	PCT 4	WW	Notes	JAN	DEC	NOV	OCT
Assault	1	-	2	1	1	Simple assaults with 3 arrests	5	6	4	8
Burglary / Att. Burglary	-	-	-	-	-		0	1	0	1
Drug / Alcohol Offense	-	1	-	-	-	Report of person intoxicated in public on Northgate	1	3	2	0
Firearm Violation	1	-	-	-	-	Shooting reported on Larchmont (unfounded)	1	0	0	0
Larceny / Theft	1	-	1	5	-	Includes multiple incidents on Larkspur and Holleyside	7	5	11	8
Robbery	-	-	-	-	-		0	1	0	0
Vandalism	-	-	-	-	-		0	3	0	10
Other Serious Incident	2	-	3	1	-	Includes fraud, ID theft, and fireworks violations	6	2	3	4
ROUTINE INCIDENTS	PCT 1	PCT 2	PCT 3	PCT 4	WW	Notes	DEC	NOV	OCT	SEP
Animal Complaint	1	3	2	3	-		9	6	11	0
Disorderly / Noise Violation	-	1	-	-	-		1	4	3	2
Parking Violation	1	1	-	-	1	Violations on Larchmont, Dalebrook, and Shpg. Ctr.	3	5	2	1
Suspicious Person / Vehicle	-	2	-	-	-	Reports on Edgehill and Northgate	2	5	2	0
Traffic Control Incidents	-	-	-	-	8	Traffic obstructions and motorist assistance	8	9	4	3
Trespassing	1	1	-	-	1	Incidents on Viewpoint, Dolphin, and Henderson Elem.	3	1	1	0
Vehicle Accident	1	-	1	1	8	Accidents on Olivia, Beachview, Holleyside and WW	11	6	4	3
Miscellaneous	4	4	4	2	11	See notes below. No school checks included.	25	18	19	4
<b>TOTAL INCIDENTS</b>	<b>13</b>	<b>13</b>	<b>13</b>	<b>13</b>	<b>30</b>		<b>82</b>	<b>74</b>	<b>77</b>	<b>26</b>

Pct.1 – 1 other high priority, 1 other routine incident, and 2 other 911 calls. Pct.2 – 1 other high priority, 1 other 911 call, and 2 other service requests.  
Pct.3 – 1 other high priority, and 3 other service requests. Pct.4 – 1 other high priority and 1 other service request. WW Dr. – 11 other 911 calls.

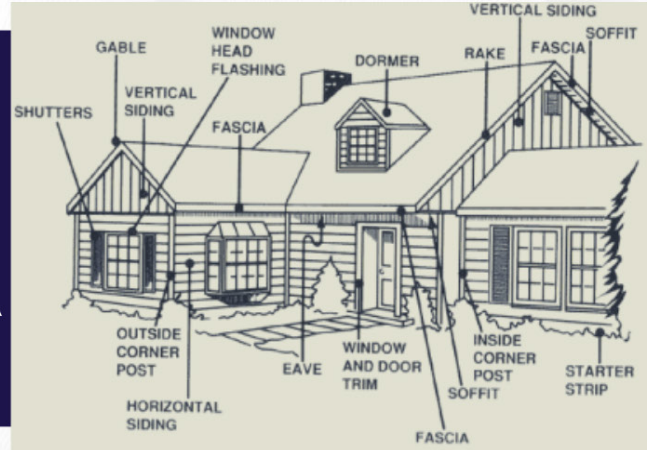


**MONTCLAIR**

# COVENANTS CORNER

Annual Inspections are beginning soon!  
Be sure to look out for updates on the MPOA Facebook page and website.

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



## PROCESS

When annual inspections begin this Spring, covenants inspectors will walk every street in Montclair to review each individual home and lot. Any items found in violation of the community's covenants or guidelines will be noted, and the homeowner will be sent a notice of non-compliance. This letter will provide the owner with the nature of the violation and the compliance date in which to correct the violation. The inspector will return after the compliance date for a re-inspection, and if the issue has not been corrected by that time, then a second notice of non-compliance will be issued. The owner will have two (2) weeks from the date of the second notice to resolve the violation, and if it is still not resolved, then a notice of hearing with the Board of Directors will be delivered. A hearing affords an owner the right to appeal or make a request for accommodation directly with the Board of Directors. Failure to attend the hearing is a waiver of the owner's right to appeal, and the Board will decide the appropriate charge or action, pursuant to Section 10.1(h) of the MPOA Amended Declaration. All decisions made by the Board are final.

**All homeowners are strongly encouraged to contact our covenants team at the MPOA office as early in this process as possible should they require additional assistance to abate a violation.** This might include help with submitting a Property Improvement Request (PIR) form, a request for a reasonable accommodation, or a request for an extension of the compliance date. All requests for extensions and accommodations are considered on a case-by-case basis, and if beyond the authority of the on-site management agent, then the owner can request to accelerate the process to a hearing so they may appeal their concern directly to the Board.

## INSPECTORS

The covenants team will conduct most inspections from public areas, but inspectors have the right to enter an owner's property for the purpose of performing a complete inspection, as provided in Section 3.2(a) of the MPOA Amended Declaration. All associates of our covenants team will wear an MPOA uniform shirt and identification badge. Their vehicles will be clearly marked with MPOA magnetic signs as well. If you have any questions regarding inspections or notices, our covenants team is available to assist you Monday through Friday, 8:30 a.m. – 5:00 p.m. at 703-670-6187.

## AT A GLANCE

Annual Inspections begin in early Spring and may continue through the Fall. The purpose of these inspections is to maintain property values and promote harmonious living through the enforcement of the MPOA Amended Declaration and Community Guidelines. This ensures Montclair is always kept a pleasant and beautiful neighborhood for all residents to enjoy.

## PREPARING YOUR HOME

The Amended Declaration and Article 5 of the Community Guidelines are available for download at [www.montclair.com/forms-and-documents](http://www.montclair.com/forms-and-documents) and contain detailed information on the items that are permitted and what can be considered a violation. Some of the most common violations can be avoided prior to annual inspections by performing the following routine maintenance of your home:

- Check for mold, dirt, or other discoloration on siding and gutters. Inspect all windows, doors, and other miscellaneous wood trim for mold, discoloration, or rot.
- Make sure trash and recycling containers are stored out of public view, except on trash days.
- Prune any overgrown landscaping and, in the warmer months, cut grass regularly.
- Keep all items on the entire property stored in a neat and orderly fashion.
- Ensure that home numbers are visible on the home as well as affixed on the mailbox.





**SAVE THE**  
*Date*  
**FOR**

*Montclair Beautification Day*

**APRIL 20TH**

Watch the April Montclairion, Facebook  
and the e-blast for more info.



## **MPOA-Owned Common Area Inspections**

On March 21st and 28th, management will perform routine inspections of all MPOA-owned common area parcels, some of which may be located next to, behind, and/or in between homeowner lots. Access to homeowner lots are not required for these inspections, MPOA personnel will remain within association property and the easements provided to access these areas, as referenced in Section 3.2(a) of the MPOA Amended Declaration.





**www.FixMyLeakNow.com**



**{703} 940-9737**



Bringing the  
absolute BEST  
customer service to  
Montclarions  
since 2008



**10% Off**

Any Service Call (Max \$100 off)

Can not be combined with any other offer.  
Must use company supplied material.



**\$50 Off**

Sump Pump Replacement

Can not be combined with any other offer.  
Must use company supplied material.



**\$100 Off**

Water Heater Replacement

Can not be combined with any other offer.  
Must use company supplied material.

