



THE

VOLUME 58 NUMBER 9 • SEPTEMBER 2026

MONTCLAIRION

A NEIGHBORHOOD NEWSLETTER PUBLISHED BY THE MONTCLAIR PROPERTY OWNERS ASSOCIATION



Page 14 - Veterans Photo Request

Page 18-19 - Octobrewfest

Page 26 - Public Notice of Guideline Changes

MPOA Office

Mailing Address

3561 Waterway Drive
Montclair, VA 22025

Hours of Operation

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

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

Website: www.montclairva.com

FSRConnect: dcmetro.fsrconnect.com

Facebook: www.facebook.com/montclairva

Board of Directors

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

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

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

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

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

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

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

Precinct 4 Rep., Bill Holstein.....bill8147@gmail.com

At-Large Directors

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

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

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

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

Assistant General Manager

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

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Lifestyle Assistant

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Resident Support Specialist

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

Administrative Assistant

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Maintenance Supervisor

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

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

Assistance Available 24/7/365

Board of Directors Meetings

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

Assessments

Effective May 1, 2026, assessments are \$900 when paid in full, or \$75/month when paid over 12 monthly payments. All assessments are due on the first of every month, May through April. Any assessment not received within ten days of the due date will incur a \$35 late fee. Payments placed in the dropbox at the MPOA office after 5 p.m. on the 10th will not be processed until the next business day. Payments can be made through the online payment system, in-person or mailed to the MPOA office, or mailed to the address below:

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

We encourage homeowners to make payments electronically to expedite processing. Please make all checks payable to Montclair POA and include your account number. If you currently use a personal online bill-paying service to pay your monthly assessments, please note this is the remit address.

If you have accounting questions, or need help with the online payment process (including setup), please contact acm@montclairva.com or call (703) 670-6187

The Montclairion

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

Display Ads Color

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

Classified Ads

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

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

Neighbor to Neighbor and Other Articles

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



Table of Contents



Veterans Photo Request
Page 14



Octobrewfest
Page 18-19



Public Notice
Page 26

Features

- 4 President's Message
- 5 Office Closure
- 6 Covenants Corner
- 7 Join a Committee Today!
- 12 Kids' Dominion Ad-Hoc
- 13 A Note From The Election Committee
- 15 Back to School Photo Requests
- 16 Trash Opt-In/Out Period
- 27 Annual Boat and Dock & Shoreline Form Renewals

Events

- 8 Yoga on the Beach
- 9 Montclair Swim Fest / Sunset Yoga
- 10 Food Truck Friday
- 11 Dog Park - Fall Birthday/Gotcha Day
- 17 Trivia Night
- 20 Fall Movie Night
- 21 Community Yard Sale
- 22 Trunk or Treat & Seasonal Market
- 23 Blood Drive
- 24 Fall Home Decorating Contest

President's Message

Greetings Montclairions!



As summer winds down, I want to take a moment to thank all the volunteers and event staff who helped make another summer in Montclair such a memorable one. Our community events would not be possible without the many volunteers who generously provided their time, energy, and enthusiasm. From planning and organizing to setting up, assisting during events, and helping with cleanup afterward, your efforts make a tremendous difference. On behalf of the Board of Directors, thank you for your continued support and commitment to our community.

While the busy summer season may be coming to a close, there is still plenty to appreciate in Montclair. Our beaches, park, playgrounds, and common areas have been enjoyed by residents and guests, and now our maintenance team is beginning the important work of post-season maintenance. Our management and maintenance teams will be inspecting and servicing common-area facilities, addressing repairs, cleaning and storing seasonal equipment, and preparing our amenities for the months ahead. Please continue to treat our shared facilities with care and report any maintenance concerns through the appropriate channels. Taking care of our common areas helps preserve them for everyone and keeps future maintenance costs manageable.

September also brings Labor Day, a holiday that recognizes the contributions and achievements of American workers. It is a time to appreciate the hard work that keeps our families, businesses, neighborhoods, and communities moving forward. As you enjoy the holiday weekend, remember the many people who work behind the scenes every day—including our Association's management staff, maintenance team, volunteers, first responders, teachers, service workers, and others who live in or support our community and contribute to the quality of life we enjoy.

