



THE

VOLUME 55 NUMBER 7 • JULY 2023

# MONTCLAIRION

A NEIGHBORHOOD NEWSLETTER PUBLISHED BY THE MONTCLAIR PROPERTY OWNERS ASSOCIATION





## MPOA Office

### Mailing Address

3561 Waterway Drive  
Montclair, VA 22025

### Hours of Operation

Monday-Friday: 8:30 AM - 5:00 PM  
Extended Hours: 2nd Wednesday of  
each month: 8:30 AM - 7:00 PM

**Phone:** (703) 670-6187    **Fax:** (703) 670-9620

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

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

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

## Board of Directors

**President,** Brian Proctor.....bproctor.mpoa@gmail.com  
**1<sup>st</sup> VP,** Linda Cheng-Khan.....lindack4montclair@gmail.com  
**2<sup>nd</sup> VP,** Stephanie Eversley.....stepheversleympoa@gmail.com  
**Treasurer,** Chris Williams.....c.williams.va@gmail.com  
**Secretary & Precinct 1 Rep.,** Fred Rash.....(703) 878-3972  
**Precinct 2 Rep.,** Dustin Lientz.....dustin.lientz.mpoa@gmail.com  
**Precinct 3 Rep.,** Ned Greene.....(703) 680-4669  
**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.....aroderer@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

Donna Fagerholm, Chair.....(703) 547-7171  
Stephanie Eversley, Board Liaison.....stepheversleympoa@gmail.com

### Election

Barbara Ball, Chair.....(703) 670-4381  
Fred Rash, Board Liaison.....(703) 878-3972

### Lake Management

Richard Arvin, Chair.....(703) 878-1657  
Ned Greene, Board Liaison.....(703) 680-4669

### Landscape & Facilities Management

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

### Montclair Triathlon

Doug Marocco, Chair.....(703) 472-0752  
Linda Cheng-Khan, Board Liaison.....lindack4montclair@gmail.com

### Records & Information Management

Jan Starai, Chair.....jan@starai.net  
Dustin Lientz, Board Liaison.....dustin.lientz.mpoa@gmail.com

### Safety

Marie Juliano, Chair.....(703) 583-9719  
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

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RESIDENTIAL



## 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 Inspector

Adam Schwar.....covinspector2@montclairva.com

### Executive Assistant

Kira Cepeda.....execassist@montclairva.com

### Administrative Assistant

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

FirstService Residential.....(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

Comcast.....(800) 934-6489  
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](mailto:communications@montclairva.com).

### Assessments

Effective May 1, 2023, assessments are \$852 when paid in full, or \$73/month when paid over 12 monthly payments (\$71 plus \$2 service fee). Monthly assessments are due on the first of the month, May through April. Any assessment not received within ten days of the due date will incur a \$35 late fee. Payments placed in the dropbox at the MPOA office after 5 p.m. on the 10<sup>th</sup> will not be processed until the next business day and will be considered late. Please mail assessment payments along with payment coupons to:

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

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

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

### Disposal Services Trash Collection

Wednesdays: Trash, Recycling & Yard Waste

Please contact the MPOA office at 703-670-6187 or [trashservices@montclairva.com](mailto: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](mailto:communications@montclairva.com). The Member's name, address, and phone number must be included with all submissions. Any content that contains profanity, personal attacks, or is not related to a matter of concern to the MPOA will not be considered suitable for publication. Articles may be edited for length to allow as many submissions as possible to be included. Articles pertaining to MPOA Committee news or informational content on behalf of Board and Committee chairs will be given priority.



A vibrant poster for the 4th of July celebration. The background is a deep blue with white stars and streaks of red and white, resembling the American flag. In the upper right, several bright fireworks are exploding. A large, 3D Uncle Sam top hat with red and white stripes and a blue band with white stars sits atop the large number '4'. The text '4th OF JULY' is in large, bold, blue letters. Below it, 'INDEPENDENCE DAY' is in smaller white letters, followed by 'CELEBRATION' in large, white, outlined letters, and 'TUESDAY' in bold white letters at the bottom of the main title section. Two stylized rockets are at the bottom corners: one blue with white stars and a red tip on the left, and one red and white striped with a blue tip on the right.

# 4<sup>th</sup> OF JULY

## INDEPENDENCE DAY CELEBRATION TUESDAY

### SCHEDULE OF EVENTS

BIKE PARADE	10 AM
FOOD TRUCKS	3 - 9 PM
LIVE MUSIC	6:30 - 9:30 PM
FIREWORKS SHOW	9:30 PM

**DOLPHIN BEACH**

TWO GUESTS PER RECREATION PASS





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## President's Message



Greeting Montclairions!

The summer is well underway! I couldn't be more pleased with the efforts of the Events Committee and volunteers who made our Montclair Day a resounding success. In addition, the Lifestyle Team, in coordination with Mrs. Linda Cheng-Khan, MPOA 1st Vice President, held the MPOA Annual Lantern Launch at Dolphin Beach. The month of June concluded with the Montclair Triathlon, Teen & Pre-Teen Beach Party, and Summer Movie Night. If you've missed any of these amazing events, you'll definitely want to clear your calendar for the Independence Day Celebration planned on July 4th at Dolphin Beach. Events begin at 10 am and conclude with the 9:30 pm Fireworks Show. You can view fireworks from all the beaches, including the newly renovated West Beach.