**Flow's Metropolitan Cleaning Services**

**571-207-9546**

Regular House Cleaning  
Deep Cleaning  
Move-In/Move-Out Cleaning  
Weekly Cleaning  
Bi-Weekly Cleaning  
Monthly Cleaning

Residential/Commercial Cleaning Services  
[www.flowsmetropolitancleaningservices.com](http://www.flowsmetropolitancleaningservices.com)



**CALL TODAY FOR A FREE MARKET ANALYSIS!**

*Spring into Action!*

Whether you are selling, buying, renting, investing in Residential or Commercial Real Estate I am your one stop resource. With over 30 years experience your transaction will be efficient, prompt and hassle free.



**INGRID MYERS, CCS, CRS, CNE, CDPE**

**703.606.5009 | INGRID@INGRIDMYERS.COM**

**PWC Life Member Top Producer**

**RESIDENTIAL - COMMERCIAL - LAND - FARMS & ESTATES LIFE MEMBER**



**Help Accounting  
Services Inc**

Timothy Singstock, EA  
Cheryl Singstock, CPA, MBA

(571) 594-6747 (Mobile)  
[Admin@HelpAccountingServices.com](mailto:Admin@HelpAccountingServices.com)

Online at [HelpAccountingServices.com](http://HelpAccountingServices.com)  
TAX | BOOKKEEPING | PAYROLL



13875 HEDGEWOOD DR,  
WOODBIDGE/LAKE RIDGE

**LONG & FOSTER**  
REAL ESTATE  
[WWW.INGRIDMYERS.COM](http://WWW.INGRIDMYERS.COM)



# BIRTHDAY/ GOTCHA DAY

Join the Dog Park Committee to  
celebrate your fur baby's birthday or  
"gotcha" day month!

**SATURDAY, MARCH 30TH  
9 AM • VICTORY DOG PARK •  
LOCATED BEHIND THE MPOA  
OFFICE**



**45 Years of Experience  
Installing in your Community!**

**33% OFF ALL WINDOWS & DOORS**



**0%**  
**Financing  
Available**

**No Middlemen - We are the Factory  
No Hassle - Free Estimates**

**703-436-2955**

**www.Vinyl-Lite.com**

**Visit our Showroom M-F 8-4:30 Sat 9-1  
8815 Telegraph Rd. Lorton VA 22079**

**WINDOWS - DOORS - SIDING - GUTTERS**



**"Leak Detection Specialist"**

*Top Rated by Consumer's Checkbook & Angie's List*

- \*All Types Roofing
- \*Vinyl Siding
- \*Skylight Replacements
- \*Replacement Windows
- \*Seamless Gutter Systems
- \*Attic Fan Replacement
- \*Gutter Guards
- \*Repairs
- \*10 Year Workmanship Warranty
- \*Guaranteed Quality Work

**Licensed - Bonded - Insured since 1985**

**FREE ESTIMATES**

E-mail: [sales@FurrRoofing.com](mailto:sales@FurrRoofing.com)

Mention this Ad for

**10% OFF**

Leaf Relief Gutter Guards







# MONTCLAIR



SPRING  
CELEBRATION

MARCH 23

DOLPHIN BEACH



## EGG DASH

Get ready to hop into action as you race to snatch up eggs bursting with goodies!

## CRAFT KITS

Come on over to our crafty corner and get ready to unleash your inner horticulturist! Jazz up your own pot and grab a grow kit to start your own little haven of greenery at home.

## ADVANCED GOLDEN EGG HUNT

Hunt for the coveted golden eggs! Hunt alone, hunt on a team - go for the gold!

## BUNNY PHOTOS

Get ready to snap some egg-citing pics with our Bunny at the photo station from 10:30 AM to 12:30 PM!

## VOLUNTEER

Sign up to volunteer at:  
<http://tinyurl.com/SCMPOA>





# SCHEDULE OF EVENTS

9:30 AM     *Check-In For All Ages*  
11:00 AM

10:00 AM     *Craft Kits*  
1:00 PM

11:00 AM     *1-2 Year Olds*  
11:30 AM

11:30 AM     *3-4 Year Olds*  
11:45 AM

11:45 AM     *5-7 Year Olds*  
12:00 PM     *(Wave One)*

12:00 PM     *8-10 Year Olds*  
12:15 PM     *(Wave One)*

12:15 PM     *11+ Year Olds*  
12:30 PM

12:30 PM     *5-7 Year Olds*  
12:45 PM     *(Wave Two)*

12:45 PM     *8-10 Year Olds*  
1:00 PM     *(Wave Two)*

**A VALID RECREATION PASS  
IS REQUIRED TO ATTEND  
THIS EVENT**

# MONTCLAIR'S FAVORITE LAWN CARE COMPANY



## Create A Picture Perfect Lawn!

### NULEAF LAWN SERVICES

- ✓ Crabgrass Prevention
- ✓ Lawn Fertilization
- ✓ Weed Control
- ✓ Aeration and Seeding
- ✓ Free Grub Control For Life of Program

BOOK NOW

🌐 [nuleaflawncare.com](http://nuleaflawncare.com)

📞 703.989.9405



**First Application\***

\*new customers only



## LIFE IN FULL BLOOM

*with the  
Potomac Place lifestyle!*



- Dedicated caregivers
- Life enrichment activities
- Large apartments
- and so much more.

Call **703-494-3817** today!



**POTOMAC PLACE**

ASSISTED LIVING AND MEMORY CARE

2133 Montgomery Ave • Woodbridge • [potomacplace.com](http://potomacplace.com)

A Family Company



Coordinated Services Management, Inc.  
Professional Management of Retirement Communities since 1981



Gregg L. Kassan, DDS  
Family General Dentist



**We Welcome New Patients!**

### Services Provided:

- ❖ Painless Root Canals
- ❖ Tooth Colored/Non-Mercury Fillings
- ❖ Cosmetic Bonding
- ❖ Porcelain Veneers
- ❖ Smile Makeovers
- ❖ Dental Implants
- ❖ Anxiety-Free Dentistry



We file with All PPO Insurance Plans

Flexible Monthly Payment Plans Available With Lending Club &

**CareCredit**  
Patient Payment Plans

Lake Montclair Shopping Center \* 5077 Waterway Drive \* Montclair, VA 22025  
(703) 897-0463 [www.montclaircosmeticdentist.com](http://www.montclaircosmeticdentist.com)



## **RSSY - Your convenient Northern Virginia source for quality landscaping, hardscaping and construction products**

Family Owned since 1971 Rock, Stone and Sand Yard (RSSY) has served the Northern Virginia and DC Metro Area and earned a reputation for on-site expertise and impeccable service. With easy access to I-95, our huge inventory and hard-working staff is available for you as a trusted source and selection of manufactured and raw landscape materials including gravel, sand, mulch, topsoil, compost, natural stone, flagstone, boulders, stone veneers and interlocking pavers from Nicolock, Belgard, Techo-Bloc, Keystone, and more. Come on in and explore!