To all students beginning a new school year, "Good luck and have a great year!" We wish you success as you return to the classroom, activities, practices, and all the opportunities a new school year brings. With school back in session, slow down, stay alert, obey posted speed limits, and watch carefully for children at bus stops, intersections, and along our streets. A few extra seconds of caution can make a tremendous difference.

Remember, the Association's budget and planning activities are underway. The Board, committees, and management staff are reviewing anticipated expenses, maintenance needs, capital improvement projects, and priorities for the coming year. Your Association assessments help fund the services, facilities, amenities, and events that make Montclair such a special place to live.

I hope everyone has a safe and enjoyable Labor Day and a wonderful start to the fall season. Thanks again to everyone who volunteered, participated in our events, cared for our community, and helped make this summer a success. Your involvement and pride in Montclair are what make this more than just a neighborhood—it makes Montclair, Montclair!

All the best,

Brian Proctor

From the August 12, 2026 Board of Directors Meeting

- Approved the Swim Team Agreement between the Montclair Property Owners' Association, Inc. and Potomac Marlins Inc., effective in 2026.
- Approved Tibbs Paving's proposal to repair and reseal the MPOA office and Dolphin Beach parking lots.
- Approved Dam Mowing and Maintenance's proposal to remove sand from the storm water ditch and the sand berm between the Dolphin Beach parking lot and the Emergency Spillway's flat grass channel.
- Approved Becht Engineering's proposal for engineering services to evaluate, design, and replace the existing Beaver Landing dock, deck, and pavilion.
- Approved BrightView's proposal to redesign the Country Club median.
- Approved ammendment to Article 4, section 4.3.5 (see page 26).
- Directed Management Staff to obtain Professional Engineer services for the purpose of evaluating and making recommendations on repairing the Lake Montclair Dam backup knife gate.
- Approved installing warning signs emphasizing the risk of death if people enter the water around the dam's principal spillway/inlet riser.
- Approved a Playground Equipment safety inspection of Kids Dominion playground by Raise Safety Inspections.
- Approved BrightView's proposal to remove and prune River Birches in the Waterway median between Saltwater Drive and Southlake Blvd.
- Approved a survey and the purchase of promotional materials to support the upcoming Kids' Dominion Community Engagement/Suggestion Day.
- Approved setting dates for the preparation and presentation of the 2027-2028 FY27 Draft Budget.
- Approved rescheduling the July 17, 2026 Summer Movie Night to September 12, 2026.
- Appointed Sue Ryan as the chair of the Kids' Dominion Replacement Ad-Hoc Committee.
- Appointed Bel O'Neill, Jenny Simpson, and Jennifer Terrillion to the MPOA Little Free Libraries Ad-Hoc Committee.
- Appointed Jeff Brooks to the MPOA Community Events Committee.
- Appointed Jonna McCuin to the MPOA Kids' Dominion Replacement Ad-Hoc Committee.

Want more info?

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



Covenants Corner

A Friendly Reminder: Covenants Inspectors

Our inspection team is often out in the community conducting routine inspections. They will conduct most inspections from public areas, but inspectors have the right to enter an owner's property for the purpose of performing a complete inspection, as provided in Section 3.2(a) of the MPOA Amended Declaration. All associates of our covenants team will wear an MPOA uniform shirt and identification badge. Their vehicles will be clearly marked with MPOA magnetic signs as well.

To help our team work safely and efficiently, we kindly ask homeowners to:

- Please give our inspectors space while they are working and avoid following, crowding, or approaching them repeatedly.
- Please allow inspectors to safely enter and exit their vehicles and avoid blocking or approaching their vehicles while they're working.
- For detailed questions, concerns, or complaints, feel free to contact the MPOA office directly so we can properly assist you.

We appreciate your understanding, courtesy, and cooperation as our team works throughout the community!



