MONTCLAIRION

A NEIGHBORHOOD NEWSLETTER PUBLISHED BY THE MONTCLAIR PROPERTY OWNERS ASSOCIATION



Page 8-9 - Call for Candidates
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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
2 nd VP, Tracy Hansen	odudztracy@msn.com
Treasurer, Chris Williams	c.williams.va@gmail.com
Secretary & Precinct 1 Rep., Fred Ras	shfredrashmpoa@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
Lawrence Doane	ldoane.mpoa@gmail.com

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

Management Staff

General Manager

Adam Werle	gm@montclairva.com
Assistant General Manager	

Bryant Bolden.....agm@montclairva.com Resident Services Manager

Elizabeth Mckeone....residentservices@montclairva.com

Lifestyle Director

Kim Monell lifestyle@montclairva.com

Lifestyle Assistant

Izzy Hansencommunications@montclairva.com

Assistant Community Manager

Nicole Butz.....acm@montclairva.com

Resident Services Administrator

Stacey Weir......covadmin@montclairva.com

Resident Support Specialist

Lance Logan...... 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.

<u>Assessments</u>

Effective May 1, 2025, 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 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.

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, nonmember 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

Season's Greetings Montclairions!

As we approach the end of yet another productive year, the MPOA Board of Directors and FSR Management Staff would like to extend our warmest wishes to you and your families. We hope this time of year brings joy, peace, and meaningful connections with your neighbors, families, and friends.

With winter weather upon us, please be mindful of seasonal safety. Please take extra caution on icy sidewalks and roads, keep your walkways and driveways clear, and report any hazardous areas to the MPOA Management Staff so we can address them promptly. Your safety is a top priority, and working together helps ensure a safe environment and community for all.

We're also pleased to announce the Budget and Finance Committee is conducting the first of three annual Town Hall Budget Presentations on Tuesday, December 9th, at 7 PM. This meeting offers an important opportunity for Owners to review community expenses, upcoming projects, and financial planning for the fiscal year ahead. We encourage all residents to attend and participate in the discussion.

Lastly, Saturday with Santa is scheduled for December 13th! Bring the little ones for photos, treats, and a chance to share their holiday wishes to Santa. And for our four-legged family, Santa Paws begins at 10 AM. Get a picture for memories to share!

Wishing you all a happy, healthy, and safe holiday season and a Happy New Year. May 2026 bless you with wealth, health, and happiness.

All the best!

Brian Proctor



BOARN BRIEFS

From the November 12, 2025 Board of Directors Meeting

- Approved the BrightView proposal of \$3,363.55 to plant 3 Sweet Bay Magnolia trees.
- Approved modifications to Article 5 to change all references of Covenants Director and Covenants Manager to Management Agent.
- Approved modification to Article 5 Section 5.4 General (see Public Notice).
- Approved the revised PIR form (see Public Notice).
- Waived the enforcement of a portion of Community Guideline 4.2.1 to allow Montclair residents and their guests to view the Holiday Boat Parade on December 6th, 13th, and 20th, 2025.
- Approved holding the Volunteer Banquet on Wednesday, Feburary 25th, 2026, at the MPOA Office at 7pm.
- Approved not holding the New Member Reception this year.
- Waived the vendor fee for the Montclair Community Library at community market style events.
- Approved the Victory Dog Park events calendar for 2026.
- Named Timothy Beatty and Mary Beatty as the recipients of the 2025 Distinguished Montclairion Service Award.
- Appointed Jennifer Bream to the Fitness Committee.
- Appointed Russell Smith to the LFMC.
- Suspended Sections II B, C, and F of MPOA Policy Resolution No. 25-001 for October and November 2025, halting late fees, interest, and acceleration notices for owners impacted by the 2025 government shutdown. Affected owners must notify the Association by November 30, 2025 to qualify.
- Denied changing Community Guideline 5.4.46.
- Amended Community Guidelines Article 4, 4.1.6 Pets (see Public Notice).
- Denied rescinding the motion from October 8, 2025 to establish an ad-hoc committee to discuss feasibility of and propose potential guidelines for Little Free Libraries within the Montclair Community.
- Denied Honorable Service Reality's participation in the 2025 Santa Paws Event.