- Landscaping Boulders
- Firepits & Outdoor Fireplaces
- Flagstone & Pavers
- Topsoil, Mulch, Compost
- Wall Systems
- Sand and Decorative Gravel

**Look to RSSY for Ideas, Inspiration and Advice!**

### **2 Convenient Locations:**

9824 Richmond Highway, Lorton, VA 22079 • 703-339-8095  
10133 Giles Run Road, Lorton, VA 22079 • 703-339-8096

**[www.rssy.com](http://www.rssy.com)**



**NICOLOCK**  
We're paving a whole new way.

**BELGARD**  
— HARDSCAPES —

**TECHO — BLOC**

**KEYSTONE**  
HARDSCAPES





**MONTCLAIR PROPERTY OWNERS ASSOCIATION, INC.**

**MARCH 16, 2024 MPOA BUILDING**

**3561 WATERWAY DRIVE**

**MONTCLAIR, VA 22025**

### **ANNUAL MEETING AGENDA**

9:00 AM	Registration Opens <ul style="list-style-type: none"><li>• Day-of-Meeting Referendum Balloting Opens</li></ul>
10:00 AM	Declaration of Quorum/Call to Order Proof of Notice of Meeting Pledge of Allegiance
10:10 AM	Call for Nominations of Candidates from the Floor (if quorum is met) 10:20 a.m. Introduction of Board Members, Management, Legal and Guests 10:30 a.m. Approval of 2023 Annual Meeting Minutes
10:35 AM	President's Remarks (State of the Association)
10:40 AM	Introduction of Candidates for Board of Directors (2 minutes per candidate)
10:50 AM	Treasurer's Report
11:00 AM	Presentation of Budget <ul style="list-style-type: none"><li>• Day-of-Meeting Referendum Balloting Closes at End of Presentation</li></ul>
11:30 AM	Reports of Standing Committees of the Board (2 minutes per committee)
12:00 PM	Reports of Officers of the Board of Directors
12:15 PM	Homeowners' Time (2 minutes per speaker)
12:40 PM	Preliminary Voting Results (President)
12:45 PM	Adjournment
12:50 PM - 1:00 PM	Organizational Meeting of the Board of Directors to elect Officers, which will be by secret ballot as the POA Act allows. Owners are welcome to attend. Public comments permitted during Budget Presentation and Committee Reports.

**TIMES ARE APPROXIMATE**

## **NOTICE - Annual Meeting Packets**

The Montclair Property Owners Association, Inc. (MPOA) Annual Meeting will be held Saturday, March 16, 2024, at the MPOA Office, 3561 Waterway Drive, Montclair, Virginia. Registration opens at 9:00 a.m. and the meeting will begin at 10:00 a.m.

The 2024 Annual Meeting packets have been mailed to the Owners of Record as of Monday, February 12, 2024 by Survey & Ballot Systems, the company hired by MPOA to administer this election. If you are an owner of a lot in Montclair and in good standing (all assessments, fees and charges paid by February 16, 2024) and do not receive a packet in the mail by Monday, February 26, 2024, please contact the MPOA office to make arrangements for a replacement ballot.

The Annual Meeting will be held in-person only.

This year you are asked to vote on two matters: your Precinct Board of Director Representative for a 3-year term and the Fiscal Year 2025 Budget. You can vote online, by mail or in person at the Annual Meeting. Because we have not received any candidate nominations for the Precinct 4 Board Representative, members residing in Precinct 4 should know that nominations can be made from the floor the day of the meeting and they can obtain a write-in ballot at the meeting.

Your vote is crucial to our success. Quorum is required to conduct business at the Annual Meeting and to approve the budget. The MPOA is comprised of 3,857 lots and quorum is 25% of active accounts in good standing. Failure to meet quorum may require another meeting, with additional costs, to vote on the budget. Please submit your ballot early or vote in-person at the Annual Meeting.

*Fred Rosh, Secretary, Board of Directors*

## **CANDIDATE QUESTIONS - VIDEO**

### **MEET THE CANDIDATES**

Meet your candidates as they answer common election-day questions.

Link: <https://vimeo.com/showcase/10189251>

Password: MPOA2024!



# **MPOA PROPOSED BUDGET for FY25 (May 1, 2024 – April 30, 2025)**

[Vicki Smith, Chairman, Budget & Finance Committee; Chris Williams, Treasurer]

The Budget & Finance Committee is a standing committee of the Board with an annual task to develop a single, justifiable fiscal year budget that fully funds all the operating expenses of the MPOA while maintaining sufficient funding to maintain the Association's Reserves.

The committee is chaired by Vicki Smith and includes members Carolyn Adams, Bill Manning, and Jan Starai. The Committee's work is supported by Treasurer Chris Williams and the Professional Management Staff Liaison, General Manager Steven Levin.

The FY25 proposed budget is based on a projected community expenses of \$4,536,659. The proposed annual assessment to offset these expenses will be \$960 per lot as distributed across a total lot base of 3,857 owners. Homeowners will have the option to pay the annual assessment using 12 monthly payments. This results in a \$82/month payment (\$80 for the assessment and a \$2 service fee).

There are many factors affecting the FY25 proposed budget. One of the most important is the impact of economic inflation on necessary items that are needed to keep our association running. From gasoline for vehicles and machines, to increases in the cost of utilities and office supplies, inflation is out of our control, but affects us all just the same. Additionally, Virginia has raised the minimum wage over 50 percent in the past two (2) years. This affects all seasonal and part time labor, as well as the general cost of contractors with whom the association would normally hire to perform certain duties. This has a great impact on the cost of labor for the association and must be considered moving forward as well, as Virginia will implement a \$15 minimum wage on January 1, 2026.

It is essential the Membership continues to make sufficient annual contributions to the reserves to fund the necessary repairs and replacement of the association's numerous capital assets. Capital assets include large items or services in our community such as the playgrounds, dam, clubhouse, parks, beaches, and much more. The closer to funding the reserves at 100 percent, the lower the risk of needing an additional special assessment materializes when a major repair or replacement to an existing asset comes due. According to the latest reserve study in 2022, the association was projected to fall under 20 percent funded, and anything below 30 percent is considered a high risk for a special assessment. This necessitated an increase to the reserve contribution for FY24 to \$830,000.00, or \$215.19 per lot, to bring the reserves back over the 30% threshold. The contribution in FY25 will remain the same to keep pace with the recommendations in the Reserve Study to finance the upcoming repairs and replacements to our assets.

The itemized proposed budget provides details of how the projected expenses and the offsetting income sources are supported in FY25. Due to the diligence of the Budget and Finance Committee and the Board of Directors, the budget for FY25 will fully fund all critical and necessary items and provide funding for projects that will ensure our community's place as the greatest neighborhood in Northern Virginia. This is made possible with the continued support of all committees and volunteers, Members and neighbors, and the leadership of the Board President, and support of all Directors.

The Budget & Finance Committee and the Board of Directors encourage everyone to vote YES for the FY25 budget.

# 2024 PRECINCT

## MEET THE C

### PRECINCT 1 CANDIDATE (1 VACANCY)



**FRED RASH**  
**4912 BREEZE WAY**  
**703-878-3972 | FREDRASHMPOA@AOL.COM**

The community will benefit from my service on the MPOA Board because I have Board experience dating from the early 1990s. I have served as MPOA President, First and Second VP, and most recently as Secretary. I served on the Architectural Review Committee (predecessor to the Covenants Committee) and am Board Liaison to the Landscape and Facilities Management Committee, partly because of my experience as a Master Gardener. (Class of 2014)

I am aware of the challenges currently facing the incoming Board and the membership, primarily competition Montclair homes face with homes in the newer surrounding communities.

We can all access the Lake at any of our beaches which require constant maintenance. The health of the lake and dam calls for expensive engineering inspections to meet State dam licensing requirements. A 55 year-old lake can require occasional upgrades which tend to be expensive. For example, a few years ago, our Reserves were depleted by the State-Mandated upgrade to the spillway (Dolphin Beach). Replenishing the Reserve account is a challenge which will continue for at least the next 5 years. I support the current board's proposed 5-year plan to completely restore the Reserve funding while maintaining amenities for our enjoyment.

Because of our topography, erosion is an ongoing problem for both homeowners and MPOA common areas. We can all help mitigate erosion and preserve the quality of water in our lake by leaving the leaves on our lawns during fall and winter, and planting beds of native plants on our property.

I look forward to contributing my knowledge and experience to the incoming Board if I am elected.

I am married to the lovely and patient Linda Burns Rash. We have three children who live nearby. I am also Grandpa to 3 teenage grandchildren who live in the Lake Ridge area.

### PRECINCT 2 CANDIDATE (1 VACANCY)



**THOMAS STARAI**  
**16012 FAIRWAY DRIVE**  
**703-670-6030 | MPOA.TOM@STARAI.NET**

I have lived in Montclair with my wife, Jan, since 2012. I am running for the MPOA Board of Directors Precinct 2 Representative to help my community.