703-670-6187



info@montclairva.com

COMMUNITY WATCH INCIDENT REPORT – JULY 2026

SERIOUS INCIDENTS	PCT 1	PCT 2	PCT 3	PCT 4	W	Notes	JUL	JUN	MAY	APR
Assault	1	1	2	1	-	Simple assaults. Domestic incidents. Three arrests.	5	7	6	9
Burglary / Att. Burglary	-	1	-	-	-	Incident on Singletree	1	0	0	0
Drug / Alcohol Offense	-	1	-	-	-	Incident on Spillway. Subject gone on arrival.	1	4	1	6
Firearm Violation	1	-	-	-	1	Weapon law violations. Higgins and WW @ Cardinal	2	1	1	1
Larceny / Theft	-	1	-	-	1	Incidents on Spillway and Country Club	2	6	0	12
Robbery	-	-	-	-	-		0	0	0	1
Vandalism	-	-	-	-	-		0	4	3	9
Other Serious Incident	2	6	5	4	4	Domestic incidents, suicide, fight, and indecent exp.	21	17	21	16
Total Serious Incidents	4	10	7	5	6		32	39	32	54
ROUTINE INCIDENTS	PCT 1	PCT 2	PCT 3	PCT 4	W	Notes	JUL	JUN	MAY	APR
Animal Complaint	1	7	5	1	2		16	12	19	15
Disorderly / Noise Violation	3	7	1	3	2	Includes 4 incidents at Dolphin Beach	16	14	23	9
Motor Vehicle Crash	-	-	-	-	6	Accidents at six intersections	6	6	9	15
Parking Violation	1	-	2	1	-	Marlington, Cliffbrook, Yorktown, and Spring Branch	4	8	13	8
Suspicious Person / Vehicle	3	8	3	1	4	Multiple reports at Dolphin Beach (8)	19	16	14	23
Traffic Control Incidents	-	-	2	-	34	Includes 23 vehicle stops and 12 traffic obstructions	36	32	29	32
Trespassing	-	2	-	-	-	Incidents in vicinity of Dolphin Beach	2	5	1	2
Miscellaneous	5	4	6	2	2	See notes below.	19	151	182+	125+
Total Routine Incidents	13	28	19	8	50		118	244	290+	229+
TOTAL INCIDENTS	17	38	26	13	56		150	283	322+	283+

PCT 1: fireworks violation, response to unconscious person (3), and warrant served. PCT 2: fireworks violation, response to unconscious person (2), and warrant served. PCT 3: response to unconscious person and warrants served (5). PCT 4: warrants served. Waterway: Fireworks violation and response to unconscious person on Country Club. Numerous school checks, park checks, business checks, neighborhood checks and infrastructure checks NOT included.

Help Shape the Future of Our Community by Joining a Committee

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

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

Why Serve on a Committee?

Committee service allows homeowners to:

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

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

Committee Membership Eligibility & Requirements

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

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

Your Contribution Matters!

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

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

— Tracy Hansen, 2nd VP/Committees' Coordinator

Join a committee today!



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

These Committees Include:

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

Committees With Immediate Need:

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



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Weekly Schedule



**MONDAYS
TURN UP**
7:00PM

Turn up the music and the energy!
High-energy dance fitness to lift your mood & burn calories.



**WEDNESDAYS
STRENGTH**
5:50AM

Start strong. Stay strong.
Full-body strength training to build confidence & power your day.



**SUNDAYS
BARRE**
8:00AM

Long, lean, and balanced.
Barre-inspired workout to tone, lengthen & improve flexibility.

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FRIDAY, DEC. 4
5:30PM - 8:30PM

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SEP | 5TH

montclairva.com/yoga-on-the-beach

A VALID RECREATION PASS IS REQUIRED TO ATTEND - LIMIT TWO GUESTS PER PASS
NO PETS ARE PERMITTED AT MPOA EVENTS.

Prepare for the Knockout.

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



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






**Saturday
October 3rd**

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



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

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





SUNSET YOGA

Join us @ Dolphin Beach

SEP | 22ND | 6:30 PM - 7:30 PM

Stick around after class to BYOB, mingle, and unwind with good vibes and great company!

A VALID RECREATION PASS IS REQUIRED TO ATTEND - LIMIT TWO GUESTS PER PASS
NO PETS ARE PERMITTED AT MPOA EVENTS.