DAMIENN WHITEMaintenance Technician
14 Years at Montclair



IZZY HANSENLifestyle Assistant
2 Years at Montclair



LANCE LOGANResident Support Specialist
1 Year at Montclair

COMMUNITY WATCH INCIDENT REPORT – OCTOBER 2025

SERIOUS INCIDENTS	PCT 1	PCT 2	PCT 3	PCT 4	w	Notes	ОСТ	SEP	AUG	JUL
Assault	-	-	1	-	-	Domestic incident with arrest for simple assault	1	5	3	2
Burglary / Att. Burglary	-	-	-	-	-		0	3	2	1
Drug / Alcohol Offense	-	-	-	-	-		0	2	4	0
Firearm Violation	-	-	-	-	-		0	0	0	0
Larceny / Theft	2	-	2	2	3	Larcenies at 8 locations and 1 shoplifting incident	9	6	8	4
Robbery	-	-	-	-	1	Incident in the vicinity of Waterway at Cardinal	1	0	2	0
Vandalism	1	-	-	-	1	Incidents at Lansdale and the county park	2	4	0	4
Other Serious Incident	3	2	4	2	4	Fight, domestic (5), suicide (2), person-in-crisis (5), etc.	15	10	21	26
Total Serious Incidents	6	2	7	4	9		28	30	40	37
ROUTINE INCIDENTS	PCT 1	PCT 2	PCT 3	PCT 4	w	Notes	ост	SEP	AUG	JUL
Animal Complaint	3	4	3	1	2		13	7	12	9
Disorderly / Noise Violation	2	4	-	1	-		7	15	16	11
Motor Vehicle Crash	-	-	1	1	5	Accidents at six different locations	7	10	7	12
Parking Violation	-	-	-	3	-	Violations on Holleyside and Spring Branch	3	15	14	16
Suspicious Person / Vehicle	2	-	2	-	2		6	6	8	7
Traffic Control Incidents	-	-	-	-	51	Includes 44 traffic stops at locations on Waterway	51	30	61	52
Trespassing	-	-	-	-	-		0	2	3	3
Miscellaneous	-	2	3	8	23	Includes proactive policing activities. Notes below	36	47	38	21
Total Routine Incidents	7	10	9	14	83		123	132	159	131
TOTAL INCIDENTS	13	12	16	18	92		151	162	199	168

PCT 1: none. PCT 2: fireworks violation on Lazy Day Lane and missing person report (resolved). PCT 3: warrant service on Melody and Keswick and missing person report. PCT 4: school checks (6) and radar checkpoints on Spring Branch. Waterway: school checks (11), business checks (5), county park checks (4), warrant service, CPR/DOA incident, and one other high priority incident (FD).



PIR Schedule

PIR REVIEW

Property Improvement Requests are reviewed by the Covenants Committee on the second and fourth Thursday of each month. Completed PIRs that are submitted to the MPOA office by 5 p.m. the day of the current meeting will be reviewed at the following meeting. To the right is a list of meeting dates and submission deadlines.

(1)	Contact Us
	703-670-6187
	/03-0/0-010/

PIR CUT-OFF	COVENANTS MEETING
12/18/2025	01/08/2026
01/08/2026	01/22/2026
01/22/2026	02/12/2026
02/12/2026	02/26/2026
02/26/2026	03/12/2026
03/12/2026	03/26/2026
03/26/2026	04/09/2026
04/09/2026	04/23/2026
04/23/2026	05/14/2026
05/14/2026	05/28/2026
05/28/2026	06/11/2026
06/11/2026	06/25/2026
06/25/2026	07/09/2026
07/09/2026	07/23/2026
07/23/2026	08/13/2026
08/13/2026	08/27/2026
08/27/2026	09/10/2026
09/10/2026	09/24/2026
09/24/2026	10/08/2026
10/08/2026	10/22/2026
10/22/2026	11/12/2026
11/12/2026	11/24/2026
12/03/2026	12/17/2026
12/17/2026	01/14/2027

MONTCLAIR BOARD OF DIRECTORS NEEDS YOU!

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

The upcoming Annual Meeting and Election (March 14, 2026) is a golden opportunity for candidates to step forward and represent their fellow Montclairions. We urge you to learn more about the role of the Board of Directors and contemplate running for one of the four At-Large Director positions for a three-year term.

What's My Role?



As an At-Large Director you will be one of an eleven-member board: seven At-Large Directors and four Precinct Representatives. This year we will be electing four At-Large Directors.



As a Director, you will be taking on a crucial fiduciary role, a strategic role in developing and enforcing the association's policies, and a role in meeting the community's current and future objectives.

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

What qualifications do I need?



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



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

What time commitments will I be making?



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



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

I'm interested, what do I do now?



We appreciate your interest and encourage you to act by sending a **completed Call for Candidates form** with a candidate photo and election statement (see Call for Candidates form for more details) to residentservices@montclairva.com **no later than Wednesday, December 10, 2025.**



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

MAKE A DIFFERENCE AND GET INVOLVED!



Montclair Property Owners Association

CALL FOR CANDIDATES

Board of Directors Candidate Form

Montclair Needs YOU!

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

The Board of Directors is looking for candidates to fill four Director positions. The election for these vacancies will be held at the Annual Meeting on Saturday, March 14, 2026. Those elected will serve a three-year term (2026-2029). To be eligible you must be a member of the Association in good standing.

