



THE

VOLUME 58 NUMBER 8 • AUGUST 2026

MONTCLAIRION

A NEIGHBORHOOD NEWSLETTER PUBLISHED BY THE MONTCLAIR PROPERTY OWNERS ASSOCIATION



Page 8 - Trash Services Opt-In/Out Period is Here!
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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

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

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

At-Large Directors

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Resident Support Specialist

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Maintenance Supervisor

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

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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.



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President's Message

Greetings Montclairions!



As we welcome August, it is hard to believe summer is already beginning to wind down. There are still plenty of warm days ahead to enjoy everything that makes Montclair such a special place. Take advantage of the remaining beach season by enjoying our beautiful lake and common areas, spending time with family, neighbors, and guests. Whether you're relaxing by the water, taking a walk along our streets, or enjoying one of our beaches, let's continue to take pride in keeping Montclair clean, safe, and welcoming for everyone.

Our dedicated Events Committee and volunteers have plenty of activities remaining to bring neighbors together and create lasting memories. Be sure to join us for our spectacular **250th Fireworks Display on August 22nd**, one of Montclair's signature summer traditions, and don't miss the always entertaining Cardboard Boat Regatta, where creativity and friendly competition take center stage. These events are a wonderful reminder of what makes our community so unique, and I hope to see many of you there.

As families begin preparing for the new school year, we will see an increase in children, bicyclists, school buses, and young drivers. During the weeks ahead, students will attend school orientations, athletic practices, extracurricular activities, and other back-to-school events. Please slow down when driving through our neighborhoods, eliminate distractions behind the wheel, observe posted speed limits, and remain alert at crosswalks and intersections. A few extra moments of caution can make all the difference in keeping our children, families, and neighbors safe.

August is also an excellent time to begin preparing our homes and landscapes for the transition into fall. As temperatures gradually begin to moderate, consider planning seasonal landscaping projects, pruning where appropriate, refreshing mulch, removing weeds, and evaluating lawns and gardens for fall maintenance. Taking care of these projects now helps keep our community looking its best while preparing your property for the changing seasons.

As always, thank you for your continued support, volunteerism, and commitment to making Montclair an exceptional place to live. Your efforts contribute to the strength of our community. Enjoy the rest of your summer, stay safe, and I look forward to seeing you around the neighborhood.

All the best,

Brian Proctor

From the July 8, 2026 Board of Directors Meeting

- Approved an updated Resolution for Montclair's Records Retention Policy.
- Approved a Kids' Dominion Replacement Suggestion Day at Kids' Dominion on August 22nd between 10:00AM and 12:00PM.
- Appointed Bill Holstein to the Board of Directors for the vacant precinct 4 seat.
- Appointed Elizabeth Pepelko to the Safety Committee.
- Approved the King's Mason proposal to repair the brick planter wall along the MPOA building sidewalk.
- Approved adding October 2nd and October 3rd to the Swim Team Agreement.
- Rescheduled the 2026 Montclair Property Owners Association fireworks display to Saturday, August 22, 2026. Costs associated with the rescheduled event, including but not limited to vendor fees and other event-related costs not covered within the original fireworks budget, will be funded as follows:
 - Up to \$10,000 shall be paid from the Events Committee budget.
 - Any remaining costs, estimated at approximately \$6000, shall be paid from the Budget at Large.
- Approved the amended events calendar.

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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KIM MONELL
Lifestyle Director
6 Years at Montclair



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COMMUNITY WATCH INCIDENT REPORT – JUNE 2026

