



THE

VOLUME 58 NUMBER 10 • OCTOBER 2026

MONTCLAIRION

A NEIGHBORHOOD NEWSLETTER PUBLISHED BY THE MONTCLAIR PROPERTY OWNERS ASSOCIATION



Page 10-13 - Your Precinct Needs You! - Annual Election

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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., Bill Holstein.....bill8147@gmail.com

At-Large Directors

Brian DeMuth.....bdemuth.mpoa@gmail.com

Walt Giraldi.....wbgiraldi@verizon.net

Timothy Beatty.....tpbeatty.mpoa@gmail.com

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

Management Staff

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Adam Werle.....gm@montclairva.com

Assistant General Manager

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

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Lifestyle Director

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Lifestyle Assistant

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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

Greetings Montclairions!



As we welcome October, there is much to look forward to in our community—from the changing colors of the season to neighborhood activities and the excitement that comes with Halloween. October is also a good time to remind ourselves that safety and consideration for our neighbors should remain a community priority.

One area that deserves particular attention is the increasing use of e-bikes by children throughout our community. While e-bikes can be an enjoyable way for children and families to get around, we have seen more young riders on our streets and roads who may not yet have the experience or training necessary to navigate traffic safely. Parents are encouraged to make sure their children understand the rules of the road, use appropriate safety equipment, remain alert to vehicles and pedestrians, and know how to safely operate their e-bike before riding throughout the community. Drivers should also be especially attentive when sharing the road with young riders.

As Halloween approaches, we ask everyone to exercise extra vigilance while driving. Our streets will have many creatures creeping and crawling from home to home, crossing roads, and gathering with other ghouls. Please drive slowly, remain alert, and watch carefully for children who may be distracted by the excitement of the evening. Parents and guardians are encouraged to review pedestrian safety with their children and to use reflective clothing or flashlights whenever possible. A few extra moments of caution can help ensure that Halloween remains a fun and safe tradition for everyone here in Montclair.

October also brings the Columbus Day observance, which provides an opportunity to recognize the historical significance of the day and reflect on the many chapters of our nation's history and the diverse experiences that have shaped our communities.

And, of course, we are looking forward to one of our hallmark community gatherings—Montclair's Octobrewfest on October 10th! This event presents a tremendous opportunity for Montclair to come together, enjoy the fall season, and spend time with friends, neighbors, and guests. We hope to see everyone there and encourage YOU to come out, bring a friend, and enjoy the festivities.

Thank you to everyone who continues to contribute to making Montclair a welcoming, safe, and enjoyable place to live. Have a safe, happy, and enjoyable October, and we'll see you in the community!

All the best,

Brian Proctor

From the September 9, 2026 Board of Directors Meeting

- Approved the 2027 Annual Membership Meeting of a hybrid style of the Montclair Property Owners Association, to be scheduled for Saturday, March 13, 2027, 10:00 A.M. in the conference room of the Montclair Property Owners Association.
- Approved referendum voting procedure with a hybrid ballot option for the March 2027 Annual Meeting.
- Rescheduled Cornhole Tournament/Beer on the Beach, originally scheduled for August 7, 2026, to September 26, 2026.
- Approved Kids' Dominion Community Engagement/Suggestion Day to take place on September 12, 2026, and a backup date of September 26, 2026.
- Approved the proposal from Trinity Wiring and Security Systems to upgrade the access control system and add security cameras at the MPOA office building as well as the installation and lease of a security camera at Dolphin Beach.
- Approved the proposal from Survey & Ballot to provide a three-year complete third-party management authority of a hybrid style 2027, 2028, and 2029 Annual Meeting.
- Approved the 2027 Annual Meeting Election Administrative Schedule.
- Approved the primary insurance policy renewal as presented by Brown's Insurance Agency for the policy term November 1, 2026 – November 1, 2027.

Want more info?

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



CELEBRATING OUR ASSOCIATES



ADAM WERLE
General Manager
6 Years at Montclair



NICOLE BUTZ
Assistant Community
Manager
2 Years at Montclair

ANNUAL LAKE LOWERING



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

Please remember to submit a PIR for dock repairs, if required. Please review Community Guidelines Article 5.4.8 Docks, Piers, Wharves, and Shoreline Improvements.