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

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

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

Due no later than 5 p.m., Wednesday, December 10, 2025 to the MPOA OFFICE

Name:			
Address:		Precin	nct:
# of Years as a Montclair Resident:	Phone:	(h)	(c)
Email Address:			
I certify that this form and the attached Election	n Statement is true and co	errect to the best of my knowle	edge and belief.
Signature		Date	

Candidates will be listed in the Montclairion in the order in which they are received.

SMILE WITH CONFIDENCE

Your teeth matter



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

\$35 for Limited Exam + Xrays

Free home whitening kit for new patients



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Honorable Service Realty Believes in Giving Back to Our Community

At HSR, we believe Serving our Community is more than just delivering quality Real Estate Services.

That's why we are committed to building connections, supporting local causes, and giving back to the people and organizations who make our community so special.

Sponsoring and Hosting Community Events

Manassas, Woodbridge

Henderson 5K
Pattie Elementary Gauntlet
Educational Workshops
Montclair Swim Team
Trunk or Treat
Junk & Donation Days
Mom's Night Out
Paint and Sip Night









Charitable Donations

Leashes of Valor Annual Fire Chief Drive Street Light Food Pantry Veterans Fishing Adventure

> Boy Scouts Arcadia Farms PWC Animal Shelter.

Stay informed on upcoming events. Scan QR Code or go to

HonorableServiceRealty.com/Events



Honorable Service Realty You Are Our Mission HonorableServiceRealty.com Clientcare@yourhsrgroup.com



MPOA

SCHEDULE

09 DEC. 2025

TOWNHALL BUDGET PRESENTATION

7PM - HYBRID - 3561 WATERWAY DRIVE

13 JAN. 2026

TOWNHALL BUDGET PRESENTATION

7PM - HYBRID - 3561 WATERWAY DRIVE

10 FEB. 2026

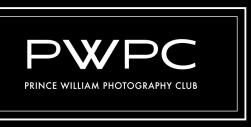
TOWNHALL BUDGET PRESENTATION

7PM - HYBRID - 3561 WATERWAY DRIVE

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







https://pwphotoclub.org

WHERE:

Montclair Community Library 5049 Waterway Drive Dumfries, Virginia 22025



Second Monday of each month from 6-7:30PM Based on meeting room availability. See our website calendar for the latest schedule.



pwphotographyclub@gmail.com



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J. DAVID ALACHNOWICZ, DDS

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- · Restorative procedures
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- Root Canal Therapy
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- · Smile Makeover (Porcelain veneers)
- · Tooth-Colored Fillings
- Total Family Hygiene Care



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- Purchase one pair of glasses. 50% off second pair.



Personal attention by Dr.Wynn and our friendly staff!

> Call: 703-221-3575

New and existing patients are eligible.

Same day purchase. Exclusions may apply.

Wynn Family Eyecare

17614 Main St., Dumfries, Va. 22026

PUBLIC NOTICE



Montclair Property Owners Association **Property Improvement Request – PIR**

PIR Form: 05-20 Submit to CovAdmin@montclairva.com

Name:	Sub-association:
Street Address Only:	
Daytime Phone:	
Email:	
appearance of their home or lot r MPOA, covadmin@montclairva.co completed PIRs within 45 days of public forum. See the MPOA caler the MPOA relating to the vote's of	must complete a PIR form and submit the PIR and all necessary attachments to must complete a PIR form and submit the PIR and all necessary attachments to me, or submit through FSR Connect The MPOA shall act upon all PIR's deemed a receipt. All PIRs are reviewed by the Covenants Committee twice a month in andar on Montclairva.com for schedule and venue. You will receive a letter from outcome and when the project can begin. Please Review Article 5 Guidelines
Description of the Froject.	se add size (length x width x height) of improvements, as well as erials, colors, and locations.
Make this section larger.	
Estimated Start Date:	Estimated Completion Date:
Home Owner's Signature Signatures of your surrounding neig	Signature Date ghbors are required. Signing does not imply consent nor approval of your
Home Owner's Signature Signatures of your surrounding neig	Signature Date
Home Owner's Signature Signatures of your surrounding neig neighbor's project. You are only st	Signature Date ghbors are required. Signing does not imply consent nor approval of your ating you have been informed of the project(s). Contact the MPOA Office for more information regarding
Home Owner's Signature Signatures of your surrounding neig neighbor's project. You are only sta Neighbor's Signature	Signature Date This project (s). Contact the MPOA Office for more information regarding street Address Only Street Address Only Signature Date Signature Date Signature Date
Home Owner's Signature Signatures of your surrounding neigneighbor's project. You are only standard Neighbor's Signature Owner Renter	Signature Date For information reparding this PIR. Street Address Only Figure Date Signature Date Notify Me



