



THE

VOLUME 56 NUMBER 5 • MAY 2024

# MONTCLAIRION

A NEIGHBORHOOD NEWSLETTER PUBLISHED BY THE MONTCLAIR PROPERTY OWNERS ASSOCIATION

**Page 16 & 17 - Budget Letter**

**Page 25, 26, & 27 - Get Ready for the Regatta**

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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](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.,** Thomas Starai.....mpoa.tom@starai.net  
**Precinct 3 Rep.,** Richard "Buck" Arvin.....buckarvin@outlook.com

### **At-Large Directors**

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

## 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**

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

### **Covenants Administrator**

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

### **Resident Support Specialist**

Jennifer Jones.....covinspector1@montclairva.com

### **Resident Support Specialist**

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

### **Administrative Assistant**

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

### **Executive Assistant**

Stacey Weir.....execassist@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](mailto:communications@montclairva.com).



## Assessments

Effective May 1, 2024, assessments are \$852 when paid in full, or \$73/month when paid over 12 monthly payments (\$71 plus \$2 service fee). 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 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).

## 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.



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# PUBLIC NOTICE



The following Community Guidelines were ammended at the April 10th, 2024, Board of Directors Meeting and will go into effect May 10th, 2024.

\*Items underlined in red denotes added text, ~~strikethrough~~ denotes deleted text.

## ~~2.6.3 Recording by a Volunteer.~~

~~The Volunteer Recording Team is permitted to record meetings and events at the request of the Board of Directors. The Recording Team shall use MPOA owned audio and video equipment to record and/or live-stream meetings or events for the purpose of making the recorded content available to Association Members.~~

~~\_\_\_\_\_ a. The Recording Team members must submit a volunteer form to the General Manager before participating in the recording process.~~

~~\_\_\_\_\_ b. The Recording Team shall provide the General Manager with access (log-on & password) to a designated hosting site.~~

~~\_\_\_\_\_ c. The Recording Team will provide the General Manager with an unedited version of the recording for use with generating the meeting minutes or other review within two business days of the meeting occurrence. This will become the recording Secretary's recording of the meeting.~~

~~\_\_\_\_\_ d. The Recording Team will edit (without removing content) the recording and the Recording Team will provide the edited version to the Community Manager within five business days of the meeting or event occurrence.~~

~~\_\_\_\_\_ e. The Recording Team shall post the edited version of the recording to a designated hosting site for association members to view. The Recording Team will work with the Communications Manager to request MPAC approval to publish the link to access the recording.~~

~~\_\_\_\_\_ f. Association Members may send requests to access to the meeting or event recording to the General Manager. The General Manager will verify that the requester is an association Member and provide instructions to the approved requestor on how to access the recoding.~~

~~\_\_\_\_\_ g. The recordings of Board meetings will be available for viewing by association Members for time-frame 30 days after the posting date, unless a majority of the voting Board members determine otherwise.~~

## 2.7.5 The Montclairion.

### b. Advertising:

1. Approximately 1/3 of the publication will be devoted to advertising. No advertising will be placed in the inside front cover, the back cover, or the inside back cover. This space will be reserved for MPOA information. ~~All submissions that fall under the definition of Business Use will be charged for advertising. (Business Use is considered use for the purpose of raising revenue or conducting commerce by individuals or organizations. If a participation fee of any form is charged, an activity is considered business use.).~~ Verified non-profit organizations are eligible for a 50% advertising discount. Proof of non-profit status must be provided with submission

## 4.3.5 Boating on Lake Montclair.

h. Boat storage at West Beach is restricted to the MPOA boat racks. Boat racks shall only be used by valid Montclair Recreation Pass holders, who have registered their boats with the Association, paid the \$25 service fee, and have properly affixed boat stickers to their boats. The \$25 service fee is to be paid annually by October 31. There will be a \$15 late fee if paid past November 10. Boats stored within MPOA Common Areas that do not have a current MPOA sticker on the port side of their boat by 10 November will be subject to a \$15 fee for each boat. MPOA is not responsible for loss or damage to boats stored on common property. A valid Montclair Recreation Pass must be in the possession of the boat owner to remove a boat from the rack for launching purposes. Boats must be affixed to the rack by use of chains and a lock.