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

COMMUNITY WATCH INCIDENT REPORT – AUGUST 2026

SERIOUS INCIDENTS	PCT 1	PCT 2	PCT 3	PCT 4	W	Notes	AUG	JUL	JUN	MAY
Assault	1	-	2	1	-	Simple assaults	4	5	7	6
Burglary / Att. Burglary	-	-	-	-	-		0	1	0	0
Drug / Alcohol Offense	-	-	-	-	1	DUI incident with arrest at Southlake intersection	1	1	4	1
Firearm Violation	2	-	-	-	-	Reports of subject with a gun. Ebb Tide and Marlington	2	2	1	1
Larceny / Theft	2	1	2	-	1	Includes ID theft, credit card fraud, and 1 arrest	6	2	6	0
Robbery	-	-	-	-	-		0	0	0	0
Vandalism	-	-	-	-	-		0	0	4	3
Other Serious Incident	3	3	2	3	-	Domestic incidents, suicides, and child neglect arrest	11	21	17	21
Total Serious Incidents	8	4	6	4	2		24	32	39	32
ROUTINE INCIDENTS	PCT 1	PCT 2	PCT 3	PCT 4	W	Notes	AUG	JUL	JUN	MAY
Animal Complaint	2	2	4	5	1		14	16	12	19
Disorderly / Noise Violation	4	3	1	-	2	Multiple incidents at Widewater and Sheffield	10	16	14	23
Motor Vehicle Crash	-	1	1	1	3	Accidents at 6 intersections	6	6	6	9
Parking Violation	1	4	1	2	3	Citations issued at 8 locations	11	4	8	13
Suspicious Person / Vehicle	2	5	-	-	1		8	19	16	14
Traffic Control Incidents	-	2	1	1	29	Includes 29 vehicle stops	33	36	32	29
Trespassing	-	2	-	-	2	Incidents at Dolphin Beach, Sheffield, & local business	4	2	5	1
Miscellaneous	4	-	3	-	-	See notes below.	7	19	151	182+
Total Routine Incidents	13	19	11	9	41		93	118	244	290+
TOTAL INCIDENTS	21	23	17	13	43		117	150	283	322+

PCT 1: Two warrants served with 1 arrest, and 2 other high-priority incidents (FD). **PCT 2:** Numerous infrastructure checks at Dolphin and Spillway not included. **PCT 3:** Response to unconscious person, CPR/DOA incident, and found/seized property. **PCT 4:** Radar checkpoint on Spring Branch and school checks on Tallowood not included. **Waterway:** Numerous radar checkpoints, school checks, park checks, business checks, and neighborhood checks not included.

LUCKI MAZDA OF WOODBRIDGE

Driven by Respect

A NEW MAZDA DEALERSHIP, NOW SERVING WOODBRIDGE & PRINCE WILLIAM COUNTY

Lucki Mazda of Woodbridge is officially open in the former Koons of Woodbridge location — just five minutes down the road — bringing a new standard of honest, personalized care to Prince William County. Our name says it all: everything we do is **Driven by Respect** — for your time, your budget, and your trust.

The dealership is led by husband-and-wife team **Mike and Sefi Lucki**, who built their reputation at Riverhead Mazda in New York — recognized as the top-rated Mazda dealership in the country for customer satisfaction, backed by a perfect 5.0 rating on Google. Now in Woodbridge, Mike and Sefi are bringing that same standard of hospitality and trust to their new home in Prince William County.



Mike & Sefi Lucki

Owners, Lucki Mazda of Woodbridge



Service made easy: Complimentary pickup & drop-off — we'll collect your vehicle, take care of the work, and return it right to your door.



All makes, all models: We service every make and model — plus every visit includes a complimentary video vehicle inspection.

EMPLOYEE SPOTLIGHT

Erica Dwight

Erica Dwight, a proud resident of Montclair, is one of the familiar faces at Lucki Mazda of Woodbridge. Erica brings a rare depth of experience to the team — 19 years in healthcare and 20 years in the automotive industry — where she has built her career on genuine customer service, sales expertise, and strong business relationships. Outside the dealership, she enjoys learning new things, traveling, and building meaningful relationships with the customers and community she serves.

It's neighbors like Erica who make Lucki Mazda of Woodbridge feel less like a dealership and more like home. Stop by and see why we're Driven by Respect.

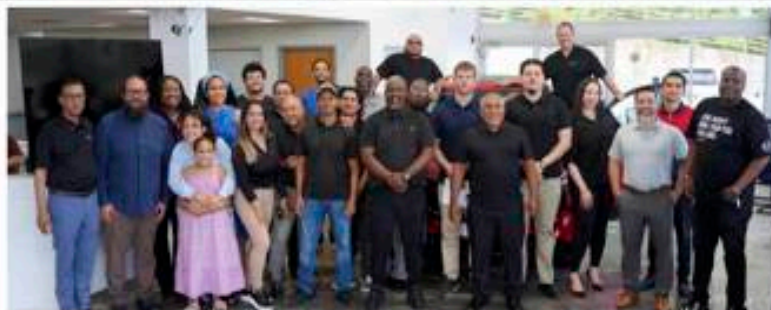


Erica Dwight

Montclair Resident

MEET THE TEAM

The people behind the Driven by Respect promise — sales, service, and support, all under one roof.



The Lucki Mazda of Woodbridge Team



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Fall Movie Night



October 2
Wicked: For Good

Dolphin Beach | Movie Starts at Dusk

A valid recreation pass is required to attend. Limit two guests per pass. No pets permitted.

Prepare for the Knockout.

