



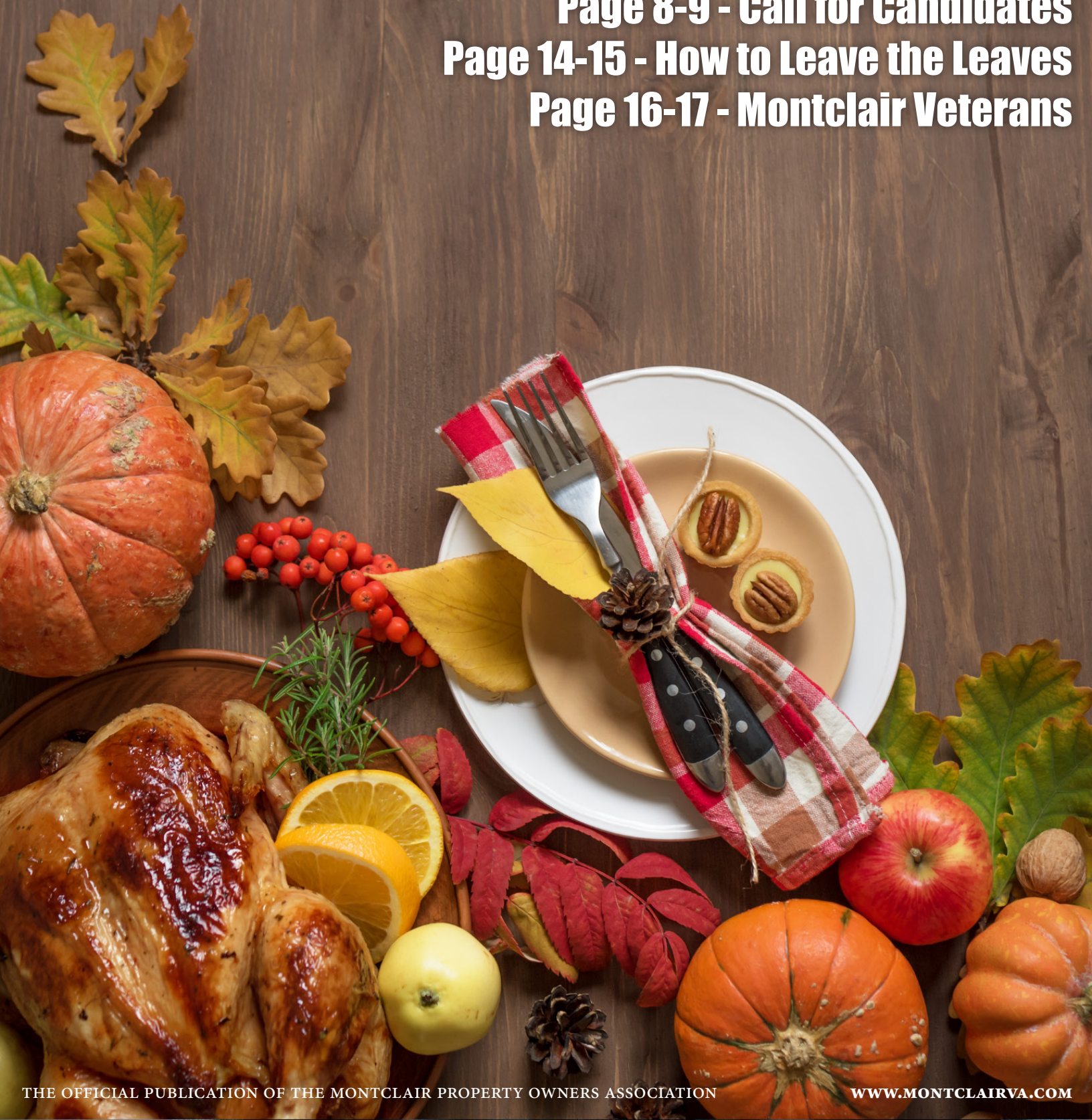
THE

VOLUME 57 NUMBER 11 • NOVEMBER 2025

MONTCLAIRION

A NEIGHBORHOOD NEWSLETTER PUBLISHED BY THE MONTCLAIR PROPERTY OWNERS ASSOCIATION

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MPOA Office

Mailing Address

3561 Waterway Drive
Montclair, VA 22025

Hours of Operation

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

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

Website: www.montclairva.com

FSRConnect: dcmetro.fsrconnect.com

Facebook: www.facebook.com/montclairva

Board of Directors

President, Brian Proctor.....bproctor.mpoa@gmail.com

1st VP, Linda Cheng-Khan.....lindack4montclair@gmail.com

2nd VP, Tracy Hansen.....odudztracy@msn.com

Treasurer, Chris Williams.....c.williams.va@gmail.com

Secretary & Precinct 1 Rep., Fred Rash.....fredrashmpoa@aol.com

Precinct 2 Rep., Thomas Starai.....mpoa.tom@starai.net

Precinct 3 Rep., Richard "Buck" Arvin.....buckarvin@outlook.com

Precinct 4 Rep., Louis Birdsong.....lbirdsong.mpoa@gmail.com

At-Large Directors

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

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

Lawrence Doane.....ldoane.mpoa@gmail.com

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

Management Staff

General Manager

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

Assistant General Manager

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

Resident Services Manager

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

Lifestyle Director

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

Lifestyle Assistant

Izzy Hansen.....communications@montclairva.com

Assistant Community Manager

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

Resident Services Administrator

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

Resident Support Specialist

Lance Logan.....covinspector1@montclairva.com

Resident Support Specialist

Lauren Whitney.....covinspector2@montclairva.com

Administrative Assistant

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

Maintenance Supervisor

Stu Lockwood.....maintenance@montclairva.com

FirstService Residential.....(703) 385-1133

Assistance Available 24/7/365

Board of Directors Meetings

The Board of Directors meet the second Wednesday of the month via in-person and Zoom. Speaker's time for homeowners begins at 6:30 p.m, immediately followed by Executive (closed) Session (unless otherwise announced) and concluded with the remainder of Open Session. The links and details to join virtual meetings will be communicated with homeowners. To subscribe to the e-blast mailing list, contact communications@montclairva.com.