SERIOUS INCIDENTS	PCT 1	PCT 2	PCT 3	PCT 4	W	Notes	JUN	MAY	APR	MAR
Assault	1	2	3	-	1	Simple assaults. Domestic incidents. Three arrests.	7	6	9	4
Burglary / Att. Burglary	-	-	-	-	-		0	0	0	1
Drug / Alcohol Offense	1	-	-	-	3	DUI (2), drug violation with arrest, and public intox.	4	1	6	1
Firearm Violation	-	-	1	-	-	Subject with a gun reported on Cliffview/Windsong	1	1	1	0
Larceny / Theft	-	1	1	2	2	Includes two incidents at local businesses	6	0	12	6
Robbery	-	-	-	-	-		0	0	1	0
Vandalism	-	1	1	1	1	Incidents on Dolphin Beach, Timber Ridge, Waterway	4	3	9	1
Other Serious Incident	3	4	3	4	3	Domestic incidents, suicide, curfew violation arrest	17	21	16	23
Total Serious Incidents	5	8	9	7	10		39	32	54	36
ROUTINE INCIDENTS	PCT 1	PCT 2	PCT 3	PCT 4	W	Notes	JUN	MAY	APR	MAR
Animal Complaint	2	5	4	1	-		12	19	15	16
Disorderly / Noise Violation	2	5	2	3	2	Includes 5 incidents at Dolphin Beach / Spillway	14	23	9	11
Motor Vehicle Crash	-	-	-	1	5	Accidents at six intersections	6	9	15	12
Parking Violation	1	-	2	4	1	Multiple violations on Holleyside	8	13	8	7
Suspicious Person / Vehicle	-	6	-	2	8	Multiple reports at Dolphin Beach (8)	16	14	23	11
Traffic Control Incidents	-	-	-	-	32	Includes 21 vehicle stops	32	29	32	47
Trespassing	-	5	-	-	-	Incidents in vicinity of Dolphin Beach	5	1	2	1
Miscellaneous	2	4	2	8	135	Includes proactive policing activities. Notes below.	151	182+	125+	72
Total Routine Incidents	7	25	10	19	183		244	290+	229+	177
TOTAL INCIDENTS	12	33	19	26	193		283	322+	283+	213

PCT 1: warrant service and response to reported suicide (unfounded). PCT 2: warrant service, arrest on Dolphin Beach for outstanding warrant, and two neighborhood foot patrols. PCT 3: warrant service and CPR/DOA response. PCT 4: CPR/DOA incident and 7 school checks. Waterway: Numerous infrastructure checks (est. 118), 11 school checks, 3 county park checks, 2 business checks, and 1 neighborhood check.



Join Our Committees! Chairs and Members Needed

Step up and make a difference in your community! Whether you're simply joining a committee or taking the lead as chair, your voice truly matters.

Getting involved is a great way to connect with neighbors, share your ideas, and play an active role in decisions that shape where you live. Serving as a chair offers an even greater opportunity to guide projects, inspire collaboration, and make a lasting impact.

No matter how you choose to participate, your involvement helps build a stronger, more vibrant community for everyone!

Now's the time to make your mark! Grab the application form at the MPOA Office, montclairva.com/forms-and-documents or montclairva.com/committees

Covenants

Help preserve and enhance the quality of our community by joining the Covenants Committee. This group reviews Property Improvement Requests (PIRs) and helps ensure homes are maintained with visual harmony, good repair, and standards that protect property values and safety. We're also looking for a committee chair to help guide discussions and lead this important work!



Little Free Libraries Ad-Hoc

The MPOA Board is seeking homeowners to serve on the Ad Hoc Committee on Little Free Libraries. The committee's purpose is to assess feasibility, explore best practices, and develop recommendations on whether Little Free Libraries should be considered approvable within the community. If deemed appropriate, the committee will outline parameters to ensure that any future Little Free Libraries can be implemented in a way that aligns with the community's aesthetic standards, values, and governing documents.

MONTCLAIR

TRASH SERVICES



OPT-IN/OUT PERIOD IS HERE!

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 from August 1 - September 30.

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!



trashservices@montclairva.com



Montclairva.com/trashservices

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 from May 5, 2027 - April 30, 2028. Please note that homeowners will NOT be able to opt-out again until the following enrollment period.

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.



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for more
information



Welcome to the Board of Directors
BILL HOLSTEIN

Mr. Holstein was appointed to the MPOA Board of Directors to fill the vacancy for Precinct 4 Representative.

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(applicable for regular cleaning if applied)

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KIDS' DOMINION COMMUNITY ENGAGEMENT/ SUGGESTION DAY

"Kids Dominion" Playground Project

The Kids' Dominion Replacement Ad Hoc Committee is up and running with four enthusiastic Montclairions. The Committee held its first meeting on June 23, 2026, and is ready to begin the work of replacing the Kids' Dominion playground. Its responsibilities include researching options, defining requirements, reviewing proposals, and recommending replacement solutions. As a first step, the committee will engage the community to gather ideas, suggestions, and answer questions. To support this effort, the committee will host a Kids' Dominion Community Engagement/Suggestion Day at Kids' Dominion on August 22 from 10:00 a.m. to noon. Montclair residents who would like to share ideas and suggestions are encouraged to stop by, meet committee members, and help make the new playground a reality.