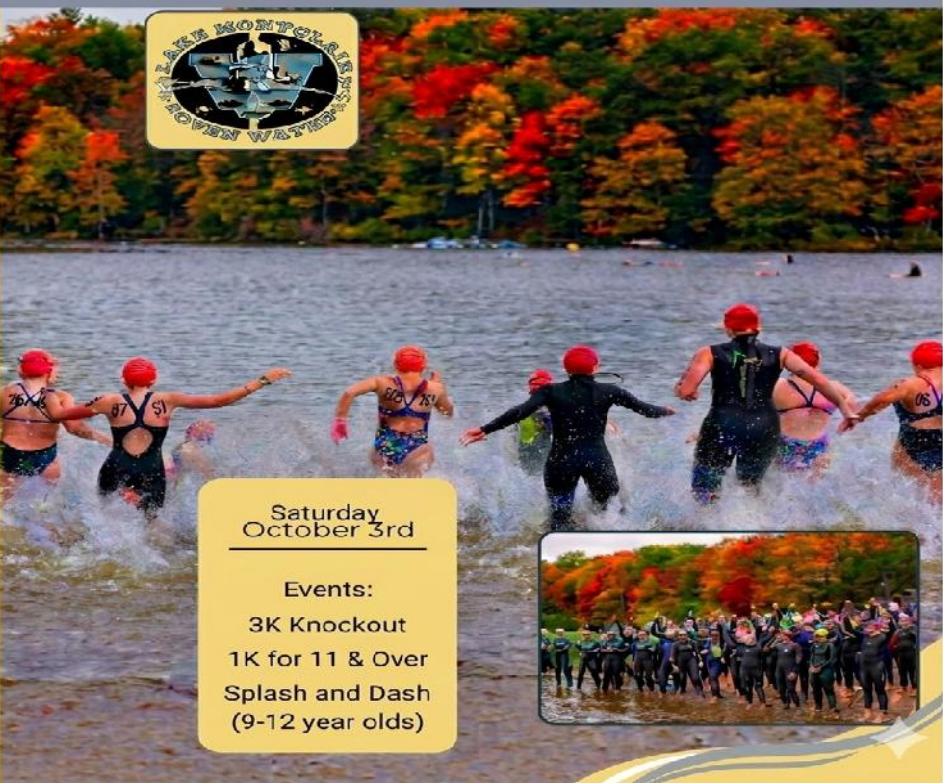
The Knochtober 3K Knockout Series is set to take place in Lake Montclair. Join us for this thrilling double-elimination open water series. Race your competition, place in the top 50% in each series to advance to the finals. Winner of the final race earns the crown.






Register today!
<https://marlinswildwaterswim.com/>



**Saturday
October 3rd**

Events:

- 3K Knockout
- 1K for 11 & Over
- Splash and Dash (9-12 year olds)



Prepare for the Knockout: Lake Montclair Open Water Swim Series Returns October 3rd

Ready to make waves? Act fast to secure your spot in this exciting new race. Enter MontclairResident in the code to save an additional \$10. To sign up and get full event details, scan the QR code on the official flyer or visit <https://marlinswildwaterswim.com/> today! Want to volunteer? Contact the meet director at christine.haslem@gmail.com

**OCT
2-4**

COMMUNITY

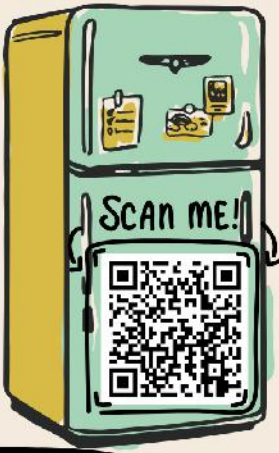
YARD SALE

**MAP NOW
AVAILABLE!**

↓







SEE THE MAP AT:
MONTCLAIRVA.COM/COMMUNITY-YARD-SALE

YOUR PRECINCT NEEDS YOU!

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

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

What's My Role?



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



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

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

What qualifications do I need?



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



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

What time commitments will I be making?



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



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

I'm interested, what do I do now?



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



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

MAKE A DIFFERENCE AND GET INVOLVED!



Montclair Property Owners Association

CALL FOR CANDIDATES

Board of Directors Precinct Candidate Form

Montclair Needs YOU!

