



THE

VOLUME 58 NUMBER 5 • MAY 2026

MONTCLAIRION

A NEIGHBORHOOD NEWSLETTER PUBLISHED BY THE MONTCLAIR PROPERTY OWNERS ASSOCIATION



Page 8 - Public Notice of Guideline Changes
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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.,** Louis Birdsong.....lbirdsong.mpoa@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

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Assistant General Manager

Bryant Bolden.....agm@montclairva.com

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Elizabeth Mckeone.....residentservices@montclairva.com

Lifestyle Director

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Lifestyle Assistant

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Resident Services Administrator

Stacey Weir.....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

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.

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.



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President's Message



Greeting Montclairions!

As summer finally arrives, bringing with it warmer weather and longer days, I hope this message finds you in good health and high spirits.

April was a productive month for the Board of Directors, as we held our final meeting of the year. A key focus was the ratification of both standing and ad hoc committees. I want to personally extend my gratitude to every Montclairion who submitted a Committee Volunteer Application. Congratulations to those appointed to our committees! These dedicated individuals have committed their personal time and energy to serve our community, and we are truly thankful for their contributions. Please join me in offering a heartfelt “thank you” to this year’s volunteers as we work together to achieve our shared goals.

While many positions have been filled, there are still opportunities to get involved. If you're interested in volunteering, it's not too late! Committee Volunteer Applications are available at the MPOA Office or on the MPOA website. Your participation is invaluable as we continue to strengthen our community.

As we move into May, we also begin a new fiscal year and bid farewell to the academic year. This is a time of renewed energy and excitement as we look ahead to the months to come. A quick reminder: please ensure that your annual assessments are paid promptly. These contributions are vital for maintaining and enhancing the quality of our community’s grounds, facilities, and amenities. Together, we help ensure that Montclair remains a place of pride for all of us.

The beach season officially kicks off Memorial Day weekend, and our lifeguards will be on duty to ensure everyone’s safety. If you haven't already, please make sure your CellBadge Recreational Pass information is up to date for smooth check-ins. Additionally, picnic area reservations for Members and their families opened on April 27th – for dates between May 26th and September 3rd – be sure to secure your spot!

We’re also excited about the upcoming events in May, including Food Truck Friday and the Memorial Day Cookout. These events are a wonderful opportunity for us to come together, enjoy delicious food, and create lasting memories as a community.

Lastly, I want to take a moment to wish a very special Mother’s Day to all of the mothers and mother figures in our community. Mother’s Day is a time to honor the incredible women at the heart of our families. May the day bring you happiness, peace, and love. I truly believe this will be a summer to remember. Let’s come together, celebrate the season, and continue to foster a warm, welcoming, and inclusive Montclair community.

All the best!

Brian Proctor

From the April 8, 2026 Board of Directors Meeting

- Approved design and preconstruction services for the final stage of the signage project by The King’s Mason.
- Approved the RFP for the MPOA Office and Dolphin Beach parking lots, to repair, resurface and restripe the asphalt.
- Approved the proposal from Premium Lawn and Landscape to add mulch to the area adjacent to the board walk at West Beach.
- Approved the adoption of the current revised Reserve Study.
- Approved the adoption of the current updated 5 Year Plan.
- Approved the Annual Meeting report from the Election Committee.
- Discontinued the Management Requirements Ad-Hoc Committee and Strategic Plan Ad-Hoc Committee.
- Appointed chairs to the MPOA standing and ad-hoc committees.
- Reappointed current members to the MPOA standing and ad-hoc committees.
- Appointed the 1st Vice President, 2nd Vice President, and Treasurer to serve, along with the President, on the Management Committee.
- Approved the Board of Director’s Liaison Roster for MPOA standing and ad-hoc committees.
- Approved scheduling the Community Blood Drive for Friday, October 16.
- Approved the addition of Friday as an optional participation day for Community Yard Sale Weekends, beginning with the Fall Yard Sale.
- Approved the addition of three Sunset Yoga Nights on June 12, 2026, July 3, 2026 and August 28, 2026 at Dolphin Beach, scheduled from 7:30 PM to 8:30 PM and to permit participants to BYOB.
- Approved the display of the Lions Club “Drug-Take-Back” banner at the Country Club/Waterway entrance the April 20-26, 2026.
- Denied holding a Special Meeting of the membership to amend the Bylaws to reduce quorum requirement to 20 percent, with a 2% reduction each time quorum for the Annual meeting is not met.
- Denied amending the motion to recover all Association financial documents from Iron Mountain and recover or destroy the files as designated.

