



THE

VOLUME 58 NUMBER 1 • JANUARY 2026

MONTCLAIRION

A NEIGHBORHOOD NEWSLETTER PUBLISHED BY THE MONTCLAIR PROPERTY OWNERS ASSOCIATION

2026

HAPPY NEW YEAR

Page 14-15 - Holiday Home Decor Contest Winners

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MPOA Office

Mailing Address

3561 Waterway Drive
Montclair, VA 22025

Hours of Operation

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

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

Website: www.montclairva.com

FSRConnect: dcmetro.fsrconnect.com

Facebook: www.facebook.com/montclairva

Board of Directors

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

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

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

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

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

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

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

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

At-Large Directors

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

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

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

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

Management Staff

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Assistant General Manager

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

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

Lifestyle Director

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Lifestyle Assistant

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Resident Services Administrator

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

Resident Support Specialist

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

Administrative Assistant

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

Maintenance Supervisor

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

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

Assistance Available 24/7/365

Board of Directors Meetings

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

Assessments

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

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

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

Accounting Questions?

Call (703) 385-1133

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



Season's Greetings Montclairions!

On behalf of the MPOA Board of Directors, I extend our warmest wishes to each of you and your families. As we welcome 2026, we thank you all for making Montclair such a wonderful place to call home.

In 2026, the MPOA will seek to initiate capital improvement projects designed to modernize our common areas, improve infrastructure, and enhance the overall quality of life in Montclair. These initiatives not only preserve property values but also bring long-term benefits such as greater energy efficiency, updated amenities, and a more welcoming environment for residents and guests. So, I encourage everyone to participate in our Association committees. As neighbors, we can share ideas, provide input, and work together to ensure these projects reflect the needs and priorities of everyone. Let's make modernization a collective achievement that strengthens both our homes and our sense of community!

Additionally, please join the Budget and Finance Committee on January 13th, at 7:00 PM virtually or in the MPOA Administrative Office, for the second Town Hall Budget Presentation. This crucial and informative presentation covers the proposed 2027 operating and reserve budgets, key capital projects, the proposed FY27 assessment, and its financial rationale. The presentation will be followed by an open Q&A session. As a reminder, the Association holds its annual elections for Board members and the official vote on the FY27 Budget in March at the Annual Meeting of the Association. Mail-in and electronic voting will begin in a little over a month. It's coming fast! Your participation in this democratic process is essential for Montclair's continued success.

I wish you all a happy, healthy, and prosperous New Year.

All the best in 2026!

Brian Proctor

BOARD BRIEFS

From the December 10, 2025 Board of Directors Meeting

- Approved a three-year (one year renewable) Triathlon contract from 2026-2028 with Revolution3 (REV3).
- Directed Management Staff, in coordination with Landscape and Facilities Management Committee, to draft a Request for Proposal for the repair or replacement of the Beaver Landing dock, the ramp leading to the dock and all railings.
- Directed Management Staff, in coordination with Landscape and Facilities Management Committee, to draft a Request for Proposal for the repair or replacement of the pavilion at Beaver Landing.
- Directed Management Staff, in coordination with Lake Management Committee, to draft a Request for Proposal for engineering and mapping services necessary to address seepage in the Dam's Outflow Tunnel.
- Accepted the FY25 Draft Financial Audit as prepared by Newman CPAs.
- Approved the Little Free Library Ad Hoc Committee Charter.
- Appointed Lauren Bardol to the Community Events Committee.
- Approved MPOA conference room use for an additional year for homeowners from the Deaf Quilt Group every 1st Saturday of the month from 9:30 a.m. to 5:00 p.m.
- Deferred motion regarding MPOA off-site file storage to the January Board of Directors meeting.
- Approved the proposals from Hann and Hann and Woodbridge Plumbing to make repairs at the Dolphin Beach bathroom.
- Approved the RFP for three community signs.
- Approved Draft Budget for FY27 2026-2027 to be presented to Membership and included in the Annual Meeting Packets.
- Deferred motion regarding a five year plan to the March Board of Directors meeting.
- Directed management to write an MOU with the Montclair Garden Club, to grant the Montclair Garden Club access to the Blue Star Memorial.
- Appointed Tim Beatty to the vacant At-Large Board seat formerly held by Larry Doane.