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

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

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

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

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

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

Name: _____

Address: _____ Precinct: _____

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

Email Address: _____

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

Signature _____ Date _____

Know Your Precinct

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



Andrews Place
Backwater Court
Barger Place
Barnacle Place
Beachland Way
Beacon Hill Place
Bishop Place
Brawner Drive
Breeze Way
Buena Vista Drive
Bunker Court
Butler Place
Catamaran Court
Chapman Place
Clearwater Court
Corwin Place
Cove Lane
Devonald Place
Dolphin Drive (evens)
Duncan Place
Ebb Tide Court
Fawn Place
Garden Gate Court
Greenfield Place
Harmony Place
Higgins Drive
Hopkins Drive
Ibsen Place
Lands End Court
Lansdale Place

Larchmont Court
London Place
Marbury Heights Way
Marlington Drive
Marshall Lake Lane
Maybury Place
Moncure Court
Moncure Drive
Montview Drive
Myrtle Place
Nightingale Place
Olivia Way
Outlook Place
Peach Court
Pinecrest Court
Pleasant Hill Place
Port Washington Court
Renton Court
Saltwater Drive
Sanibel Court
Seal Place
Skiff Court
Spalding Drive
Trisail Court
Tranio Court
Viewpoint Circle
Widewater Drive
Winding Creek Drive
Windward Court



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



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



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

MONTCLAIR PROPERTY OWNERS' ASSOCIATION, INC.

2027 Annual Meeting Administrative Schedule

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



FALL HOME DECOR CONTEST

Fall Festive

Celebrate the beauty of the season with warm, welcoming fall décor featuring autumn colors, pumpkins, leaves, harvest accents, and seasonal charm.

Family Friendly

Create a cheerful, welcoming display that the whole family can enjoy. Think fun, wholesome, and playful fall decorations that bring a smile to neighbors of all ages.

Most Creative

Think outside the pumpkin! Show off your imagination with an original, unexpected, or uniquely designed fall display that stands out from the crowd.

Scariest

Bring the chills and thrills with a haunting display full of spooky details, eerie lighting, creepy creatures, and Halloween-inspired frights.

Yardless Horseman

This category is ideal for homes with limited front yard space or porch-only displays that do not extend into yards.

SCAN ME



Nominate a home by 4pm on October 16! | montclairva.com/fall-home-decorating-contest

SYNERGY PROPERTY MANAGEMENT, LLC

+++
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**OCTOBER 24, 2026 @ 10:00AM
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**JOIN THE DOG PARK COMMITTEE
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Southlake Recreation
Association

BLOOD DRIVE

Join us for our annual blood drive, organized
in collaboration with American Red Cross
and Southlake Recreation Association.

Join the movement.
Donate blood. Save lives.



Friday, October 16



10:00 AM - 3:00 PM



Southlake Rec | 5070 Higgins Dr



← RedCrossBlood.org



**DOLPHIN
BEACH**



**OCT. 10
6 - 9 PM**

Join us for:

- 12 unique beers/ciders
- Delicious eats and non-alcoholic beverages
- Live music from JunkFood
- **FREE TO PLAY:**
 - Lawn games
 - Beer Pong
 - Cornhole
 - **NEWLY ADDED: Mobile Axe Throwing!**



(Waiver required to participate)



\$20
PER PASS

- A 5 OZ. MONTCLAIR OCTOBREWFEST TASTER GLASS WITH UNLIMITED SAMPLES
- 3 TICKETS FOR ADDITIONAL 12-OZ. POURS OF ANY OF THE 12 DIFFERENT LOCAL BREWS AVAILABLE

Non-drinkers enter the event for free. The pass does NOT include food. Taster glasses will ONLY be available with pass purchase.



Live from 6-9 PM!

JunkFood
junkfoodmusic.com

FOOD TRUCKS:

- What the Snitzel
- Island Flavours
- District Small Bites
- Able's Cottage Kitchen
- Soul Sippin

The snack tent will also have a selection of snacks/drinks available for purchase by CREDIT/DEBIT CARD ONLY.

FREQUENTLY ASKED QUESTIONS

How do the passes work?

Attendees can purchase passes in advance or at the gate for \$20 per person. Passes only need to be purchased for attendees that wish to drink during the event. All passholders will get a 5-oz. taster glass and tickets for three free 12-oz. pours of any brew they choose. A valid Photo ID will be required to obtain your pass. No passes will be given without a valid Photo ID showing the pass holder is 21 years of age or older.

What happens if I don't want to drink?

Non-drinkers of all ages are welcome at the event for free. Non-drinkers, regardless of age will be asked to wear a red wristband for the duration of their stay to make them easily identifiable to volunteers, security and staff. Any non-drinker caught drinking during the event will be asked to leave along with the passholder who provided them the drink.

Can I upgrade to a pass if I entered as a non-drinker?

Non-drinkers can upgrade to a drinker pass at any time during the event. They would just need to provide valid Photo ID at the entrance booth and purchase the pass to upgrade.

Can I bring my kids to this event?

All attendees are more than welcome to bring whomever they like with them so long as a valid Recreation Pass is provided. Please note that this event is intended for adults and does not include any activities geared towards individuals under the age of 21.

Can I bring outside food or drinks?

While food is allowed to be brought into the event, outside alcohol will NOT be allowed into this event for security reasons and absolutely NO alcohol can leave the event area at any time. We encourage you to partake in the alcohol and food available as part of the event and finish or dispose of all beverages before leaving the event.

If I use all of my drink tickets, can I get additional 12-oz. pours?