Supervisor Bailey and her staff have worked toward an answer for the regional sediment disposal issue. Identifying an available location to place the lake's dredged sediment has caused delays in the Timber Ridge Forebay dredging project. But thanks to the responses delivered by our community members, this important and critical issue has been heard by our Potomac District Supervisor, and a solution is close at hand. The MPOA BOD will continue to engage with the county until the issue is finally resolved.

I want to conclude with a personal wish for a safe and jubilant 4th of July. Let us celebrate the adoption of the Declaration of Independence and the birth of the United States of America.

All the best,

*Brian Proctor*



**IN HONOR OF  
INDEPENDENCE  
DAY  
WE WILL BE CLOSED  
TUESDAY, JULY 4TH**



## COMMUNITY WATCH INCIDENT REPORT – MAY 2023

SERIOUS INCIDENTS	PCT 1	PCT 2	PCT 3	PCT 4	WW	Notes	MAY	APR	MAR	FEB
Assault	1	1	1	3	-	Simple assaults with 5 arrests.	6	5	2	2
Burglary / Att. Burglary	-	-	-	-	-		0	0	0	4
Drug / Alcohol Offense	1	-	1	-	-	Drug violation and incident of intoxicated in public.	2	1	3	2
Firearm Violation	-	-	-	-	-		0	0	0	0
Larceny / Theft	-	1	1	-	7	Includes shoplifting incidents and 3 motor veh. thefts.	9	5	0	6
Robbery	-	-	-	-	1	Incident vicinity Waterway and Cardinal.	1	0	0	0
Vandalism	-	1	-	-	2	Incidents at Sheffield and vicinity Henderson Elem.	3	5	2	13
Other Serious Incident	2	-	-	1	4	Incidents of pornography, intimidation, and fraud.	7	4	1	1
ROUTINE INCIDENTS	PCT 1	PCT 2	PCT 3	PCT 4	WW	Notes	MAY	APR	MAR	FEB
Animal Complaint	2	3	1	1	-		7	8	5	8
Disorderly / Noise Violation	4	2	1	-	2	Includes incident at Dolphin Beach.	9	8	5	4
Parking Violation	1	1	1	7	-	Violations on Olivia, Spillway, Cliffview, and Spring Br.	10	4	9	5
Suspicious Person / Vehicle	-	-	-	-	1		1	3	2	0
Traffic Control Incidents	-	-	-	-	3	Traffic obstruction and motorist assistance incidents.	3	4	7	1
Trespassing	-	-	-	-	1	Incident vicinity of Lake Montclair shopping center.	1	0	1	0
Vehicle Accident	-	1	-	1	6	Accidents at major intersections.	8	1	9	4
Miscellaneous	3	6	2	2	14	See notes below. No school checks included.	27	12	18	21
<b>TOTAL INCIDENTS</b>	<b>14</b>	<b>16</b>	<b>8</b>	<b>15</b>	<b>41</b>		<b>94</b>	<b>60</b>	<b>64</b>	<b>71</b>

Pct.1 – 1 solicitor and 2 other 911 calls. Pct.2 – 2 other 911 calls, 3 other service calls, and 1 other routine incident. Pct.3 – 1 other high priority incident (Fire Dept.) and 1 other service call. Pct.4 – 1 other 911 call and 1 other service call. WW Dr. – 13 other 911 calls and 1 other routine incident.

## BOARD BRIEFS

### From the June 14, 2023 Board of Directors Meeting

- Approved replacement mulch for new retaining wall beds at West Beach for a cost not to exceed \$4,000.00.
- Appointed the following members to committees:  
 Lauren Rose – Dog Park  
 Jennifer Walker – Dog Park  
 Joaquin Santiago – Safety  
 Christine Haslem – Triathlon
- Approved the Community Events Committee to distribute a survey soliciting feedback from the community regarding events.
- Approved changes to the Events Committee Charter, see Public Notice.
- Accepted the current precinct boundaries as they currently exist in Calendar Year 2023 for the 2024 Annual Meeting Precinct Elections.
- Approved the Lions Club to repair/refresh the Lions Drinking Fountain at Kids Dominion.

## Want more info?

Minutes from Board meetings are available on FSR Connect at <https://montclairva.connectresident.com/>

under “Documents” > “Board and Committee Minutes”



# PUBLIC NOTICE



The following Community Guidelines were amended at the June 14, 2023 Board of Directors Meeting and will go into effect July 14, 2023

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

## Article 3 Amendments: Enclosure 1d - Community Events Charter

### 4. Membership.

#### b. Chairperson Responsibilities:

- i. Prepare and publish an agenda for each meeting. A draft agenda will be available for review at least ~~48 hours~~ **3 days** in advance.

#### c. Member Responsibilities:

- ii. Attend scheduled meetings for the purpose of discussing and planning community events. **Members must lead and/or co-lead at least one community event annually and** may also be asked to assist with certain additional activities.
- iii. **Attend, support and** observe **at minimum one** community events annually and report observations/recommendations to the Chairperson and/or Events Director for inclusion in the after-action report.