Want more info?

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

OFFICE
CLOSED

New Year's Day - Jan 1st
Martin Luther King Jr. Day - Jan 19th



CELEBRATING OUR ASSOCIATES



STACEY WEIR
Resident Services Administrator
2 Years at Montclair



LAUREN WHITNEY
Resident Support Specialist
2 Years at Montclair

COMMUNITY WATCH INCIDENT REPORT – NOVEMBER 2025

SERIOUS INCIDENTS	PCT 1	PCT 2	PCT 3	PCT 4	W	Notes	NOV	OCT	SEP	AUG
Assault	-	-	-	1	-	Simple assault on Spring Branch	1	1	5	3
Burglary / Att. Burglary	-	-	-	-	-		0	0	3	2
Drug / Alcohol Offense	1	-	-	-	3	Narcotics violation, intoxicated In public, and 2 DUI	4	0	2	4
Firearm Violation	-	-	-	-	-		0	0	0	0
Larceny / Theft	1	-	-	-	1	Includes 1 shoplifting incident	2	9	6	8
Robbery	-	-	-	-	-		0	1	0	2
Vandalism	-	-	1	-	-	Incident on Silvan Glen with arrest	1	2	4	0
Other Serious Incident	5	2	5	2	-	Domestics, suicides, missing person, CPR/DOA, etc.	14	15	10	21
Total Serious Incidents	7	2	6	3	4		22	28	30	40
ROUTINE INCIDENTS	PCT 1	PCT 2	PCT 3	PCT 4	W	Notes	NOV	OCT	SEP	AUG
Animal Complaint	-	1	2	-	-		3	13	7	12
Disorderly / Noise Violation	2	2	1	3	-		8	7	15	16
Motor Vehicle Crash	1	1	-	-	11	Accidents at 8 different locations	13	7	10	7
Parking Violation	-	1	1	2	-	Violations on Holleyside, Cliffview, and Oriole	4	3	15	14
Suspicious Person / Vehicle	2	2	4	4	6		18	6	6	8
Traffic Control Incidents	-	1	-	-	40	Includes 27 traffic stops at locations on Waterway	41	51	30	61
Trespassing	-	1	-	-	-	Incident on Dolphin / Spillway	1	0	2	3
Miscellaneous	2	2	2	6	13	Includes proactive policing activities. Notes below	25	36	47	38
Total Routine Incidents	7	11	10	15	70		113	123	132	159
TOTAL INCIDENTS	14	13	16	18	74		135	151	162	199

PCT 1: warrant service (2). PCT 2: other high priority incidents (2). PCT 3: warrant service (2). PCT 4: warrant service (3) and school checks (3).
Waterway: business checks (8), school checks (4), and warrant service.



PIR Schedule

PIR REVIEW

Property Improvement Requests are reviewed by the Covenants Committee on the second and fourth Thursday of each month. Completed PIRs that are submitted to the MPOA office by 5 p.m. the day of the current meeting will be reviewed at the following meeting. To the right is a list of meeting dates and submission deadlines.

PIR CUT-OFF	COVENANTS MEETING
12/18/2025	01/08/2026
01/08/2026	01/22/2026
01/22/2026	02/12/2026
02/12/2026	02/26/2026
02/26/2026	03/12/2026
03/12/2026	03/26/2026
03/26/2026	04/09/2026
04/09/2026	04/23/2026
04/23/2026	05/14/2026
05/14/2026	05/28/2026
05/28/2026	06/11/2026
06/11/2026	06/25/2026
06/25/2026	07/09/2026
07/09/2026	07/23/2026
07/23/2026	08/13/2026
08/13/2026	08/27/2026
08/27/2026	09/10/2026
09/10/2026	09/24/2026
09/24/2026	10/08/2026
10/08/2026	10/22/2026
10/22/2026	11/12/2026
11/12/2026	11/24/2026
12/03/2026	12/17/2026
12/17/2026	01/14/2027



Contact Us
703-670-6187



Welcome to the Board of Directors **TIMOTHY BEATTY**

Mr. Beatty was appointed to the MPOA Board of Directors to fill the vacancy for Director-at-Large.