The goal of Community Engagement/Suggestion Day is to collect input from Montclair residents (especially children) to help identify requirements for the replacement playground. Safety remains a top priority, and the committee will use the Consumer Product Safety Commission's Public Playground Safety Handbook as a guide.

Additional volunteers are welcome to join the committee. New members can bring fresh perspectives and help create a safe, child-friendly playground. This project is an opportunity to contribute to something meaningful and lasting. To get involved, please complete and return the Volunteer Application Form available on our website.



Saturday, Aug 22 10:00 AM – 12:00 PM



Kids' Dominion | 3561 Waterway Drive



703-670-6187



montclairva.com/committees



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**



Join Us for a Splashing Good Time!

CARDBOARD BOAT REGATTA

AUGUST 1st

West Beach

(4616 Spalding Drive)

Races start @ 11 AM



Support local teams as they put their imagination, craftsmanship, and paddling skills to the test in homemade cardboard boats. Whether they cross the finish line in record time or make an unforgettable splash, every team deserves a crowd cheering them on! Bring your friends, your family, and your biggest cheers!

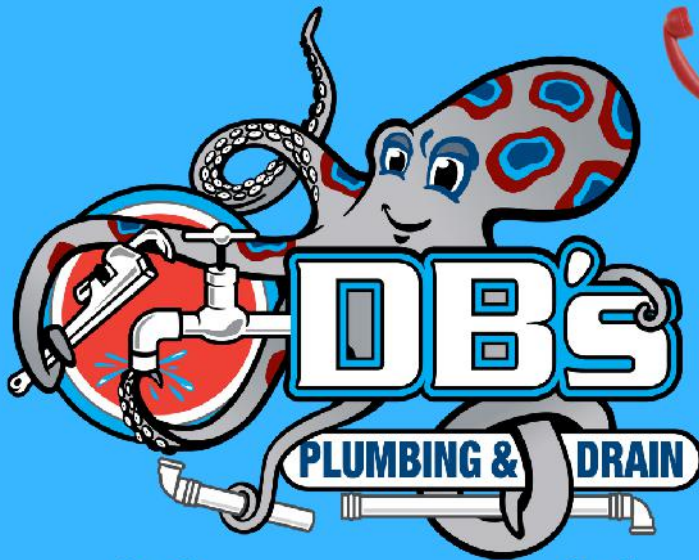
Valid Recreation Pass required to attend. Two guests allowed per pass. No pets permitted.



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FIREWORKS *&* **FOOD TRUCKS**

The fireworks are back!

Grab your family and friends and join us down at Dolphin Beach as we send the summer out with a bang! Enjoy great food at the food trucks and hang around for a finale worthy of America's 250th anniversary.

SATURDAY, AUGUST 22
DOLPHIN BEACH

FOOD TRUCKS: 6-8:30 PM

- Phat Yummies
- Lunchbox on Wheels
- Chowzilla
- De.Voured
- Kona Ice

FIREWORKS: 8:30 PM



CLOSURES, PARKING, RULES & ACCESSIBILITY



ATTENTION:

Failure to comply with these rules could result in removal from the event or the cancelation of the entire fireworks show.

ROAD CLOSURES



Beginning at 3 PM, a blockade will be placed at the intersection of Boxwood Drive and Dolphin Drive.



Homeowners that live beyond the blockade have been mailed parking passes for quicker access back to their homes. If you forget your parking pass or did not receive one, a driver's license can be used instead.

DAM & WATER CLOSURES



To create a safe zone for the fireworks show, Dolphin Dam will be closed beginning at noon. No access will be permitted for the remainder of the day.



Buoys will be placed in the water to create a safe zone. No access will be permitted beyond the line of buoys once they are placed.

PLEASE NOTE: Crossing into the safety zone may result in an attendee's removal from the event and the possible shutdown of the fireworks show by the fireworks contractor and PWC Fire Marshal.

PARKING & ACCESSIBILITY



Limited space on the parking lot will be available for attendees displaying a handicap placard or plate. Once the spaces are filled, attendees may be dropped off at the parking lot, and the vehicle must be parked on the street.



If you do not have a handicap placard or plate but need drop-off access or other special considerations, please contact the Lifestyle Director, Kim Monell, at events@montclairva.com or 703-670-6187 x 19.

ADDITIONAL RULES



With the exception of service animals, pets are not permitted at MPOA events.