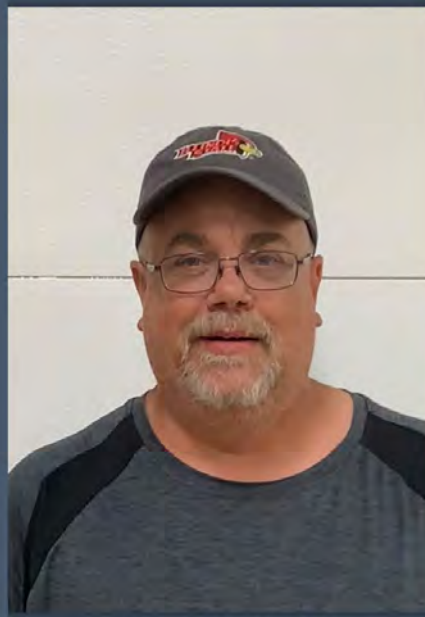
### 5. Administration.

<sup>3</sup> Should an issue be deemed important enough, i.e. time critical, and quorum cannot be met in person, voting may be conducted via email provided ~~a majority of~~ **ALL** members are represented/accounted for. The Events Director will be responsible for coordinating all electronic voting.

## WELCOME TO THE MONTCLAIR TEAM



KIRA CEPEDA  
Executive Assistant



STU LOCKWOOD  
Lead Maintenance Tech



# MONTCLAIR TRASH SERVICES OPT-IN/OUT PERIOD IS COMING!

**Only \$15.95  
/month!\***

\*Price applies to homeowners  
that are NOT part of a  
sub-association.

The annual trash services opt-in/out period is almost here!

If you missed the initial opt-in, and would like to switch your provider to Disposal Services for the upcoming year, or previously opted in and want to opt out, mark your calendars for August 1st, 2023 (service changes take effect in May 2024).

**We'll be accepting opt-ins/outs from homeowners from August 1 - September 30.**

**ATTENTION**

Homeowners who had previously opted into the service and want to remain with Disposal Services won't need to take any action.



## LOWER PRICES

Save up to 32%  
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Disposal Services'  
current pricing.

## MORE FOR LESS

Free special pick-ups,  
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or maintenance fees.

## MPOA MANAGED

Have a problem with  
your service? The  
MPOA addresses the  
concerns for you!

**ALL HOMES THAT ARE NOT PART OF A SUB-ASSOCIATION CAN OPT-IN WITH ONE  
OF THESE METHODS STARTING ON AUGUST 1, 2023.**



E-mail us at:  
[trashservices@montclairva.com](mailto:trashservices@montclairva.com)



Visit our website:  
[www.montclairva.com/trashservices](http://www.montclairva.com/trashservices)

### SUB- ASSOCIATIONS:

Sub-associations must opt-in as a whole entity. Pricing is subject to the plan selected by that sub-association Board. To ensure you're getting the best deal for your trash service, contact your sub association. Contact information can be found on the back of the Montclairion.

### How do I know if I live in a sub-association?

Please visit [www.montclairva.com/sub-associations](http://www.montclairva.com/sub-associations). All streets that are in a sub-association are listed on this page along with the contact information for your respective sub-association.



## Saint John Paul the Great Catholic High School



Are you  
ready for  
summer?

### Summer Camps at John Paul!

JP is hosting a variety of athletic and enrichment camps from June - August! Develop your skills in your favorite sport or try out something new! We encourage all campers to consider participating in Camp Quintessential, John Paul's premier day camp!

Be Great This Summer!  
Register Online



703.445.0246 | [camps@jpthegreat.org](mailto:camps@jpthegreat.org) | [jpthegreat.org](http://jpthegreat.org)  
17700 Dominican Drive, Potomac Shores, VA 22026



**NOW FOR SALE!**



4909 Backwater Ct,  
Montclair, VA

Charming two levels townhouse back to trees, Montclair Library and Southlake Shopping Center. Bright and large fully renovated kitchen with space for breakfast table. Separate dining room with french doors that leads to a private patio. With 3 bedrooms and 2.5 baths, this home offers plenty of living space!

Call me for more info!

Thinking about buying or selling your home?  
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for a free Market Consultation. Knowing your dreams will help me to provide all the info you need to make a wise decision and reach **YOUR HOUSING GOALS!**

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

[ryan@masonslandscape.com](mailto:ryan@masonslandscape.com)



# Beer on the Beach

• Bring your own beer and enjoy live music! •

**July 14th**  
**7 - 9 PM**  
**Dolphin Beach**

No glass permitted. Recreation pass required to attend.  
2 guests permitted per pass.



## Red, White, & Blue Bash



**July 8th @ 9 am - Dog Park**



# July

## SAFETY CORNER

By Marie Juliano, Safety Committee Chair

Happy 4th of July! Summer season is here and it's time to celebrate the season and look forward to those fun activities like swimming, boating, kayaking, picnics, and taking to the highway for that long-awaited vacation and do some fun activities with family and friends.

