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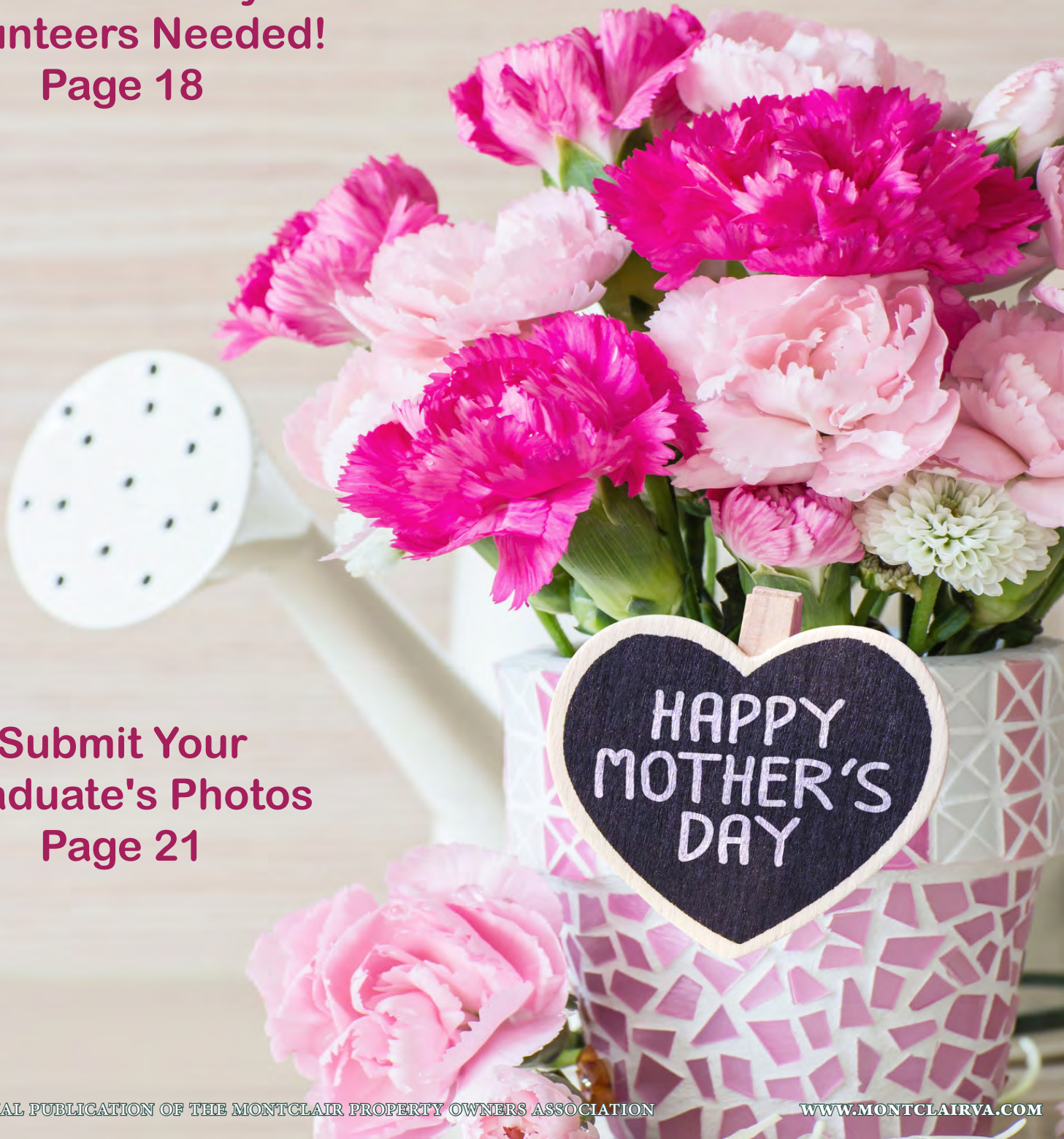
VOLUME 55 NUMBER 5 • MAY 2023

MONTCLAIRION

A NEIGHBORHOOD NEWSLETTER PUBLISHED BY THE MONTCLAIR PROPERTY OWNERS ASSOCIATION

**Montclair Day
Volunteers Needed!
Page 18**

**Submit Your
Graduate's Photos
Page 21**



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, Stephanie Eversley.....stepheversleympoa@gmail.com
Treasurer, Chris Williams.....c.williams.va@gmail.com
Secretary & Precinct 1 Rep., Fred Rash.....(703) 878-3972
Precinct 2 Rep., Dustin Lientz.....dustin.lientz.mpoa@gmail.com
Precinct 3 Rep., Ned Greene.....(703) 680-4669
Precinct 4 Rep., David Maddux.....davidmadduxmpoa@gmail.com

At-Large Directors

Bill Shelly.....wcamps3@aol.com
Chris Dvorak.....chrisdvorak.mpoa@gmail.com
Walt Giraldi.....(703) 328-4854
Board of Directors Contact.....mpoabod@montclairva.com

Committees

Budget & Finance

Victoria Smith, Chair.....(703) 590-4756
Chris Williams, Board Liaison.....c.williams.va@gmail.com

Communications

Tracy Hansen, Chair.....odudztracy@msn.com
Dustin Lientz, Board Liaison.....dustin.lientz.mpoa@gmail.com