Food Truck **FRIDAY**

SEPTEMBER

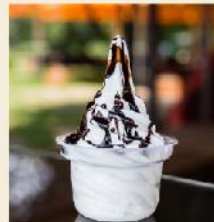


4TH

- **Four Guys**



- **Four Ms**



18TH

- **Lunchbox on Wheels**



montclairva.com/food-truck-friday



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FALL BIRTHDAY /GOTCHA DAY

JOIN THE DOG PARK COMMITTEE TO
CELEBRATE YOUR FUR BABY'S
BIRTHDAY OR "GOTCHA" DAY
SEASON!

SEPTEMBER 26

10AM-
12PM

VICTORY DOG PARK
3561 WATERWAY DR





KIDS' DOMINION AD-HOC

Let your voice be heard and join the Kids' Dominion Ad-Hoc Committee. We're on a mission to create an incredible new playground, and we need your creativity and ideas. Whether you're a parent, grandparent, or community member, your input is invaluable!



Meetings are virtual



Once a month

This is your chance to be part of something special and make a lasting impact on our community. Come share your vision and help us build a playground that sparks joy and imagination for all children! **All deeded homeowners in good standing are eligible to apply to be a committee member.**

More Information



703-670-6187



[Montclairva.com/committees](https://montclairva.com/committees)



A Note from the Election Committee

Our Annual Meeting will be in March 2027 and we'll be looking to elect four Precinct members. As an established community our neighborhoods need people who have vision for Montclair both now and in the future. We hope you will consider running in your precinct (see montclairva.com/precinct-street-listing for precinct street listings).

If you are interested, the "Call for Candidates" form will be in the October Montclairion and on our website: montclair.com/annual-election.



To
Learn
More
←

Questions? Comments?

Please reach out to Barbara Ball, Election Committee Chair, barbara.edward2@verizon.net

JOIN US

The Election Committee is looking for committee members to help with the 2027 Annual Meeting and election. Would you be interested in helping?

montclairva.com/committees

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(applicable for regular cleaning if applied)

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Montclair Property Owners Association

ANNUAL
VETERANS DAY

PHOTO
REQUEST

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



Photos are due by October 5th

CONTACT
COMMUNICATIONS@MONTCLAIRVA.COM
TO SUBMIT YOUR VETERAN!

back to school

To be featured in the
October Montclairion,
send your photos with
name and grade level to:
communications@montclairva.com

**Due September
7th**





\$20.95 / MONTH!

MONTCLAIR TRASH SERVICES OPT-IN/OUT PERIOD IS ENDING SOON!

The annual trash services opt-in/out period is here! If you missed the previous 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, follow the instructions below. We'll be accepting opt-ins/outs from homeowners until September 30 for the following fiscal year.

How to Opt-In

Homeowners who are already opted-in to the service will not need to opt-in again. All homes that are NOT part of a sub-association can opt-in by emailing us or visiting the website below starting on August 1, 2026. Homeowners who opt-in will receive service starting May 5, 2027. Please note that homeowners will NOT be able to opt-out again until the following enrollment period.

How to Opt-Out

During the enrollment period of August 1 - September 30, 2026, homeowners can opt-out of the service with an effective date of April 30, 2027. All opt-out requests must be submitted in writing, please include your name and address, and send to the MPOA at trashservices@montclairva.com.

Why Opt-In?



Lower Prices

Save compared to American Disposal Services' current pricing.



More For Less

Free special pick-ups, no fees for initial toters and no rental or maintenance fees.



MPOA Managed

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



Scan
for more
information



[Montclairva.com/trashservices](https://montclairva.com/trashservices)



trashservices@montclairva.com

TRIVIA NIGHT

SNACKS - BYOB - PRIZES
FRIDAY,
SEPTEMBER 18TH

REGISTER NOW! [TINYURL.COM/MP0ATRIVIA26](https://tinyurl.com/MP0ATRIVIA26)

📍 SOUTHLAKE REC | 5070 HIGGINS DR

🕒 7:00 - 9:00 PM

VALID REC PASS REQUIRED TO ATTEND.
LIMIT TWO GUESTS PER PASS.



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KW METROCENTER
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Beer • Live Music • Food Trucks

October 10th • 6-9



\$20
PER PASS

- A 5 oz. Montclair Octobrewfest taster glass with unlimited samples
- 3 tickets for additional 12-oz. pours of any of the 12 different brews available



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

**DON'T W
DRINK? T**

Non-drinker
event for fr
still enjo
music, food
games, incl
activity for
Axe Th



JunkFood
junkfoodmusic.com

Live from 6-9 PM!