As we hit the beach, the lakefront, or the pool and enjoy a backyard barbecue of delicious eats and maybe travel to a new or favorite vacation spot. Here are some safety reminders to help you respond to emergencies, and keep you safe during this wonderful season.

### DRIVING & VEHICLE SAFETY

With more people on the roads now, it's important to drive safely. Make sure your vehicle has been properly serviced and is in good working shape before a long road trip. Be well rested and alert, use seat belts, observe speed limits and follow the rules of the road. If plans include drinking alcohol, designate a driver who won't drink. DUI's are on the rise as well as auto accidents, particularly in our community. So, always, give one's full attention to the road. Avoid distractions such as cell phones. Wear your seatbelt at all times. Familiarize yourself with your surroundings if you are in an unfamiliar place and know where the nearest emergency room is to you at all times in case of an emergency. Whether driving an RV, car, or riding a motorcycle, be aware of changing road and weather conditions. Visit: <https://www.nsc.org/road/safer-vehicles>

### BICYCLE SAFETY

Make sure all family members who ride are fitted with bike helmets! Studies show wearing a helmet can prevent injuries more than 85% of the time. Nearly 1/3 of car-bike crashes occur when a child rides a bicycle down a driveway, into the path of a car. Teach your kids how important it is to stop, look left, look right, look left again and listen to be sure no cars are coming, before entering a street.

Be bright...dress right! Bright clothing can double the distance from which a driver sees a child during the day. Children who can be seen are less likely to be hit by a motor vehicle. REMEMBER and NOTE: No helmets on playgrounds! Kids have died from strangulation on monkey bars when their helmets got caught. Remind your children to take their helmets off when getting off their bikes.

### CHILDREN & VEHICLE SAFETY

Children are our most precious commodity and we all need to watch out for them. If you speed through a residential neighborhood and hit someone with your vehicle, is it really an "accident"? Sure, you didn't mean to hurt anyone, but you were, in fact, breaking the law, and driving dangerously. Children can come out of nowhere. When you were a child, did you think about "safety first" when playing in your front yard?

Residential areas are where people live, raise their families, and enjoy the comforts of their homes. Our streets are not highways. If drivers follow the rules and drive under the legal speed limit, they should theoretically have enough time to stop if a child or pet runs into the street. But there is no substitute for caution!

Driver behavior is crucial to safety in residential neighborhoods. When you're driving, go slow enough to see and respond to every new circumstance. Look under parked cars, and you may see children's feet from the sidewalk, though you can't see them otherwise. If it's dark, take another 10 mph off your speed, just in case. In short, take every precaution necessary to avoid bringing tragedy to your own neighborhood.

Information obtained from Office of Consumer Affairs and Business Regulation tips for a safe and healthy holiday, American Red Cross, U.S. Coast Guard and the National Safety Council



A top-down view of a blue-painted wooden table. On the table are several summer items: a pair of bright green flip-flops, a pair of red sunglasses, a pair of blue sunglasses, a yellow and orange striped beach towel, and some starfish-shaped coasters.

## GRILLING SAFETY

Thoroughly clean your grill of any food grease or dust. Always check the tubes leading into the burner for any blockages from insects or grease that can cause an uncontrolled fire. Replace any connectors which can lead to a gas leak and keep lighted cigarettes, matches or open flames away from a leaking grill. Always follow the manufacturer's instructions that accompany the grill.

Do not use a grill in a garage, breezeway, carport and porch or near any surface that can catch fire. Never grill indoors – not in a house, camper, tent or any enclosed area. Use the long-handled tools especially made for cooking on the grill to keep the chef safe. Never add charcoal starter fluid when coals have already been ignited. Always watch the barbecue grill when in use. Keep a fireproof pan under the grill to catch any falling ash or grease. You may want to invest in a grilling mat that has passed all testing for fire and flame resistance, and keep your deck safe and clean from stains, splatter, spills, grease, etc. Keep kids and pets away from the grilling area.

## FOOD SAFETY & PREPARATION

Wash your hands in hot soapy water before preparing food, after touching raw meat and after any interruptions such as using the bathroom, handling pets, or stopping to do something with the kids.

To avoid food poisoning, cook fresh poultry to 165 degrees, hamburgers to 160 degrees and beef to at least 145 degrees. (U.S. Dept. of Agriculture). Remember to refrigerate all perishable food within 2 hours, 1 hour if the temperature outside is above 90 degrees. Keep uncooked meats away from other foods to avoid cross contamination of bacteria.

## BOAT & PERSONAL WATERCRAFT SAFETY

Boats operating on Lake Montclair must be registered with the MPOA office and display current registration stickers on the port side of the bow. No gas-engine powered boats are permitted on the lake. Electric motors may have a total horsepower of no more than 195 pounds of thrust, or 3.5 horsepower.

Make sure you and everyone on a boat, canoe, kayak or Jet Ski wear a Coast-Guard approved lifejacket. Make sure young children are supervised at all times when on a boat or personal watercraft. Learn about boat and personal watercraft operation, communications, navigation, and life-saving techniques before taking to the water.