Support Documents to attach: requirements	Items required to be acknowledged by initials
These represent the minimum requirement, and	
additional information may be requested. See	I have read the guidelines for my project.
Section 5.4 of the Architectural Guidelines for details.	
Please check all boxes that apply to your project.	I understand my lot may be inspected for my
	projects.
**See new verbiage below. Construction plats are needed when property	
boundaries and setbacks are critical, e.g., fences, sheds.	I understand that I am responsible for county
	approval (e.g., permit and zoning) and code
☐ A site map is required for locations, e.g., landscape.	compliance and that approval of the PIR does not
Trees to be removed need to be noted on the plat and	Approval of the PIR does not constitute county
physically marked (e.g. bright ribbon) on the property.	approval.
6	I understand I have the right to appeal.
Color Samples or specifications are needed to provide color,	
style, and material, e.g., siding, paint, windows, doors,	I understand that trees requested to be removed
	must be physically marked (e.g. bright ribbon.)
sketch, photo, and/or construction plans	index be physically marked (e.g. bright hbbern)
☐ Alterations require a sketch or photo for size and	Laster and a death a rise Drives William County
dimensions, in addition to the above. Major 5	I acknowledge that prior Prince William County approval is required for any projects that are
construction, e.g., additions, require drawings and plans.	within RPA.
A diagram, sketch, or photo is needed to show	
affected locations on the house, modifications, additions,	I understand that if ownership should change
or replacement of architectural features.	before the Covenants Committee reviews the
	request, the new homeowner takes ownership of
□ Docks –Permits, Master Dock Reference and items	the PIR.
referenced in the RPA Changes.	
	**Property Plats are needed for many projects, e.g. fences
☐ Sub-association approval letter or email	sheds, decks, porches, patios, walkways, and tree removal
Projects within the RPA	Draw the project(s) on the plat and include dimensions of
RPA Changes – a copy of your plan, RPA approval from	the project and the distance from the project(s) the the
Prince William County, and, if in a sub-association, an	property lines.
approval by the sub-association.	
Approval from Prince William County Environmental Services	<u>. </u>
Construction material and storage - If applicable, a plan or	
narrative explaining how construction equipment will access t	he
property and how and where materials will be stored on the	
property.	
For Office Use Only Property Acc	ount No:
Ruling: ☐ Approved ☐ Denied ☐ Contingent A	pproval 🔲 Tabled 🔲 Deferred to Board
☐ Approved by Covenants Manager	Precinct:
Remarks:	Date:





Montclair Property Owners Association Property Improvement Request – PIR

Submit to: CovAdmin@montclairva.com

Name:	Sub-association:
Street Address Only:	
Daytime Phone:	Email:
appearance of their home or lot must co at the on-site office at 3561 Waterway D Volunteer Covenants Committee twice	st (PIR) - Property owners that desire to add to and/or alter the exterior implete a PIR form and submit the PIR and all necessary attachments to MPOA rive or via email at CovAdmin@montclairva.com . All PIR's are reviewed by the a month in a public forum. See the MPOA calendar on Montclairva.com for the MPOA relaying the outcome and when the project can begin. Please ticle 5.
<u>Description of the Project:</u> Please include the location and size (le	igth x width x height) of improvements, as well as materials used and colors
Estimated Start Date:	Estimated Completion Date:
 Homeowner's Signature	Signature Date



Signatures:

Signatures of neighbors that are impacted by the project(s) are required. Please see MPOA Community Guidelines, Article 5, Obtaining Neighbor Acknowledgment.

Neighbor's Signature

Street Address Only

Signing does not imply consent nor approval of this PIR. You are only stating that you have been informed of the project(s). Contact the MPOA Office for more information.

Owner		Renter 🗆	Address			
 Owner		Renter 🗆	Address			
 Owner		Renter 🗆	Address			
Owner		Renter 🗆	Address			
These		imum requirements, ar	nd additional information may be requested. See MPOA ase check all boxes that apply to your project			
	tree removal. Dr		ojects, e.g. fences, sheds, decks, porches, patios, walkways, and e plat and include dimensions of the project and the distance s.			
		_	applicable, a plan or narrative explaining how construction dhow and where materials will be stored on the property.			
	Alterations require a sketch, photo and /or construction plans for size and dimensions. Major construction, e.g., additions, require drawings and plans.					
	Docks - See MPOA Community Guideline, Article 5 for required Permits, Master Dock Reference and items referenced in the Resource Protection Area (RPA) Changes.					
	Sub-association approval letter or email.					
Items	required to be a	cknowledged by init	ials:			
	I have read the g	guidelines for my projec	ct.			
	I understand my lot may be inspected for my projects.					
	I understand that trees requested to be removed must be physically marked (e.g. bright ribbon.)					
	I understand that I am responsible for county approval (e.g., permit and zoning) and code compliance. Approval of the PIR does not constitute Prince William County approval.					
	I acknowledge th RPA.	nat prior Prince William	County review is required for any projects that are within the			
	I understand I ha	ave the right to appeal.				