LAIR, VA
26 -
PM • Dolphin Beach

Cornhole • Beer Pong • Axe Throwing

FOOD TRUCKS:

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

The pass does NOT include food. All food can be purchased from the snack tents for CARD ONLY or from the food trucks.

**WANT TO
HAT'S OK!**

rs enter the
ree and can
y the live
l trucks and
uding a new
r this year -
rowing!



Scan the QR code below to
volunteer and grab your free shirt
when you sign up by Sept. 25th!

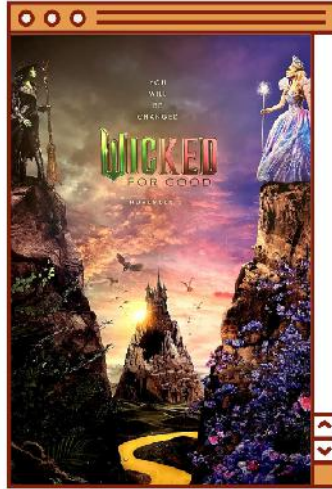


Learn more at montclairva.com/Octobrewfest

Fall Movie Night



September 12
The Super Mario
Galaxy Movie



October 2
Wicked: For Good

Dolphin Beach | Movie Starts at Dusk

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

LET'S PUT YOUR GAME PLAN TOGETHER!

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With the
Top-Producing
Neighborhood
Specialist

Devise a
Winning
Home Prep &
Marketing
Strategy

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Objections,
Appraisal,
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2-4**

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MPOA

OCT. 24
2026

TRUNK OR TREAT & SEASONAL MARKET –

\$35
10'X10'
SPOTS

SIGN UP TO BE A VENDOR!



1-5PM @ DOLPHIN BEACH → 4398 SPILLWAY LANE

SHOW OFF YOUR WARES TO 500+ ATTENDEES

tinyurl.com/trunkortreatvendor2026

INTERESTED? CONTACT COMMUNICATIONS@MONTCLAIRVA.COM



Southlake Recreation
Association

BLOOD DRIVE

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

Join the movement.
Donate blood. Save lives.

 Friday, October 16

 10:00 AM - 3:00 PM

 Southlake Rec | 5070 Higgins Dr



← RedCrossBlood.org



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CHECK OUT THE 2025 FALL HOME DECORATING CONTEST WINNERS



Autumn Joy
4323 Jonathan Ct



Pumpkin Wicked This Way Comes
15749 Vista Dr



Howl and Scream
15591 Catamaran Ct



Yardless Horseman
15598 Northgate Dr



Lights and Surprises
4919 Tallowwood

This Year's Categories:

- Fall Festive
- Family Friendly
- Most Creative
- Scariest
- Yardless Horseman

Get your house ready for 2026's contest! You can nominate a home from October 2nd until 5pm on Sunday, October 18!

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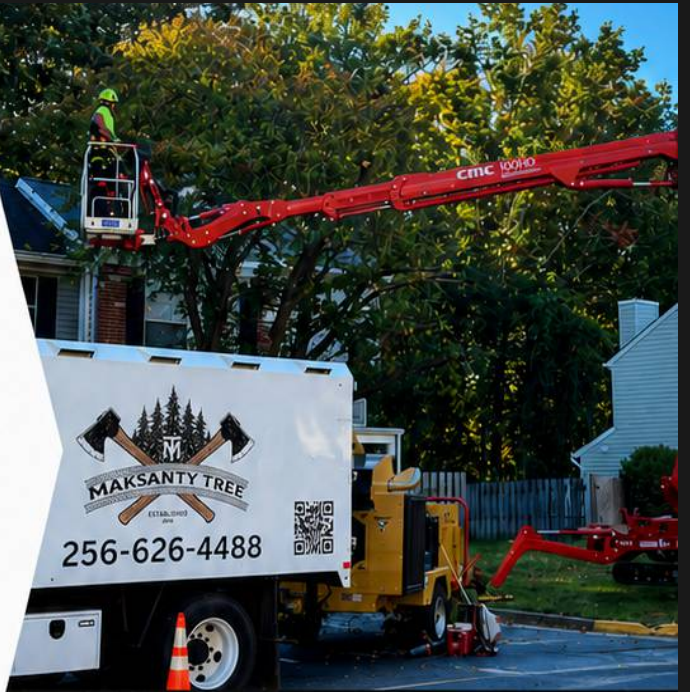
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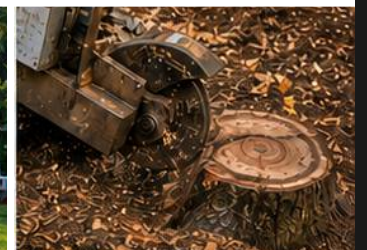
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PUBLIC NOTICE