BUDGET PRESENTATION SCHEDULE

13 JAN.
2026

TOWNHALL BUDGET PRESENTATION

7PM - HYBRID - 3561 WATERWAY DRIVE

10 FEB.
2026

TOWNHALL BUDGET PRESENTATION

7PM - HYBRID - 3561 WATERWAY DRIVE

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



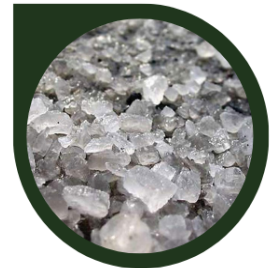
Protect your health, landscape and Lake Montclair this winter!

~Brought to you by the Lake Management Committee

Virginia's wintery weather can make front steps, sidewalks and driveways hazardous. Everyone should have a plan for winter safety and protecting your landscape. To have safe surfaces to drive and walk on, sometimes ice melt products are advisable. Standard ice melt compounds are usually some form (or combination of) chloride-based salts (calcium chloride, magnesium chloride, potassium chloride, or sodium chloride are typically the most readily available and cheapest ice melt compounds) and it is one of these compounds that is typically applied by VDOT during inclement weather.

Chloride-Based salts are damaging to plants and vehicles:

- Sodium chloride (NaCl) (rock salt) is the most toxic.
- Calcium chloride (CaCl₂) is less toxic than rock salt, requires less application.
- Magnesium chloride (MgCl₂) is the least toxic of the Cl-based salts, so it's the best choice of the three. USE IN MODERATION



Fertilizers:

Typical garden fertilizers that are sometimes marketed for ice melt are NOT good choices. Any product containing nitrogen (N) and phosphorus (P) that is marketed in stores (e.g. urea (46-0-0) and 10-10-10) should not be used, as there is no quicker way to contaminate water resources than to apply N and P-based fertilizers to hardscapes where water is channeled to storm drains and then into our lake and Powells Creek. Excess nutrients cause algal blooms that can contaminate our lake and wreak havoc on aquatic ecosystems.

Calcium Magnesium Acetate (CMA) is the least corrosive to hardscapes and vehicles, least harmful to plants and environment when used in small amounts. Works best when used to pretreat ahead of icing or heavy snowfall. HEALTHIEST OPTION

Since Lake Montclair lies within the Powells Creek watershed, it's important to make informed decisions to protect the health and safety of people, pets, property, and wildlife alike. When the zero-impact methods of shoveling and snow-blowing are not feasible, consider the comparative effects of these commonly available anti-icing products before you buy/apply.

Whatever you choose, it is important to use it sparingly. If you have undissolved salts leftover on your walkway, that's a sign that you've used too much. It's best to sweep it up for later use. Let's do what we can to keep our soil and water as clean as possible while still staying safe!

Sources:

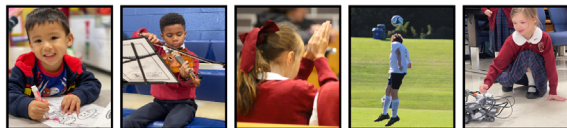
"Winter Tips for your Landscape," 2015 by Nancy Berlin, Natural Resources Specialist and Master Gardener Coordinator for Prince William County Cooperative Extension. For more information on NVRC's Northern Virginia Salt Management Strategy, go to <https://www.novaregion.org/1399/Northern-Virginia-Salt-Management-Strate>



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Honorable Service Realty Community Events for 2026

Don't miss out on your invitation to all our FREE Events

- Downsizing Workshop
- Estate Planning Workshop
- Buyer/Seller Workshops
- Paint and Sip Night
- Donate or Dump Days
- Mom's Night Out
- Happy Hour Opens
- Charitable Giving Opportunities
- Raffles and Giveaways

AND MORE!