Yes, additional 12-oz. pours can be purchased from the entrance booth for \$5 each.

Will cash be accepted at the event?

Cash will NOT be accepted at the check-in tent or the snack tent. Check with the food trucks for their forms of accepted payments.

Will there be handicap access to this event?

For information regarding handicap accessibility for this event please contact Kimberly Monell, Lifestyle Director at 703-670-6187 x 19 or via email at events@montclairva.com

Pre-order passes here!



SCAN TO GRAB MORE DETAILS,
PURCHASE PASSES AND VIEW
MENUS ON OUR WEBSITE



A VALID RECREATION PASS IS REQUIRED TO ATTEND THIS EVENT (2 GUESTS ALLOWED PER VALID PASS). VALID PHOTO ID SHOWING THE ATTENDEE IS 21 YEARS OF AGE OR OLDER IS REQUIRED TO OBTAIN A PASS. NO PETS ARE PERMITTED AT MPOA EVENTS.



MPOA

Annual Boat, Dock & Shoreline Improvement Permit - Renewals

The MPOA office is now accepting Boat Registrations & Dock Permit forms for the October 2026 to September 2027 season. The forms are available at the MPOA office or on our website at www.montclairva.com/forms-and-documents both forms must be submitted to the MPOA office no later than October 31, 2026.

Boat Registration Renewals

➞ Fees

- Boats stored at West Beach must pay an annual **\$25 fee for each boat.**
- Boats stored within MPOA Common Areas at West Beach that do not have a current MPOA sticker on the port side of their boat by November 10 will be subject to a **\$15 late fee for each boat.**

➞ Requirements

Please have the following items or information at the time of registration:

- MPOA Sticker (4-digit number)
- Boat color
- Serial/hull number
- Boat length
- Motor hp/thrust
- Current photo (if not already provided)
- Location of where it will be stored

Dock & Shoreline Improvement Permit Renewals

➞ Intro

- Annual Dock and Shoreline Improvement Permits are required for all docks on Lake Montclair and any shoreline improvements between the eligible property's boundary lines and Lake Montclair's water surface (including, but not limited to: stairways, steps, walkways, landings, fences, boat racks, irrigation systems, etc.), regardless of whether or not a dock exists. All applicable improvements must be listed on the renewal permit when submitted to MPOA.

➞ Fees

- Each permit comes with a **\$5 fee.**

➞ Requirements

- Please have a copy of the current General Liability Insurance of no less than \$1,000,000. In addition, the MPOA must be listed as the certificate holder or as additional insured (when available) at the time of registration.

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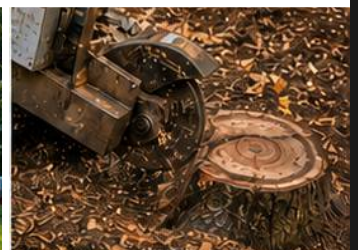
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OCTOBER

Safety Corner

BY MARIE JULIANO, SAFETY COMMITTEE CHAIR

SLOW DOWN, MONTCLAIR: A CHILD'S LIFE IS WORTH MORE THAN A FEW SECONDS



Speeding is more than a nuisance. It is a genuine safety hazard that puts our neighbors, children, pedestrians, cyclists, and pets at risk every day.

Every street in Montclair is more than pavement and traffic lanes. These roads connect our homes, schools, parks, playgrounds, and families. They are where children wait for school buses, residents walk for exercise, neighbors ride bicycles, and families enjoy time outdoors. Because of that, every driver shares a responsibility to make safety the highest priority.

Many residents have expressed concerns about vehicles speeding through our neighborhoods. Whether it is a resident rushing home, a visitor unfamiliar with our community, or a delivery vehicle trying to stay on schedule, the result is the same: increased danger for everyone around them.

The reality is simple. Saving a few seconds behind the wheel is never worth risking a life.



School Zones: Protecting Our Children

With school back in session, hundreds of children travel through Montclair each day on foot, by bicycle, or on one of Prince William County's school buses.

Our two school zones along Waterway Drive have a speed limit of 25 miles per hour when the warning lights are flashing. Those lights are not a suggestion; they are a reminder that children may be crossing streets, entering buses, or walking near traffic.

The Prince William County Police Department continues to focus enforcement efforts on school zone speeding and illegal passing of stopped school buses. These laws exist for one reason: protecting children.

When approaching a school zone, slow down, stay alert, and eliminate distractions. A child's safety depends on the decisions we make behind the wheel.

Speeding in our Neighborhoods

Speeding continues to be one of the most common traffic complaints in residential communities across the country, and Montclair is no exception.

Residential streets are not designed for high speeds. Children may enter the roadway unexpectedly. A pedestrian may step into a crosswalk. A cyclist may come around a corner. The faster a vehicle travels, the less time a driver has to react and avoid tragedy.