My professional and volunteer experience provides expertise that can be leveraged to benefit the community. I was on the board of a condo association before coming to Montclair, and I have volunteered in various leadership roles with the Institute of Electrical and Electronics Engineers (IEEE). I retired from civil service where I had responsibility for software-intensive systems, supporting acquisition, operations, and logistics. I have been certified in engineering and information technology and am well-versed in project management. Prior to government service, I worked in the telecommunications industry, computer centers, and government services. Since retirement, I have also consulted and taught engineering and mathematics at the community college.

I served on the Montclair Covenant committee for several years and worked on the subcommittee to revise the guidelines. As I spend much time maintaining the landscape on my Montclair lot, I am inspired by my neighbors and embrace the nature around us. I participate in the PWC Neighborhood Leadership Forum. I very much appreciate the challenges of home ownership and increasing costs.

My goal as a board member is to advocate for strategic planning, maintenance planning, fairness in investment, and transparency. I appreciate your consideration and look forward to serving on the MPOA Board of Directors.



# CT ELECTIONS

## CANDIDATES

### PRECINCT 3 CANDIDATE (1 VACANCY)



**RICHARD "BUCK" ARVIN**  
**15460 SILVAN GLEN DRIVE**  
**571-247-2678 | BUCKARVIN@OUTLOOK.COM**

I have been a Montclair homeowner since 1994. I retired from US Air Force after 26 years and retired again after working several positions in the Pentagon. My wife and I have enjoyed volunteering for Montclair for many years. I've been the Chairman of the Lake Management Committee (LMC) for the last 16 years. The LMC oversees all Dam and Lake related issues. I'm one of three members of Records & Information Management Ad Hoc Committee focused on changing the way MPOA will keep and manage records. I chaired the Ad Hoc Committee working on restoration of Dolphin Beach after a major construction project in the Auxiliary Spillway. I led the effort to develop a Bacteria Testing Plan to monitor our lake's water quality and advise the community when we have a problem. I led the development of the Dam's Emergency Action and Operations and Maintenance Plans. I've assisted in the development of Request for Proposals and proposal evaluation for several Dam and Lake projects. With a good understanding of Community Guidelines, I've reviewed and made recommendations on numerous Property Improvement Requests for homes next to the lake. I was part of the team that developed our Management Agreement and the RFP for a Management Company. I'm honored to have been chosen as the Distinguished Montclairion in 2014.

If elected, my focus will be open, honest communication. Information going to our community needs to be accurate and timely. In my opinion the lake is our most valuable asset and the Dam that creates it is our biggest liability. Keeping the lake safe for recreation and improving water quality benefits the whole community. We must continue to operate and maintain the Dam in compliance with Virginia Dam Safety Regulations; however, controlling cost is just as important. Improving and modernizing our community within our budget will keep Montclair a great place to live, work and play.

### PRECINCT 4 CANDIDATE (1 VACANCY)



**NO CANDIDATE SUBMISSION FOR  
PRECINCT 4**

A candidate form was not submitted for Precinct 4. Per the Voting Guidelines under Registration and Voting the Day of the meeting - "If there is no declared candidate in a Precinct Board of Directors election, candidates may be nominated from the floor at the Annual Meeting if a quorum is present." If you already voted by mail or electronically, you can be issued a ballot to write in a candidate on the day of the meeting. Only voters who register to vote at the annual meeting may receive floor ballots which have write-in slots.

### FLOOR NOMINATIONS

Candidates who are nominated from the floor must either be present and consent to the nomination, or have indicated in writing the willingness to serve, pursuant to section 4.3(b) of the MPOA Bylaws.

## **Know your Precinct**

This coming year, all four precinct representatives will be up for election. Though Montclairions are very informed and active voters, make sure you know which precinct your street is a part of before researching your candidate and casting your vote. Below is a list of all streets and their precincts for you to look through. Still have questions? No problem. Reach out to the MPOA office at (703) 670-6187. Staff will be happy to assist you!

Precinct 1			
Andrews Place	Corwin Place	Larchmont Court	Pleasant Hill Place
Backwater Court	Cove Lane	London Place	Port Washington Court
Barger Place	Devonald Place	Marbury Heights Drive	Renton Court
Barnacle Place	Dolphin Drive (even)	Marlington Drive	Saltwater Drive
Beachland Way	Duncan Place	Marshlake Lane	Sanibel Court
Beacon Hill Place	Ebb Tide Court	Maybury Place	Seal Place
Bishop Place	Fawn Place	Moncure Court	Skiff Court
Brawner Drive	Garden Gate Court	Moncure Drive	Spalding Drive
Breeze Way	Greenfield Place	Montview Drive	Trisail Court
Buena Vista Drive	Harmony Place	Myrtle Place	Tranio Court
Bunker Court	Higgins Drive	Nightingale Place	Viewpoint Circle
Butler Place	Hopkins Drive	Olivia Way	Widewater Drive
Catamaran Court	Ibsen Place	Outlook Place	Winding Creek Drive
Chapman Place	Lands End Court	Peach Court	Windward Court
Clearwater Court	Lansdale Place	Pinecrest Court	

Precinct 2			
Alexander Place	Candlestick Drive	Dolphin Drive (odd)	Prestwick Court
Ashgrove Drive	Cindy Lane	Edgewood Drive	Shady Knoll Court
Beacon Court	Cranberry Court	Fairway Drive	Sheffield Drive
Benson Court	Crocus Lane	Henderson Lane	Singletree Lane
Boxwood Drive	Cypress Court	Hidden Valley Court	Spillway Lane
Brandywine Road	Dalebrook Drive	Kings Valley Court	Sunny Knoll Drive
Buck Lane	Dartmoor Drive	Lazy Day Lane	Vista Drive
Buckingham Court	Deer Park Drive	Northgate Drive	4157-4199 (odd) Waterway Dr.
Camelot Court	Dickerson Place	Oriole Court	Wendy Court

Precinct 3			
Autumn Lane	Fallstone Place	Maywood Drive	Thistle Court
Avon Drive	Fishermans Cove	Melody Lane	Timber Ridge Drive
Barrington Place	15500-15650 Golf Club Drive	Paige Point Way	Vals Way
Battersea Road	Holly Hill Drive	Pike Trail	4609 Waterway Drive
Beachview Drive	Iris Lane	Rhame Drive	4172-4198 (even) Waterway Dr.
Beaver Dam Road	Jonathan Court	Ridgecrest Drive	Whisperwood Court
Cliffbrook Court	Kenton Circle	Royal Crescent Court	Windsong Lane
Cliffview Drive	Keswick Court	Silvan Glen Drive	Yorktown Drive
Cogenbury Court	Laurel Ridge Road	Skyline Drive	
Edgehill Drive	Loganberry Lane	Southwood Place	

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	Tallowood Drive
Cedar Knoll Court	Larkspur Lane	Rincon Place	Water's Edge Drive
15461-15499 Golf Club Drive	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 Boulevard	





Sample

## How to use a QR Code

Enclosed with your Annual Meeting packet, there will be a QR code located on the ballot. This code can be scanned with your smartphone to directly log into the online ballot to place your vote.

Here's how it works:

- Open the camera app on your smartphone
- Point the camera at the QR code
- Wait for the link or QR symbol to automatically pop onto the screen.
- Click on the link/QR code to open the webpage.



**WE NEED  
VOLUNTEERS**



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

**KEEP AN EYE  
OUT FOR  
OPPORTUNITIES**





## Join A Committee

Our committees are made up of dedicated individuals who work together to make our community a better place. Whether you're passionate about the environment, community spaces, or public safety, there's a committee that's perfect for you. By joining a committee, you'll have the opportunity to meet like-minded people, share your ideas, and make a real difference in the lives of those around you. So why wait? Sign up for a committee today and start making a positive impact on your community!