Want more info?

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

COMMUNITY WATCH INCIDENT REPORT – MARCH 2026

SERIOUS INCIDENTS	PCT 1	PCT 2	PCT 3	PCT 4	W	Notes	MAR	FEB	JAN	DEC
Assault	1	1	1	1	-	Simple assaults with two arrests	4	1	7	2
Burglary / Att. Burglary	-	-	-	1	-	Incident on Holleyside	1	1	1	2
Drug / Alcohol Offense	-	-	-	-	1	DUI with arrest on Kevin Walker	1	2	5	3
Firearm Violation	-	-	-	-	-		0	0	1	0
Larceny / Theft	2	1	3	-	-		6	6	5	2
Robbery	-	-	-	-	-		0	0	0	0
Vandalism	-	-	-	-	1	Incident at Lake Montclair Shopping Center	1	1	1	6
Other Serious Incident	3	5	6	3	6	Multiple domestic incidents and Marcus Alerts, etc.	23	27	28	22
Total Serious Incidents	6	7	10	5	8		36	38	48	37
ROUTINE INCIDENTS	PCT 1	PCT 2	PCT 3	PCT 4	W	Notes	JAN	FEB	JAN	DEC
Animal Complaint	1	7	3	3	2		16	4	13	17
Disorderly / Noise Violation	-	5	1	1	4		11	4	7	9
Motor Vehicle Crash	-	1	-	-	11	Accidents at eight locations	12	5	4	7
Parking Violation	4	-	2	1	-	Multiple violations on Olivia	7	3	1	3
Suspicious Person / Vehicle	3	1	2	-	5		11	9	11	10
Traffic Control Incidents	-	-	-	-	47	Includes 41 vehicle stops at various locations	47	31	43	73
Trespassing	-	-	-	-	1	Incident in vicinity of the shopping center	1	3	3	0
Miscellaneous	4	3	1	18	46+	Includes proactive policing activities. Notes below.	72	45	44	45
Total Routine Incidents	12	17	9	23	116		177	104	126	164
TOTAL INCIDENTS	18	21	19	28	124		213	142	174	201

PCT 1: missing person report, warrant service, CPR/DOA response, and fireworks violation. **PCT 2:** CPR/DOA response and two warrants served. **PCT 3:** missing person report. **PCT 4:** missing person report, two warrants served, and 14 school checks. **Waterway:** curfew/loitering violation, 17 school checks, and numerous checks at Dolphin Beach, local businesses, and county park.

3rd FRI

BINGO NIGHT

BYOB | Prizes | Snacks & Drinks Available

Get ready for an exciting night filled with laughter, prizes, and lucky numbers!

FIRST COME, FIRST SERVED

MAY 8 | 7-9 PM

LET'S PLAY!