**MOST IMPORTANTLY:** For the safety of swimmers, boats "must" avoid all designated swim areas.

**NOTE:** All PWC operators age 14 and older and all motorboat operators of 10 hp or greater regardless of age need to take a boating safety course. To get certified online visit: <https://www.boat-ed.com/virginia/>.



## POOL SAFETY

It's important to constantly supervise children when they are near water. Never leave a young child unattended near water, and do not trust a child's life to another child; teach children to always ask permission to go near water. Avoid distractions when supervising children around water. If a child is missing, check the water first. Seconds count in preventing death or disability.

The American Red Cross and National Swimming Pool Foundation® (NSPF) have developed an online safety course for pool and hot tub owners. Home Pool Essentials helps people understand the risks of pool ownership, how to maintain a safer and cleaner pool, what safety equipment is appropriate, how to prevent pool and hot tub entrapment hazards, and how to respond to an emergency.

## SWIMMING SAFETY

Learning to swim and teaching your children to swim is one of the best steps someone can take to be safe around water. People can contact their local Red Cross chapter and learn how to swim as well as get the facts about water safety, home pool safety, and first aid and cardiopulmonary resuscitation (CPR) classes. Visit <https://www.redcross.org/>.

Swim only at a lifeguard-protected beach within the designated swimming area and obey all safety rules. Actively supervise children at all times – even if a lifeguard is present. Stay within arm's reach of young children when they are in the water. Don't swim alone or in bad weather. Have young children or inexperienced swimmers wear a Coast Guard-approved life jacket. Don't rely on water wings or inflatable toys. Always enter shallow water feet first. Dive only in areas marked safe for diving. Have appropriate equipment, such as reaching or throwing equipment, a cell phone, life jackets and a first aid kit. Know how and when to call 9-1-1 or the local emergency number.

## GOING ON VACATION?

Here are some "Guidelines" you can follow to protect your home while you're out of town. The idea is to give the impression that you have never left.

Cancel your newspaper...for those receiving the Washington Post go to <http://www.washingtonpost.com> click on "subscribe" and you can set up a Vacation Stop, or just have a trusted neighbor or friend pick up your papers. Place your mail on hold by going to <http://www.usps.com>. Look for "HOLD MAIL," fill out the form and you're done.

Have one of your neighbors park in your driveway or in front of your townhome while you're away, and don't announce to the world that you will be out of town; you never know who is listening.

Lock all your windows and doors, including the door inside the garage, set your alarm system and let the company know where you can be reached. Have your home look "lived in" while you're away. Use "timers" in different places of your homes and set them to different times. Leave a radio or television on, giving the appearance the home is occupied or place those items on a timer.





## FIREWORKS

While legal fireworks and sparklers are a popular part of July 4th celebrations, they are a danger to users, pets, and the environment. In many areas of Virginia, fireworks could become a cause of wildfires.

The key to a safe holiday is to find out where and when fireworks can be used. Remember, even though some fireworks are legal to buy, it does not mean they are legal to use everywhere and anywhere. Start by contacting your local fire officials, law enforcement or community leaders. If you are found responsible for having started a wildfire with fireworks, you may be liable for all suppression and reclamation costs or even face imprisonment and fines.

Fireworks that have finished burning are still extremely hot, and they can smolder in dry grass or leaves before a fire ignites. One spark is all it would take for a wildfire to start. Keep a bucket of water, wet towel, and a fully charged garden hose nearby. Children and pets should also be kept a safe distance away from igniting and spent fireworks.

Fireworks can harm pets also. Veterinarians suggest that the loud noises associated with fireworks make dogs nervous. Frightened dogs feel more secure in small, familiar spaces. If pet owners crate their dogs, they should put them in the crate during a fireworks display. If not, pet owners can prepare a small, dimly lit room, and can leave on the television or radio to drown out the fireworks. Dogs should never be left alone outside during a fireworks display. The noises could prompt them to run away from the noise.

Also, many dogs think the fast-moving, twirling, spinning fireworks are something they should go fetch and bring back to their owners. This could harm the pet or carry the flaming fireworks off into the dry grass or woods and start a fire.

Remember, that a good alternative to personal fireworks are the community displays. Check your local news source for information on times and locations or go online.

## LAWS FOR CONSUMER FIREWORKS - (PRINCE WILLIAM CO.)

Fireworks sold at county-approved fireworks such as sparklers, fountains, Pharaoh's serpents, caps for pistols and pinwheels (commonly known as whirligigs), spinning Jennies or other similar fireworks approved by the Fire Marshal are permissible.

Any such fireworks which explode, emits flame or sparks to a distance greater than 12 feet; rises into the air or travels laterally or performs as a projectile or fires projectiles other than sparks are prohibited. Possession or use of unlawful fireworks is punishable by a fine up to \$2,500 and up to one year in jail.