Attendees wishing to use tobacco products during the event must do so outside of the event area on Dolphin Drive or Spillway Lane.



Alcohol, personal fireworks, including sparklers, and glass bottles are strictly prohibited during the event.



A valid Recreation Pass is required to attend the event. Two guests are permitted per valid pass.

PLEASE VISIT MONTCLAIRVA.COM FOR A FULL LIST OF ALL RECREATION AREA GUIDELINES OR CALL 703-670-6187.



AUGUST 1 - 2

BLOCK PARTY WEEKEND

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-Renee DeWitt

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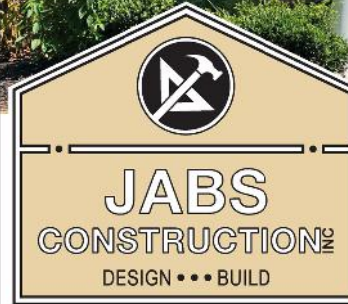
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A VALID RECREATION PASS IS REQUIRED TO ATTEND - LIMIT TWO GUESTS PER PASS
NO PETS ARE PERMITTED AT MPOA EVENTS.



A vibrant orange poster for a cornhole tournament. At the top left, a yellow silhouette of a person in a baseball cap is shown in mid-air, having just tossed a yellow cornhole disc. The background features a stylized illustration of a cornhole board with a blue and white striped path leading to a hole. Various text elements are scattered across the board and background in different fonts and colors (yellow, white, and red on orange). A QR code is located in the lower right quadrant. At the bottom, there are three small rectangular images: fried chicken, a man's face, and hot dogs.

YOU'RE INVITED TO OUR

CORNHOLE

TOURNAMENT

Think you've got the toss to take home the title?

FRIDAY, AUGUST 7TH
AT DOLPHIN BEACH
6:30PM - 9:00PM

Prizes for Top Teams
Food Trucks Available at 5pm
Music, BYOB, and Great Vibes

WALK-IN TEAMS AND SPECTATORS WELCOME!

Whether you're a seasoned player or just tossing for fun, this is the tournament for you!

MONTCLAIRVA.COM/CORNHOLE

Valid rec pass required to attend. Limit two guests per pass. No Pets.

TWO SMOOTH DUDES | 6-9PM

DAVID THONG

CRAVE | 5-9PM

Summer Movie Night



Friday, August 14
Jaws
Dolphin Beach | 4398 Spillway Lane
Movie Starts at Dusk

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



SUNSET YOGA
Join us @ Dolphin Beach

AUG	21ST	7:30 PM - 8:30 PM
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**

AUGUST



7TH

- Crave
- Two Smooth Dudes



21ST

- Soulific Seafood
- Lyndzis IceCream



SEPTEMBER



4TH

- Four Guys
- FourMs



18TH

- Lunchbox on Wheels



montclairva.com/food-truck-friday

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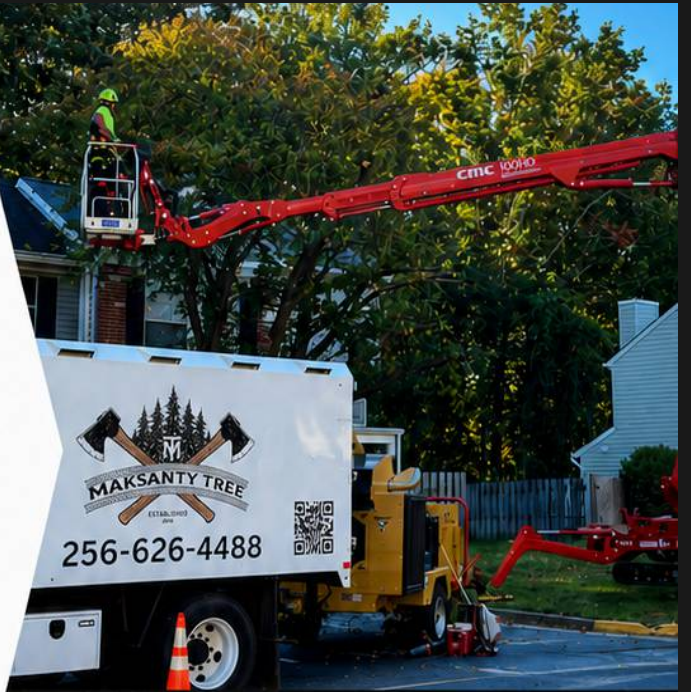
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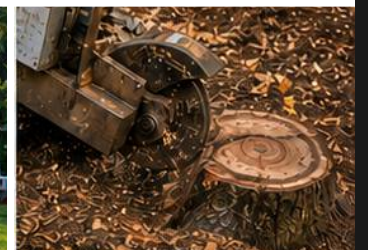
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WOODBIDGE • LAKE RIDGE • DUMFRIES • MONTCLAIR