# BOARD BRIEFS

## From the May 10 2024 Board of Directors Meeting

- Approved amendments to Community Guidelines, Article 2.7.5 (b)(1) Advertising as noted in the Public Notice.
- Approve amendment to Article 2.6 of the Community Guidelines by deleting Section 2.6.3 Recording by a Volunteer in its entirety.
- Approved VLM for invasive treatment and vegetation removal at 16185 Sheffield Drive for a cost of \$3,283.67.
- Approved purchase of Golden Shiner minnows for fish stocking the lake at a cost not to exceed \$4,900 from Reserves.
- Approved the display of the Lions Club “Drug-Take-Back” banner at the Country Club/Waterway entrance the week of Monday, April 22 through Saturday, April 27, 2024.
- Approved Eagle Scout Project by Montclair resident Troy Hawkins to install one life preserver station at each of the three beaches. The Board further approved contributing a donation toward the project for up to \$1,161.00.
- The Board approved the following appointments to standing and ad-hoc committees:
  - Budget & Finance – Vicki Smith (chair), Bill Manning, Jan Starai, David White, Carolyn Adams, and Elizabeth Pepelko.
  - Communications – Tracy Hansen (chair), Heidi Reichert, Bel O’Neill
  - Covenants – Laura Ellis (chair), Cathy Manning, David Cashin, Scott Reichart, Louise Turner, Joe Campbell, David Brown, Doris Lollie, Marisela Palmberg
  - Dog Park – Donna Fagerholm (chair), Cathy Manning, and Jennifer Walker
  - Election – Barbara Ball (chair), Jan Starai, Marianna Sheehan, and Nadine Slocum
  - Events – Alise Roderer (chair), Britney Casey, Jennifer Buser, Bel O’Neill, Nancy Williams, and Bill Garber
  - Landscape & Facilities Management: Tracy Hansen (chair), Linda Arvin, Sue Ryan, Andrew Fallon, and Rozlyn Giddens
  - Lake Management: Austin Carroll (chair), Jim Greenwood, Bill Warner, and Desiree Morehead
  - Records & Information Management: Jan Starai (chair), and Nadine Slocum
  - Triathlon: Doug Marocco (chair), and Christine Haslem.
- Approved amendments to Exhibit B of FSR Management Agreement to align staffing needs to currently approved community events schedule.
- Did not approve a revision to the proposed Code of Conduct for Board of Directors.
- Deferred approval of CPA Engagement for FY24 and FY25 audits and tax preparation to May Board Meeting.
- Approved amendment to Article 4, Section 4.3.5 of the Community Guidelines as noted in the Public Notice section.

### Want more info?

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



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MPOA

**NEW Events**

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Contact Us:  
(703) 670-6187

## President's Message



Greetings Montclarions!

Summer is finally upon us. As we embrace the warmer weather and longer days, I hope this message finds you in good spirits. May marks the start of the fiscal year, the end of the academic year, and a sense of excitement for the months ahead.

I am proud we have assigned the MPOA's standing and ad-hoc committee members for FY 25. Their fresh perspectives and dedication will surely enhance the community's business, making Montclair even more cohesive, safe, prosperous, and vibrant. Please join me in extending a sincere "thank you" to this year's volunteers, as we work together towards our common goals.

We have an exciting lineup of events planned for May to kick off the summer events season. From Yoga on the Beach to the Memorial Day Cookout, there are plenty of opportunities for us to come together as a community, enjoy each other's company, and create lasting memories.

I would also like to remind all residents of the importance of paying your annual assessments promptly. These contributions are crucial for the operation, maintenance, and upkeep of our community's grounds, facilities, and amenities. Together, we ensure Montclair's high-quality community standards endure.

I truly believe we will make this summer, a summer to remember. Let's come together, celebrate the season, and create a welcoming and inclusive Montclair community.

All the best,

*Brian Proctor*

## COMMUNITY WATCH INCIDENT REPORT – MARCH 2024

SERIOUS INCIDENTS	PCT 1	PCT 2	PCT 3	PCT 4	WW	Notes	MAR	FEB	JAN	DEC
Assault	-	-	1	3	-	Simple assaults with 2 arrests	4	5	5	6
Burglary / Att. Burglary	-	-	-	-	-		0	0	0	1
Drug / Alcohol Offense	1	-	-	-	-	Narcotics violation on Montview with arrest	1	1	1	3
Firearm Violation	-	-	-	-	-		0	1	1	0
Larceny / Theft	3	3	2	-	3	Includes 2 incidents of theft from a motor vehicle	11	6	7	5
Robbery	-	-	-	-	1	Incident at 7-Eleven on Country Club	1	0	0	1
Vandalism	-	1	-	-	1	Incidents at shopping center and on Wendy Ct	2	3	0	3
Other Serious Incident	-	1	-	-	-	Incident of credit card fraud	1	3	6	2
ROUTINE INCIDENTS	PCT 1	PCT 2	PCT 3	PCT 4	WW	Notes	MAR	FEB	JAN	DEC
Animal Complaint	4	3	1	2	1		11	6	9	4
Disorderly / Noise Violation	3	-	1	1	1		6	2	1	2
Parking Violation	2	7	-	2	-	Violations on nine different streets	11	1	3	6
Suspicious Person / Vehicle	3	1	1	1	2	Includes 2 reports at shopping center	8	4	2	7
Traffic Control Incidents	-	-	-	1	5	Motorist assistance and traffic obstructions	6	8	8	3
Trespassing	-	-	-	-	1	Incident in vicinity of the shopping center	1	1	3	1
Vehicle Accident	-	-	-	-	6	Accidents at 6 intersections	6	5	11	5
Miscellaneous	7	3	6	1	18	See notes below	35	32	25	22
<b>TOTAL INCIDENTS</b>	<b>23</b>	<b>19</b>	<b>12</b>	<b>11</b>	<b>39</b>		<b>104</b>	<b>78</b>	<b>82</b>	<b>71</b>