Community Events

Alise Roderer, Chair.....arroderer@gmail.com
Linda Cheng-Khan, Board Liaison.....lindack4montclair@gmail.com

Covenants

Laura Ellis, Chair.....LBellis84@comcast.net
Bill Shelly, Board Liaison.....wcamps3@aol.com

Dog Park

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Stephanie Eversley, Board Liaison.....stepheversleympoa@gmail.com

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Fred Rash, Board Liaison.....(703) 878-3972

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Ned Greene, Board Liaison.....(703) 680-4669

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Linda Cheng-Khan, Board Liaison.....lindack4montclair@gmail.com

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Dustin Lientz, Board Liaison.....dustin.lientz.mpoa@gmail.com

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Brian Proctor, Board Liaison.....proctor.mpoa@gmail.com

Signage Ad Hoc

AJ Eversley, Chair.....ajeversley.mpoa@gmail.com
Chris Dvorak, Board Liaison.....chrisdvorak.mpoa@gmail.com

PROFESSIONALLY MANAGED



Management Staff

General Manager

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

Assistant General Manager

Adam Werle.....agm@montclairva.com

Resident Services Manager

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

Lifestyle Director

Kim Monell.....lifestyle@montclairva.com

Lifestyle Assistant

Kristy Taylor.....communications@montclairva.com

Covenants Administrator

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

Covenants Inspectors

Vacant.....covinspector1@montclairva.com
Adam Schwar.....covinspector2@montclairva.com

Executive Assistant

Bonnie Soriagalvarro.....execassist@montclairva.com

Administrative Assistant

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

FirstServiceResidential.....(703) 385-1133
Assistance Available 24/7/365

Prince William County

Animal Control.....(703) 792-6465
Landfill.....(703) 792-5750
Montclair Public Library.....(703) 792-8740
Mosquito Control.....(703) 792-6279
Non-Emergency Police.....(703) 792-6500
Park Authority.....(703) 792-7060
Post Office-Dumfries.....(703) 441-8304
Traffic Safety.....(703) 792-5919
Zoning.....(703) 792-7651

Schools

Ashland Elementary.....(703) 583-8774
Henderson Elementary.....(703) 670-2885
Montclair Elementary.....(703) 730-1072
Pattie Elementary.....(703) 670-3173
Benton Middle.....(703) 791-0727
Potomac Shores Middle.....(703) 291-3590
Graham Park Middle.....(703) 221-2118
Saunders Middle.....(703) 670-9188
Forest Park High.....(703) 583-3200

Utilities

Columbia Gas.....(800) 543-8911
Electricity, NOVEC.....(703) 335-0500
Gas, Washington Gas.....(703) 750-1400
Trash, American Disposal.....(703) 368-0500
Water & Sewer, PWC.....(703) 335-7950
VDOT.....(800) 367-7623
(To report a road problem, visit <https://my.vdot.virginia.gov/>)

Telephone, Cable, & Internet

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Verizon.....(800) 922-0204



Community Information

Board of Directors Meetings

The Board of Directors meet the second Wednesday of the month virtually via Zoom. The Executive (closed) Session of the meeting begins at 6:30 p.m. (unless otherwise announced), followed by the Open Session for Owners and invited guests at approximately 7:30 p.m. The links and details to join virtual meetings will be communicated by e-mail blast only. To subscribe to the e-blast mailing list, contact communications@montclairva.com.

Assessments

Effective May 1, 2023, assessments are \$852 when paid in full, or \$73/month when paid over 12 monthly payments (\$71 plus \$2 service fee). Monthly assessments are due on the first of the month, May through April. Any assessment not received within ten days of the due date will incur a \$35 late fee. Payments placed in the dropbox at the MPOA office after 5 p.m. on the 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.

Disposal Services Trash Collection

Wednesdays: Trash, Recycling & Yard Waste

Please contact the MPOA office at 703-670-6187 or trashservices@montclairva.com to report any missed pick-ups and/or trash service issues.

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.



SPRING CELEBRATION

This year's Spring Celebration may have brought a lot of rain but it also brought a lot of fun!

Check out the photos on our Facebook page and be sure to join us for next year as we bring back all the fun and hopefully better weather.

*Special thanks to
our volunteers!*

Tina Johnston
Carla Silas
Melanie Rios
Ariana Karzai
Marine Assoumou
Dylan Eberling

Photo Credits: Tere Padilla (1)
Alise Roderer (2-5)

RECREATION PASSES:

The Check-In Process Explained

I'M VALIDATED, HOW DO I CHECK-IN?

Checking in at an event or an MPOA amenity is easy! There's no need to bring your phone, wallet, or any cards with you.

Upon arrival you'll be greeted by a Recreation Guard or MPOA Staff member. Simply provide them with either your last name or the address the account is tied to. Please note that if you live in a household with multiple last names, you'll need to reference the last name the account was registered with. Once they pull up the account just let them know who from that account is in attendance and include any guests that are joining you. With just a few clicks they'll have you all checked in and on your way!

WANT TO MAKE CHECK-IN EVEN FASTER?

Having the companion mobile app isn't necessary but it can make your check-in process even faster. You can download the app from your phone's app store by searching for: "CellBadge Facility Access." The app allows you to do a "pre-check" process. This alerts the Recreation Guard or Staff member that you'll be arriving at the beach shortly. They'll see your request and pull it up to validate that check-in once you arrive. Please note that completing the pre check-in process does not allow you to bypass the Recreation Guard or Staff member, you must stop to verify that check-in.