Requirements
A valid rec pass is required to attend

Location
Southlake Rec | 5070 Higgins Drive

MAY 15, 2026 **5-8 PM**

FOOD TRUCK

FRI DAY

DOLPHIN BEACH | 4398 SPILLWAY LANE

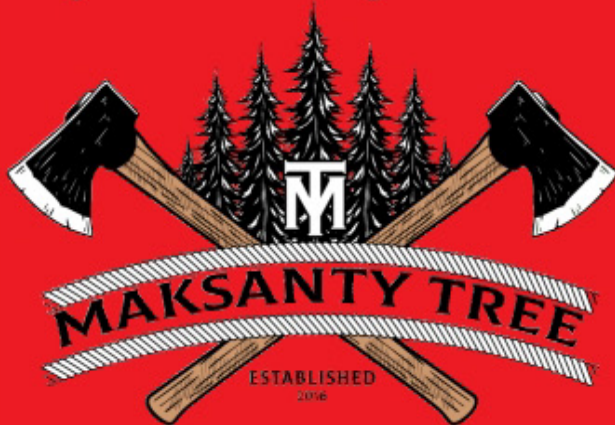
Check out our website to discover who's coming!
montclairva.com/food-truck-friday

MEMORIAL DAY

“Honoring the Brave, Remembering the Fallen”

Our office will be closed May 25th

Owned & Operated
by a Lake Ridge Native



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🌐 www.maksantytreet.com

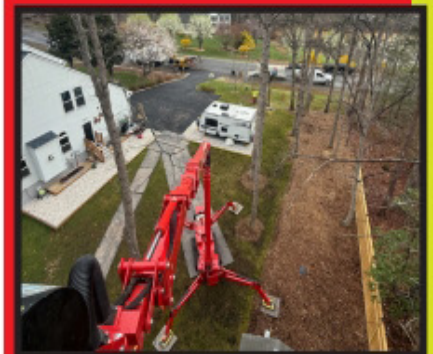
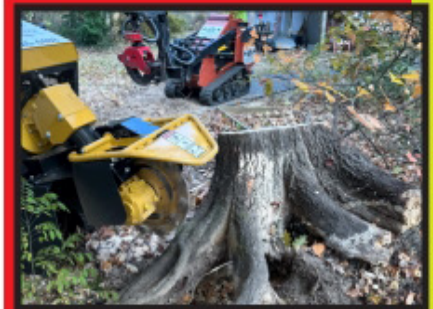
Is Your Yard Ready for Summer Storms?

Protect Your Home from Falling Limbs
and Prevent Costly Damage Before It Starts



We Also Specialize In:

- ✓ 24/7 Emergency Tree Removal
- ✓ Hazardous & Large Tree Removals
- ✓ Trimming, Pruning & Crown Reduction
- ✓ Forestry Mulching – Park-Like Finish Without Tearing Up Your Soil
- ✓ Stump Grinding & Removal



SCAN FOR
SERVICE REQUEST



PUBLIC NOTICE



The following Community Guidelines were amended at the March 11th, 2026, Board of Directors Meeting and will go into effect June 13th, 2026.

*Items in **RED** font denotes added text, ~~strikethrough~~ denotes deleted text.

5.4.46 Tree Removal

Pre-Approved:

A. Removal of trees with a diameter (caliper) less than six inches, measured six inches above the ground ~~ex-~~**cept** for any live vegetation within 100 feet of Lake Montclair (reference Section 5.4.8, regarding RPA requirements).

Quick Track:

~~A. In emergencies, the Management Agent can grant approval for tree removal, provided that he/she inspects the tree to be removed and deems it an imminent threat to life or property.~~

A. For a tree that is deemed to be dead, diseased, irreparably damaged, or posing an imminent threat to life or property, the Management Agent may grant approval for immediate removal. The property owner is required to submit supporting documentation and pictures for consideration.

Requirements and Restrictions:

A. The Covenants Committee must grant approval PRIOR to removal of any tree greater than six inches in diameter (caliper).

B. No live vegetation marked “no-cut” areas on the original plans may be cut without PRIOR approval from the Covenants Committee.