Pct.1 – 1 reported shooting (unfounded), 1 other high priority, 2 other 911 calls, and 3 service requests. Pct.2 – 2 other 911 calls and 1 service request. Pct.3 – 4 other 911 calls and 2 service requests. Pct.4 – 1 service request. WW Dr. – 15 other 911 calls, 2 other routine incidents, and 1 service request.

# COVENANTS ANNUAL REPORT



Mission: Preserve and protect the natural beauty and resources of Montclair, maintain and enhance property values and ensure that all modifications adhere to community guidelines.

Year to date, reviewed and deliberated on 329 PIRs and made 19 recommendations to the BOD.

## 01. Accomplishments

Achieved the goal of increasing the number of CC members and retained 100% of 2022-2023 members.

Worked with management as a team to make the PIR process user friendly for homeowners.

Made numerous recommendations/updates to the MPOA Community Guidelines to:

- Broaden the “pre-approved” and “quick track” process to accommodate in-kind refurbishment with modern building materials and commonly used colors, facilitating the clerical process and greatly reducing the turnaround time for homeowners.
- Incorporate clear and concise language to help guide homeowners to a better understanding of current requirements and restrictions.

## 02. Challenges

Community-wide understanding and compliance with MPOA Community Guidelines. Almost a third (106 of 329) of the 2023-2024 PIRs were retroactive. Several of the projects already completed were not in adherence to the Article 5 requirements and restrictions resulting in recommendation for denial and removal.

Maintaining the natural beauty and resources of Montclair while understanding the need to address maturing landscape.

## 03. Future Objectives

Continue to increase the numbers of CC members to maintain a broad, comprehensive view and ensure that the CC is representative of the entire Montclair community. Continue to work together with staff to educate and encourage homeowners to adhere to MPOA Community Guidelines.

# RECREATION PASSES

## Check-In Process Explained



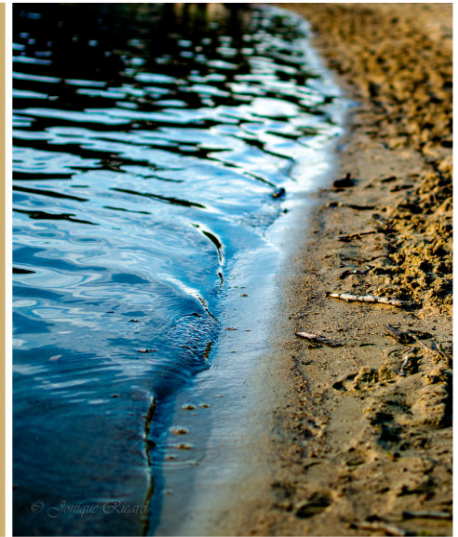
### I'M VALIDATED, HOW DO I CHECK-IN?

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.



### NEED HELP?

For help setting up your account or additional details contact:

[recreation@montclairva.com](mailto:recreation@montclairva.com)

or visit

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

or call

703-670-6187





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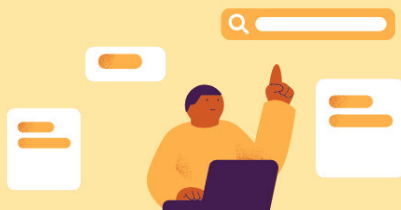
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## Types of Payments

- **Fixed amount:** This autopay configuration allows the owner to enter a specific amount to be paid only. The payment will always run in that amount, regardless of account balance.
  - Owners must manually log in to their Clickpay account each time that an assessment rate changes and update the amount of their autopay.
- **Full Amount Due:** This autopay configuration will pull a payment for the full balance due on the account, including all charges.
  - This feature automatically adjusts.

## Types of Payments

- **Full Amount Due with a Maximum:** This autopay configuration will pull a payment for the full balance due on the account up to a maximum payment amount of the owner's choosing.
  - If the full balance is greater than the maximum set, payments will only run in that maximum amount, leaving them with a balance due.
- **Recurring Charges and Scheduled Assessments Only:** This autopay configuration will always run in the amount of all recurring assessments.
  - Does not include non-reoccurring charges such as violations, late fees, etc.