Research shows that drivers often become accustomed to static signs and may stop noticing them over time. To address this challenge, Montclair has increased roadway safety efforts by installing radar speed signs along Waterway Drive. These signs provide real-time feedback, reminding drivers of their speed and encouraging immediate correction.



The goal is not punishment. The goal is awareness, accountability, and safer roads for everyone.

Stop Signs Mean Stop

Another growing concern within our community is drivers failing to come to a complete stop at stop-controlled intersections.

Residents have observed vehicles rolling through or completely ignoring stop signs at intersections including Avon Drive and Country Club Drive. These actions create dangerous situations for pedestrians, cyclists, and other motorists who are expecting traffic laws to be followed.

A stop sign means one thing: **STOP!**

Drivers must come to a complete stop at the stop line, crosswalk, or intersection before proceeding. At all-way and four-way stops, every vehicle must stop and yield according to right-of-way rules. Rolling through a stop sign may seem harmless, but it can have devastating consequences.

Keeping Our Roads Safe

The Prince William County Police Department reminds residents that speeding is a community problem that requires a community solution.

Unsafe driving does not just affect the driver. It affects every child waiting for a school bus, every family walking their dog, every resident crossing a street, and every cyclist sharing the road.

The increase in speeding and aggressive driving behaviors seen throughout many communities is a reminder that courtesy, patience, and responsibility are essential every time we get behind the wheel.

The safest communities are not created by enforcement alone. They are created when residents choose to drive responsibly and look out for one another.

How You Can Help

For Montclair Residents: you likely think, "can I report speeding in my neighborhood?"

Absolutely! And you positively should report any speeding or dangerous or reckless drivers.

Why? Because it's selfish of a person to behave carelessly and without discipline and not make it home because they were driving recklessly or harming someone else. If you witness speeding, reckless driving, or other unsafe traffic behavior, report it.

Prince William County Police Department

- Emergency: **911**
- Non-Emergency: **703-792-6500**
- Traffic Safety Hotline: **703-792-5919**

Online Reporting Options: For those who prefer to report online, the "Community Reporting" section of **the PWCPD website** offers the following options:

- Report Suspicious Activity (See something, say something;" reporting; does not require identifying information from person filing report)
- Request Traffic or Neighborhood Monitoring (request additional patrols or traffic monitoring in a neighborhood)
- Submit a Crime Tip
- Vehicle Compliance Program (abandoned vehicles, dead tags)

Reporting dangerous driving helps law enforcement identify problem areas and focus traffic safety efforts where they are needed most.

Your Part

Each of us has the power to make Montclair safer. Before pressing the accelerator, remember that the person walking across the street may be your neighbor. The child waiting for a school bus may be your friend's son or daughter. The family enjoying a walk may live just around the corner.

- Drive as if your own child lives on every street.
- Because in Montclair, someone's child does.
- Slow down. Stay alert. Obey the signs. Respect your neighbors.

Together, we can keep Montclair a safe place to live, walk, ride, and raise our families.

Sources of information for this article:

Virginia Drivers Manual, Radar Sign/Making Roads Safe; Speed Patrol/Slowing Neighborhood Speeders; PWC Government Office of Communications

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Montclair Property Owners Association

ANNUAL
VETERANS DAY

PHOTO
REQUEST

Send us your veteran's photo along with their
name and branch to be featured in the
November Montclairion!



Photos are due by October 5th

CONTACT
COMMUNICATIONS@MONTCLAIRVA.COM
TO SUBMIT YOUR VETERAN!

TRUNK OR TREAT

Mystery Edition

Saturday, October 24 • 1 - 5 PM • Dolphin Beach

UH-OH! THERE'S A HAUNTING HAPPENING IN MONTCLAIR AND THE GANG NEEDS YOUR HELP TO SOLVE IT!

Gather your family and friends and join our gang of Junior Detectives for candy, activities, mysterious clues, and a case that needs solving!

Make your way through the Trunk-or-Treat line, collect candy to fuel your detective work and snag your case file containing the first clue of the mystery. Once you've examined the evidence, it's time to hit the market! Search for hidden clues, complete mysterious challenges, investigate the suspects, and work together to crack the case.

Will your detective skills be enough to uncover the truth?
Every Junior Detective who solves the mystery will earn bragging rights, a special goody bag, and a huge thank-you from the gang!



SCHEDULE OF EVENTS

1 PM - 5 PM

SEASONAL MARKET

There's something for everyone at the seasonal market! Come on down and check out our local vendors and great finds!

FALL CRAFT BOOTHS

Pull up a chair at one of our craft booths and join us to make some fun fall crafts!

1 PM - 4 PM

PUMPKIN CARVING CONTEST SUBMISSIONS

Carve your pumpkin at home and bring it over for a chance at winning a gift card!

COSTUME CONTEST SUBMISSIONS

We'll snap a pic of you in your festive frock for everyone to vote for their favorites in each age group. Winners for each age group score a gift card.