~~C. The Covenants Committee shall allow the removal of a tree that is obviously dead or diseased beyond recovery.~~

C. I. A copy of the appropriate County Permit or For any **proposed tree removal within the RPA buffer zone **PWC** written authorization **must** be submitted to the MPOA. ~~for any tree removal within the RPA buffer zone.~~**

D. In some cases, a ~~A~~ comprehensive report on the tree’s condition, health, safety, and/or value by a certified arborist **may be required** prior to the **Covenants Committee** approving or denying a removal request. ~~may be required.~~

E. Pruning may be recommended in lieu of removal.

F. Removal of tree stumps in the front yard is required (**Utility lines permitting**) Removal of tree stumps in the side yard of a corner lot is required.

G. The Covenants Committee may require the r~~Replacement of trees removed may be required.~~

H. The BOD may require removal of a tree.

~~I. A copy of the appropriate County Permit or written authorization must be submitted to the MPOA for any tree removal within the RPA buffer zone.~~



CHANGES TO LAKE MONTCLAIR WATER QUALITY MONITORING

BY: BUCK ARVIN, BOARD LIASION TO THE LMC

Lake Montclair provides a wide variety of water-related recreational activities for Montclairions. Many enjoy swimming at one of the three beaches; however, Montclairions should know the risks of swimming in our natural freshwater lake. Since 2021, Lake Montclair's water has been tested throughout the swimming season and results have been posted to ensure Montclairions know the current state of the lake water. Starting this year (2026), a new Water Quality Plan will be implemented aimed at reporting more accurate information. This new Plan will be using the Environmental Protection Agency (EPA) and Virginia Department of Health (VDH) water quality criteria when deciding to issue advisories. The overall goal is to provide information on water quality that will enable Montclairions to make decisions about swimming in the lake.

Last year (2025), the VDH adopted new criteria for when to issue swim advisories. The new criteria required that advisories be based solely on toxin concentrations in the water. Over the last five years the Department of Environmental Quality (DEQ) and Department of Health have analyzed over 400 water samples from locations around the state, while ~25% exceeded cell count thresholds, none had toxins that were above safe levels, indicating that high cell counts are not a direct, reliable indicator of health risk. VDH/DEQ determined that managing advisories based on actual toxin presence aligns better with EPA recommendations and reduces over-reporting. This change reflects a better understanding of the relationship between algae growth and toxin production. The updated policy ensures that action is taken based on the actual presence of dangerous compounds.

Prior to the new VDH criteria, VDH based their water quality advisories on cell counts of Cyanobacteria (Blue-green algae). Beginning in 2021, using the VDH criteria at that time, Montclair began testing and reporting on Cyanobacteria cell counts. Staying consistent with current criteria, MPOA will follow the VDH cyanotoxin levels criteria for issuing advisories starting in 2026. Issuing advisories based on toxin concentrations will increase certainty; when advisories are issued, it will mean that there is a substantial health risk from Cyanotoxins.

Identifying Cyanotoxin concentrations requires lab analysis and MPOA Management Staff have arranged for lab testing and processing. If it becomes necessary to issue swimming advisories, signs will be posted at the beaches, and information will be broadcast in weekly E-blasts. The new Water Quality Plan was created to ensure Montclairions stay informed of water quality issues that could have an impact on their health. For more information, the Water Quality Plan is posted on the Montclair website under the link: FOR RESIDENTS, Forms & Documents, then within Lake Montclair.

[MONTCLAIRVA.COM/FORMS-AND-DOCUMENTS](https://montclairva.com/forms-and-documents)

BEER ON THE BEACH / FOOD TRUCK FRIDAY

Friday, June 5th

Dolphin Beach | 4398 Spillway Lane



Valid recreation pass required to attend. Limit two guests per pass. | No pets permitted. | No glass permitted.