Join our email list to stay up to date on upcoming events!
Scan or go to **HonorableServiceRealty.com/Events**



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HonorableServiceRealty.com
Clientcare@yourhsrgroup.com

CHRISTMAS TREE DISPOSAL



After removal of all ornaments, decorations, tinsel, nails and the tree stand, cut tree and greenery may be recycled in the following ways:

Curbside pickup

As a part of the yard waste collection program, pick up of cut Christmas Trees, by trash and recycling collectors, is available on yard waste collection day, the first two full weeks of January.

The Prince William County Landfill, 14811 Dumfries Road in Manassas

Monday - Friday, 6 a.m. – 6 p.m.; Saturday, 8 a.m.- 5 p.m.

The facility is closed Sundays.

The Balls Ford Road Compost Facility, 13000 Balls Ford Road in Manassas

Monday - Friday, 6 a.m. – 6 p.m.; Saturday, 8 a.m.- 5 p.m.

The facility is closed Sundays.

Northern Virginia Electric Cooperative (NOVEC), 5399 Wellington Branch

Road in Gainesville (near Rte.29 and I-66 interchange) December 26 – January 12, 2026.

The drop-off area is located in the parking lot in the area outlined with safety cones to the right of the building. For more information contact NOVEC at 703-335-0500 ext. 1600, or VegetationMgmt@novec.com.

Family Trivia Night

RSVP

tinyurl.com/mpoatriv26

Valid rec pass required to attend.
Limit two guests per pass



**Sat., Jan. 3, 2026
3-5pm
Southlake Rec**



MONTCLAIR POLAR PLUNGE

**Saturday, January 10, 2026
Dolphin Beach • 11 AM**

Valid recreation pass required to attend.
Limit two guests per pass.

HOLIDAY HOME DECOR



Rules Regarding Holiday Decorations

Community Guidelines Article 5, Section 5.4.7 F

Holiday decorations must be removed within two weeks after the end of the holiday.

Mailbox decorations are not permitted, except for within 30 days of a holiday (see Section 5.4.26).

2020

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15911 MONCURE DRIVE

HOLIDAY TRADITIONS

1ST PLACE



5071 HIGGINS DRIVE

2ND PLACE



4323 JONATHAN COURT

2ND PLACE



15587 CATAMARAN COURT



Home Decor

ST WINNERS



RAZZLE DAZZLE

1ST PLACE



15145 HOLLEYSIDE DRIVE

WINTER WONDERLAND

1ST PLACE



15023 HOLLEYSIDE DRIVE

2ND PLACE



15465 WINDSONG LANE

2ND PLACE



15485 GOLF CLUB DRIVE





MEET THE CANDIDATES:

Election statements

The following candidates are running in the 2026 MPOA Board of Directors election:



MICHAEL RIBBLE

15340 Edgehill Drive
703-730-5153
Michael.Ribble@mac.com

My intent as a Board member would be to advocate for an Association that works for all residents and Members in a fair, equal fashion while adhering to governing documents; is open and transparent; prioritizes responsiveness; reduces potential issues involving legal; fully informs all Members, and builds the critical relationship with Montclair Country Club. Budgeting must be lean, cover what is required and readily understandable with prioritized reserve and funding allocations. The total Common Area must be properly maintained; legal and management firm support contracts appropriate, fairly bid, and severable; and voting structured to give the broadest voice to Members with authority shifted towards committees and from the Board and management. In addition, greater access to the Board and committees must be pursued with a robust, effective complaint and appeal process. Finally, documentation must be created, stored, managed, and maintained in a secure but easily retrievable manner under independent association control.