Learn more at: <https://www.montclairva.com/assessments>

# Picnic Reservations

RESERVE SPOTS FOR THE BEACH SEASON FROM MAY 27 THROUGH SEPTEMBER 2

Looking for a fun and relaxing way to spend a day outdoors? Reserve one of our picnic spots! Bring your family and friends, pack a picnic basket, and enjoy hours of outdoor fun and relaxation.

Learn more about how to make a reservation online or in the office:  
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[www.americancsllc.com](http://www.americancsllc.com)  
 MHIC # 140530



# Lantern Launch

May 18th • 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 (small or travel size is ideal):

**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 recipients of your items.




# TRIVIA NIGHT

FRIDAY, MAY 3

## FUN GAMES - BIG PRIZES

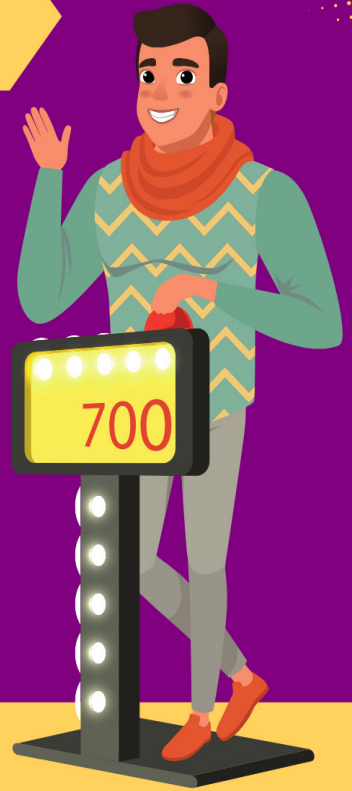
Get ready to flex your brain muscles and bring your A-game because prizes are up for grabs! Grab your squad or fly solo for a night of epic trivia fun that'll leave unforgettable memories. You must reserve a spot to come!

 7PM - 9PM

 Southlake Recreation Center

SIGN UP AT:

[TINYURL.COM/MPOATRIVIA](https://tinyurl.com/mpoatrivia)



YOU'RE INVITED TO OUR

## MEMORIAL DAY COOKOUT PARTY



BYOB - NO GLASS  
[TINYURL.COM/MPOACOOK](https://tinyurl.com/mpoacook)

5pm - 8pm | May 25th  
Dolphin Beach






The Montclair Property Owners Association Presents


# YOGA ON THE BEACH

Hosted by Peace of Mind & Body Wellness Studios

Find your inner peace surrounded by natural beauty. Join us on the second Saturday of each month!

**8 - 9 AM | May 11 | West Beach**

 [www.montclairva.com/yoga](http://www.montclairva.com/yoga)

 May - August



## CELEBRATING OUR ASSOCIATES



### ELIZABETH MCKEONE

Resident Services Manager

18th Anniversary  
at MPOA



**45 Years of Experience  
Installing in your Community!**

**33% OFF ALL WINDOWS & DOORS**

**LIFETIME  
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WARRANTY**



**0%  
Financing  
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**No Middlemen - We are the Factory  
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[www.Vinyl-Lite.com](http://www.Vinyl-Lite.com)

Visit our Showroom M-F 8-4:30 Sat 9-1  
8815 Telegraph Rd. Lorton VA 22079

**WINDOWS - DOORS - SIDING - GUTTERS**



March 22, 2024

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

Re: FY2025 Assessments and Approved Budget

Dear Montclair POA Owner:

**Assessments for May 1, 2024-April 30, 2025 (FY2025)**

The proposed FY2025 budget was not approved by the membership at the annual meeting held on March 16, 2024. Therefore, the assessment rate for the new fiscal year beginning **May 1, 2024** will remain **\$852.00**. The late fee for payments not received and credited on or before the 10<sup>th</sup> 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, 2024 (late after the 10<sup>th</sup>). 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, 2024 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](http://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](http://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](http://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](mailto:montclair.dcmetro@fsresidential.com).

Sincerely,

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

11351 Random Hills Rd., Ste.500 | Fairfax, VA 22030  
Tel 703.385.1133 | Fax 703.591.5785  
[www.fsresidential.com](http://www.fsresidential.com)



**JUNE  
15**



# **MONTCLAIR** *Kids* **FEST!**

**Volunteers  
Needed**

**Register on our website!**  
**\*Must be registered by 5/27 to be guaranteed a shirt**



**Dolphin Beach**



**fun &  
creative  
Interactive  
shows!**

**Face Painting,  
Moonbounce,  
Obstacle Course,  
Kids Band, Laser  
Tag, Petting Zoo,  
Craft Booth, Game  
Booths**

<https://www.montclairva.com/montclair-day>

JUNE 7TH 5-8PM

# Food Truck Friday



## LITTLE LADY GRILL

Latin fusion grilled items and sandwiches

Find the menu at [www.littleladygrill.com](http://www.littleladygrill.com)

Pre-order by texting 703-475-4576 from June 3rd-6th.