CHECK OUT MONTCLAIR'S HOT SPRING MARKET

PROPERTY ADDRESS	PRICE	REMARKS
15510 Ridgecrest Dr, Montclair	Sold in 4 days, \$21,000 over list	No finance, or inspection contingencies
15579 Golf Club Dr. Montclair	Under contract \$60,000 over in 5 Days	No inspections
15432 Skyline Dr. Montclair	Under contract \$15,000 over in 3 Days	No appraisal or inspections
15717 Renton Ct. Montclair	Under contract during Coming Soon for \$20,000 over list price	No home inspection
4743 Shadow Woods Ct. Montclair	Under contract \$16,500 over in 4 Days	No inspections, Full Appraisal Gap paid
15418 Beachview Dr. Montclair	Under contract \$32,500 over in 2 Days	No finance, appraisal or home inspection
16071 Deer Park Dr. Montclair	Under Contract \$10K over in 3 Days	
5146 Spring Branch Blvd. Montclair	Sold in 5 days at list price of \$465,000	No Appraisal

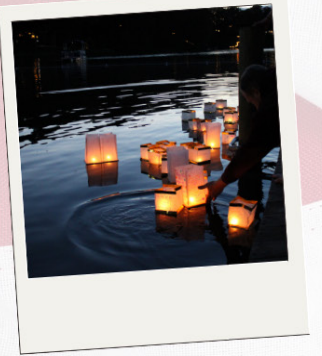
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[HonorableServiceRealty.com](https://www.HonorableServiceRealty.com)
Clientcare@yourhsrgroup.com





MEMORIAL DAY COOKOUT/ LANTERN LAUNCH

MAY

23

5PM - 9PM

Featuring FREE food from the grill, snacks, and non-alcoholic beverages from 5-8PM. It will be a beautiful day to gather and remember.

Live Music from Back to Zero - 5-8 PM

Lantern Launch at the dock - 8:30PM

Valid Recreation Pass required to attend

2 guests per valid Recreation Pass

NO pets are permitted at MPOA Events

DOLPHIN BEACH

4398 Spillway Lane, Montclair, VA 22025

Volunteer:

tinyurl.com/mpoacookout

ASSESSMENTS



WHAT ARE ASSESSMENTS?

Assessments pay for amenities such as landscaping, lake maintenance, community events, and other services. Assessments can be paid either in full at the beginning of the fiscal year, or in twelve monthly installments. The fiscal year runs May through April, and the annual assessment is due May 1. Monthly assessments are due on the first day of each month. Any assessment received after the tenth of the month will incur a \$35 late fee. Payment coupons will NOT be sent this year. Please see the column to the right for payment methods. Dues for the 2026-2027 fiscal year are \$900 or \$75 a month for twelve months. The trash assessment is \$251.40 for the fiscal year or \$20.95 monthly. Please be reminded that your trash account is separate and begins with M2.

**IF YOU HAVE ANY QUESTIONS,
PLEASE CONTACT THE OFFICE
AT ACM@MONTCLAIRVA.COM
OR 703-670-6187**

HOW TO PAY

CLICK PAY

ClickPay is our preferred way of accepting owner payments. We invite you to make individual or automatic payments online through ClickPay from your smartphone, tablet, or other media device. Payments can be made by e-check (ACH) now for FREE or by all major credit cards for a fee. Get started by creating your account at www.ClickPay.com/FirstService. Through ClickPay, owners may make one-time or recurring e-check or credit card payments (Visa, Master Card, Discover, American Express) online or over the phone (1-888-354-0135 fees may apply). Please allow 3-5 business days for the payment to reflect on your Assessment account to avoid any potential late fees.

IN OFFICE OR BY MAIL

Payments can be made in-person at the MPOA office by check or money order. Owners must ensure the proper account number is listed when submitting payments to the MPOA office to ensure payment is allocated to the correct account. Payments placed in the dropbox outside of the office after 5 p.m. on the assessment deadline will incur a late fee.

Payments may be mailed to :

Montclair Property Owners Association
C/O FirstService Residential
P.O. Box 30403
Tampa, FL, 33630-3403

Checks should be made payable to Montclair Property Owners Association and include the account number to which the payment should be applied.

ASSESSMENTS



USING CLICKPAY

ClickPay is our preferred way of accepting owner payments. We invite you to make individual or automatic payments online through ClickPay from your smartphone, tablet, or other media device. Payments can be made by e-check (ACH) now for FREE or by all major credit cards for a fee. Get started by creating your account at www.ClickPay.com/FirstService.