Assessments

Effective May 1, 2025, assessments are \$900 when paid in full, or \$75/month when paid over 12 monthly payments. All assessments are due on the first of every month, May through April. Any assessment not received within ten days of the due date will incur a \$35 late fee. Payments placed in the dropbox at the MPOA office after 5 p.m. on the 10th will not be processed until the next business day and will be considered late. Please mail assessment payments along with payment coupons to:

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

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

Accounting Questions?

Call (703) 385-1133 or email ar.dcmetro@fsresidential.com.

The Montclairion

The Montclairion is considered a source of information and does not endorse any specific advertiser represented here. The MPOA reserves the right to decline any advertisement for any reason it deems appropriate. The opinions expressed in the articles are those of the authors and do not reflect the opinions of the editor or the Montclair Property Owners Association. Articles will be edited for conformity in style and may be edited for clarity and length. The Montclairion, MPOA's monthly publication, has advertising space prioritized by Members of the Association in good standing, businesses located within the Residential Planned Community (RPC) of Montclair, non-member residents of Montclair, then all others on a first come, first served basis.

Display Ads Color

Full Page (8.5" x 11").....	\$800
1/2 Page (8.5" x 5.5").....	\$375
1/4 Page (4.25" x 5.5").....	\$225
1/8 Page (4.25" x 2.75").....	\$140

Classified Ads

MPOA Residents.....	\$20
Non-MPOA Residents.....	\$25

Ads are due by the 5th of the month prior to publication. Limit 40 words per classified ad. *Note: The MPOA claims absolutely no responsibility for the reliability of sellers or the quality of the goods or services.*

Neighbor to Neighbor and Other Articles

Articles must be submitted thirty days before publication (for example: July 5 deadline for August issue) to communications@montclairva.com. The Member's name, address, and phone number must be included with all submissions. Any content that contains profanity, personal attacks, or is not related to a matter of concern to the MPOA will not be considered suitable for publication. Articles may be edited for length to allow as many submissions as possible to be included. Articles pertaining to MPOA Committee news or informational content on behalf of Board and Committee chairs will be given priority.