The following Community Guidelines were amended at the August 12th, 2026, Board of Directors Meeting and will go into effect September 12th, 2026.

***Please see the approved guidelines below**

4.3.5 Boating on Lake Montclair

a. Boats and Flotation vessels:

1. All boats shall be registered annually in October at the MPOA office and shall display a current MPOA sticker. Boats stored within MPOA Common Areas at West Beach shall display current MPOA stickers on the port side of the bow. Boats moored at owner's dock and/or boats stored on owner's dock shall display current MPOA stickers in a location that is visible from the water. Boats stored within MPOA Common Areas at West Beach that do not have a current MPOA sticker on the port side of their boat by 10 November will be subject to a \$15 fine for each boat.

SIGN UP FOR THE E-BLAST

Not receiving emails from FirstService Residential regarding our community? Contact communications@montclairva.com with your address and preferred email.



*Please note that only homeowners may receive privileged information such as zoom links.





MPOA

Annual Boat, Dock & Shoreline Improvement Permit - Renewals

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

Boat Registration Renewals

➞ Fees

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

➞ Requirements

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

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

Dock & Shoreline Improvement Permit Renewals

➞ Intro

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

➞ Fees

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

➞ Requirements

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

CLASSIFIEDS

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Professional full-service property management services for Montclair investors: tenant screening, rent collection, maintenance coordination, financial statement, online portal and more. Trust Allegiance Property Management to maximize your investment. Visit www.allegiancecpm.com or call (703) 824-4704.

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Cheryl Singstock CPA and Timothy Singstock EA – helping taxpayers since 2006. Accurate, efficient tax preparation for individuals and businesses. Contact Admin@HelpAccountingServices.com or (571) 594-6747. Simplifying taxes, streamlining businesses.

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"A" Licensed PICTURE PERFECT HOME IMPROVEMENTS

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Senior citizens and military get 10% discount. Call us (703) 786-3144 email: ponygua13@yahoo.com - ascenbroelectrical.com. Free estimates.

Brickwork

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Junk Hauling

Yards, basements, garages, attics clear, furniture & appliance disposal, also yard work, deck & fence repair. Call (703) 599-8385 Email lighthauling1@aol.com

Mailbox & Post Replacement

Repair & replacement post, level, painting, secure post. Also yard work, deck & fence repair. Call (703) 599-8385 Email lighthauling1@aol.com

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Quality Junk Removal

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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

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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) 789-2970

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

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

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Miscellaneous

MOUNTAIN GETAWAY at Deep Creek Lake

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

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





Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2 AAB (V) 4pm	3	4 Food Truck Friday 5-8pm	5 Yoga on the Beach 8-9am
6	7 Office Closed	8	9 BOD (IP & V) 6:30pm	10 PIR Cut Off @ 5pm NOB(V) 6:30pm Covenants (V) 7pm	11	12 ASHA (IP) 9am Fall Movie Night Dusk
13	14 B & F (V) 5:30pm Safety (V) 7pm	15 BRB (V) 4pm SLL (V) 7pm	16 AAB (V) 4pm LFMC (V) 7pm	17	18 Food Truck Friday 5-8pm Trivia Night 7-9pm	19
20	21 LMC (V) 7pm	22 Sunset Yoga 6:30-7:30pm KDR (V) 7pm	23 SRA (IP) 7:30pm	24 PIR Cut Off @ 5pm Covenants (V) 7pm	25	26 Dog Park - Fall Birthday/Gotcha Days 10am-12pm
27	28 B & F (V) 5:30pm Events (V) 7pm	29 Election (V) 11am	30			