For help setting up your account or additional details contact:

recreation@montclairva.com

or visit

<https://www.montclairva.com/recreation-photo-ids>

or call: 703-670-6187





Table of Contents



Lantern Launch
Page 14



Montclair Day
Page 18/19

Features

- 6 President's Message
- 8 FY24 Assessment Letter
- 12 Fishing Tournament
- 16 New Beach Entrance Signs
- 10 Pre-Teen & Teen Beach Party
- 26 Summer Movie Nights
- 28 Swimming in Lake Montclair
- 29 Beer on the Beach

President's Message

Greeting Montclairions!

April has been a busy month. The Board of Directors held the first meeting of the year focusing on dam equipment repair and improvement, future engineering design, Cardinal Drive fence replacement, and the ratification of standing and ad hoc committees.

I want to personally thank every Montclairion who submitted a Committee Volunteer Application and congratulate those Montclairions appointed to our standing and ad hoc committees. These Montclairions have committed valuable personal time in service to our community. Of note, not every seat has been filled. There is still time to complete and submit a Committee Volunteer Application! Forms can be found at the MPOA Office or the MPOA website.

The beach season opens Memorial Day weekend. Lifeguards will also be on station, please ensure your Cell Badge Recreational Pass information is up to date for check-ins. Speaking of which, picnic area reservations open Monday, May 1st, for Members and their families.

I would be remiss if I didn't wish the entire Montclair community, a wonderful Mother's Day! Mother's Day celebrates motherhood, maternal bonds, and women at the core of our families. May the day bring happiness, peace, love, and comfort.

All the best,

Brian Proctor



Picnic Area Reservations have begun!

For more information, please see the form at:
<https://bit.ly/mpoapicnicform>



HAPPY
Mother's
DAY

From the April 12, 2023 Board of Directors Meeting

- Ratified an electronic vote of the Board to approve the Disposal Services Trash and Recycling Agreement for the MPOA and homeowners/sub-associations that opt-in for the service.
- Approved final election report from the Election Committee.
- Appointed an ad-hoc committee to work with management and the association's legal counsel to negotiate with the Montclair Country Club on the outstanding issues dating back to the 2018 Spillway Project.
- Approved the budget of \$65,000.00 from reserves for engineering costs to design corrective specifications to address the various deficiencies found on the Montclair Dam. Up to half of these expenses may be reimbursed to the association through grant programs run by the state.
- Approved \$12,000.00 from Reserves to install a new buoy in the lake to mark the entrance of the intake pipe leading to the upstream sluice gate of the dam. The cost also includes consultation services with Bander Smith to develop new sluice gate opening procedures and a response plan to a sluice gate stuck in the open position.
- Approved \$11,500.00 from Reserves to replace a new lake level monitoring system that is consistent with the equipment used by PWC Emergency Management, which make the Lake Montclair Dam part of their network.

Want more info?

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

COMMUNITY WATCH INCIDENT REPORT – MARCH 2023

| SERIOUS INCIDENTS | PCT 1 | PCT 2 | PCT 3 | PCT 4 | WW | Notes | MAR | FEB | JAN | DEC |
|------------------------------|-----------|-----------|----------|----------|-----------|--|-----------|-----------|-----------|-----------|
| Assault | 1 | 1 | - | - | - | Simple assaults with 1 arrest. | 2 | 2 | 4 | 3 |
| Burglary / Att. Burglary | - | - | - | - | - | | 0 | 4 | 1 | 0 |
| Drug / Alcohol Offense | - | 1 | 1 | - | 1 | DUI (2) with arrest and drug violation on Jonathan Ct. | 3 | 2 | 0 | 1 |
| Firearm Violation | - | - | - | - | - | | 0 | 0 | 0 | 0 |
| Larceny / Theft | - | - | - | - | - | | 0 | 6 | 4 | 12 |
| Robbery | - | - | - | - | - | | 0 | 0 | 0 | 0 |
| Vandalism | - | - | - | - | 2 | Incidents vicinity of library and Cardinal intersection. | 2 | 13 | 10 | 13 |
| Other Serious Incident | - | 1 | - | - | - | Non-violent family offense. | 1 | 1 | 2 | 2 |
| ROUTINE INCIDENTS | PCT 1 | PCT 2 | PCT 3 | PCT 4 | WW | Notes | MAR | FEB | JAN | DEC |
| Animal Complaint | 1 | 2 | 1 | 1 | - | | 5 | 8 | 10 | 7 |
| Disorderly / Noise Violation | 1 | - | 2 | 1 | 1 | | 5 | 4 | 1 | 4 |
| Parking Violation | 5 | 2 | - | 2 | - | Olivia, Breeze Way, Buck Ln, Holleyside, Spring Br. | 9 | 5 | 6 | 4 |
| Suspicious Person / Vehicle | - | - | - | - | 2 | | 2 | 0 | 1 | 0 |
| Traffic Control Incidents | - | - | - | - | 7 | Responses to traffic obstructions. | 7 | 1 | 4 | 6 |
| Trespassing | - | - | - | - | 1 | Incident in vicinity of library. | 1 | 0 | 0 | 1 |
| Vehicle Accident | - | 2 | 1 | - | 6 | Accidents at various intersections. | 9 | 4 | 5 | 5 |
| Miscellaneous | 3 | 2 | 1 | 3 | 9 | See notes below. No school checks included. | 18 | 21 | 13 | 26 |
| TOTAL INCIDENTS | 11 | 11 | 6 | 7 | 29 | | 64 | 71 | 61 | 84 |

Pct.1 – 1 other 911 call and 2 other service calls. Pct.2 – 1 other 911 call and 1 other high priority. Pct.3 – 1 other high priority. Pct.4 – 1 other high priority and 2 other service calls. WW Dr. – 9 other 911 calls.