Paying Your Annual Assessment In Full

If you would like to pay your annual assessment or trash assessment in full, click the "Pay Now" option, followed by "edit" next to "alternative amount" and enter the full amount you wish to pay.

Please note: There is not an autopay feature to pay an assessment annually. The autopay options below can only be used to pay your assessments monthly.

Autopay Features For Paying Assessments Monthly

Fixed Amount:

This autopay configuration allows the owner to enter a specific amount to be paid only. The payment will always run in that amount, regardless of account balance. With this autopay configuration, the payment amount will NOT adjust automatically, and the owners must manually log in to their ClickPay account each time that an assessment rate changes and update the amount of their autopay.

Full Amount Due:

This autopay configuration will pull a payment for the full balance due on the account, including all charges regardless of what it is (including for example: late fees, collections charges, violations, etc. where applicable). This autopay configuration will automatically adjust whenever the rate changes.

Full Amount Due With A Maximum:

This autopay configuration will pull a payment for the full balance due on the account up to a maximum payment amount of their choosing. This autopay configuration will pull a payment to include all charges on the account (as with the full amount due), however if their full balance is greater than the maximum they've set, their payment will only run in that maximum amount, leaving them with a balance due.

Recurring Charges and Scheduled Assessments Only:

This autopay configuration will always run in the amount of all recurring assessments on the account. This includes the monthly assessment or trash assessment, depending on the selected account. This autopay configuration will never include any prior account balances, late fees, collections charges, violations, or any other one-time charges (these would need to be paid separately from their autopay).

LEARN MORE AT: MONTCLAIRVA.COM/ASSESSMENTS

SUMMER SNAPSHOT

Check out the events coming to Montclair this summer!

May	2-3 Community Yard Sale 8 Bingo Night 15 Food Truck Friday 15 Swim Clinic	16 Swim Fest 23 Memorial Day Cookout/Lantern Launch
June	5 Beer on the Beach/ Food Truck Friday 6 Yoga on the Beach 12 Sunset Yoga	13 Montclair Kids Fest! 26 Teen/Pre-Teen Beach Party 28 Montclair Triathlon
July	3 Sunset Yoga 4 Independence Day Celebration 10 Beer on the Beach/ Food Truck Friday	11 Yoga on the Beach 17 Summer Movie Night 24 Food Truck Friday
August	1 Cardboard Boat Regatta 1-2 Block Party Weekend 7 Cornhole Tournament/ Beer on the Beach	8 Yoga On the Beach 14 Summer Movie Night 21 Food Truck Friday 28 Sunset Yoga

703-670-6187
montclairva.com/events

**A valid recreation pass
is required to attend
MPOA events.**



**NO pets are
permitted.**



KIDS' DOMINION



WEST BEACH



DOLPHIN BEACH



BEAVER LANDING

PICNIC RESERVATIONS

Each of our awesome amenities boasts a picnic zone fit for a party squad of 25 to 60 guests, depending on where you're at. When beach season rolls in, these spots are up for grabs to host your epic shindigs! Here are some rules to keep in mind as you get ready to save your spot.



Reservation of picnic areas is limited to Members in good standing who possess a valid Montclair Recreation Pass.



Events must comply with the Community Guidelines, this includes remaining tidy and restricting alcohol.



Guests without a valid Recreation Pass attending functions at the picnic areas must utilize street or other alternate parking.

To reserve a space, residents must fill out a Picnic Area Reservation form. This can also be done online through FSR Connect. The form and a tutorial for Connect can be found at montclairva.com/picnic-reservations.

Limit one active reservation per household.

In addition to the Picnic Area Reservation for Private Functions form, Members must submit the following documentation:

1. Copy of the declaration page of their homeowner's/renter's insurance policy;
2. Complete list of guests attending the function, submitted no later than 4 working days prior to the requested reservation date.