Besides serving on an election committee during a divisive period with irregularities eventually resulting in a later secretary resigning out of conscience, I possess knowledge gained from 28 years in Montclair. Other useful experience, consists of previous Level 3 qualifications (and training) in program management, integrated logistics support, and budgeting in government departments; several years as COTAR for a multi-million dollar support contract; organizing a secretary-level policy board for the naval reserve; serving as a minesweeper executive officer; managing DHS acquisition policy and portfolio that included a DHS component's acquisition; and participation in NAVSEA's facility management committee. Besides assignment as a large headquarters unit's reserve administrative department head, I was an ACIO, possess a journalism degree, and received a master's in business administration.

Having retired several years ago and currently engaged in writing novels, this would not have been undertaken except more Members must participate or the association may fall into an unappealing or abusive course that many have. Consequently, I would like to involve more Members and residents, overall and on committees, including those who served previously but quit, were shouldered off, or became disenchanted.



BRIAN DEMUTH

4715 Timber Ridge Drive
703-677-8308
bdemuth.mpoa@gmail.com

I have called Montclair home since 2003, living in multiple areas of the neighborhood and raising my family here. Long before becoming a homeowner, I grew up in the region and spent much of my childhood visiting friends in Montclair, so this community has been part of my life for decades. My family and I actively enjoy the amenities, events, and traditions that make Montclair special. We participate in neighborhood socials, volunteer when committees or project teams request specific expertise, and have served in both MPOA and sub association roles. Montclair is not simply where we live. It is the community we invest in and genuinely care about.

Professionally, I bring more than two decades of leadership experience spanning the private sector, nonprofit organizations, national security focused companies, and community centered initiatives. I currently serve on the MPOA Board and have previously completed multiple terms on a Montclair sub association board, including serving as President. Beyond Montclair, I have served as Treasurer on the board of an international nonprofit dedicated to global awareness, and I founded a regional STEM education nonprofit where I served as President, Chairman, and advisor. I also serve on several for profit company boards and have held executive and C level roles guiding organizations through growth, governance, and strategic planning.

This combination of community involvement, nonprofit leadership, and executive experience has equipped me with a strong understanding of how to balance long term vision with practical execution. These are skills I believe are essential for an effective MPOA Board Member.

If elected, my goals are clear. I want to continue strengthening transparency, maintain responsible fiscal stewardship, improve communication with residents, support thoughtful use and maintenance of our amenities, and ensure Montclair remains a safe, thriving, and welcoming community for all families. I am committed to listening, collaborating, and applying my experience in service to our neighborhood's long-term success.

I would be honored to continue serving Montclair and contributing to the community that has meant so much to me and my family.



TRACY HANSEN

4750 Hopkins Drive
571-330-5341
odudztracy@msn.com

During my years on the MPOA Board, I have consistently been an active and engaged member, serving in multiple roles, including President, 1st Vice President, 2nd Vice President, Secretary, and Director At-Large. In these positions, I have planned and participated in management reviews; recruited volunteers; provided oversight of both Standing and Ad-Hoc Committees; and, as MPAC Chair, helped guide Montclairion and website content.

Before being elected to the Board, I served as Chairman of the Community Events Committee, where I planned and executed annual events. Throughout my time with the MPOA, I have remained deeply involved in community operations, including monthly Board meetings, open budget meetings—where I have consistently advocated for keeping expenses reasonable, especially for members paying multiple assessments—Spillway Project meetings, Town Halls, New Member Receptions, Volunteer Appreciation events, and numerous MPOA community activities.

I have contributed to major initiatives such as re-bidding and contracting a new management company, reviewing and revising architectural guidelines, assisting homeowners with the PIR process, and coordinating projects with outside agencies. I also introduced the original triathlon to Montclair and later served on the ad-hoc committee when the event returned to our community. Additionally, I have drafted motions supporting resident access and flexibility, including swim-at-your-own-risk policies, off-season dog access and non-MPOA business activities at the beaches.

Beyond formal service, I have dedicated countless hours responding to resident questions by phone, private message, and social media, helping ensure transparency and communication across the community.