March 20, 2023

Montclair Property Owners Association, Inc.
3561 Waterway Drive
Dumfries, VA 22025

Re: FY2024 Assessments and Approved Budget

Dear Montclair POA Owner:

Assessments for May 1, 2023-April 30, 2024 (FY2024)

The proposed FY2024 budget was approved by majority vote at the annual meeting held on March 18, 2023. Therefore, the assessment rate for the new fiscal year beginning **May 1, 2023** is **\$852.00**. The late fee for payments not received and credited on or before the 10th day of the month is **\$35.00**. Unless you are on direct debit, you will receive a coupon booklet in the mail in order to make your payment(s).

Payment Options

Owners in good standing are eligible to pay in full or make 12 monthly payments. The **Annual Coupon Option** pays the full annual assessment in advance in the amount of \$852.00 and is due on May 1, 2023 (late after the 10th). The **Monthly Payment Option** is twelve equal payments paid May through April at \$73.00 per payment (\$71.00 plus a \$2.00 service fee). If at any time during the year you elect to pre-pay the balance on your account, the \$2.00 per month service fee on the remaining months will be credited.

Delinquent Accounts

Owners with a past due balance may not be eligible for the Monthly Payment Option. "Not eligible" is defined per Board resolution as having accounts in collections as of the date of record. Those members not eligible for monthly payments must pay the full annual assessment of \$852.00 by May 1, 2023 using the Annual Payment Option Coupon.

How to Pay

By Check: All checks should be made payable to "Montclair POA". Please note your account number on the check along with enclosing the coupon in the envelope. The remittance address is below and can be used for only Montclair POA assessments payments.

Montclair POA
c/o FirstService Residential
P.O. Box 30403
Tampa, FL 33630

11351 Random Hills Rd., Ste.500 | Fairfax, VA 22030
Tel 703.385.1133 | Fax 703.591.5785
www.fsresidential.com



Personal Banking System: If you currently use a personal online bill-paying service to pay your monthly assessments, please update your account for the new fiscal year and ensure the remittance address is correct.

In Person or Montclair POA Drop Box:

You may bring your check and coupon to the business office at 3561 Waterway Drive, Montclair VA, during our regular business hours and make your payment at the lobby window. You may also place your check and coupon in an envelope and drop it in the black box outside of the office front doors, if not paying during business hours. Payments can be made at the building for ONLY Montclair POA assessments; we are unable to process payments for sub-associations.

Electronically: You may now pay your assessments by e-check or credit card! FirstService Residential has teamed up with ClickPay to streamline your assessment payments and eliminate the burden of mailing your payment. Through ClickPay, you can make a one-time e-payment or schedule recurring e-payments by visiting your FirstService Residential™ community website or www.fsresidential.com. Though the e-check service is free, there is a convenience fee associated with the credit card payment method.

Direct (Auto) Debit: We encourage homeowners using the monthly payment option to take advantage of a convenient Direct Debit Program and have the monthly assessment automatically deducted from your checking or savings account each month. To enroll in the direct debit program, please register for ClickPay at www.clickpay.com/firstservice and follow the instructions. If you are already paying by Direct Debit, the new assessment will be deducted automatically from your account beginning in May and no coupons will be sent.

We are here to help! If you have any questions regarding the enclosed budget or your assessments, please contact Customer Care at 703-385-1133 or montclair.dcmetro@fsresidential.com.

Sincerely,

FirstService Residential
Management Agent for Montclair Property Owners Association, Inc.

Teen & Pre-teen

Beach Party

Dolphin Beach 1-3 PM

Sign your teen or pre-teen up and join us at the beach for loads of free fun!

• Food & Drink • Beach & Yard Games • Bubble Balls • Slime Station



Register at: <https://tinyurl.com/MontclairBeachParty2023>

A valid recreation pass is required to attend this event. 2 Guests permitted per pass.



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♦ Sam Mangrio

♦ 703 994 2393

♦ synergyproperties@live.com



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EVENT. 2 GUESTS
PER PASS.



Montclair
FISHING
TOURNAMENT

13
MAY

Dolphin Beach

Join us for the Annual Montclair Fishing Tournament as we invite you to grab your rod & reel and put your skills to the test!

Compete in one of two different leagues;
Junior (1 child + 1 adult) or Adult (2 adults) for trophies and prizes.

Check-In: 6:30 AM • Tournament: 7 - 10 AM • Awards: 10:30 AM

For more details, rules & to register visit: tinyurl.com/MontclairFishing2023

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Lantern Launch

May 20 • 7-9 PM

Dolphin Beach

Join us for an evening to honor our armed forces members who have served, or are currently serving. Each attendee will get a paper floating lantern to decorate and launch onto Lake Montclair to honor their loved one.