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President's Message

Greetings Montclairions!



On behalf of the HOA Board of Directors and Management Staff, we extend our warmest wishes for a joyful Thanksgiving celebration! Thanksgiving traces its origins to 1621 when the Plymouth colonists and Wampanoag Native Americans shared an autumn harvest feast acknowledged as one of the first Thanksgiving celebrations. It wasn't until 1863, during the Civil War, that President Abraham Lincoln established a national Thanksgiving Day, annually, in November. This tradition continues as a time for gratitude, family gatherings, and reflection on the many blessings in life. So may your homes be filled with laughter, delicious food, and the company of family, friends, and loved ones. As we move into the winter holiday season, the Board wishes you peace, happiness, and wonderful memories in the making.

I want to thank the Events Committee, volunteers, and FSR staff for the successful Octobrewfest! There is a significant amount of planning and coordination required to execute this event. Notably, I want to recognize Kim Monell, Lifestyle Director, and Izzy Hansen, Lifestyle Assistant, for their roles. This event was executed masterfully and was a definite highlight in 2025!

As we embrace the crisp November air and beautiful autumn colors that surround our community, may it remind us to appreciate the beauty that is Montclair. November also represents the perfect time to give back to our wonderful community, and there are many, many opportunities for Volunteers. Volunteers can help with events planning, neighborhood clean-up and beautification, Holiday decoration coordination, seasonal assistance for neighbors in need, or service to one of the many MPOA Committees. If you're interested in volunteering or have ideas for community improvement, please contact the MPOA Office. Together, we make Montclair living even more enjoyable.

Lastly, I encourage everyone to take a brief moment to reflect on the commitment of veterans, the US military services, and their impact upon our country this Veteran's Day. November 11th marks Veteran's Day, originally known as Armistice Day, commemorating the end of World War I hostilities at the 11th hour of the 11th day of the 11th month in 1918. In 1954, the holiday was renamed Veteran's Day to honor American veterans of all wars.

All the best!

Brian Proctor

From the October 8, 2025 Board of Directors Meeting

- Appointed Larry Doane as Director at Large to the Montclair Property Owners Association Board of Directors.
- Approved the proposed Fiscal Year 2027 event calendar.
- Approved to Exercise Option of Year 4 of the Association Management Agreement.
- Approved contract with Disposal Services for trash hauling services for FY27-FY30.
- Approved contract with District Clean for MPOA office janitorial services for 2026-27.
- Approved the release of a Request for Proposal (RFP attached) and the selection process for a three-year Triathlon services contract, structured as a one-year agreement with annual renewal options, covering the years 2026 through 2028.
- Denied directing the Covenants Committee to consider revision of Community Guideline 5.4.46 Tree Removal, in time for adoption at the November meeting.
- Established an ad-hoc committee to discuss the feasibility of and propose potential guidelines for Little Free Libraries within the Montclair community.
- Directed staff to review attachments provided and revise the draft inspection SOP to reflect the concerns of the board to ensure uniform standards and mitigate staff turnover.
- Approved the insurance policy renewal package as presented by Brown's Insurance Agency for the policy term November 1, 2025 – November 1, 2026.

Want more info?

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



HAPPY *Thanksgiving*

**NOVEMBER
26 - 28TH**

The MPOA Office will close at 3pm on November 26th and will remain closed on November 27th and 28th in observance of the Thanksgiving holiday. The office will reopen December 1st.

**HOLIDAY
OFFICE
HOURS**

MPOA-Owned Common Area Inspections

On November 18th-20th, management will perform routine inspections of all MPOA-owned common area parcels, some of which may be located next to, behind, and/or in between homeowner lots. Access to homeowner lots are generally not required for these inspections, MPOA personnel will make every effort to remain within association property and the easements provided to access these areas, as referenced in Section 3.2(a) of the MPOA Amended Declaration.