Applications are due April 1, 2024.

### Newbies

Complete the application form on our website and send it to [execassist@montclairva.com](mailto:execassist@montclairva.com) or to the MPOA office by 5 p.m. on Monday, April 1st for the Board to consider your appointment at the April 10th BOD meeting. For additional information on the MPOA's committees, responsibilities for committee members, and more, please refer to Article 3 of the Community Guidelines.



### Returners

Thank you for serving your community as a committee member! If you are interested in continuing to serve on a committee, or have interest in any other committee, please apply with the application found on the MPOA website under Forms and Documents.



# Lake Montclair

## TRIATHLON



Enjoy one of Northern Virginia's oldest triathlons happening right here in our own neighborhood. The annual Lake Montclair Triathlon will be held on Sunday, June 23, 2024, centered in and around Dolphin Beach. Consider participating as an individual or team in either the Sprint Triathlon, Duathlon or AquaBike. This race is sanctioned by USA Triathlon and consists of the Triathlon - 750 Meter Swim | 12.5 Mile Bike | 3.1 Mile Run, Duathlon - 1.5 Mile Run | 12.5 Mile Bike | 3.1 Mile Run or Aquabike - 750 Meter Swim | 12.5 Mil. If you are not up for doing the race by yourself, form a team with each member doing one of the segments and together complete the distance.

You can also help showcase our beautiful community by supporting the event as a volunteer. Various opportunities are available to include race set up and take down, packet pick up, course spotters and finish line receiving to name just a few. Groups are welcome and volunteer credit hours are given to students that need them.

Please go to RIP IT Events' website to find out more about being part of the action.

**Montclair residents receive a 15% discount to register when they use the code: MONTCLAIR15**

Please note that Dolphin Beach parking will not be available June 22nd-23rd and beach use will not be available race morning. Residents of Spillway Lane and Dolphin Drive have been generous in their support of the event, Anne Moncure Park is available for overnight parking because the roads will be closed on Sunday morning starting at 5:30 AM. Additionally, expect delays on Waterway Drive Sunday morning as bike riders and automobiles will be isolated to individual sides of the roadway be sharing both sides of the road.

Find out more and register at: <https://www.ripitevents.com/lakemontclairtriathlon>





# G&V

YOUR TREE CARE SPECIALIST

Serving the area for over 20 years!

## 10% OFF

Non-Emergency Services

(Cannot be combined with other offers.  
Excludes: Stump grinding, supplies & materials)

- Tree/Shrub Removal
- Tree Maintenance
- Stump Grinding
- Storm Emergencies
- And More!

BOOK YOUR NEXT  
ESTIMATE NOW!

# 703-569-2570

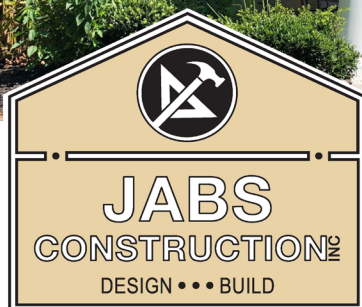
[www.gvtreeservice.com](http://www.gvtreeservice.com)



VA STATE LIC #035236 A

Over 40 Years Experience

Five Generations  
of Design / Build  
Craftsmen



ADDITIONS • RENOVATIONS • REMODELING

(703) 221-JABS (5227)



@jabsdesignbuild  
"like" us on facebook/jabsconstruction

17869 Fraley Boulevard, Dumfries, VA 22026  
Email: [jabsconstruction@verizon.net](mailto:jabsconstruction@verizon.net) • [www.jabsinc.com](http://www.jabsinc.com)



# Follow Us on Social Media



Let's Get Connected for Our Latest News & Updates



on X @MPOA\_VA



on Facebook @ Montclair Property Owners Association



on Instagram @Mpoava



on Youtube @Mpoava



MPOA • 3561 Waterway Dr Montclair, VA 22025 • [communications@montclairva.com](mailto:communications@montclairva.com)



# Mangrio Homes

Sam & Kati Mangrio

Cell: 703-994-2393  
sammangrio@live.com

Voted best residential Realtor®  
in Prince William County for  
2014, 2015, & 2016  
Washingtonian Top Agent in  
2018, 2019, & 2022

**For Sale!**

\$695,000

4085 Camelot Ct,  
Dumfries VA 22025



Office: 703-535-3610  
**KW METROCENTER**  
KELLER WILLIAMS REALTY

For client testimonials visit:  
www.sammangrio.com

Follow us:



@sammangriorealestate  
www.facebook.com/sammangrio

# Synergy Property Management, LLC

## Residential Property Management Services

www.synergypropertiesmontclair.com

Property Maintenance Services

Rental services

Financial Services

Contact Info:

◇ Sam Mangrio

◇ 703 994 2393

◇ synergyproperties@live.com



Call us for a **free** consultation if you are  
thinking about renting out your home!



# MONTCLAIR ELECTRICIAN



## SERVICES

- LIGHT FIXTURES
- OUTLETS/WIRING
- ELECTRICAL REPAIRS
- ELECTRIC PANELS
- SMART HOME
- EV CHARGERS
- GENERATORS
- EMERGENCY SVCS



10%  
OFF

For Military,  
Veterans,  
& 1st  
Responders

**CALL NOW**

**(571)400-8006**

www.EagleEyeElectrical.com

**Licensed & Insured**



INSPIRE KIDS CENTER

PRESCHOOL

BEFORE & AFTER SCHOOL

SUMMER CAMPS

15418 Cardinal Drive, Woodbridge, VA 22193 • 703-730-7222

Registration opens  
March 7, 2024!  
Join the fun at IKC!

**Summer  
Camps**



**inspirekidsva.org**



**PRESCHOOL  
& BEFORE & AFTER SCHOOL CARE**

Inspire Kids Center offers quality affordable Preschool (3 days a week) and Before  
& After School Care for children in kindergarten through 5th grade.  
Transportation is provided for Henderson & Fannie Fitzgerald Elementary Schools.

• TEAMWORK • FUN • INSPIRATION • TRUST • ACCEPTANCE •



# SELL YOUR HOME IN 8 DAYS

OR LESS!

**72SOLD<sup>®</sup>**  
CERTIFIED

**Inc. 5000**

**TOP 10** Fastest Growing In Real Estate **2022**

AS FEATURED... Forbes abc CBS NBC

SEE THE BEST OFFERS FROM THE BEST BUYERS  
IN THE MARKET FOR YOUR HOME... IN 8 DAYS!

**703-688-2782**

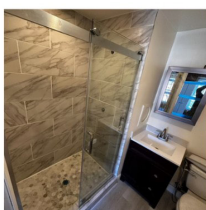
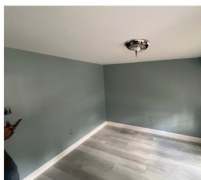
LORETTA ROSSOMONDO | KELLER WILLIAMS SOLUTIONS  
EACH OFFICE INDEPENDENTLY OWNED AND OPERATED

Each Office Independently Owned and Operated.  
If your property is listed with another broker, this is not a solicitation.  
All information deemed reliable but not guaranteed. Equal opportunity housing provider.

©Copyright 72SOLD

## FREE ESTIMATES

10% OFF FOR OLDER ADULTS



### OUR SERVICES:

- Remodelations
- Drywall Repairs
- Painting
- Ceramic Installation
- Mansory

WE HAVE OVER 10 YEARS OF  
EXPERIENCE, OUR PRIORITY IS TO  
PROVIDE THE BEST QUALITY  
RESULTS WITH THE BEST  
WORKMANSHIP AND SERVICE.