The Virginia Department of Forestry reminds residents of these tips for safe firework use:

- Keep a bucket of water nearby in which to place all used fireworks. Have a water hose or fire extinguisher nearby to put out stray sparks.
- Use fireworks only outdoors in areas like parking lots, driveways, and gravel or dirt areas. Keep away from anything that can burn.
- Have a designated adult light all fireworks. Do not allow young children to light fireworks. Be sure all unused fireworks, matches and lighters are out of the sight and reach of children.
- Use eye protection such as safety goggles.
- Light one at a time, move away quickly and keep at a safe distance until the display is finished.
- Never throw fireworks and never hold fireworks in your hand.
- Light only one firework at a time—and never re-light a "dud" firework. Duds can be dangerous; if a device does not light or fire, an adult should wait at least 15 minutes, approach it carefully, and place it in a bucket of water.
- Do not use under the influence of alcohol.
- Clean up all debris when finished. Dispose of fireworks properly by soaking them completely in water before putting them in the trash can.

Information on Fireworks provided by Virginia Department of Forestry.



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# COMMUNITY EVENTS SURVEY

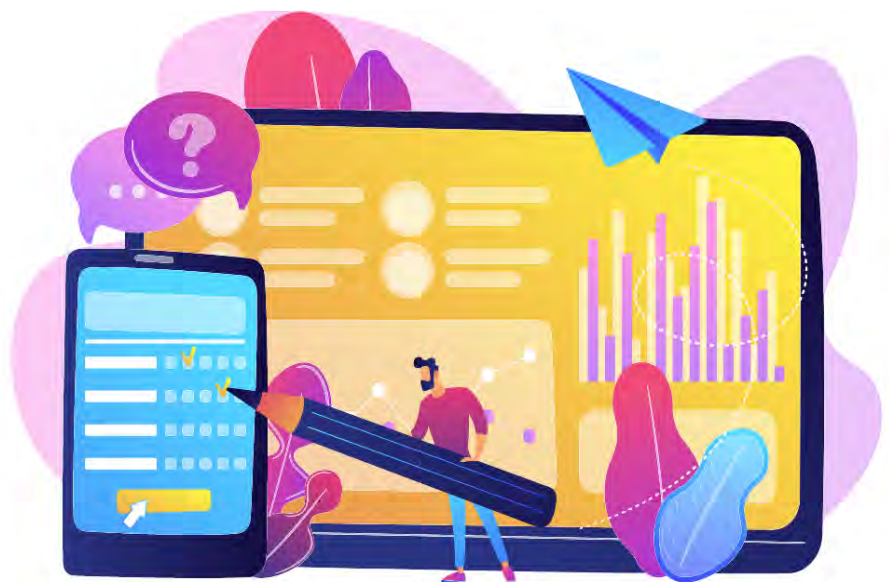
The Montclair Property Owners Association's (MPOA) Community Events Committee strives to provide events that bring neighbors together and build a sense of community. In an effort to ensure we are providing events that will accomplish this goal, we are seeking your thoughts on our community events so we can better plan for the future.

While optional, if you would like to provide your name and email address, you will be entered into a drawing for a \$25 Target gift card.

**The survey will be open until Friday, July 21, 2023**

Please note that this survey is for MPOA residents only.

Use your phone's  
camera to get  
started here!



Or visit: [tinyurl.com/MontclairEventsSurvey2023](https://tinyurl.com/MontclairEventsSurvey2023)





Photo Credits: Mary & Tim Beatty

# THANK YOU VOLUNTEERS!

Michelle Anderson  
Oksana Antonenko  
Cody Bardol  
Lauren Bardol  
Samantha Barr  
Mary Beatty  
Tim Beatty  
Jonique Bender  
Michael Bender  
Colleen Bolick  
Gina Bono  
Carlos Borges  
Robin Borges  
Jack Bowers  
Josh Bowers  
Angela Breslin  
Christine Brooks  
Jeff Brooks  
Britney Casey  
Jim Chech  
Marica Corrigan  
Martina Crichton  
Chruv Desai  
Carly Domingo  
Yukiko Dove  
Eric Fagerholm  
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Neil Fiest  
Andres Flores  
Maria Flores  
Gregory Gaddie  
Bill Garber  
Melinda Gates  
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Lori Hancock  
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Eric Hoepfner  
Samantha Hoepfner  
Sidney Hoepfner  
Suzanne Hoepfner

Gary Holt  
Nancy Holt  
Kay Ilgner-Siegel  
Richard Iwanowski  
Kelley Jensen  
Katie Johnston  
Tina Johnston  
Ariana Karzai  
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# Honeysuckle

by: Daniel Page

Along the emerald curves of Waterway  
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To wind down to the lake, summer  
Spills the dreamy balm of Paradise:

The scent of honeysuckle. At noon  
Its luster fills the shadows thrown  
By oak and beech, as from the shade  
Pour floods of milk and honey flowers.

Cascading over walls and fences,  
They perfume patios and courts  
And breathe into warm afternoons  
The fragrant breath of heaven.

Wherever summer flings its wealth  
Of joys, slow days and starry nights,  
From its sack of treasures spills a hint  
Of timeless bliss sweeter than the rose.

dp—June 2023





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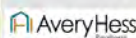


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# Lake Montclair Water Quality

*By: Buck Arvin, Lake Management Committee Chair*

Maintaining good water quality in Lake Montclair makes enjoying the beaches, picnic areas, swimming, boating, and fishing possible. The biggest threats to the water quality of Lake Montclair are no different than the threats to the Chesapeake Bay as a whole, specifically sedimentation and an overabundance of nutrients.