PUBLIC NOTICE

The following Community Guidelines were amended at the November 12th, 2025, Board of Directors Meeting and will go into effect December 12th, 2025. *Items in RED font denotes added text, strikethrough denotes deleted text.

5.4 General

The intent of these guidelines is to provide a framework by which the Covenants Committee will review all Property Improvement Requests (PIR). This section contains a list of the most common improvements and provides Requirements and Restrictions for each. The following list is not all-inclusive and a PIR is required for ANY exterior modification to your home property that is not pre-approved.

4.1.6 Pets

With the exception of the Dog Park, pets are not allowed at any MPOA recreation facility, from the weekend preceding Memorial Day through the weekend following Labor Day. Pets are not permitted at MPOA Events unless Board approved, identified on the MPOA FY Events Calendar, Dog Park Events Calendar, or as stated in this section.

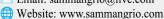


Mangrio Homes

Sam & Kati Mangrio



Email: sammangrio@live.com





Residential Property Management Services

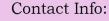
www.synergypropertiesmontclair.com

- Property Maintenance \diamond Services
 - Rental services <
 - Financial Services ◊

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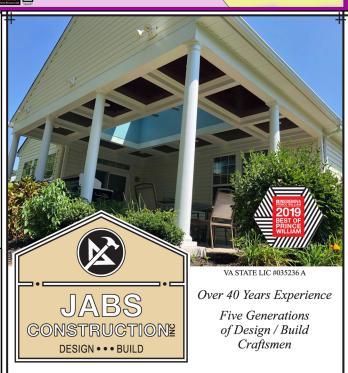
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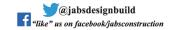
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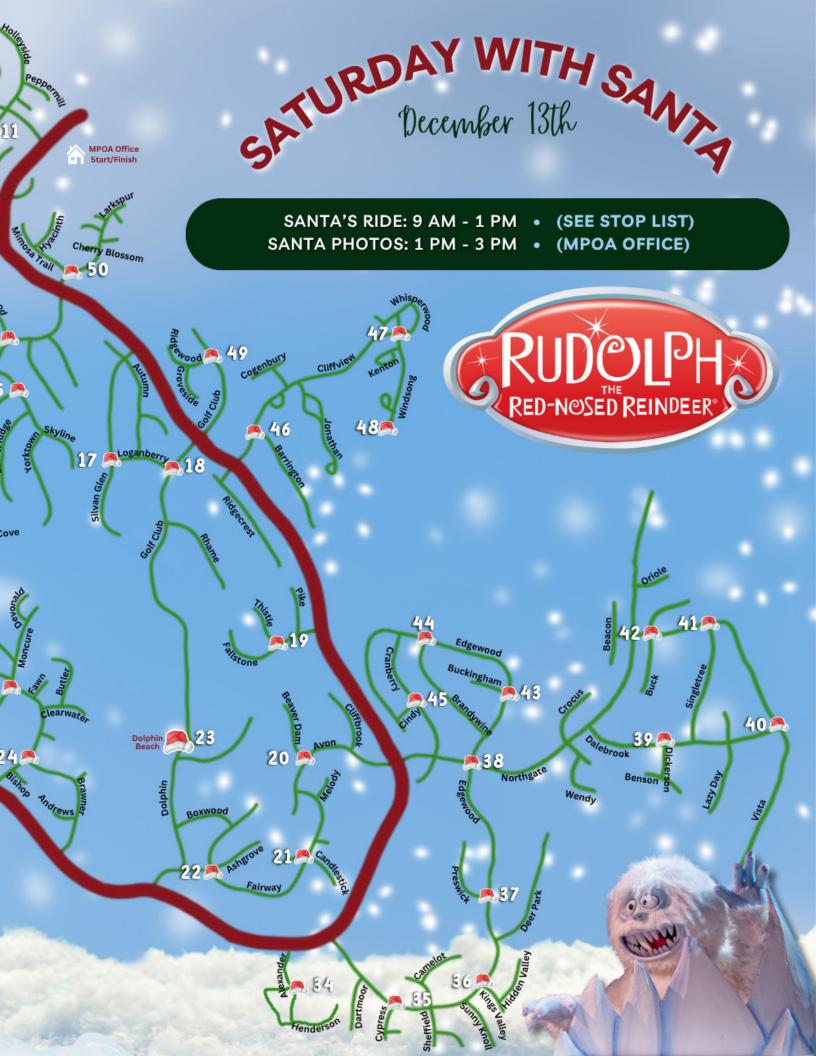


17869 Fraley Boulevard, Dumfries, VA 22026 Email: jabsconstruction@verizon.net • www.jabsinc.com STOP TIMES, 15 MINUTE STOPS ARE NOTED BY THE GREEN BACKGROUND.