### CONTACT US:



JRC Building



jrcbuilding06@gmail.com



+5715101916



WITH OVER 30 YEARS OF EXPERIENCE,  
OUR GOAL IS TO PROVIDE THE BEST  
QUALITY SHOWER DOORS WITH THE  
BEST WORKMANSHIP AND SERVICE.



### CONTACT US:

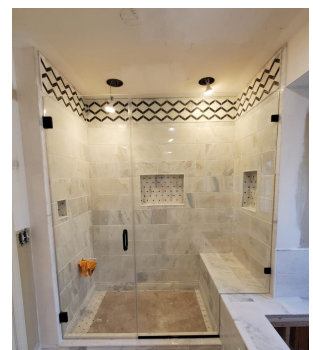
571-233-4385

Showerdoor2go@yahoo.com

www.showerdoors2go.com

@Showerdoor2go

**S.D.G. LLC**  
FRAMELESS SHOWER DOORS



### OUR SERVICES INCLUDE:

- Free Estimates
- Glass Panels
- Framed shower doors
- Frameless shower doors







## WE WANT YOUR FEEDBACK

We here at the MPOA office are working on a "Tips and Tricks" series and want to hear from you! Want to know how to register a boat? What about how to use CellBadge? Anything you want to ask; we'll do our best to answer as the series comes out. Let us know!

Contact us at:

[communications@montclairva.com](mailto:communications@montclairva.com)



**KEY ADVANTAGE**  
PROPERTY MANAGEMENT

**703-552-2720**

16150 Country Club Dr, Suite 200  
Montclair, VA 22025  
[www.keyadvantagepm.com](http://www.keyadvantagepm.com)  
[keyadvantagepm@gmail.com](mailto:keyadvantagepm@gmail.com)



David Luckenbaugh, Principal Broker/Owner  
Kathy Grosskopf, Property Manager

## Looking for **STRESS FREE** property management?

Here's what you know you're getting  
when you hand your keys over to our  
team:

**\*Preservation of your asset** - we conduct  
periodic inspections of your property and  
schedule all needed maintenance

**\*Reduced vacancy** - we prioritize getting renters  
into your property

**\*Quality service** - we have a team at your  
disposal who will collect rent and communicate  
with tenants for you

**Call us today to take advantage of our competitive  
rates and get your first month free!**

# 2024 BOAT AUCTION



The MPOA will auction off all unclaimed or abandoned boats found on Lake Montclair or boats located on the West Beach boat racks with expired or no registration stickers.

- Bids will be accepted beginning Monday, April 1, 2024. Boats available for bidding will be located in the West Beach parking lot and clearly marked with a numbered sticker.
- Only bids from owners in good standing will be accepted.
- Limit one bid per household.
- All bids must be received no later than 5 p.m. on Friday, April 12, 2024. Winning bidders will be notified by Monday, April 22, 2024.

To place a bid, please complete the Boat Auction form located online at [www.montclairva.com](http://www.montclairva.com) or at the MPOA office. The form may be submitted in the following ways:

- Email: [info@montclairva.com](mailto:info@montclairva.com)
- In-person at the MPOA office or left in the dropbox after hours.

Please ensure boats stored on boat racks at West Beach are properly registered with the MPOA Office. Boats that are registered should currently display a purple "West Beach" sticker, in addition to the orange Montclair sticker with a 4-digit registration number. If your boat is not registered, please complete the Boat Registration form and return it, along with a photo of your boat, to the MPOA Office as soon as possible to obtain stickers.



Boats that were not registered before November 10, 2023, will incur a \$15.00 late fee when renewing their registration. Any boat stored at West Beach that is not properly registered by Thursday, March 28, 2024, will be marked for auction. Boats impounded for auction that are later retrieved by their owners will incur a \$25.00 removal and storage fee.





# THE LUCKENBAUGH GROUP

WITH SAMSON PROPERTIES

**Under Contract**



**4196 Waterway Dr  
\$649,900**



Thinking about buying or selling? Have a rental you need listed?

Call us today for a **FREE** market analysis or private showing. *We get results!*

**David Luckenbaugh**  
Associate Broker

**703-680-2631**

[www.theluckenbaughgroup.com](http://www.theluckenbaughgroup.com) | 16150 Country Club Dr. Suite 200 Montclair VA 22025 |   

## SMILE WITH CONFIDENCE

Your teeth matter



Falls Church, Arlington  
Manassas, Woodbridge

**1-844-336-2474**

**\$99** for Exam + Xrays + Cleaning  
(applicable for regular cleaning if applied)

**\$35** for Limited Exam + Xrays

**Free** home  
whitening kit for new patients



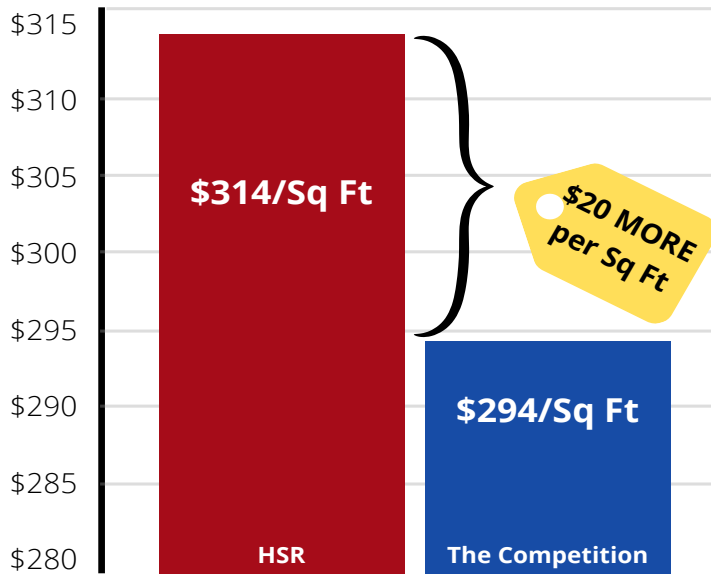
**RenovaSmiles**  
FAMILY & COSMETIC DENTISTRY

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

MOST INSURANCES AND DISCOUNT PLANS ARE ACCEPTED.

# HSR GETS THEIR CLIENTS TOP \$\$\$

Price Per Square Foot



For the 7th year in a row, HSR puts more money in your pocket!

On Average, we get our sellers \$40,000 more than our competitors



**SCAN NOW** to learn about our VIP Seller Program



**Honorable Service Realty**  
 You Are Our Mission  
 Clientcare@yourhsrgroup.com  
 (571) 289-5673



**WORKHOUSE**  
 Plumbing & Gas

**571-444-6437**

**WWW.WORKHOUSEPLUMBING.COM**

**SERVICING ALL NORTHERN VIRGINIA  
 AND SURROUNDING AREAS**



**VETERAN**  
 OWNED AND OPERATED

**LICENSED AND INSURED**

- PLUMBING REPAIRS  
REPLACEMENT (RESIDENTIAL AND COMMERCIAL)
- GAS LINE NEW/  
REPLACEMENTS/ REPAIRS
- DRAIN CLEANING
- HYDRO-JETTING
- WATER/ SEWER REPAIR  
REPLACEMENT
- WATER TREATMENT/ WATER  
TESTING
- WATER HEATERS
- SUMP PUMPS
- SEWAGE EJECTOR PUMPS
- WELL PUMPS
- AND MORE!



# RECREATION PASSES

## Renewing Passes

After payment of the annual or appropriate monthly MPOA assessment, Recreation Passes for FY25, will be re-validated automatically in the CellBadge system.

Renters/Tenants: At the expiration of your last submitted rental/lease agreement, your Recreation Passes will be set to invalid until a new rental/lease agreement is submitted. To avoid an interruption to your amenity/event access please submit all updated documents to [recreation@montclairva.com](mailto:recreation@montclairva.com) as soon as possible.