I am fully committed to continuing the time and effort necessary to serve as a productive Board member. My priorities remain safeguarding the quality of life Montclair residents expect, representing the community's diverse viewpoints, and ensuring the Board acts as responsible stewards of Association resources and in accordance with our governing documents, the VA POA Act and Fair Housing laws.



LINDA CHENG-KHAN

15550 Golf Club Drive
703-624-5428
lindack4montclair@gmail.com

As a longtime Montclair resident, I have had the privilege of serving our community for over two decades; from event volunteer to committee member and elected positions on the MPOA Board. My family put down roots here in 2003; in 2018 we moved into our second Montclair home because we truly believe in the value, character, and potential of this community.

My experience provides strong working knowledge of our guidelines and operations; yet it does not make me rigid. If anything, it has shown me that healthy communities evolve with intention. I value tradition while embracing thoughtful adaptation when needs change. I am comfortable acknowledging when longstanding rules serve us well and when it is time to revisit them. I am the administrator of Montclair Moms, a valuable community resource where I am closely connected to neighbors' everyday experiences.

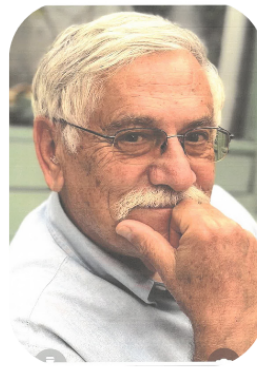
Professionally, I serve as a Compliance Supervisor in Finance; I oversee financial professionals to ensure adherence to rules designed to protect consumers. That responsibility closely parallels the MPOA's role in upholding standards that protect homeowners and preserve the integrity of Montclair. This background helps me approach Board decisions with practicality, fairness, and a balanced understanding of resident needs alongside Board obligations.

I believe the MPOA functions best with open, two way communication. Transparency, clarity, and accountability matter; I will continue to advocate for these principles. I also feel strongly that Montclair must remain both competitive and desirable; which means planning ahead, maintaining and updating our amenities responsibly, and investing in our future in a cost conscious and strategic way. Being proactive rather than reactive is essential to keeping our community strong.

Above all, I remain an optimistic and constructive voice; I have helped deliver community events and positive changes that reflect my belief in connection and progress. I am accessible, eager for new ideas, and committed to practical solutions. I approach every issue with curiosity, respect, and willingness to hear all sides.

Looking ahead, I hope to help Montclair continue growing thoughtfully so it remains a community we are all proud to call home.

Thank you for your continued support.



WALTER GIRALDI

15436 Beachview Drive
703-328-4854
wbgiraldi@verizon.net

I have been a Montclair resident for over 44 years, having first moved to Montclair while still on active duty in the Navy and continued residing in Montclair following my military retirement. Currently we reside in our 4th home in Montclair and which abuts Lake Montclair.

I graduated from the Naval Academy, Class of 1969, and served in the Navy for 25 years as Enlisted and Surface Warfare Officer. I was stationed afloat on a number of ships and ashore in various establishments and locations, to include Viet Nam, Norfolk, the Pentagon, and overseas in Italy. Following my retirement from the Navy and prior to permanent retirement, I worked for several major firms in the government contractor field supporting the Navy in various combat system and international programs.

I am currently serving on the MPOA Board of Directors, completing 3 years as an At Large Director. This is my second serving as Director, having been first elected to a 3 year term some 40 odd years ago. I've transferred my military and contractor sector skills to serve the community as director with the goal of maintaining Montclair's established position as a much sought after and quality community in which to live and raise a family.

We raised our 5 children in Montclair. Some were born while we lived in Montclair. They attended local schools and participated in local clubs and activities. Coincidentally, several of our children returned to reside in Montclair as adults with their families when, while serving in the military themselves, they were stationed in the area. It's rather telling when some of our grandchildren attended the same schools (which we saw being built) as their parent(s) did years ago.