TRIVIA NIGHT

SNACKS - BYOB - PRIZES
FRIDAY,
SEPTEMBER 18TH

REGISTER NOW! [TINYURL.COM/MPOATRIVIA26](https://tinyurl.com/MPOATRIVIA26)

📍 **SOUTHLAKE REC | 5070 HIGGINS DR**

🕒 **7:00 - 9:00 PM**

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



MPOA

ADVERTISE WITH US!

Send inquiries to:
communications@montclairva.com

OCT. 10
6-9 PM



DOLPHIN
BEACH



Join us for an unforgettable afternoon of great beer, hard cider, live music, and fun. We'll pass out the tasting glasses and line up the beers as we celebrate local craft brews and rock out to live music from Junkfood! More details coming soon—we can't wait to raise a glass with you!



**VOLUNTEER SIGN-
UPS AND TICKET
SALES GO LIVE:
9/4/26 @ 9 AM**

CLASSIFIEDS

Business

Allegiance Property Management

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.allegiancepm.com or call (703) 824-4704.

Help Accounting Services Inc.

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.

Paw Keepers Dog Walking & Pet Sitting Service

Since 2003, we've been caring for Montclair pets with heart, patience, and purpose. Reliable, in-home visits tailored to each dog and cat's needs—because peace of mind comes from knowing they're loved while you're away. Bonded-Insured Local. Experienced. Devoted. www.pawkeeperspetsitter.com | (703) 445-8090

Cleaning

A+ Flower Fresh Home Cleaning

Flower Fresh Home Cleaning. Come home to a flower fresh house. Serving 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

Cleaning Excellence

Offering discounts for military and law enforcement. Montclair owned & operated. Licensed & insured, Residential & Commercial. Pet friendly, reliable & detailed. Free Estimates Call or Text (571) 242-0169 www.cleaningexcellence.weebly.com

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

Home Improvement

A-Awesome! Joel Riggs Remodel & Repair

Kitchen, Bath remodeling, interior/exterior painting, carpentry, wood rot repairs, drywall, realtor pre/post listing fix ups & homeowner violations. WE DO IT ALL! Class A Licensed/Insured. Safe, reliable. 25 years exp. Call Joel (703) 929-4676

A+ Home Improvement Services

CONCRETE - Driveways, Walkways, Patios & Repair. PAINTING - Interior/Exterior Painting; Drywall Repairs, Replace Rotten Wood & Trim. FLOORING - Ceramic Tile, Hardwood, Laminate, & Vinyl. DECKS & FENCES - Pressure Wash, Stain Seal & Replace Rotten Wood. HOA - Violations. Excellent References - Sr Citizens, Vet & Single Parent Discounts. Call CHUCK At (703) 615-5083 For a Estimate.

"A" Licensed PICTURE PERFECT HOME IMPROVEMENTS

Exterior/Interior REMODEL - Basement, Bath, Kitchen, Decks, Painting, etc. Handyman services available. 25

years in business and insured. If it can be done, we can do it! Call Mike (703) 590-3187 or visit our website www.pphionline.com

Alma Home Studio

Alma Home Studio offers custom closets, built-ins, cabinetry, and interior home improvements. Thoughtful design, quality craftsmanship, and a stress-free experience. Serving Northern Virginia. Call (703) 825-9389 or visit almahomestudio.com

Aqua Clean Solutions

Housewashing/Roof cleaning. Call us for a free estimate at (703) 454-2222 or visit our website at aquacleansolutionsinc.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!" Senior citizens and military get 10% discount. Call us (703) 786-3144 email: ponygua13@yahoo.com - ascenbroelectrical.com. Free estimates.

Brickwork

Call Ken (703) 368-0984. All Brick Repairs: chimneys, fireplaces, outdoor patios, retaining walls, concrete repairs. 35 years of experience. Montclair resident.