COMMUNITY WATCH INCIDENT REPORT – SEPTEMBER 2025

SERIOUS INCIDENTS	PCT 1	PCT 2	PCT 3	PCT 4	W	Notes	SEP	AUG	JUL	JUN
Assault	-	2	1	1	1	Includes 2 aggravated assault incidents and 2 arrests	5	3	2	4
Burglary / Att. Burglary	2	-	1	-	-	Burglaries on Montview, Seal Place, and Beachview	3	2	1	1
Drug / Alcohol Offense	-	-	-	1	1	Intoxicated in public on Maple Glen and Waterway DUI	2	4	0	2
Firearm Violation	-	-	-	-	-		0	0	0	0
Larceny / Theft	3	1	1	1	-	Includes theft from motor vehicle	6	8	4	8
Robbery	-	-	-	-	-		0	2	0	0
Vandalism	-	1	-	1	2	Incidents at Holleyside, shopping center, library, beach	4	0	4	3
Other Serious Incident	2	2	3	1	2	Domestic disputes (6), suicides (2), child neglect (2)	10	21	26	15
Total Serious Incidents	7	6	6	5	6		30	40	37	33
ROUTINE INCIDENTS	PCT 1	PCT 2	PCT 3	PCT 4	W	Notes	SEP	AUG	JUL	JUN
Animal Complaint	3	-	3	1	0		7	12	9	19
Disorderly / Noise Violation	2	7	3	3	-	Several incidents on Spillway	15	16	11	12
Motor Vehicle Crash	-	-	-	1	9	Accidents at nine different locations	10	7	12	12
Parking Violation	7	-	3	5	-	Includes 5 abandoned vehicle notices	15	14	16	21
Suspicious Person / Vehicle	-	1	-	2	3		6	8	7	14
Traffic Control Incidents	-	-	-	-	30	Includes 25 traffic stops at locations on Waterway	30	61	52	57
Trespassing	1	-	1	-	-	Incidents on Montview and Beachview	2	3	3	8
Miscellaneous	5	4	3	11	24	Includes proactive policing activities. Notes below	47	38	21	31
Total Routine Incidents	18	12	13	23	66		132	159	131	174
TOTAL INCIDENTS	25	18	19	28	72		162	199	168	207

PCT 1: missing person report, person unconscious, warrant service, and two other routine incidents. **PCT 2:** foot patrols (2), warrant service, and other routine incident. **PCT 3:** missing person report, person unconscious, and warrant service. **PCT 4:** 7 school checks, CPR/DOA incident, missing person report, person unconscious, and warrant service. **Waterway:** 7 business checks, 3 county park checks, and 13 school checks, and one flagdown.

ANNUAL LAKE LOWERING

Lowering of Lake Montclair - First Week in November

Beginning the first week in November, Lake Montclair's water level will be lowered by three (3) feet to allow for homeowner dock repairs and shoreline maintenance. The lake will remain at that level for one week to allow for time to complete maintenance. The water level will then naturally return to a 187-foot normal level. Powells Creek flow and rainfall will determine how long this takes.

This action will allow operational staff time for the performance of routine inspections and the maintenance of the dam components; cleaning of beach shorelines and common property abutting the lake and execution of any needed maintenance.

Lakefront property owners should take actions necessary to protect their individual property by adjusting pontoon and other floating boats with retaining lines to accommodate for the lower lake levels.

It is recommended that lakefront property owners use this opportunity to perform dock repairs and perform waterfront improvements such as cleaning the exposed lake surface behind their property. This will contribute significantly to Improving Lake Montclair.

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

Blue Star MEMORIAL GARDEN REDEDICATION

You're invited to attend the rededication of the Blue Star Memorial Garden on November 11 at 1:00pm at 3561 Waterway Drive!

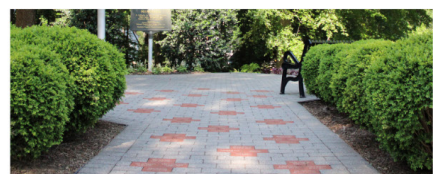
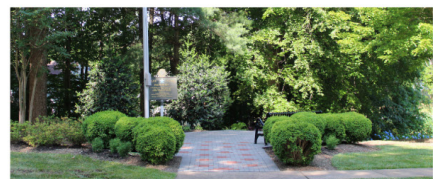
Recently restored by the Garden Club of Montclair in partnership with the MPOA, the garden honors the sacrifices of our service members and continues to serve as a place of reflection and gratitude. Please join us in celebrating the renewal of this meaningful community landmark.