## Setting Up New Passes

### Step 1: CREATE AN ACCOUNT

visit: [cellbadge.com/montclair](https://cellbadge.com/montclair)

Complete an "Initial Add Request" with contact info for a primary residing Homeowner / Renter. This will be the name/address you will give during check-in.

### Step 2: ENTER HOUSEHOLD INFO

Once approved, return to the same page to sign in with your contact info and REQUEST A PIN.

Enter any additional household members who reside at the address of the account.

Upload a clear, recent, close-up photo for each requested household member by clicking the camera button next to their name. PASSES CAN NOT BE VALIDATED WITHOUT A PHOTO.

**Allow 3 business days for the rejection/approval process.**

Any residents who are over the age of 18 will need to submit proof of residency showing they are residing in the household for the upcoming fiscal year. Proof of residency must be submitted in person or via email to [recreation@montclairva.com](mailto:recreation@montclairva.com). Proof may be presented in the form of a current bill/statement showing their name, address and date (junk mail can not be used). Proof of residency must not be older than 3 months.



**UNSURE OF YOUR STATUS? CONTACT US AT: [RECREATION@MONTCLAIRVA.COM](mailto:RECREATION@MONTCLAIRVA.COM)**



# CLASSIFIEDS

## Business

### **Allegiance Property Management**

We know Montclair! Leasing, comprehensive tenant screenings, online rent collection, property inspections, itemized monthly e-statements & more. Contact Allegiance Property Management (703) 824-4704, [info@allegiancepm.com](mailto:info@allegiancepm.com) or [www.allegiancepm.com](http://www.allegiancepm.com).

### **EZPROTAXES.COM**

#### **HABLAMOS ESPAÑOL**

Tax Preparation for Individuals & Businesses; Help with Getting a Tax ID (ITIN) & EIN, Opening Small Businesses; Tax Professional Expertise, Bookkeeping. EZ PRO TAXES is an IRS Authorized E-File Provider. Available by Appointment. Call (571) 378-9899

### **EZ PRO TAXES LLC**

Preparación de Impuestos Personales y Negocios; Ayudamos a Tramitar Tú Tax ID (ITIN) & EIN, Apertura de Negocios, Corporaciones, LLC. Experiencia Profesional en Impuestos, Bookkeeping. EZ PRO TAXES is an IRS Authorized E-File Provider. Llámanos (571) 378-9899

### **Help Accounting Services, Inc.**

Individual and small business income tax preparation; payroll, bookkeeping. Montclair based business. Cheryl Singstock, CPA and Timothy Singstock, EA. (571) 594-6747 [Admin@HelpAccountingServices.com](mailto:Admin@HelpAccountingServices.com) Online at [HelpAccountingServices.com](http://HelpAccountingServices.com)

### **Marry Me Realty, LLC**

BEL O'NEILL, REALTOR - "Marrying Homes & Humans" Ask me for "home improvement" recommendations and more, to help you determine if you'll buy, sell, rent or stay! Direct: 703-585-2350 | [Bel@MarryMeRealty.com](mailto:Bel@MarryMeRealty.com) Brokered by Samson Properties 703-378-8810 (HQ) - ask for Bel O!

## Cleaning

### **A+ Flower Fresh Home Cleaning**

Flower Fresh Home Cleaning. Come home to a flower fresh house. Servicing Montclair residents for 38 years. Outstanding long-term employees. Excellent references. Call Michelle (703) 447-9248

### **B & L Cleaning Services**

Reliable and experienced on residential and commercial cleaning, serving in Montclair neighborhood since 2000. Family business operation, licensed, bonded, insured. (703) 216-7329

### **Cleaning Excellence**

Offering discounts for military and law enforcement. Montclair owned & operated. Licensed & insured, Residential & Commercial. Pet friendly, reliable & detailed. Free Estimates Call or Text (571) 242-0169 [www.cleaningexcellence.weebly.com](http://www.cleaningexcellence.weebly.com)

### **Flow's Metropolitan Cleaning Services**

Looking for top-notch cleaning services for your home or business? FMCS is here to provide one-time basic clean, a thorough deep clean, or specialized move in/move out services, we've got you covered. Call us directly at 571-207-9546

### **G&S Carpet Cleaning**

Professional steam cleaning. 3 areas \$80, 6 areas \$120, 10 areas \$180. Carpets, rugs, furniture, pet stains, deodorizer, water damage services also. (703) 987-0359

### **Husband and Wife Cleaning**

Reliable and experienced on residential and commercial cleaning, serving in Montclair neighborhood since 2000. Family business operation, licensed, bonded, insured. (703) 232-9036

### **R&M Cleaning Services**

Reliable and experienced. Good references. Flexible scheduling, reasonable rates. We are licensed, insured, employees covered through workers comp. We bring our own equipment weekly, biweekly, monthly, occasionally, one-time, move in/out, offices. For free in-home estimate call Maryen/Raul @ (703) 321-5335

### **Residential Full Service Cleaning**

Residential cleaning in your neighborhood. Available Monday – Sunday. Scheduled and last-minute appointments. Over 22 years of experience. Moving? We'll leave the place sparkling! Call Celia for a free estimate

(571) 426-2105.

## For Sale/Rent

### **Boat For Sale**

Pontoon boat 18ft. Needs some work. Price is negotiable. Call Lori at (914) 466-4973

### **Rental Cabin**

Spring Getaway, mountain cabin at Deep Creek Lake, MD. 4BR, 3BA, sleeps 10, WIFI, big TVs, grill, hottub. Five golf courses in area. [deepcreekvacations.com/booking/tips-up/1314-56671](http://deepcreekvacations.com/booking/tips-up/1314-56671). Call (301) 387-5999

## Home Improvement

### **A+ Home Improvement Services**

Excellent References. Handy Man Repairs: Dry Wall, Interior Painting, and Minor Plumbing. Locally owned - Serving PWC for over 20 years. Call/Text "CHUCK" (703) 615-5083. Free estimates.

### **A-Awesome! Joel Riggs**

Remodel & Repair Kitchen, Bath remodeling, interior/exterior painting, carpentry, wood rot repairs, drywall, realtor pre/post listing fix ups & homeowner violations. WE DO IT ALL! Class A Licensed/Insured. Safe, reliable. 25 years exp. Call Joel (703) 929-4676

### **Aqua Clean Solutions**

Housewashing/Roof cleaning. Call us for a free estimate at (703) 454-2222 or visit our website at [aquacleansolutionsinc.com](http://aquacleansolutionsinc.com).

### **C & R Remodeling**

Complete Bathroom and Kitchen Remodeling. \*Decks \*Screen Porch \*Gazebos \*Patios, etc. Insured and Bonded. Class A Contractor HIC, RBC. Free Estimates (571) 237-5483 [www.cnrremodelingandflooring.com](http://www.cnrremodelingandflooring.com)

### **GM Painting And Remodeling**

Elevate your home with expert craftsmanship! Licensed and insured, great references in the area. Professional handymen offering a wide range of services including painting, kitchen remodel, drywall repairs, construction, plumbing, power washing, and more! Contact us for a free estimate!



# BUY • SELL • TRADE • HIRE

## **Hoskins Electric, LLC**

Licensed & Insured. Military & Senior discounts. Since 1991, Complete electrical service contractor. Free estimates & Montclair housing specialist (breaker boxes, wiring, lighting & outlet). Call (703) 496-0777 [www.hoskinselectricpwc.com](http://www.hoskinselectricpwc.com).

## **JBS Plumbing**

Licensed & Insured. Water heater re-placement, main water line replacement, garbage disposal, additions, basement bath, new houses, drain cleaning, faucet repair and installation. Quality you can count on. Call (703) 732-4026

## **Mailbox & Post Repair**

Repair or replacement post. Sand, level, paint & secure post. Custom made post replacement. Also offering curb street numbers painting. Call (703) 599-8385. Email [lighthauling1@aol.com](mailto:lighthauling1@aol.com).