Care Packages for a Cause

During the entire month of May, we'll be collecting donations of items to build care packages for deployed military members. Donations can be dropped off to the MPOA office any weekday during May or at the Lantern Launch event.

Suggested items:

Personal Care items:

Sunblock, lip balm, baby powder, foot powder, baby wipes, hand sanitizer, soap (shampoo, body wash, face wash, etc.), deodorant, toothpaste, toothbrush, floss, shaving items (razors, shaving cream, aftershave), lotion, hand/toe warmers, feminine care products, moleskin, nail clippers, aspirin, pain relieving cream, etc.

Food / Drink:

Chips, nuts, cookies, beef jerky, non-melting candy, trail mix, protein bars, gum, condiments / sauce packets, single-serve drink mixes, etc.

Miscellaneous:

Playing cards, puzzle books, stationary / writing utensils, cotton swabs, magazines, books, batteries (AA & AAA), multi-tools, solar chargers, etc.

Send Support:

Most importantly, send your support through letters to the military thanking them for their service. A handwritten note can speak volumes and brighten their day. Please include a letter with your donated items for us to pass on to the lucky recipients of your items.



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NEW BEACH ENTRANCE SIGNS

By: Joyce Neuman & Rozlyn Giddens (Signage Committee)



One of the features of our Montclair community which makes living here truly special is our beautiful lake. Whether you live lakefront, have a view, enjoy visiting any time of the year or use the lake for swimming, fishing or boating – all would agree having this lake in our community is an amenity nonpareil!

The older beach signs were installed in the 1970's and had become significantly deteriorated and incompatible with the Board's directive, in 2018, to our newly formed Ad Hoc Signage Committee - all signage in our community should have a consistent design.

We are happy to report that, this past October, our beloved lake finally received the beautiful new signs it deserves! They are appropriately sized by our contractor, The King's Masons. The stone base and natural weathering corten steel are perfect materials for our lakeside setting and reflect materials used in our new, main entrance signs at Country Club Drive. While these signs are meant to last, keep in mind they are not playground equipment.

Spillway Engineering does not allow landscaping around the Dolphin Beach sign and only minimum grasses have been planted at West Beach and Beaver Landing. There is a new wood post designating the driveway leading down to the Beaver Landing beach. At the cul-de-sac on Sylvan Glen, there are two driveway entrances close together – make sure to use the driveway entrance with the new signpost to walk down to the beach.

Please remember to park on the cul-de-sac – the driveway next to the post is for service vehicles and pedestrian entrance only. There is no parking at the end of the driveway leading down to Beaver Landing beach. On the cul-de-sac, please be careful not to block any home driveways.

It may surprise some to learn that entrance signs, not only define the borders of our community, but research shows that communities with attractive entrance signs typically sell for more money than those without entrance signs.





Next, this project includes the Waterway entrance signs located at both ends of Waterway Drive. The Board has approved Phase III of this project so as to bring all Montclair signage into a cohesive design. There is a question of exactly where the Waterway Drive and Rt. 234 sign will be located due to a proposed Rt. 234 widening.

These secondary entrance signs will be lower key in style, size and costs, as they are not at main entrances. The landscaping surround will be smaller, yet still reflect some of the same native plantings at the main entrance.

This Spring, as you look at the native plantings that surround our main entrance signs, remember, as Master Gardeners advise about native perennials - the first year they sleep, the second year they creep and the third year they leap!

Wishing everyone a great Beach Season and take a minute to enjoy our new beach signage, indicating how fortunate we are to have Lake Montclair, a mini vacation spot, minutes, not hours, from home!



CELEBRATING OUR ASSOCIATES



ELIZABETH
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17th Anniversary
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**JUNE
3RD**

DOLPHIN BEACH

**3-9:30
PM**

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3-5:30 PM

The Hullabalooos Band

3-8 PM

Inflatable Moon Bounces

Inflatable Obstacle Course

Game Booths - (Closes at 7 PM)

5-7 PM

Beach Games

6-7 PM

Happy Hour - Half price pours

6:30 - 9:30 PM

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Swimming in Lake Montclair

By: Buck Arvin, Lake Management Committee Chair

Lake Montclair is one of the reasons Montclair is a great place to live. The Lake offers a wide variety of recreational activities including swimming, playing at one of the beaches, fishing or boating. Lake Montclair is also home to a large variety of plant and animal life and is a living, biological community. Bald Eagles or Osprey are often seen fishing in the lake. A pair of Otters were recently observed. Still, many folks prefer lake swimming, along with our three sandy beaches, over a chlorine pool and a lounge chair.

Water quality is perhaps the most important concern for managing Lake Montclair. On-going monitoring and assessment of the lake's water provides information vital for determining if the lake is suitable for swimming, fishing, boating and other uses. Water quality testing is focused on detecting and assessing E coli and Harmful Algae Blooms. Testing objectives include providing information to advise Montclairions on water quality issues that could impact their health and providing information for community engagement, notification, and education relative to lake issues.

E. Coli are a large and diverse group of bacteria. Although most strains of E. Coli are harmless, others can make people sick. Testing for E Coli is conducted every year during the swimming season. The results are distributed in the weekly updates. Advisories will be issued as warranted.