Hoskins Electric, LLC

Licensed & Insured. Military & Senior discounts. Since 1991, Complete electrical service contractor. Free estimates & Montclair housing specialist (breaker boxes, wiring, lighting & outlet). Call (703) 496-0777 www.hoskinselectricpwc.com.

JBS Plumbing

Licensed & Insured. Water heater re-placement, main water line replacement, garbage disposal, additions, basement bath, new houses, drain

BUY • SELL • TRADE • HIRE

cleaning, faucet repair and installation. Quality you can count on. Call (703) 732-4026

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

Melvin's Handyman Services

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

Power Washing - Mason's Pressure & Soft Washing

Serving Fine Homes Since 1992. House Soft Washing, Exterior Window Washing, Deck Restoration, Concrete Cleaning, Exterior Gutter Brightening, Gutter Cleaning and Roof Soft Washing Treatment. 540-340-WASH (9274). <https://masonspressurewash.com/>
Drew@masonslandscape.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.

Landscape/Lawn care

Aguilar's Tree Service and Landscaping, LLC

Tree removal, lot cleaning, stump grinding, mulching, sodding, power washing. Retaining walls. Tree pres-

ervation and much more. Fully insured. Free estimates. (540) 212-1370
aguilar1mario@gmail.com.

Blade and Bloom Landscaping

Free estimates. Mowing, trimming, mulching, planting, yard cleanup, bed maintenance, hardscapes, retaining walls. Years of serving the local community. Text/Call (540) 809-3958

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

Cutters Lawn Care

Mowing and edging, trimming bushes, mulching, core aerations, overseeding, fertilizing programs, yard clean-ups. Please call (703) 499-4766

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

Goodshepherd Lawn Management/ Serna's Landscaping Services

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

J&M Tree & Landscaping

We offer tree trimming, removal, stump grinding and more. We also do mulching, patios, walkup, retaining walls. Give us a call at (540) 270-7183 or email us at jmtrees14@gmail.com

LAWN & LANDSCAPE

Mason's Lawn & Landscape Serving Fine Homes Since 1992 – A Custom Design, Build & Maintenance Company. Services Include: Mowing, Lawn Fertilization & Overseeding, Clean-up & Mulching, Garden Visits, Plant Design & Install, Paver Patios & Walkways, Paver Sealing, Garden Walls, Landscape Lighting 703-594-GROW (4769) ryan@masonslandscape.com or www.masonslandscape.com

TCS Tree and Landscaping

Tree removal, tree trimming, stump grinding, emergency storm damage and more
thetreecareservice@hotmail.com
(540) 497-3000
treecareserviceinc.com

Lessons/Tutor

Math and Science Tutor

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

Miscellaneous

"STAY AWHILE" MOUNTAIN GET-AWAY

Summer fun relaxing, golfing, water skiing, boating, fishing, sunbathing at the lake's beach, etc. Getaway to "Stay Awhile" mountain home at Deep Creek Lake, MD. 4BR, 3BA, sleeps 10. Free WIFI, hot tub, grill, fire pit. www.deep-creek.com/vacation-rentals/stay-awhile

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



August 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1 Cardboard Boat Regatta Reg: 10am Races: 11am Block Party Weekend
2 Block Party Weekend	3	4	5 AAB (V) 4pm	6	7 Food Truck Friday/ Cornhole Tournament / Beer on the Beach 6:30-9pm	8 Yoga on the Beach 8-9am ASHA (IP) 9am
9	10 Mgmt. Contract (IP & V) 12pm B & F (V) 5:30pm Safety (V) 7pm WETA (V) 7pm	11	12 BOD (IP & V) 6:30pm	13 PIR Cut Off @ 5pm Covenants (V) 7pm Dog Park (V) 4pm	14 Summer Movie Night Dusk	15
16	17 LMC (V) 7pm	18 BRB (V) 4pm	19 AAB (V) 4pm LMFC (V) 7pm SLC (V) 7pm	20	21 Food Truck Friday 5-8pm Sunset Yoga 7:30-8:30pm	22 Kids' Dominion Suggestion Day @ 10am Fireworks & Food Trucks 6-8:45pm
23 ----- 30	24 B & F (V) 5:30pm Events (V) 7pm ----- 31	25 Election (V) 11am KDR (V) 7pm	26 SRA (IP) 7:30pm	27 PIR Cut Off @ 5pm Covenants (V) 7pm	28	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.

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



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
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
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

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.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
Parking Information: parking.dcmetro@fsresidential.com