Failure to provide the complete (first and last name) guest list by the due date will result in the cancellation of the reservation by management staff.



FIXED RATE ANNUITIES

Protect and grow with Staysail MYGA.

3 YEAR 5.60%	5 YEAR 6.30%	7 YEAR 6.50%
-------------------------------	-------------------------------	-------------------------------



JOHN WEINER
CALL OR TEXT 703-670-3333
JWEINER@OSAICWEALTH.COM
4213 DALE BLVD WOODBRIDGE VA 22193

Rates are simple interest as of 10/22/2025. Rates vary by California. These rates only apply with \$100,000 or more in premium. Knighthead Life is the brand name of Knighthead US Holdings, Inc. and its subsidiaries, Merit Life Insurance Co. ("Merit Life") and Knighthead American Life Insurance Company ("MALIC").
Staysail is a multi-year guaranteed annuity which is issued by Merit Life Insurance Co. and only available in certain states. Staysail Policy Form: ICC23-FAT05-0223 (subject to state variations). Policy form numbers and provisions may vary. Guarantees are backed by the claims-paying ability of the issuing company.
Merit Life Insurance Co. is rated A- (renewed) as of November 7, 2024 by AM Best. For the latest AM Best's Credit Rating, access www.ambest.com. Please note this rating does not apply to any investment product and is subject to change.



Discover...

what sets us apart!

Preschool - 8th Grade



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CELEBRATING MONTCLAIR'S GRADUATES

IF YOU HAVE A HIGH SCHOOL OR COLLEGE GRADUATE,
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BY MAY 5TH

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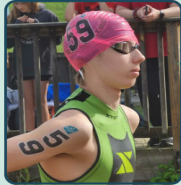
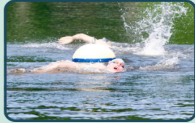


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Venture into the Wild

The Lake Montclair Swim Festival is set for May 16th. Consider participating in this unique event, volunteer or cheer on others at Dolphin Beach.



* Register today!



750m race
sold out

Registration ends
May 8th*

Saturday, May 16th

Events:

5K

2.5K

1.5K

750M*

if reach capacity, that
distance will close before
5/8 for safety purposes



LAKE MONTCLAIR SWIM CLINIC & SWIM FESTIVAL

POTOMAC MARLINS CLINIC



CLINIC MAY 15TH 5:30-6:30 PM
@ DOLPHIN BEACH

FREE TO ALL PARTICIPANTS IN SWIM FESTIVAL,
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* RECREATION PASSES *



RENEWING PASSES

After payment of the annual or appropriate monthly MPOA assessment, Recreation Passes for FY27, 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 as soon as possible.

SETTING UP NEW PASSES

Step 1: CREATE AN ACCOUNT

visit: 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. 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?
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 **703-670-6187**

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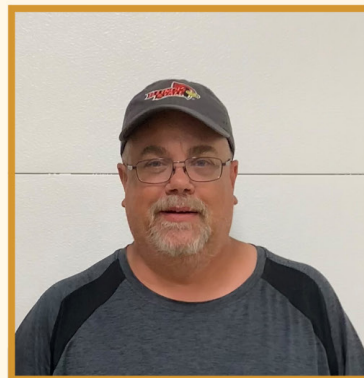
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CELEBRATING OUR ASSOCIATES



ELIZABETH MCKEONE
Resident Services Manager
20 Years at Montclair



STU LOCKWOOD
Lead Maintenance Tech
3 Years at Montclair



Join Our Committees! Chairs and Members Needed

Step up and make a difference in your community! Whether you're simply joining a committee or taking the lead as chair, your voice truly matters.

Getting involved is a great way to connect with neighbors, share your ideas, and play an active role in decisions that shape where you live. Serving as a chair offers an even greater opportunity to guide projects, inspire collaboration, and make a lasting impact.