1.) 9:03 AM	26.) 10:46 AM
2.) 9:06 AM	27.) 10:52 AM
3.) 9:09 AM	28.) 11:01 AM
4.) 9:12 AM	29.) 11:04 AM
5.) 9:15 AM	30.) 11:11 AM
6.) 9:18 AM	31.) 11: 31 AM
7.) 9:21 AM	32.) 11:37 AM
8.) 9:26 AM	33.) 11:40 AM
9.) 9:29 AM	34.) 11:47 AM
10.) 9:32 AM	35.) 11:55 AM
11.) 9:35 AM	36.) 12:00 PM
12.) 9:38 AM	37.) 12:03 PM
13.) 9:43 AM	38.) 12:06 PM
14.) 9:46 AM	39.) 12:09 PM
15.) 9:49 AM	40.) 12:12 PM
16.) 9:52 AM	41.) 12:15 PM
17.) 9:57 AM	42.) 12:18 PM
18.) 10:00 AM	43.) 12:21 PM
19.) 10:06 AM	44.) 12:24 PM
20.) 10:09 AM	45.) 12:27 PM
21.) 10:15 AM	46.) 12:35 PM
22.) 10:18 AM	47.) 12:38 PM
23.) 10:21 AM	48.) 12:41 PM
24.) 10:39 AM	49.) 12:50 PM
25.) 10:42 AM	50.) 12:55 PM
23.) 10.72 AW	30.) 12.33 F W

** PLEASE NOTE: TIMES ARE APPROXIMATE AND CAN CHANGE WITHOUT NOTICE. "SANTA STOP" SIGNS WILL BE PLACED AT THE STOP LOCATIONS THE DAY BEFORE. PLEASE GATHER AT THE SIGNS SO YOU'RE ON THE CORRECT SIDE OF THE ROAD.**





MPOA Snow Removal Policy

2025-2026



VDOT Streets

Publicly maintained streets are cleared for snow by the Virginia Department of Transportation (VDOT), and VDOT has its own method of prioritizing for clearing operations. VDOT can be reached at (703) 383-8368 or https://my.vdot.virginia.gov.

MPOA Owned Streets

The Montclair owned streets and property to be cleared by the maintenance staff are as follows:

1. The MPOA office parking lot and walkways.

2. MPOA - owned streets: Andrews Pl., Barger Pl., Beacon Hill Pl., Bishop Pl., Butler Pl., Chapman Pl., Corwin Pl., Devonald Pl., Duncan Pl., Fawn Pl., Greenfield Pl., Harmony Pl., Maybury Pl., Myrtle Pl., Nightengale Pl., Pleasant Hill Pl., and the eyebrows on Northgate Dr. and Waterway Dr.

Sidewalks

Snow clearing of sidewalks shall commence when and only when precipitation has stopped and in order as follows:

- 1. MPOA office sidewalks and steps
- 2. Waterway Drive, both sides, from Spring Branch Blvd. to Cliffview/Ridgecrest
- 3. Waterway Drive, both sides, from Cliffview/Ridgecrest to Ashgrove Dr.
- 4. Waterway Drive, both sides, from Ashgrove Dr. to Southlake Blvd.
- 5. Waterway Drive, one side, from Southlake Blvd. to Olivia Way
- 6. Both sides of Southlake Blvd. from Waterway Drive to Buena Vista Drive
- 7. Forest Park High School foot path from street (Olivia Way) to the fence/school property line.

Sidewalks which provide Montclair students with access to school will be given priority.

Snow Plowing Policy

MPOA on-site maintenance personnel will commence plowing operations when snow accumulation reaches a depth of two inches (2"). Snow clearing of all MPOA-owned streets and sub-association streets shall always be completed with the following conditions being adhered to:

- 1. Clear snow from driving lanes of streets
- 2. NO cleaning of individual parking spaces within sub-association parking lots
- 3. NO piling of snow in front of or blocking access to:
- FIRE HYDRANTS STORM DRAINS MAILBOXES SIDE WALKS/ STREET RAMPS SCHOOL BUS STOPS
- DRIVEWAYS PARKING SPACES

Sub-Association Streets

Sub-Association streets will be plowed provided they have entered into a written agreement with MPOA in accordance with Article 5.7 of the Amended Declaration.

Sub-Associations Snow Plow MOU (Memorandum of Understanding)

- 1. Alexander Square Homeowners Association streets Alexander Pl. & Henderson Ln.
- 2. Water's Edge Townhome Association streets Beachwater Ct.; Inlet Pl.; Spring Branch Blvd.; Streamside Ct.; Waters Edge Ct.