## DISTRICT SMALL BITES

Burgers and sliders

Find the menu at <https://smallbitesdc.com>

Pre-orders unavailable.





Summer

# MOVIE NIGHT

Dolphin Beach  
July 19 at Dusk



## MYSTERY & MUSIC

**(PRE)TEEN NIGHT**

KARAOKE | ESCAPE ROOMS

Join us at Dolphin Beach

**JUNE 21ST | 7-9PM**



# G&V

YOUR TREE CARE SPECIALIST

Serving the area for over 20 years!

## 10% OFF Non-Emergency Services

(Cannot be combined with other offers.  
Excludes: Stump grinding, supplies & materials)

- Tree/Shrub Removal
- Tree Maintenance
- Stump Grinding
- Storm Emergencies  
And More!

BOOK YOUR NEXT  
ESTIMATE NOW!

# 703-569-2570

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

## JOIN US AT DOLPHIN BEACH

JUNE 7TH | 7-9PM

### BEER ON THE


# BEACH

LIVE MUSIC FROM EMPTY POCKETS



 [montclairva.com/beer-on-the-beach](http://montclairva.com/beer-on-the-beach)

 Valid Rec ID Required.  
Limit Two Guests Per Pass.

 BYOB - No Glass

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Sam & Kati Mangrio

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sammangrio@live.com

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# Synergy Property Management, LLC

## Residential Property Management Services

www.synergypropertiesmontclair.com

- Property Maintenance Services ◇
- Rental services ◇
- Financial Services ◇

Contact Info:

- ◇ Sam Mangrio
- ◇ 703 994 2393
- ◇ synergyproperties@live.com



Call us for a **free** consultation if you are  
thinking about renting out your home!



# PRUDENT HOMES

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Insulation Removal // Mold Remediation // Air Sealing  
Spray Polyurethane Applications // Crawspace Encapsulation  
Attic Rodent & Wildlife Clean-Out // Attic & Crawspace  
Disinfecting

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Previous Awards  
2018 — 2012,  
2010 — 2007

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\$100 Discount for  
Montclair Residents

# Summer Camps

[inspirekidsva.org](http://inspirekidsva.org)



IKC is bringing you 7 weeks of summer fun starting June 10! Scan the QR code to dive into our website for all the details!



● TEAMWORK ● FUN ● INSPIRATION ● TRUST ● ACCEPTANCE ●



## Your child's love of swimming begins now!

Swim programs for all ages & skill levels!  
Swim camps available all summer long!

Scan to find out more:



(703) 396 – 7946 • [www.swimkids.us](http://www.swimkids.us)

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**FIRST MOSQUITO CONTROL SERVICE**

**ONLY \$29**

First-time customers only, please. Up to the 1/2 acre. Restrictions may apply.

No Mosquitoes.  
No Ticks.  
**GUARANTEED.**

☎ **540-288-2847**

🌐 **BugsBITE.com**

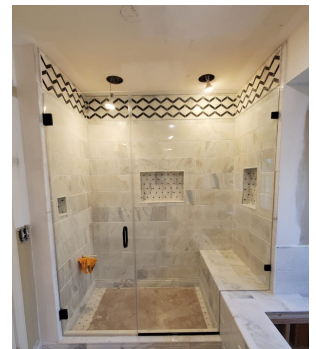
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- 🌐 [www.showerdoors2go.com](http://www.showerdoors2go.com)
- 📍 @Showerdoor2go



# Lake Montclair

## TRIATHLON



Enjoy one of Northern Virginia's oldest triathlons happening right here in our own neighborhood. The annual Lake Montclair Triathlon will be held on Sunday, June 23, 2024, centered in and around Dolphin Beach. Consider participating as an individual or team in either the Sprint Triathlon, Duathlon or AquaBike. This race is sanctioned by USA Triathlon and consists of the Triathlon - 750 Meter Swim | 12.5 Mile Bike | 3.1 Mile Run, Duathlon - 1.5 Mile Run | 12.5 Mile Bike | 3.1 Mile Run or Aquabike - 750 Meter Swim | 12.5 Mil. If you are not up for doing the race by yourself, form a team with each member doing one of the segments and together complete the distance.

You can also help showcase our beautiful community by supporting the event as a volunteer. Various opportunities are available to include race set up and take down, packet pick up, course spotters and finish line receiving to name just a few. Groups are welcome and volunteer credit hours are given to students that need them.

Please go to RIP IT Events' website to find out more about being part of the action.