No matter how you choose to participate, your involvement helps build a stronger, more vibrant community for everyone!

Now's the time to make your mark! Grab the application form at the MPOA Office, montclairva.com/forms-and-documents or montclairva.com/committees

Covenants

Help preserve and enhance the quality of our community by joining the Covenants Committee. This group reviews Property Improvement Requests (PIRs) and helps ensure homes are maintained with visual harmony, good repair, and standards that protect property values and safety. We're also looking for a committee chair to help guide discussions and lead this important work!



Kids' Dominion Replacement Ad-Hoc

Make a meaningful impact in our community by joining the Kids' Dominion Replacement Ad-Hoc Committee. This group is dedicated to researching options, defining needs, evaluating proposals, and recommending the best plan to the Board of Directors for a new Kids' Dominion playground. Whether you bring fresh ideas or simply want to stay involved, your voice can help shape a safe, fun, and inspiring space for families!



YOGA @ LAKE MONTCLAIR

JUN | 6th | 8AM | Yoga on the Beach
12th | 7:30PM | Sunset Yoga

JUL | 3rd | 7:30PM | Sunset Yoga
11th | 8AM | Yoga on the Beach

AUG | 8th | 8AM | Yoga on the Beach
28th | 7:30PM | Sunset Yoga

SEP | 5th | 8AM | Yoga on the Beach

YOGA ON THE BEACH → WEST BEACH
SUNSET YOGA → DOLPHIN BEACH

MONTCLAIRVA.COM/YOGA-ON-THE-BEACH



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





Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2 Community Yard Sale
3 Community Yard Sale	4	5 SLL (V) 7pm	6 AAB (V) 4pm SLC (V) 7pm	7	8 BINGO! Night 7-9pm	9 ASHA (IP) 9am
10	11 Safety (V) 7pm	12	13 BOD (IP & V) 6:30pm	14 PIR Cut Off @ 5pm NOB(V) 6:30pm Covenants (V) 7pm	15 Food Truck Friday 5-8pm Swim Clinic	16 Swim Fest
17	18 LMC (V) 7pm	19 BRB (V) 4pm	20 AAB (V) 4pm LFMC (V) 7pm	21	22	23 Memorial Day Cook-out/Lantern Launch 5-9pm
24 <hr/> 31	25 Office Closed	26 Election (V) 11am B & F (V) 5:30pm Events (V) 7pm	27 SRA (IP) 7:30pm	28 PIR Cut Off @ 5pm Covenants (V) 7pm	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
 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



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3 AAB (V) 4pm	4	5 Beer on the Beach/Food Truck Friday 5-9pm	6 Yoga on the Beach 8-9am
7	8 Safety (V) 7pm WETA (V) 7pm	9	10 BOD (IP & V) 6:30pm	11 PIR Cut Off @ 5pm Covenants (V) 7pm Dog Park (V) 4pm	12 Sunset Yoga 7:30-8:30pm	13 Montclair Kids Fest! 10am-2pm ASHA (IP) 9am
14	15 LMC (V) 7pm	16 BRB (V) 4pm	17 AAB (V) 4pm LMFC (V) 7pm	18	19	20
21	22 B & F (V) 5:30pm Events (V) 7pm	23	24 SRA (IP) 7:30pm	25 PIR Cut Off @ 5pm Covenants (V) 7pm	26 Teen/Pre-Teen Beach Party 7-9pm	27
28 Montclair Triathlon	29	30 Election (V) 11am				

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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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
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: jilliancavaliermgt@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: jilliancavaliermgt@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: jilliancavaliermgt@gmail.com
Ops Mgr: Dan Cullinane
Email: operationscavaliermgt@gmail.com

Southlake Recreation Association

President: Jennifer (Jenn) Bream
Community Mgr: Jillian Cullinane (571) 208-7845
Email: jilliancavaliermgt@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: Katrina Erb (540) 645-6927
Email: Katrina.Erb@fsresidential.com
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