Sub-Associations NOT entered into the MOU (and responsible for subassociation plowing) & Contacts

Island Homeowners Association c.carroll.iha@gmail.com Streets: Keswick Ct; Royal Crescent Ct; Timber Ridge Dr.

Northside Townhome Association customercare@cmgnva.com Streets: Brideport Dr; Maple Glen Ct; Mill Spring Dr; Oak Crest Ct & Sugar Maple Ln

Nob Hill Forest Townhome Association – jilliancavliermgmt@gmail.com Streets: Cliffview Dr; Jonathan Ct; Kenton Cir; Vals Way; Whisperwood Ct & Windsong Ln

Southlake Cove Townhome Association – jilliancavaliermgmt@gmail.com
Streets: Barnacle Pl; Beachland Way; Buena Vista Dr; Ebb Tide Ct; Lands End Ct; Landsdale Pl; London Pl; Marshlake Ln; Port Washngton Ct; Sanibel Ct; Seal Pl; Viewpoint Cir & Winding Creek Dr.

Southlake Landing Townhome Association operationscavaliermgmt@gmail.com Streets: Backwater Ct; Montview Dr; Saltwater Dr & Widewater Dr.

Southlake Recreation Association - jilliancavaliermgmt@gmail.com

Abrasives

The application of sand to any street shall commence only when plowing operations are completed or as directed by the Operations Manager and on an as needed basis.

Individual Lots

The individual private property of a Montclair resident may not be cleared of snow under any circumstances by employees of the Managing Agent (FirstService Residential). Managing Agent employees are prohibited from entering any lot for the purpose of snow removal. With the exception of the parking area of the Southlake Recreation Association when an agreement is in effect, the MPOA is not responsible for clearing the parking bays of any townhome community, any commercial property located in Montclair, any property owned by the Montclair Country Club, or any property owned by a developer or builder, or any civic lot number as defined by the Deed of Dedication or any VDOT roads.

VDOT Maintained Streets VDOT Telephone Number: 1-800-367-7623

(Street names and Ref # if needed)

Street Name	Ref#	Street Name	Ref#	Street Name	Ref#
Afton Ct.	В ЗН	Fairway Dr.	F 7B	Peach Ct.	F 6B
Ashgrove Dr.	F 7B	Fallstone Pl.	B 7D	Peppermill Ct.	B 4H
Autumn Ln.	B 5F	Fisherman's Cove	B 4D	Pike Trail	B 7D
Avon Dr.	F 8C	Garden Gate Ct.	F 5B	Pinecrest Ct.	F 5D
Barrington Dr.	B 7E	Golf Club Dr.		Prestwick Dr.	F 9C
Battersea Rd.	B 4D	Groveside Ct.	B 6F	Renton Ct.	
Beachview Dr.	B 4E	Hickory Nut Pl.	B 3G	Rhame Dr.	B 6E
Beacon Ct.	F 10E	Hidden Valley Ct.	F 10B	Ridgecrest Dr.	B 6E
Beaver Dam Rd.	F7C	Higgins Dr.	F 2C	Ridgewood Ct.	B 6F
Benson Ct.	F 10D	Hockersmith Park	F 9D	Rincon Pl.	В ЗН
Boxwood Dr.	F 7B	Holleyside Ct.	B 4G	Shadow Oak Ct.	
Brandywine Rd.	F 8D	Holleyside Dr.	B 2F	Shadow Woods Ct.	B 4G
Brawner Dr.	F 6B	Holly Hill Dr.	B 5F	Shady Knoll Ct.	F 9A
Breeze Way		Hopkins Dr.	F 5B	Sheffield Dr.	F 9B
Buck Ln.	F 10E	Huntgate Dr.	В ЗН	Silvan Glen Dr.	B 5E
Buckingham Ct.	F 9D	Hyacinth Pl.	B 4G	Silverleaf Ct.	B 2F
Bunker Ct.	F 6B	Ibsen Pl.		Singletree Ln.	F 10E
Camellia Ln.	B 1F	Iris Ln.	B 5F	Skiff Ct.	
Camelot Ct.	F 9B	Kings Valley Ct.	F 10B	Skyline Dr.	B 5E
Candlestick Ct.	F 8B	Larchmont Ct.	F 6C	Southlake Blvd.	
Catamaran Ct.		Larkspur Ln.	F 5F	Southwood Pl.	B 6E
Cedar Knoll Ct.	B 4G	Laurel Ridge Rd.	B 5E	Spalding Dr.	F 5C
Cindy Ln.	F 8D	Lazy Day Ln.	F 11D	Spillway Ln.	F 7C
Clearwater Ct.	F 6C	Lindenberry Ln.	B 2F	Springbranch Blvd. (up to WETA)	B 3G
Cliffbrook Ct.	F 8D	Live Oaks Ct.	B 2F	Sugarbush Ln.	B 3F
Cliffview Dr. (to Nob Hill)		Loganberry Ln.	B 6E	Sunny Knoll Dr.	F 10B
Cogenberry Ct.	B 4L	Marbury Heights Way		Tallowwood Dr.	B 2G
Cove Ln.	F 6B	Marlington Dr.	F 5B	Thistle Ct.	B 7D
Cranberry Ct.	F 7D	Maywood Dr.	B 2H	Timber Ridge Dr.	
Crocus Ln.	F 9D	Melody Ln.	F 8C	Tranio Ct.	
Cypress Ct.	F 9A	Mimosa Trail	B 4F	Trisail Ct.	
Dalebrook Dr.	F 10D	Moncure Ct.	F 5D	Vista Dr.	F 11E
Dartmoor Dr.	F 9A	Moncure Dr.		Waterway Dr.	
Deer Park Dr.	F 10C	Northgate Dr.		Wendy Ct.	
Dickerson Pl.	F 10D	Montview Dr.		Willow Oak Pl.	B 3F
Dolphin Dr.	F 7B	Olivia Way		Windward Ct.	
Edgehill Dr.	B 4E	Oriole Ct.	F 10E	Wintercress Ct.	B 2G
Edgewood Dr.	F 9C	Outlook Pl.		Woodglen Ct.	B 3G
		Page Point Way	B 4L	Yorktown Dr.	B 5E