**Montclair residents receive a 15% discount to register when they use the code: MONTCLAIR15**

Please note that Dolphin Beach parking will not be available June 22nd-23rd and beach use will not be available race morning. Residents of Spillway Lane and Dolphin Drive have been generous in their support of the event, Anne Moncure Park is available for overnight parking because the roads will be closed on Sunday morning starting at 5:30 AM. Additionally, expect delays on Waterway Drive Sunday morning as bike riders and automobiles will be isolated to individual sides of the roadway be sharing both sides of the road.

Find out more and register at: <https://www.ripitevents.com/lakemontclairtriathlon>



# MONTCLAIR'S INAUGURAL BOAT REGATTA

## GOAL

build a boat entirely out of cardboard that can be raced 500 feet across Lake Montclair. Launching from West Beach, teams will row their boats to a buoy and back to shore.

## AWARDS

Speed Boat Award: the team that competes the course in the fastest amount of time.

Shipwrecked Award: the team that has the most spectacular sinking.

Best in Show Award: the team with the best design.

## SCHEDULE

Check in will begin at 10 AM

The race will begin at 11 AM

Boats will race in timed heats in reverse order of sign up.

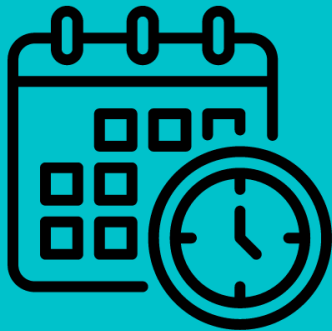
## LOGISTICS

Boats must be paddled 250 feet out from the beach, round a buoy, and return to the beach without sinking or capsizing.

## DEADLINES AND MEETINGS

Sign Up Deadline: July 15th

Team Captain Meeting (Held at MPOA Building): July 19th at 6 PM



## INSPECTION

All boats will be inspected prior to the start of the race. Judges have the right to use a probe to check for compliant material.



## CLEAN UP

Teams must remove their boat and any leftover cardboard debris from the water and dispose of it in the designated trash area.



West Beach | July 27 | 10AM - 1PM

# BUILDING YOUR BOAT

## MATERIALS

The boat must be made entirely of cardboard. You can use any type of cardboard, including corrugated or flat sheets. Cardboard may be as thick as you want and may be layered together. Participants are allowed to use cardboard carpet tubes or similar cylindrical tubes. However, the use of "Sono-tubes" or any other pre-treated or coated cardboard designed to waterproof the material is strictly prohibited.

Adhesives like glue, tape, and other non-waterproof materials are allowed for construction. Staples, nails or screws, clamps, etc. may not be used.

Boats are permitted to be painted using water-based paint or water sealers. It is essential that all paint and stain be completely dry before the boat is placed in the water. However, the use of tar, wax, silicone, fiberglass resins, epoxy glues, or Styrofoam is strictly prohibited.

Items above the water line may include decorative items like paper mache, rope, sail material, etc. to make your boat amazing.

## DESIGN

The boat design should be original and creative. Think outside the box and come up with unique shapes and features.

## SIZE LIMITS

Boats are limited to 6 feet wide and 12 feet long. There is no height limit.



West Beach | July 27 | 10AM - 1PM

# GET YOUR CREW READY FOR RACE DAY

## ROWERS

There is no limit to the number of rowers allowed in each boat. One crew member should be named captain and must attend a mandatory captain's meeting on July 19th at 6 PM.



## RESIDENTS AND GUESTS

All participants must be Montclair residents or their sponsored guest, in line with Montclair's guest policy, i.e. two guests per valid recreation pass.

## STAY INSIDE THE BOAT

All crew members must be either inside or on top of the boat. The seating area for all crew must not be enclosed, ensuring easy entry and exit.

## PADDLE TO VICTORY

The propulsion system must not rely on motor power or kick power. Oars or paddles may be crafted from any material or purchased from a store.

No electrical power sources are allowed on the boat.

## BE READY TO SWIM

All crew members must be able to swim.

## BRING YOUR LIFE JACKET

During the race, all crew members must wear life jackets. No life jackets will be provided, participants must bring their own.

West Beach | July 27 | 10AM - 1PM

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- ★ **NEW! 5 day 9am-3pm option!**
- LUNCH BUNCH option extends the morning
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Space is Limited for the 2024-2025 School year

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[www.dayschool.us](http://www.dayschool.us)



"St. Matthew's Day School admits students of any race, color, religion and national or ethnic origin."