2:30 PM -
4:30 PM

MONTCLAIR MYSTERY

Join our gang of junior detectives as we work to solve a mystery at Dolphin Beach. We'll provide the magnifying glass, you bring your best detective skills!

TRICK OR TREATING WITH THE TRUNKS!

Do you LOVE candy? We've got it! Take a stroll around the parking lot to grab your goodies from each one of our trunks. Be sure to make note of your favorite for our Trunk or Treat best trunk contest.

5 PM

WINNER ANNOUNCEMENTS

Hang around to cheer on our winners of the Costume Contest, Best Trunk Contest, Pumpkin Carving Contest and the Fall Home Decorating Contest.

Volunteers Needed!

SIGN UP TO BE A TRUNK OR VOLUNTEER TO HELP US
WITH CRAFTS AND CONTESTS AT THE LINK BELOW:

tinyurl.com/MPOATrunks26

Valid Recreation Pass Required to attend.
Limit 2 guests per pass. No pets allowed.



BACK TO SCHOOL



Charlie - Preschool



Dallas - Preschool



Elias - Preschool
Giannis - 1st Grade



Emery - Preschool



Gracen - Preschool



Liam - Preschool



Nicholas - Preschool



Alyana - Kindergarten



Charlotte - Kindergarten



Christopher - Kindergarten



Elena - Kindergarten



Grant - Kindergarten
Elliot - 2nd Grade



James - Kindergarten



Lucas - Kindergarten



Sophie - Kindergarten



Demelza - 1st Grade



Ethan - 1st Grade



Gianna - 1st Grade



Louis - 1st Grade
Joelle - 1st Grade



Preston - 1st Grade



Rylee - 1st Grade



Georgia - 2nd Grade



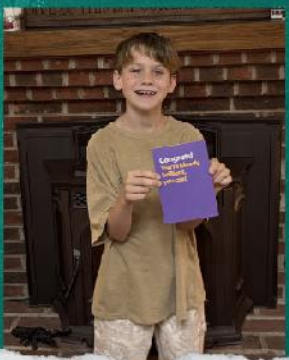
Leena - 2nd Grade



Leila Mae - 2nd Grade
Arielle - 3rd Grade



Rayne - 2nd Grade



Mason - 3rd Grade



Mila - 3rd Grade



Zoe - 3rd Grade



Avalyn - 4th Grade
Jackson - Preschool



Noah - 4th Grade



Christian - 5th Grade



Grace - 5th Grade



Hudson - 5th Grade
Rhys - 1st Grade



River - 5th Grade



Scarlett - 5th Grade
Vivienne - Kindergarten



Tino - 5th Grade



Betsy - 6th Grade



Judith - 6th Grade



Lilly - 6th Grade
Brian - 1st Grade



Olivia - 6th Grade



Brian - 7th Grade



Emily - 7th Grade



Fiona - 7th Grade
Penelope - 4th Grade



Mason - 7th Grade



Anabel - 8th Grade



Essence - 8th Grade



Sophia - 9th Grade



Brielle - 10th Grade



Eden - 10th Grade



Dominic - 12th Grade



Montclair Moms
Celebrate Back to School

*Wishing you all the
best of luck at school!*

Help Shape the Future of Our Community by Joining a Committee

A strong, thriving community depends on the voices, talents, and dedication of its homeowners. One of the most meaningful ways to make a difference is by serving on a committee. Committees play a vital role in supporting the Association, offering insight, helping guide decisions, and ensuring our neighborhood continues to grow in a thoughtful and responsible way.

If you are passionate about our community and want to contribute your time and expertise, I encourage you to consider becoming a committee member.

Why Serve on a Committee?

Committee service allows homeowners to:

- Share ideas and perspectives that help improve the community.
- Support the Board by providing research, recommendations, and feedback.
- Connect with neighbors and build stronger community relationships.
- Take an active role in shaping policies, programs, and initiatives.

Your involvement helps ensure decisions reflect the needs and values of our residents.

Committee Membership Eligibility & Requirements

To promote fairness, transparency, and effective governance, the following requirements apply to all committee members:

- Membership on committees is open to Members in good standing, defined as a lot owner with no outstanding financial obligations to the Association.
- Only one Member per lot may serve on each committee.
- Committee members are appointed by the Board at their monthly meetings.
- Committees consist of no more than eleven members and no less than two members.
- Community members may not serve on a committee if they are an officer, director, or leader of a business or volunteer organization whose business or work conflicts with the business or work of the Association or the committee.
- Election Committee members may not be an active candidate for the Board of Directors, an immediate family member, or a significant other of a candidate.

Your Contribution Matters!

Committee service is an opportunity to make a meaningful impact while working collaboratively with fellow homeowners and Association leadership. Whether your strengths are in planning, communication, finance, or community engagement, your skills can help move our neighborhood forward.

If you are interested in joining a committee or would like more information, I encourage you to **visit the Committees page on the MPOA website at <https://www.montclairva.com/committees>**, where you can also find the Committee Application form. Together, we can continue to build a community we are proud to call home!