November 11 at 1:00pm



3561 Waterway Drive



MONTCLAIR NEEDS YOU!

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

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

What's My Role?



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



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

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

What qualifications do I need?



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



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

What time commitments will I be making?



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



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

I'm interested, what do I do now?



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



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

MAKE A DIFFERENCE AND GET INVOLVED!



Montclair Property Owners Association

CALL FOR CANDIDATES

Board of Directors Candidate Form

Montclair Needs YOU!

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

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

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

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

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

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

Name: _____

Address: _____ Precinct: _____

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

Email Address: _____

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

Signature _____ Date _____

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

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Saturday, November 8th



11:00 AM - 1:00 PM



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MPOA

BUDGET PRESENTATION SCHEDULE

08 NOV.
2025

**MPOA BOARD OF DIRECTORS BUDGET
WORKSHOP**

9AM - HYBRID - 3561 WATERWAY DRIVE

09 DEC.
2025

TOWNHALL BUDGET PRESENTATION

7PM - HYBRID - 3561 WATERWAY DRIVE

13 JAN.
2026

TOWNHALL BUDGET PRESENTATION

7PM - HYBRID - 3561 WATERWAY DRIVE

10 FEB.
2026

TOWNHALL BUDGET PRESENTATION

7PM - HYBRID - 3561 WATERWAY DRIVE

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

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Lights and Surprises
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Second Place Results

Autumn Joy: 15759 Widewater Dr
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Pumpkin Wicked This Way Comes: 15728 Edgewood Dr
Yardless Horseman: 15303 Inlet Pl



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WHEN:

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How to Leave the Leaves

Leaves and other organic matter, like logs and dried stems, play an important role in your garden. You can make a huge difference for wildlife and the environment with a few simple fall gardening practices.

The fallen leaf layer isn't just a happy reminder of autumn, it's also a vitally important habitat element for [many wildlife species](#) throughout the year. Many beloved insect species like butterflies, moths, and fireflies use this layer as a safe spot to wait out the winter, and others forage in and even eat the decomposing leaves. Songbirds, small mammals, amphibians and reptiles all rely on the leaf layer too. Even plants and soil microbes benefit from the decaying leaves that provide a natural fertilizer!

One of the best things you can do for wildlife, the environment, and even your wallet is to intentionally use the fallen leaves and other organic matter in your garden.

These tips will help you learn how!

Did you Know?

Leaves and other organic yard debris make up over 7.2% of the nation's solid waste. That's over 10.5 million tons of organic matter that could otherwise be used as fertilizing wildlife habitat!

Tips & Info

Where and How to Leave the Leaves

1. **Avoid smothering your lawn or covering pathways.** If you have sidewalks, driveways, or turfgrass lawn, be sure to rake the leaves from these areas and use them elsewhere in your garden (see other options below).

A light scattering of leaves is fine, but allowing a thick layer of leaves to blanket the turfgrass will smother lawn and keeping leaves on sidewalks and driveways can present hazards while also making your gardening choice look messy rather than intentional. Avoid hazards and neighbor complaints by moving the leaves to more beneficial areas of the garden!

2. **Add to garden beds for extra benefits to the soil.** Placing a layer of fallen leaves as mulch in your garden beds not only benefits overwintering wildlife, but it can also help suppress weeds and return important nutrients to the soil for your garden plants!
3. **Place leaves under native trees to provide prime habitat for wildlife.** Many native trees are host plants for caterpillars who will be looking for a leaf layer in which to overwinter. Mammals and birds that enjoy the shelter of the tree will also benefit from a leaf layer where they can forage.
4. **Pile up extra leaves and turn them into leaf mulch.** If you've already added leaves to your garden beds and under trees and still have more, you can pile them up in a corner of your garden. This pile will break down into *leaf mulch*, an incredible compost for your garden that can be used in the coming seasons!
5. **Go beyond leaves by leaving the logs and stems too!** Many insects, like native bees, overwinter inside of hollow dried flower stems or in decaying logs and branches. Allow the dried, brown stems of your plants to remain through the winter and only cut them down to 18-24 inches tall in late spring.