Montclair's monitoring program uses the U.S. Environmental Protection Agency standard, which triggers short-term swimming advisories when bacteria levels exceed 235 Most Probable Number (MPN). The "Advisory" standard of 235 MPN /100 mL (E. coli in water) was adopted based upon data from three EPA studies. These studies indicate that E. coli and/or Enterococci are the best bacterial indicators to assess the risk of acquiring a gastrointestinal illness because of using recreational waters.

Algae are naturally occurring microscopic organisms that are found in freshwater lakes including Lake Montclair. Many are beneficial because they are major producers of oxygen and food for many of the animals that live here. Most algae do not harm people, wildlife, or the environment.

Cyanobacteria, or blue-green algae are single-celled organisms that naturally exist in fresh waters. They use sunlight to make their food. When there are a lot of nutrients available in the water, the bacteria can grow rapidly or "bloom" to form a visible film or scum on the surface of the water.

Virginia Department of Health, Guidance for Cyanobacteria Bloom Recreational Advisory Management is used for determining when to issue an advisory for Lake Montclair. Samples will be taken throughout the summer. The samples will help identify the type of cyanobacteria that is in the water and if the levels are sufficient to issue an advisory.

As with any freshwater lake there are certain best practices that swimmers can take to maximize enjoyment of the lake. After leaving the water dry off thoroughly and rigorously; shower with soap and change into dry clothes after swimming, wash your beach towels after each outing; swim in open water where swimming is permitted, not in the vegetated area; walk on our sandy beaches, not on the natural lake bottom and try not to swallow lake water.

Since the storm drains in Montclair eventually discharge into the lake, E Coli bacteria levels can sometimes be higher after a strong storm. Past E.coli testing has shown the bacteria levels will return to normal in a day or two, weather dependent.

Pay attention to how the water looks. You cannot tell if an algae bloom is toxic just by looking at it. However, key indicators of the presence of cyanobacteria are warm lake water (above 80F), color of the water and clarity, surface film or scum. MPOA will issue advisories if excessive numbers of cyanobacteria are found in the lake.

Look for advisories. Montclairions have enjoyed many years of recreational activities in and around Lake Montclair. While we boast about a spring and stream fed lake, we are using an ecosystem containing fresh water with its abundant, natural life. Enjoy the lake this summer and be safe.

Garden Club of Montclair

To support our donations to various community and gardening-related charities, our annual Perennial Plant Sale will be held on May 6, a date to coincide with the Montclair Community Yard Sale. For more information on this event visit <https://montclairgardenclub.wixsite.com/gcmva>.

For our April meeting we traveled to Warrenton for an informal group tour during Virginia Historic Garden Week. Our visit included properties in the rolling acres of the Warrenton Hunt, as well as others in Old Town with gardens tucked away behind bustling streets.

On May 24 our club will visit the Teaching Garden at the Benedictine Monastery in Bristow which is managed and maintained by PWC Master Gardener Volunteers. The Teaching Garden is used to demonstrate low maintenance gardening techniques that homeowners can implement. The guiding principles are to use drought tolerant and deer resistant native plantings.

The Garden Club of Montclair (a 501(C)(3)) began work at the Fire and Rescue Station 17's Firehouse Garden to ensure that the garden is healthy and beautiful for the community. We support the environment and pollinators by planting natives and perennials.

If you are interested in visiting a meeting or want to know more about joining, visit the Garden Club's Facebook page at <https://www.facebook.com/gcmva> and message the club or email montclairgardenclub@gmail.com. Or stop by one of our locations during our Perennial Plant Sale.



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MONTCLAIR LIONS CLUB MAY NEWS & ACTIVITIES



Old Eyeglasses and Hearing Aids? Did you know our Lions club also recycles used eyeglasses and hearing aids? You can see the various locations where the Montclair Lions have collection boxes at <https://montclairlions.org/> and click on the Eyeglass Recycling Pulldown Tab. If you have a hearing aid to donate, please e-mail Doug Taggart at montclairlion246@gmail.com or call 703-772-0993 to arrange for pickup.

Dinner Meetings – The Montclair Lions hold their dinner meetings on the 2nd and 4th Thursday of each month at the Montclair Country Club. An open invitation exists for anyone in the community who would like to join us in Lion's fellowship and community service. Send an e-mail to montclairlion246@gmail.com to inquiry about the next meeting.

Montclair Lions Charities is a 501(c)(3) non-profit benefiting our local community. Additional information about the Montclair Lions Club is available at our website.

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MAY 6TH & 7TH



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Donate Your Books!



In April, the Friends of the Montclair Community Library (FMCL) presented a check for \$12,000 to the Montclair Community Library to help continue funding children and adult activities and programs at the library including Storytimes, the Gaming Lounge, various reading programs and other fun and educational events. This latest check is in addition to a \$2,000 donation made to the Library in December which supported planning for many Summer 2023 programs such as two Resume Review workshops for adults, an all ages Reptile Encounter with Bobby G. Pets and a visit from the Virginia Wildlife Center. A Summer reading kick-off carnival is planned for Saturday, June 24 to encourage signing up for PWPL's 2023 Summer Reading Program. The carnival will include games, crafts, treats, alpacas and a baby goat! Please visit the library website at <https://www.pwcva.gov/departament/library>.