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# Admission

Let us help you **CLEAR YOUR CLUTTER!** (Donations and Disposal)

**WHEN:** Sunday May 5th from 12:00-3:00

(Following the Montclair Yard Sale)

**WHERE:** Southlake Rec Center Parking Lot

**Included:** clothing, household items, small appliances, smaller furniture items

**Not Included:** HAZMAT, chemicals, paint, electronics, building materials

**Shredding Guidelines:** Quantity limited to one banker's box per person



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TESTING**
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- **SEWAGE EJECTOR PUMPS**
- **WELL PUMPS**
- **AND MORE!**



Montclair Property  
Owners  
Association


# Annual Precinct Inspections

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soon as possible if you  
need an extension.  
Contact the email on  
your violation or call  
**703-670-6187**



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# CELEBRATING MONTCLAIR'S GRADUATES

IF YOU HAVE A HIGH SCHOOL OR COLLEGE GRADUATE,  
PLEASE SEND IN A PICTURE WITH THEIR NAME AND SCHOOL  
TO BE IN THE JUNE EDITION OF THE MONTCLAIRION

SEND TO: [COMMUNICATIONS@MONTCLAIRVA.COM](mailto:COMMUNICATIONS@MONTCLAIRVA.COM)  
BY MAY 13th

# CLASSIFIEDS

## Business

### **Allegiance Property Management**

We know Montclair! Leasing, comprehensive tenant screenings, online rent collection, property inspections, itemized monthly e-statements & more. Contact Allegiance Property Management (703) 824-4704, info@allegiancepm.com or www.allegiancepm.com.

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

Individual and small business income tax preparation; payroll, bookkeeping. Montclair based business. Cheryl Singstock, CPA and Timothy Singstock, EA. (571) 594-6747 Admin@HelpAccountingServices.com Online at HelpAccountingServices.com

### **Marry Me Realty, LLC**

BEL O'NEILL, REALTOR - "Marrying Homes & Humans" Ask me for "home improvement" recommendations and more, to help you determine if you'll buy, sell, rent or stay! Direct: 703-585-2350 | Bel@MarryMeRealty.com Brokered by Samson Properties 703-378-8810 (HQ) - ask for Bel O!

## Cleaning

### **A+ Flower Fresh Home Cleaning**

Flower Fresh Home Cleaning. Come home to a flower fresh house. Servicing Montclair residents for 38 years. Outstanding long-term employees. Excellent references. Call Michelle (703) 447-9248

### **B & L Cleaning Services**

Reliable and experienced on residential and commercial cleaning, serving in Montclair neighborhood since 2000. Family business operation, licensed, bonded, insured. (703) 216-7329

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www.cleaningexcellence.weebly.com

### **Flow's Metropolitan Cleaning Services**

Looking for top-notch cleaning services for your home or business? FMCS is here to provide one-time basic clean, a thorough deep clean, or specialized move in/move out services, we've got you covered. Call us directly at 571-207-9546

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

Professional steam cleaning. 3 areas \$80, 6 areas \$120, 10 areas \$180. Carpets, rugs, furniture, pet stains, deodorizer, water damage services also. (703) 987-0359

### **Husband and Wife Cleaning**

Reliable and experienced on residential and commercial cleaning, serving in Montclair neighborhood since 2000. Family business operation, licensed, bonded, insured.  
(703) 232-9036

### **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

## For Sale/Rent

### **Rental Cabin**

Boating, Fishing Getaway, mountain cabin at Deep Creek Lake, MD. 4BR, 3BA, Sleeps 10, WIFI, Big TVs, Grill, Hottub. Five golf courses. Hike, Bike. [deepcreekvacations.com/booking/tips-up/1314-56671](http://deepcreekvacations.com/booking/tips-up/1314-56671) Call (301) 387-5999

## Home Improvement

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

Excellent References. Concrete driveways, sidewalk, stoop, steps and patios. Exterior work - pressure washing and stain decks, replace rotting wood, and fence repairs. Interior/Exterior painting. Serving PWC for over 20 years. Call/Text "CHUCK" (703) 615-5083. Free estimates.

### **A-Awesome! Joel Riggs**

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### **Aqua Clean Solutions**

Housewashing/Roof cleaning. Call us for a free estimate at (703) 454-2222 or visit our website at [aquacleansolution-sinc.com](http://aquacleansolution-sinc.com).

### **Ascenbro Electrical Contractors**

Choose the best electrical company in your area. With 24 years experience, with state electrical license, plus insurance. "No job is too small for us!" Seniors citizen and military get 10% discount. Call us (703) 786-3144 email: [ponygua13@yahoo.com](mailto:ponygua13@yahoo.com) - ascenbro-electrical.com. Free estimates.

### **Brickwork**

Call Ken (703) 368-0984. All Brick Repairs: chimneys, fireplaces, outdoor patios, retaining walls, concrete repairs.



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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.melvinshandymanervices.net](http://www.melvinshandymanervices.net).