— Tracy Hansen, 2nd VP/Committees' Coordinator

Join a committee today!



Our committees play a vital role in supporting a vibrant, well-run community. Made up of dedicated volunteers, these committees help guide decision-making, plan events, maintain community standards, and foster open communication among neighbors. By focusing on areas such as recreation, environment, safety, and community engagement, Montclair's committees ensure that resident voices are heard and that the community continues to thrive.

These Committees Include:

- Budget and Finance
- Communications
- Community Events
- Covenants
- Dog Park
- Election
- Fitness
- Kids' Dominion Replacement
- Lake Management
- Landscape and Facilities Management
- Little Free Libraries
- Safety

Committees With Immediate Need:

- Covenants - Chair
- Election - Members
- Little Free Libraries - Chair

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Professional Lawn and Landscape Maintenance. Mowing, Mulching, Shrub & Tree Pruning, Core Aeration, Seeding & Fertilization, Spring & Fall Cleanup, Hauling, mailbox post replacement, fence repairs. Licensed & Insured, Call or text (703) 447-9694

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Full landscaping services and tree service. Fully insured. Call for a free estimate of all your lawn care needs. Your satisfaction is our primary concern. Email sernaslandscaping@hotmail.com Call (703) 595-0587

J&M Tree & Landscaping

We offer tree trimming, removal, stump grinding and more. We also do mulching, patios, walkup, retaining walls. Give us a call at (540) 270-7183 or email us at jmtrees14@gmail.com

LAWN & LANDSCAPE

Mason's Lawn & Landscape Serving Fine Homes Since 1992 – A Custom Design, Build & Maintenance Com-

pany. Services Include: Mowing, Lawn Fertilization & Overseeding, Clean-up & Mulching, Garden Visits, Plant Design & Install, Paver Patios & Walkways, Paver Sealing, Garden Walls, Landscape Lighting (703) 594-GROW (4769) ryan@masonslandscape.com or www.masonslandscape.com

TCS Tree and Landscaping

Tree removal, tree trimming, stump grinding, emergency storm damage and more thetreecareservice@hotmail.com (540) 497-3000 treecareserviceinc.com

Lessons/Tutor

Math and Science Tutor

Individualized math & science tutoring and SAT preparation. 30+ years experience in chemistry, physics, geometry, algebra, and calculus. Will meet with students at the Montclair Library. Please call or text Mr. Rabi at (703) 216-7671

Miscellaneous

MOUNTAIN GETAWAY at Deep Creek Lake

Mountain getaway opportunities at "Stay Awhile" at Deep Creek Lake/Wisp Resort, MD. 4BR, 3BA, sleeps 10. WIFI, hot tub, grill, fire pit. Labor Day (9/7), Autumn Glory (10/7-10/11) and Thanksgiving (11/26) are still available. www.deepcreek.com/vacation-rentals/stay-awhile Available year-round! Not just the dates shown.

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 Fall Movie Night Dusk	3 Swim Fest
					Community Yard Sale	
4	5	6	7 AAB (V) 4pm	8 PIR Cut Off @ 5pm Covenants (V) 7pm Dog Park (V) 4pm	9	10 Octobrew-fest 6-9pm ASHA (IP) 9am
11	12 B & F (V) 5:30pm Safety (V) 7pm WETA (V) 7pm	13	14 BOD (IP & V) 6:30pm	15 IHA (V) 7pm	16 Blood Drive 10am-3pm	17
18	19 LMC (V) 7pm	20 BRB (V) 4pm	21 AAB (V) 4pm LMFC (V) 7pm	22 PIR Cut Off @ 5pm Covenants (V) 7pm	23	24 Trunk or Treat/ Seasonal Market 1-5pm Dog Park - Halloween Parade 10am-12pm
	Fall Home Decorating Contest					
25	26 B & F (V) 5:30pm Events (V) 7pm	27 Election (V) 11am KDR (V) 7pm	28 SRA (IP) 7:30pm Fitness 7:30pm	29	30	31 Annual Boat Registration and Dock & Shore-line Improvement Permit Due

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



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

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

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

The Montclairion

Montclair Property Owners Association
3561 Waterway Drive
Montclair, VA 22025
PROFESSIONALLY MANAGED BY



No 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.iha@gmail.com
Community Mgr: Curtis Amico (703) 642-3246 ext. 56539
Email: camico@sentrymgt.com

Nob Hill Forest Townhome Association

Streets: Cliffview Dr; Jonathan Ct; Kenton Cir; Vals Way; Whisperwood Ct & Windsong Ln
President: Catherine Kudrick
Community Mgr: Jillian Cullinane (571) 208-7845
Email: 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: Najma Jama 1(800) 870-0010
Email: Najma.Jama@fsresidential.com
Parking Information: parking.dcmetro@fsresidential.com