6. **Use a rake (not a leaf blower).** When moving the leaves in your garden, opt for a rake which avoids the pollution and noise that a leaf blower creates.
7. **Make your leaf layer 3-5 inches thick.** When placing leaves in your garden beds and under trees, aim to mimic the depth of the naturally occurring leaf layer to provide optimum benefit for wildlife without making it too deep. This layer will naturally compress down and decompose over time.
8. **Keep them from blowing away.** You can water your leaf layer to better weigh the leaves down and keep them from blowing away from the areas you have intentionally placed them.

What happens to yard waste?

About 30% of yard waste collected goes straight to the landfill. Even for the roughly 60% that *does* get composted, this still presents issues for wildlife who depended on that leaf layer to overwinter, and many critters like firefly larva and caterpillars can actually get carted away in the yard waste bags themselves!

Sources: "Yard Trimmings: Material-Specific Data | US EPA." US EPA, 22 Nov. 2023, www.epa.gov/facts-and-figures-about-materials-waste-and-recycling/yard-trimmings-material-specific-data.



Join the Garden for Wildlife® Movement!

Join the growing movement of people making a difference for wildlife where they live, work, learn, worship, and play! Just go to nwf.org/native-plant-habitats



Honoring Our **Montclair Veterans**



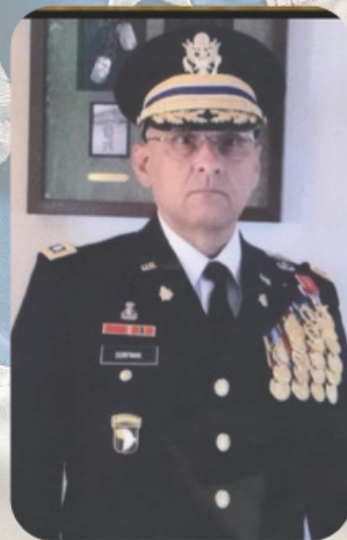
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SR MSG, US ARMY
(RETIRED)



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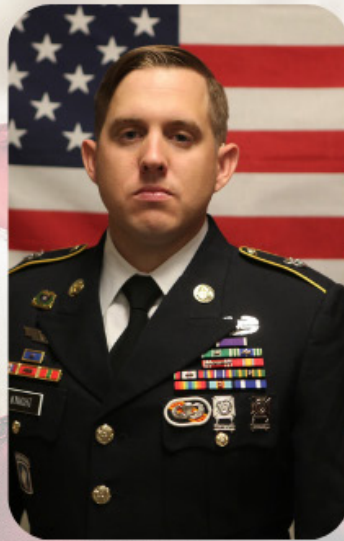
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11.15.25 | 1-3PM | MPOA OFFICE
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Winter Craft Workshop

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December 6th | 1-3pm
3561 Waterway Drive



Registration opens November 21st | Stay tuned on tinyurl.com/mpoacraft for a sign-up link!



Holiday Home Decor Contest

DECEMBER 8-12



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Saturday With Santa

Saturday
13th December

Save the date and stay
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Montclairion for
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December 13th | 10AM-12PM

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JOIN OUR TEAM

An introduction to our committees

Fitness

The Montclair Fitness Committee promotes annual fitness-related events that provide an opportunity for community members to join as participants, volunteers or supporters and showcase our community. Some events raise funds for the MPOA while others are at a low or no cost to members.

Why Join

Joining the Montclair Fitness Committee allows anyone passionate about living a healthy lifestyle to engage with the Montclair community. As a member, you will play a key role in selecting and organizing events that reach a broad spectrum of residents. The committee meets on zoom once every quarter and on select occasions leading to specific events. Volunteers are working to broaden the types of events currently being offered. Nothing is off the table as long as the committee supports the planning and execution of the event. In addition to the annual Swimfest in May and June triathlon, new ideas have included weekly walk and run sessions, Yoga, pickleball, volleyball, swimming, kayaking, and others. If the committee can be robust enough to have a few members support consistency with each event, they will grow in interest and become self-sustaining. Being a committee member is a rewarding way to give back, stay active and meet new people with similar interests to help showcase the vibrant spirit of Montclair.