The Friends monetary contributions to our library are only possible by the continued support provided by our residents in terms of donated books, and patronage during both our community room book sales, and our ever changing "hall and wall" sales. Since it is spring cleaning time please consider donating books to the Friends. Donation guidelines are available at: <https://www.pwcva.gov/departament/library/donate-materials>. We'll then start off the summer with another community room book sale June 2-3, preceded by a members only preview sale on Jun 1. This will be a great time to stock up on your favorite beach reads!

For additional information on the FMCL, an all-volunteer charitable organization chartered for the purpose of promoting and assisting our community library, please visit us on Facebook at: <https://www.facebook.com/FMCL.5049>. To join the FMCL or make a contribution please visit: <https://fmcl-945252.square.site/>.

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

Ken's Handy Work

Handyman that does all types of electrical work including recessed lighting, painting, drywall repair, rotten wood repairs, power washing, deck repairs and staining, and/or all types of plumbing work. Deal \$450.00 for 6 hours of labor. Free Estimates: (540)446-1989 or Kenshandywork@yahoo.com.

Mailbox & Post Repair

Repair or replacement post. Sand, level, paint & secure post. Custom made post replacement. Also offering curb street numbers painting. Call (703) 599-8385. Email light-hauling1@aol.com.

Melvin's Handyman Services

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

RAF Painting & Pressure Washing

Interior & Exterior painting & exterior staining, concrete sealing and pressure washing. Quality not quantity is the reason for A rating on Angie's List. Free estimates, sterling references, Lic-Ins (540) 273-1781 or (540) 720-1713 & rafords@yahoo.com.

BUY • SELL • TRADE • HIRE

Rick's Drywall

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

Tony's Painting

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

Landscape/Lawncare

Aguilar's Tree Service and Landscaping, LLC

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

C & P Lawn Care

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

First Choice Lawn Care

Professional Lawn & Landscape Maintenance. Mowing, Mulching, Shrub & Tree Pruning, Core Aeration, Spring & Fall Cleanup, Roof & Gutter Cleaning, Planting, Hauling and much more. Free estimates. Licensed & Insured, Residential & Commercial. Call Roger @ (703) 447-9694

Frank Martin

Weekly mowing, trimming hedges, mulching, spring clean-ups. Call (571) 216-7834

J & M Tree & Landscaping

We offer tree trimming, removal, mulching, planting as well as walkways, patios, concrete. Emergency storm damage services available. Affordable prices. Call today for a free estimate (540) 270-7183. Email JM-trees14@gmail.com. Find us on Yelp.

Kevin's Leaf Removal

Yard cleanup, mulching, leaf removal. Free estimates (571) 276-5001

Lessons/Tutor

Math and Science Tutor

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

Miscellaneous

Cabin Getaway

Cabin Getaway Wisp Resort Area on special through mid-June. Book a two-day rental and get the third day FREE! at "Tips Up" deepcreekvacations.com/booking/tips-up/1314-56671 Call (301) 387-5999

CoreFit Weight Loss Coaching

1-on-1 custom coaching from a certified and experienced weight loss specialist. I help women lose 10-20 lbs. in 90 days (and keep it off) without restricting from all the food they love or spending hours in the gym. [Corefit-coaching.com](http://corefit-coaching.com) Call (908) 421-3895.

Dog Walking & Pet Sitting Service

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

Junk Hauling

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

Montclair Soccer LLC

Soccer practice for the kids. Developing basic skills: dribbling, passing, receiving and shoot in an exciting and fun learning environment. Call us at (571) 406-8330 Find out more and enroll now at www.MontclairFC.com

Nutritional HEALTH COACH - NO Exercise

Jump start your Health Journey beginning with Weight Loss WITHOUT Exercise! I'm a Certified Health Coach. Please fill out the Health Survey below for more info: <https://www.jotform.com/221097653339158> --Thanks! Valerie (571) 338-0866

Pelham Performance

Looking to develop more as an athlete, or just slim down for the summer, my services can help you. I am a Personal Trainer and Performance Coach specializing in: Speed & Agility, Power & Explosion, Strength Training, Weight Loss and Gains. (571) 267-0208

Rose's SWAROVSKI "Sparkle"

If you are interested in Selling, Purchasing or sharing your knowledge of Swarovski Crystal, we are interest in chatting with you. You can contact us at (703) 786-3163 or email carpwr@gmail.com

Wanted

Counseling and Forensic Services, Inc.

Private mental health practice seeks manager for Woodbridge office. 9 – 5, M – F. Benefits include medical, dental, 401k. Applicant must have managerial skills, familiarity with health care insurance, internet platforms, Accounts Receivable, caring people skills. \$20 - \$23 hourly. Contact ythorpe@cfsvirginia.com or drhardenburg@cfsvirginia.com



To advertise in the classified section, please contact us at communications@montclairva.com or (703) 670-6187.