## **PRESSURE WASHING**

Mason's Pressure & Soft Washing & Wood Restoration. Serving Fine Homes Since 1992. House Soft Washing, Exterior Window Washing, Deck/Wood Restoration, Concrete Cleaning, Exterior Gutter Brightening, Gutter Cleaning, and Roof Soft Washing Treatment. 540-340-WASH (9274) [mason@masonslandscape.com](mailto:mason@masonslandscape.com) or [www.masonspressurewash.com](http://www.masonspressurewash.com)

[masonspressurewash.com](http://masonspressurewash.com)

## **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](mailto:rafords@yahoo.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](mailto:aguilar1mario@gmail.com).

## **Annual Lawn Care Programs**

14 step program includes core aeration, overseeding, fertilizing, weed control, soil analysis. Catered to your lawn's specific needs. Call/text C and P Lawn Care at 703-789-2970 or email at [candplawncare@outlook.com](mailto:candplawncare@outlook.com) for your free estimate

## **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 and Landscape Maintenance. Mowing, Mulching,

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

## **LAWN MAINTENANCE**

Mason's Lawn & Landscape Serving Fine Homes Since 1992 - A Custom Design, Build & Maintenance Company. Services Include: Mowing, Lawn Fertilization & Overseeding, Clean-up & Mulching, Trimming Shrubs, Garden Visits, Snow Removal, Planting, Paver Patios & Walkways, Paver Sealing, Landscape Lighting 703-594-GROW (4769) [ryan@masonslandscape.com](mailto:ryan@masonslandscape.com) or [www.masonslandscape.com](http://www.masonslandscape.com)

## **Lessons/Tutor**

### **Talia's Tutoring Startup Kit**

TEENS: Launch your own tutoring business today. Talia's kit makes it easy for teens to start and run their own service. Customizable Google templates include everything she has learned from 5+ years of running her own business. [taliastutoring.com/kit](http://taliastutoring.com/kit)

## **Miscellaneous**

### **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](mailto:pawkeepers@comcast.net) or [www.pawkeeperspetsitter.com](http://www.pawkeeperspetsitter.com)

**Do you want to advertise in the classified section of upcoming Montclairions? Please contact us at [communications@montclairva.com](mailto:communications@montclairva.com) or (703) 670-6187.**





Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1 AAB (V) 4pm	2 WETA (IP) 7pm	3 <b>Trivia Night</b>	4 <b>Community Yard Sale</b>
5 <b>Community Yard Sale</b>	6	7	8 NTA (IP) 5:30pm BOD (IP & V) 6:30pm	9 <b>PIR Cut Off @ 5pm</b> Covenants (V) 7pm	10	11 ASHA (IP) 9am <b>Yoga on the Beach</b>
12	13	14	15 AAB (V) 4pm LFMC (V) 7pm	16 IHA (V) 7pm	17	18 <b>Armed Forces Day Lantern Launch</b>
19	20 LMC (V) 7pm RIM (V) 7pm	21 BRB (V) 4pm	22 SRA (IP) 7:30pm	23 <b>PIR Cut Off @ 5pm</b> Covenants (V) 7pm	24	25 Birthday/Gotcha Celebration - Dog Park 10am <b>Memorial Day Cook-out</b>
26	27 B & F (V) 5:30pm Events (V) 7pm	28 Election (V) 9am FAB (V) 4pm Communications (V) 7pm	29	30	31	

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

AAB..... Architectural Appeals Board  
 BOD..... Board of Directors  
 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	4	5 AAB (V) 4pm	6 WETA 7pm	7 <b>Food Truck Friday &amp; Beer on the Beach</b>	8 ASHA (IP) 9am <b>Yoga on the Beach</b>
9	10	11	12 NTA (IP) 5:30pm BOD (IP & V) 6:30pm	13 PIR Cut Off @ 5pm Dog Park (V) 5:30pm Covenants (V) 7pm	14	15 <b>Montclair Kids Fest!</b>
16	17 LMC (V) 7pm RIM (V) 7pm	18 BRB (V) 4pm	19 AAB (V) 4pm LMFC (V) 7pm	20 IHA (V) 7pm	21 <b>(Pre)Teen Mystery and Music Night</b>	22
23	24 B & F (V) 5:30pm Events (V) 7pm	25 Election (V) 9am Communications (V) 7pm FAB (V) 4pm	26 SRA (IP) 7:30pm	27 PIR Cut Off @ 5pm Covenants (V) 7pm	28 <b>Food Truck Friday</b>	29 Birthday/Gotcha Celebration - Dog Park 10am
30						

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

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: 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: Victor L. Ginoba Jr

Email: lawrence.gino@gmail.com

Community Mgr: Ann Saavedra (703) 537-2309

Email: Ann.Saavedra@fsresidential.com

Parking Information: (703) 385-1133