## **Melvin's Handyman Services**

Offers carpentry, remodeling skills for home improvement projects. Free estimates and reasonable rates. Licensed, insured and bonded. Call (571) 274-0006 Check out our website [www.melvinshandyman services.net](http://www.melvinshandyman services.net).

## **PRESSURE WASHING**

Mason's Pressure Washing Serving Fine Homes Since 1992. House Soft Washing, Exterior Window Washing, Concrete Cleaning, Roof Washing Treatment, Gutter Brightening and Gutter Cleaning. 540-340-WASH (9274) or [www.masonspressurewash.com](http://www.masonspressurewash.com)

## **Quality Handyman**

Quality Handyman work for an affordable price, FREE ESTIMATES, 20+ years' Experience. Plumbing. Electrical. Painting. Carpentry. Drywall. Pressure Washing. Gutters. Ask about our Handyman Special, All work is guaranteed, no job is too small! 540.446.8557 -Dakota 276.952.5781 -Larry [Qualityhandywork@yahoo.com](mailto:Qualityhandywork@yahoo.com)

## **RAF Painting & Pressure Washing**

Interior & Exterior painting & exterior staining, concrete sealing and pressure washing. Quality not quantity is the reason for A rating on

Angie's List. Free estimates, sterling references, Lic-Ins (540) 273-1781 or (540) 720-1713 & [rafords@yahoo.com](mailto:rafords@yahoo.com).

## **Rick's Drywall**

Commercial or Residential basements + additions. Acoustical Grid, water damages, small carpentry, light painting. Insured, free estimates. (240) 375-6278 [rjboivin2@gmail.com](mailto:rjboivin2@gmail.com)

## **Tony's Painting**

Pressure washing and all handyman services. Free estimates. Call Tony @ (703) 864-8821.

## **Landscape/Lawncare**

### **Aguilar's Tree Service and Landscaping, LLC**

Tree removal, lot cleaning, stump grinding, mulching, sodding, power washing. Retaining walls. Tree preservation and much more. Fully insured. Free estimates. (540) 212-1370 [aguilar1mario@gmail.com](mailto:aguilar1mario@gmail.com).

## **Annual Lawn Care Programs**

14 step program includes core aeration, overseeding, fertilizing, weed control, soil analysis. Catered to your lawn's specific needs. Call/text C and P Lawn Care at 703-789-2970 or email at [candplawncare@outlook.com](mailto:candplawncare@outlook.com) for your free estimate

## **C & P Lawn Care**

Lawn care programs, core aeration, mowing, landscaping, weeding, yard clean-up, mulching, hedge trimming, leaf removal, planting, and light hauling. Fully insured. Montclair resident. Free estimates. Call/Text (703) 853-2478

## **First Choice Lawn Care**

Professional Lawn and Landscape Maintenance. Mowing, Mulching, Shrub & Tree Pruning, Core Aeration, Seeding & Fertilization, Spring & Fall Cleanup, Hauling Snow Removal and much more. Free estimates. Licensed & Insured, Call or text (703) 447-9694

## **LAWN MAINTENANCE**

Mason's Lawn & Landscape Serving Fine Homes Since 1992 - A Custom Design, Build & Maintenance Company. Services Include: Mowing, Lawn Fertilization & Overseeding, Clean-up & Mulching, Trimming Shrubs,

Garden Visits, Snow Removal, Planting, Paver Patios & Walkways, Paver Sealing, Landscape Lighting 703-594-GROW (4769) [ryan@masonslandscape.com](mailto:ryan@masonslandscape.com) or [www.masonslandscape.com](http://www.masonslandscape.com)

## **Lessons/Tutor**

### **Talia's Tutoring Startup Kit**

TEENS: Launch your own tutoring business today. Talia's kit makes it easy for teens to start and run their own service. Customizable Google templates include everything she has learned from 5+ years of running her own business. [taliastutoring.com/kit](http://taliastutoring.com/kit)

## **Miscellaneous**

### **Dog Walking & Pet Sitting Service**

We are your neighborhood professional dog walking and pet sitting service. Trust, dedication, and loving care for dogs and cats since 2003. True companionship for your pets and peace of mind for you. Call (703) 445-8090, [pawkeepers@comcast.net](mailto:pawkeepers@comcast.net) or [www.pawkeeper-spitters.com](http://www.pawkeeper-spitters.com)

## **Junk Hauling**

Yards, basements, garages, attics clear, furniture & appliance disposal, storage clean out, sheds, hot tubs, also offering yard work, local light moving. Call (703) 599-8385 or [lighthauling1@aol.com](mailto:lighthauling1@aol.com)

**Do you want to advertise in the classified section of upcoming Montclairions? Please contact us at [communications@montclairva.com](mailto:communications@montclairva.com) or (703) 670-6187.**





Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1 Ad Hoc Signange (V) 10am	2
3	4	5	6 AAB (V) 4pm	7 WETA (IP) 7pm	8	9 ASHA (IP) 9am
10	11 Safety (V) 7pm	12	13 NTA (IP) 5:30pm BOD (IP & V) 6:30pm	14 PIR Cut Off @ 5pm Covenants (V) 7pm	15	16 <b>MPOA Annual Meeting (IP) @ 9am</b>
17	18 LMC (V) 7pm	19 BRB (V) 4pm	20 AAB (V) 4pm LFMC (V) 7pm	21 IHA (V) 7pm	22	23 <b>Spring Celebration</b>
24  ----- 31	25 B & F (V) 5:30pm Events (V) 7pm	26 FAB (V) 4pm Communications (V) 7pm	27 SRA (IP) 7:30pm	28 PIR Cut Off @ 5pm Covenants (V) 7pm	29	30 Birthday/Gotcha Celebration - Dog Park 10am

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  
FAB..... Financial Appeals Board
- 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



# April 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3 AAB (V) 4pm	4 WETA 7pm	5 Ad Hoc Signage (V) 10am	6
7	8 Safety (V) 7pm	9	10 NTA (IP) 5:30pm BOD (IP & V) 6:30pm	11 PIR Cut Off @ 5pm Dog Park (V) 5:30pm Covenants (V) 7pm	12	13 ASHA (IP) 9am
14	15 LMC (V) 7pm	16 BRB (V) 4pm	17 AAB (V) 4pm LMFC (V) 7pm	18 IHA (V) 7pm	19	20 <b>Montclair Beautification Day</b>
21	22 B & F (V) 5:30pm Events (V) 7pm	23 FAB (V) 4pm	24 SRA (IP) 7:30pm	25 PIR Cut Off @ 5pm Covenants (V) 7pm	26	27 Birthday/Gotcha Celebration - Dog Park 10am
28	29	30 Communications (V) 7pm				

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

# The Montclairion

Montclair Property Owners Association

3561 Waterway Drive

Montclair, VA 22025

PROFESSIONALLY MANAGED BY



## Do you live in a Sub-Association?

### **Alexander Square Homeowners Assoc.**

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.ih@gmail.com

Disclosures: Ruth Sisler - rsisler@yahoo.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

Board of Directors: NorthsideHOA@gmail.com

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 Larkin II

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: Alysha Hiller

Community Mgr: Jillian Cullinane (703) 221-8890

Email: jilliancavaliermgmt@gmail.com

Web: www.SouthlakeRecreation.com

### **Water's Edge Townhome Association**

Streets: Beachwater Ct; Inlet Pl; Spring Branch Blvd; Streamside Ct & Waters Edge Ct

President: Victor L. Ginoba Jr

Email: lawrence.gino@gmail.com

Community Mgr: Michelle Weisbrod (540) 645-6925

Email: michelle.weisbrod@fsresidential.com

Parking Information: (703) 385-1133