My focus and actions as director are Montclair's sound financial status, ensuring its desirability as a residential community, and its amenities are maintained. I have been active with the Lake Management Committee with the goal of ensuring the lake remains "healthy" physically, ecologically, and financially. I view my actions on the Board with the goal of maintaining Montclair's "quality of life" aspects, both now and in the future.

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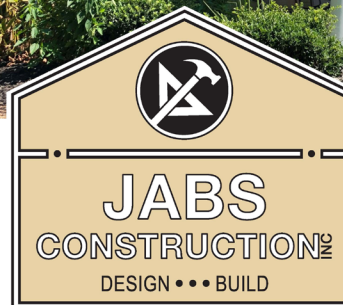
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MPOA Snow Removal Policy

2025-2026



VDOT Streets

Publicly maintained streets are cleared for snow by the Virginia Department of Transportation (VDOT), and VDOT has its own method of prioritizing for clearing operations. VDOT can be reached at (703) 383-8368 or <https://my.vdot.virginia.gov>.

MPOA Owned Streets

The Montclair owned streets and property to be cleared by the maintenance staff are as follows:

1. The MPOA office parking lot and walkways.
2. MPOA - owned streets: Andrews Pl., Barger Pl., Beacon Hill Pl., Bishop Pl., Butler Pl., Chapman Pl., Corwin Pl., Devonald Pl., Duncan Pl., Fawn Pl., Greenfield Pl., Harmony Pl., Maybury Pl., Myrtle Pl., Nightengale Pl., Pleasant Hill Pl., and the eyebrows on Northgate Dr. and Waterway Dr.

Sidewalks

Snow clearing of sidewalks shall commence when and only when precipitation has stopped and in order as follows:

1. MPOA office sidewalks and steps
2. Waterway Drive, both sides, from Spring Branch Blvd. to Cliffview/Ridgecrest
3. Waterway Drive, both sides, from Cliffview/Ridgecrest to Ashgrove Dr.
4. Waterway Drive, both sides, from Ashgrove Dr. to Southlake Blvd.
5. Waterway Drive, one side, from Southlake Blvd. to Olivia Way
6. Both sides of Southlake Blvd. from Waterway Drive to Buena Vista Drive
7. Forest Park High School foot path from street (Olivia Way) to the fence/school property line.

Sidewalks which provide Montclair students with access to school will be given priority.

Snow Plowing Policy

MPOA on-site maintenance personnel will commence plowing operations when snow accumulation reaches a depth of two inches (2"). Snow clearing of all MPOA-owned streets and sub-association streets shall always be completed with the following conditions being adhered to:

1. Clear snow from driving lanes of streets
2. NO cleaning of individual parking spaces within sub-association parking lots
3. NO piling of snow in front of or blocking access to:
 - FIRE HYDRANTS • STORM DRAINS • MAILBOXES • SIDE WALKS/ STREET RAMPS • SCHOOL BUS STOPS • DRIVEWAYS • PARKING SPACES

Sub-Association Streets

Sub-Association streets will be plowed provided they have entered into a written agreement with MPOA in accordance with Article 5.7 of the Amended Declaration.

Sub-Associations Snow Plow MOU (Memorandum of Understanding)

1. Alexander Square Homeowners Association streets - Alexander Pl. & Henderson Ln.
2. Island Homeowners Association - Streets: Keswick Ct; Royal Crescent Ct; Timber Ridge Dr.
3. Water's Edge Townhome Association streets - Beachwater Ct.; Inlet Pl.; Spring Branch Blvd.; Streamside Ct.; Waters Edge Ct.