| Sunday | Monday | Tuesday | Wednesday | Thursday | Friday | Saturday |
|---------------------------------|--|---|---|--|------------------------------|---|
| | 1 | 2 | 3 AAB (V) 4pm MCC (IP) 5pm Board Orientation (IP) 7pm | 4 WETA (IP) 7pm | 5 Ad Hoc Signage (V) 10am | 6 Community Yard Sale |
| 7 Community Yard Sale | 8 Safety (V) 7pm | 9 Communications Kick-Off (V) 7pm SLL (V) 7pm | 10 NTA (IP) 5:30pm SLC (IP & V) 7pm BOD (V) Executive 6:30pm Open 7:30pm | 11 PIR Cut Off Dog Park (V) 5:30pm Covenants (V) 7pm | 12 | 13 Fishing Tournament ASHA (IP) 9am Puppy Mothers Day - Dog Park 10am |
| 14 | 15 LMC (V) 7pm | 16 BRB (V) 4pm | 17 AAB (V) 4pm LFMC (V) 7pm | 18 NOB (V) 6:30pm IHA (V) 7pm | 19 | 20 Lantern Launch |
| 21 | 22 B & F (V) 5:30pm Events (V) 7pm | 23 FAB (V) 4pm | 24 RIM (V) 4pm SRA (IP) 7:30pm | 25 PIR Cut Off Covenants (V) 7pm | 26 | 27 Birthday/Gotcha Celebration - Dog Park 10am |
| 28 | 29 MPOA Office - Closed | 30 Communications (V) 7pm | 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
 BRB.....Business Review Board
 B&F.....Budget and Finance
 FAB.....Financial Appeals Board
 LMC.....Lake Management Committee
 LFMC.....Landscaping and Facilities Management Committee
 MCC.....Ad Hoc Montclair Country Club Committee
 RIM.....Records Information Management Committee



| Sunday | Monday | Tuesday | Wednesday | Thursday | Friday | Saturday |
|--------|--|---|--|---|--------------------------------|--|
| | | | | 1 WETA (IP) 7pm | 2 Ad Hoc Signage (V) 10am | 3 Montclair Day |
| 4 | 5 | 6 | 7 AAB (V) 4pm | 8 PIR Cut Off Covenants (V) 7pm | 9 | 10 ASHA (IP) 9am Dog Parkversary Dog Park 10am |
| 11 | 12 Safety (V) 7pm | 13 | 14 NTA (IP) 5:30pm BOD (V) 6:30pm Executive Open 7:30pm | 15 Dog Park (V) 5:30pm IHA (V) 7pm | 16 | 17 Summer Movie Night |
| 18 | 19 LMC (V) 7pm | 20 BRB (V) 4pm | 21 AAB (V) 4pm LFMC (V) 7pm | 22 PIR Cut Off Covenants (V) 7pm Teen & Pre-Teen Beach Party | 23 | 24 Birthday/Gotcha Celebration - Dog Park 10am |
| 25 | 26 B & F (V) 5:30pm Events (V) 7pm | 27 FAB (V) 4pm Communications (V) 7pm | 28 RIM (V) 4pm SRA (IP) 7:30pm | 29 | 30 Beer on the Beach | |

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

ASHA.....Alexander Square Homeowners Association
IHA.....Island Homeowners Association
NOB.....Nob Hill Townhome Association
NTA.....Northside Townhome Association

SLC.....Southlake Cove Townhome Association
SLL.....Southlake Landing Townhome Association
SRA.....Southlake Recreation Association
WETA.....Water's Edge Townhome Association

The Montclairion

Montclair Property Owners Association

3561 Waterway Drive

Montclair, VA 22025

PROFESSIONALLY MANAGED BY



Do you live in a Sub-Association?

Alexander Square Homeowners Assoc.

Streets: Alexander Pl. & Henderson Ln.

President: Michelle Neal (703) 615-4430

Email: AlexanderSquareHOA@gmail.com

Island Homeowners Association

Streets: Keswick Ct; Royal Crescent Ct; Timber Ridge Dr.

President: Cecilia Carroll

Email: c.carroll.ih@gmail.com

Disclosures: Ruth Sisler - rsisler@yahoo.com

Nob Hill Forest Townhome Association

Streets: Cliffview Dr; Jonathan Ct; Kenton Cir; Vals Way; Whisperwood Ct & Windsong Ln

President: Catherine Kudrick

Community Mgr: Jillian Cullinane (571) 208-7845

Email: jilliancavaliermgmt@gmail.com

Northside Townhome Association

Streets: Brideport Dr; Maple Glen Ct; Mill Spring Dr; Oak Crest Ct & Sugar Maple Ln

Email: NorthsideHOA@gmail.com

Southlake Cove Townhome Association

Streets: Barnacle Pl; Beachland Way; Buena Vista Dr; Ebb Tide Ct; Lands End Ct; Landsdale Pl; London Pl; Marshlake Ln; Port Washington Ct; Sanibel Ct; Seal Pl; Viewpoint Cir & Winding Creek Dr.

President: John Larkin II

Community Mgr: Jillian Cullinane (571) 208-7845

Email: jilliancavaliermgmt@gmail.com

Southlake Landing Townhome Association

Streets: Backwater Ct; Montview Dr; Saltwater Dr & Widewater Dr.

President: Marie Juliano

Community Mgr: Jillian Cullinane (571) 208-7845

Email: jilliancavaliermgmt@gmail.com

Ops Mgr: Dan Cullinane

Email: operationscavaliermgmt@gmail.com

Southlake Recreation Association

President: Alysha Hiller

Community Mgr: Jillian Cullinane (703) 221-8890

Email: jilliancavaliermgmt@gmail.com

Web: www.SouthlakeRecreation.com

Water's Edge Townhome Association

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

President: Darren Wright

Community Mgr: Michelle Weisbrod (540) 645-6925

Email: michelle.weisbrod@fsresidential.com

Parking Information: (703) 385-1133