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

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
	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



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				Office Closed WETA (V) 7pm	2	3 Trivia Night 3-5pm
4	5	6	7 AAB (V) 4pm SLC (IP) 7pm	8 PIR Cut Off @ 5pm Covenants (V) 7pm	9	Polar Plunge 11am ASHA (IP) 9am
11	12 Safety (V) 7PM	Townhall Budget Presentation (IP&V) 7pm	BOD (IP & V) 6:30pm	15 IHA (V) 7pm	16	17
18	19 Office Closed	20 BRB (V) 4pm LMC (V) 7pm	AAB (V) 4pm LFMC (V) 7pm Fitness (V) 7pm	22 PIR Cut Off @ 5pm Covenants (V) 7pm	23	24
25	26 B & F (V) 5:30pm Events (V) 7pm	27 Election (V) 11am	28 SRA (IP) 7:30pm	29	30	31

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
	Business Review Board
B&F	Budget and Finance
EAR	Financial Annuals 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

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No you live in a Sub-Association?

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

Island Homeowners Association

Streets: Keswick Ct; Royal Crescent Ct; Timber

Ridge Dr.

President: Cecilia Carroll
Email: c.carroll.ihaegmail.com

<u>Disclosures</u>: Ruth Sisler - rsisle@yahoo.com

Nob Hill Forest Townhome Association

<u>Streets</u>: Cliffview Dr; Jonathan Ct; Kenton Cir; Vals Way; Whisperwood Ct & Windsong Ln

President: Catherine Kudrick

Community Mgr: Jillian Cullinane (571) 208-7845

Email: jilliancavaliermgmt@gmail.com

Northside Townhome Association

Streets: Bridgeport Dr; Maple Glen Ct; Mill Spring

Dr; Oak Crest Ct & Sugar Maple Ln

Community Mgr: PMI Prince William (703) 221–5405

Email: infoepmiprincewilliam.com

Southlake Cove Townhome Association

<u>Streets</u>: Barnacle Pl; Beachland Way; Buena Vista Dr; Ebb Tide Ct; Lands End Ct; Landsdale Pl; London Pl; Marshlake Ln; Port Washington Ct; Sanibel Ct; Seal Pl;

Viewpoint Cir & Winding Creek Dr.

President: John McCann

Community Mgr: Jillian Cullinane (571) 208-7845

Email: jilliancavaliermgmt@gmail.com

Southlake Landing Townhome Association

Streets: Backwater Ct; Montview Dr; Saltwater Dr

& Widewater Dr.

President: Marie Juliano

Community Mgr: Jillian Cullinane (571) 208-7845

Email: jilliancavaliermgmtegmail.com

Ops Mgr: Dan Cullinane

Email: operationscavaliermgmt@gmail.com

Southlake Recreation Association

President: Jennifer (Jenn) Bream

Community Mgr: Jillian Cullinane (571) 208-7845

Email: jilliancavaliermgmt@gmail.com

Web: cavaliermanagementhoa.com/southlake-

recreation/

Water's Edge Townhome Association

Streets: Beachwater Ct; Inlet PI; Spring Branch Blvd;

Streamside Ct & Waters Edge Ct President: Michael McFadden

Community Mgr: Katrinea Erb (540) 645-6927

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