Key Responsibilities

- **Plan and coordinate** annual fitness events by working with the MPOA Board, management staff, and outside vendors.
- **Make creative decisions** on event details such as logos, and sponsorships.
- **Promote events** through The Montclairion and social media to engage the community and encourage participation.



Safety

The Safety Committee is a standing advisory body to the Montclair Property Owners Association Board of Directors (MPOA BOD). Its mission is to enhance the safety and security of the Montclair community through proactive engagement, strategic recommendations, and collaborative initiatives.

Why Join

Joining the Montclair Safety Committee is a meaningful opportunity to contribute to the well-being of our community. As a committee member, you'll play a vital role in promoting awareness, supporting crime prevention initiatives, and helping shape policies that enhance safety for all residents. Whether you're passionate about public service, interested in collaborating with local law enforcement, or simply want to make a difference in your neighborhood, your involvement will help ensure Montclair remains a secure and welcoming place to live.

Together, we can build a safer, stronger community — one step at a time.

Objectives

- **Promote awareness** of safety and security issues affecting the community.
- **Provide input and guidance** to the MPOA BOD on safety-related policies, resolutions, and initiatives.
- **Identify, report, and recommend solutions** for safety concerns within the community.
- **Develop and implement best practices** that improve safety across all MPOA neighborhoods.
- **Support and advocate for programs** that foster a secure environment for all residents.
- **Ensure continuous improvement** by evaluating current safety measures and recommending updates as needed.



Learn More & Apply:
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BOB SZERSZYNSKI
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THANK YOU TO OUR TRUNKS AND VOLUNTEERS

- | | |
|------------------|------------------------|
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| Evan Bolick | Dan Moore |
| Madelyn Bolick | Jennifer Nikolaisen |
| Ridley Bolick | Victoria Nikolaisen |
| Chris Brinkman | Hope Orellana |
| Teddy Brinkman | Luis Orellana |
| Simone Cabanacan | Lindsay Porter |
| McKenize Cook | Libelisse Rivera-Pagan |
| Quin Durham | Alise Roderer |
| Agnes Garber | Catherine Romero |
| Bill Garber | Sarah Romero |
| Jessica Johnson | Alek Santos |
| Lily Johnson | Emily Stoutenburgh |
| Katie Johnston | Alexa Tamburello |
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Do you want to advertise in the classified section of upcoming Montclairions? Please contact us at communications@montclairva.com or (703) 670-6187.





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

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

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



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3 AAB (V) 4pm	4 PIR Cut Off @ 5pm	5	6 Winter Craft Workshop 1-3pm
7	8 Safety (V) 7PM	9 Townhall Budget Presentation (IP&V) 7pm	10 BOD (IP & V) 6:30pm SRA (IP) 7:30pm	11 Dog Park (V) 4pm	12 Office Closed @ 12pm	13 Santa Paws - Dog Park 10am-12pm Saturday With Santa
Holiday Home Decor Contest						
14	15 LMC (V) 7pm	16 BRB (V) 4pm	17 AAB (V) 4pm LMFC (V) 7pm	18 PIR Cut Off @ 5pm IHA (V) 7pm Covenants (V) 7pm	19	20
21	22 Events (V) 7pm B & F (V) 5:30pm	23 Office Closed @ 12pm	24 Office Closed	25 Office Closed	26	27
28	29	30 Election (V) 11am Mgmt. Requirements (V) 7pm	31 Office Closed			

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

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

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

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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

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

Email: info@pmiprincewilliam.com

Southlake Cove Townhome Association

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

President: John McCann

Community Mgr: Jillian Cullinane (571) 208-7845

Email: 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: Jennifer (Jenn) Bream

Community Mgr: Jillian Cullinane (571) 208-7845

Email: jilliancavaliermgmt@gmail.com

Web: cavaliermanagementhoa.com/southlake-recreation/

Water's Edge Townhome Association

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

President: Michael McFadden

Community Mgr: Kayla Brooke Russo (540) 388-5025

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