Excess nutrients, such as phosphorus and nitrogen and chemical herbicides and pesticides, can lead to many changes in the ecology of the water. Too much phosphorus and nitrogen contribute to an overabundance of algae. The algal blooms consume oxygen and nutrients that could have been used by other organisms and may release toxins that are directly harmful to other aquatic life. The increase in algae also diminishes the amount of light available to submerged aquatic vegetation for photosynthesis. As the algae die, the excess amount of decaying organic matter consumes oxygen so that it is not available for other organisms. A cycle of uncontrolled algae blooms would severely impact the recreational opportunities Lake Montclair provides.

Runoff from turfgrass and impervious areas are the principles sources of nutrients. Vegetated buffers stabilize shorelines and streams banks, filter pollutants, reduce the amount of storm water runoff, and provide critical habitat for aquatic species and wildlife. Bare soil allows sediments, nutrients, and pesticides to be washed into the lake. The amount of runoff and erosion on slopes can be reduced by planting ground covers, shrubs and trees.

To learn about Lake Montclair water quality issues, watch the video on our webpage. The Last Line of Defense for water quality presentation was specifically prepared for Lake Montclair. <https://www.montclairva.com/forms-and-documents>

Controlling nutrients flowing into the water requires the whole community to participate. All of the storm drains in Montclair lead to the lake and/or Powell's Creek. This means that every household has an impact on the water quality of Lake Montclair's fragile ecosystem, as well as on the Chesapeake Bay.

Too much fertilizer is as bad as too little. A soil test before busting out that spreader would be the right approach. If necessary, fertilize in September or October. Applying more fertilizer than a lawn can absorb means the excess runoffs into Lake Montclair and Powell's Creek. When lawn fertilizer reaches the water, it helps the algae grow.

Lake Montclair enhances our quality of life by giving us a visual and recreational treasure. The lake also supports a wide variety of plants, animals and aquatic life. Think about the lake's water quality when maintaining your lawn and remember that everyone can contribute to maintaining good water quality in Lake Montclair.

Photo Submitted By: Montclair Resident





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Timothy Singstock, EA  
Cheryl Singstock, CPA, MBA  
Jacob Alderman, EA

(571) 594-6747 (Mobile)  
Admin@HelpAccountingServices.com

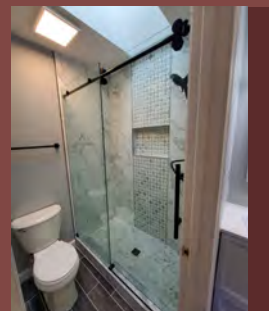
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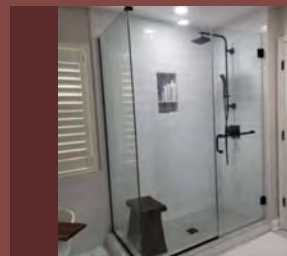
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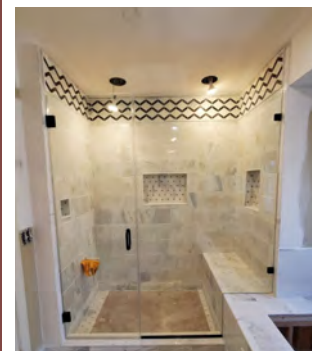


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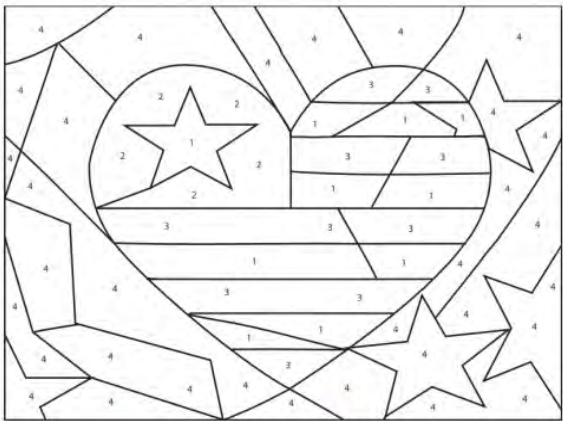
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**MONTCLAIR LIONS CLUB**

**JULY 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](mailto:montclairlion246@gmail.com) or call 703-772-0993 to arrange for pickup.

Dinner Meetings – For the months of July and August the Club does not hold any monthly dinner meetings. In September we will return to our normal two 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](mailto: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:  
<https://montclairlions.org>.

**MONTCLAIRLIONS.ORG**



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

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## Childcare

### **Ruth's Childcare**

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### **A+ Tidy Maids Services**

Very thorough job. Licensed & Insured. Good references. Residential and Commercial. 30 years of experience. Weekly, bi-weekly, monthly. Move -in/out. Free estimate (571) 228-7572

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[www.cleaningexcellence.weebly.com](http://www.cleaningexcellence.weebly.com)

### **Flower Fresh Home Cleaning**

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

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

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

## Home Improvement

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

Excellent References. Concrete: Driveways, Sidewalks, Stoops & Steps, Patios (pavers & stone). Exterior Work: Pressure Washing, Stain Decks, Rot Wood Repairs & Paint (Int. & Ext.) Fencing: Privacy & Landscaping, Wrought Iron Safety Rails. Locally owned - Serving PWC for over 20 Years. Call/Text "CHUCK" (703) 615-5083 Free estimates.