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

AAB..... Architectural Appeals Board
 BOD.....Board of Directors
 BRB.....Business Review Board
 B&F.....Budget and Finance
 KDR.....Ad Hoc Kids Dominion Replacement Committee

LMC.....Lake Management Committee
 LFMC.....Landscape and Facilities Management Committee
 MAC.....Ad Hoc Management Agreement Contract Committee
 MCC.....Ad Hoc Montclair Country Club Committee
 RIM.....Records Information Management Committee



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2 Fall Movie Night Dusk	3 Swim Fest
					Community Yard Sale	
4	5	6	7 AAB (V) 4pm	8 PIR Cut Off @ 5pm Covenants (V) 7pm Dog Park (V) 4pm	9	10 Octobrew-fest 6-9pm ASHA (IP) 9am
11	12 B & F (V) 5:30pm Safety (V) 7pm WETA (V) 7pm	13	14 BOD (IP & V) 6:30pm	15 IHA (V) 7pm	16 Blood Drive 10am-3pm	17
18	19 LMC (V) 7pm	20 BRB (V) 4pm	21 AAB (V) 4pm LMFC (V) 7pm	22 PIR Cut Off @ 5pm Covenants (V) 7pm	23	24 Trunk or Treat/ Seasonal Market 1-5pm
	Fall Home Decorating Contest					
25	26 B & F (V) 5:30pm Events (V) 7pm	27 Election (V) 11am KDR (V) 7pm	28 SRA (IP) 7:30pm Fitness 7:30pm	29	30	31

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
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PROFESSIONALLY MANAGED BY



No you live in a Sub-Association?

Alexander Square Homeowners Assoc.

Streets: Alexander Pl. & Henderson Ln.
President: Michelle Neal (703) 615-4430
Email: AlexanderSquareHOA@gmail.com

Island Homeowners Association

Streets: Keswick Ct; Royal Crescent Ct; Timber Ridge Dr.
President: Cecilia Carroll
Email: c.carroll.iha@gmail.com
Community Mgr: Curtis Amico (703) 642-3246 ext. 56539
Email: camico@sentrymgt.com

Nob Hill Forest Townhome Association

Streets: Cliffview Dr; Jonathan Ct; Kenton Cir; Vals Way; Whisperwood Ct & Windsong Ln
President: Catherine Kudrick
Community Mgr: Jillian Cullinane (571) 208-7845
Email: jilliancavaliermgt@gmail.com

Northside Townhome Association

Streets: Bridgeport Dr; Maple Glen Ct; Mill Spring Dr; Oak Crest Ct & Sugar Maple Ln
Community Mgr: PMI Prince William (703) 221-5405
Email: info@pmiprincewilliam.com

Southlake Cove Townhome Association

Streets: Barnacle Pl; Beachland Way; Buena Vista Dr; Ebb Tide Ct; Lands End Ct; Landsdale Pl; London Pl; Marshlake Ln; Port Washington Ct; Sanibel Ct; Seal Pl; Viewpoint Cir & Winding Creek Dr.
President: John McCann
Community Mgr: Jillian Cullinane (571) 208-7845
Email: jilliancavaliermgt@gmail.com

Southlake Landing Townhome Association

Streets: Backwater Ct; Montview Dr; Saltwater Dr & Widewater Dr.
President: Marie Juliano
Community Mgr: Jillian Cullinane (571) 208-7845
Email: jilliancavaliermgt@gmail.com
Ops Mgr: Dan Cullinane
Email: operationscavaliermgt@gmail.com

Southlake Recreation Association

President: Jennifer (Jenn) Bream
Community Mgr: Jillian Cullinane (571) 208-7845
Email: jilliancavaliermgt@gmail.com
Web: cavaliermanagementhoa.com/southlake-recreation/

Water's Edge Townhome Association

Streets: Beachwater Ct; Inlet Pl; Spring Branch Blvd; Streamside Ct & Waters Edge Ct
President: Michael McFadden
Community Mgr: Najma Jama 1(800) 870-0010
Email: Najma.Jama@fsresidential.com
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