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Licensed & Insured. Water heater replacement, 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

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

## Tony's Painting

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

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

### C & P Lawn Care

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estimates. Licensed & Insured, Residential & Commercial. Call Roger @ (703) 447-9694

### 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 [JMtrees14@gmail.com](mailto:JMtrees14@gmail.com). Find us on Yelp.

### K-T Outdoor Services

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### Junk Hauling

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Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4 <b>Independence Day Celebration</b> <b>Fireworks 9pm</b> <b>MPOA Office - Closed</b>	5 AAB (V) 4pm	6 RIM (V) 4pm WETA (IP) 7pm	7 Ad Hoc Signange (V) 10am NOB (V) 7pm	8 ASHA (IP) 9am Red, White & Blue Bash Dog Park 9am
9	10 Safety (V) 7pm	11 Election (V) 11am RIM (V) 4pm SLL (V) 7pm	12 NTA (IP) 5:30pm BOD (V) Executive Open 6:30pm 7:30pm	13 <b>PIR Cut Off</b> Dog Park (V) 5:30pm Covenants (V) 7pm	14 <b>Beer on the Beach 7 - 9 pm</b>	15
16	17 LMC (V) 7pm	18 BRB (V) 4pm RIM (V) 4pm	19 AAB (V) 4pm LFMC (V) 7pm	20 IHA (V) 7pm	21	22 <b>Summer Movie Night - at dusk</b>
23	24 B & F (V) 5:30pm Events (V) 7pm	25 RIM (V) 4pm FAB (V) 4pm Communications (V) 7pm	26 Triathlon (V) 7pm SRA (IP) 7:30pm	27 <b>PIR Cut Off</b> Covenants (V) 7pm	28	29 Birthday/Gotcha Celebration - Dog Park 9am
30	31					

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

AAB..... Architectural Appeals Board  
 BOD..... Board of Directors  
 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	2 AAB (V) 4pm	3 WETA (IP) 7pm	4 Ad Hoc Signage (V) 10am <b>Beer on the Beach 7 - 9 pm</b>	5 <b>Block Party Weekend</b>
6 <b>Block Party Weekend</b>	7	8 RIM (V) 4pm	9 NTA (IP) 5:30pm BOD (V) Executive Open 6:30pm 7:30pm	10 PIR Cut Off Dog Park (V) 5:30pm Covenants (V) 7pm	11	12 ASHA (IP) 9am Oodles of Doodles-Dog Park 9am <b>Summer Movie Night - at dusk</b>
13	14 Safety (V) 7pm	15 BRB (V) 4pm RIM (V) 4pm	16 AAB (V) 4pm LFMC (V) 7pm	17 IHA (V) 7pm	18 <b>Beer on the Beach 7 - 9 pm</b>	19
20	21 LMC (V) 7pm	22 RIM (V) 4pm FAB (V) 4pm	23 SRA (IP) 7:30pm	24 PIR Cut Off Covenants (V) 7pm	25	26 Birthday/Gotcha Celebration - Dog Park 9am
27	28 B & F (V) 5:30pm Events (V) 7pm	29 RIM (V) 4pm Communications (V) 7pm	30	31		

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

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

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## *Do you live in a Sub-Association?*

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

Streets: Alexander Pl. & Henderson Ln.

President: Michelle Neal (703) 615-4430

Email: AlexanderSquareHOA@gmail.com

### **Island Homeowners Association**

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

President: Cecilia Carroll

Email: c.carroll.ih@gmail.com

Disclosures: Ruth Sisler - rsisle@yahoo.com

### **Nob Hill Forest Townhome Association**

Streets: Cliffview Dr; Jonathan Ct; Kenton Cir;

Vals Way; Whisperwood Ct & Windsong Ln

President: Catherine Kudrick

Community Mgr: Jillian Cullinane (571) 208-7845

Email: jilliancavaliermgmt@gmail.com

### **Northside Townhome Association**

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

Board of Directors: NorthsideHOA@gmail.com

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

Email: info@pmiprincewilliam.com

### **Southlake Cove Townhome Association**

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

President: John Larkin II

Community Mgr: Jillian Cullinane (571) 208-7845

Email: jilliancavaliermgmt@gmail.com

### **Southlake Landing Townhome Association**

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

President: Marie Juliano

Community Mgr: Jillian Cullinane (571) 208-7845

Email: jilliancavaliermgmt@gmail.com

Ops Mgr: Dan Cullinane

Email: operationscavaliermgmt@gmail.com

### **Southlake Recreation Association**

President: Alysha Hiller

Community Mgr: Jillian Cullinane (703) 221-8890

Email: jilliancavaliermgmt@gmail.com

Web: www.SouthlakeRecreation.com

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

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

President: Darren Wright

Community Mgr: Michelle Weisbrod (540) 645-6925

Email: michelle.weisbrod@fsresidential.com

Parking Information: (703) 385-1133