Sub-Associations NOT entered into the MOU (and responsible for sub-association plowing) & Contacts

*Northside Townhome Association -
customer@cmgnva.com
Streets: Brideport Dr; Maple Glen Ct; Mill Spring Dr;
Oak Crest Ct & Sugar Maple Ln*

*Nob Hill Forest Townhome Association -
jilliancavliermgmt@gmail.com
Streets: Cliffview Dr; Jonathan Ct; Kanton Cir; Vals Way; Whisperwood Ct & Windsong Ln*

*Southlake Cove Townhome Association -
jilliancavliermgmt@gmail.com
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.*

*Southlake Landing Townhome Association -
operationscavliermgmt@gmail.com
Streets: Backwater Ct; Montview Dr; Saltwater Dr & Widewater Dr.*

*Southlake Recreation Association -
jilliancavliermgmt@gmail.com*

Abrasives

The application of sand to any street shall commence only when plowing operations are completed or as directed by the Operations Manager and on an as needed basis.

Individual Lots

The individual private property of a Montclair resident may not be cleared of snow under any circumstances by employees of the Managing Agent (FirstService Residential). Managing Agent employees are prohibited from entering any lot for the purpose of snow removal. With the exception of the parking area of the Southlake Recreation Association when an agreement is in effect, the MPOA is not responsible for clearing the parking bays of any townhome community, any commercial property located in Montclair, any property owned by the Montclair Country Club, or any property owned by a developer or builder, or any civic lot number as defined by the Deed of Dedication or any VDOT roads.

VDOT Maintained Streets VDOT Telephone Number: 1-800-367-7623

(Street names and Ref # if needed)

Street Name	Ref #	Street Name	Ref #	Street Name	Ref #
Afton Ct.	B 3H	Fairway Dr.	F 7B	Peach Ct.	F 6B
Ashgrove Dr.	F 7B	Fallstone Pl.	B 7D	Peppermill Ct.	B 4H
Autumn Ln.	B 5F	Fisherman's Cove	B 4D	Pike Trail	B 7D
Avon Dr.	F 8C	Garden Gate Ct.	F 5B	Pinecrest Ct.	F 5D
Barrington Dr.	B 7E	Golf Club Dr.		Prestwick Dr.	F 9C
Battersea Rd.	B 4D	Groveside Ct.	B 6F	Renton Ct.	
Beachview Dr.	B 4E	Hickory Nut Pl.	B 3G	Rhame Dr.	B 6E
Beacon Ct.	F 10E	Hidden Valley Ct.	F 10B	Ridgecrest Dr.	B 6E
Beaver Dam Rd.	F 7C	Higgins Dr.	F 2C	Ridgewood Ct.	B 6F
Benson Ct.	F 10D	Hockersmith Park	F 9D	Rincon Pl.	B 3H
Boxwood Dr.	F 7B	Holleyside Ct.	B 4G	Shadow Oak Ct.	
Brandywine Rd.	F 8D	Holleyside Dr.	B 2F	Shadow Woods Ct.	B 4G
Brawner Dr.	F 6B	Holly Hill Dr.	B 5F	Shady Knoll Ct.	F 9A
Breeze Way		Hopkins Dr.	F 5B	Sheffield Dr.	F 9B
Buck Ln.	F 10E	Huntgate Dr.	B 3H	Silvan Glen Dr.	B 5E
Buckingham Ct.	F 9D	Hyacinth Pl.	B 4G	Silverleaf Ct.	B 2F
Bunker Ct.	F 6B	Ibsen Pl.		Singletree Ln.	F 10E
Camellia Ln.	B 1F	Iris Ln.	B 5F	Skiff Ct.	
Camelot Ct.	F 9B	Kings Valley Ct.	F 10B	Skyline Dr.	B 5E
Candlestick Ct.	F 8B	Larchmont Ct.	F 6C	Southlake Blvd.	
Catamaran Ct.		Larkspur Ln.	F 5F	Southwood Pl.	B 6E
Cedar Knoll Ct.	B 4G	Laurel Ridge Rd.	B 5E	Spalding Dr.	F 5C
Cindy Ln.	F 8D	Lazy Day Ln.	F 11D	Spillway Ln.	F 7C
Clearwater Ct.	F 6C	Lindenberry Ln.	B 2F	Springbranch Blvd. (up to WETA)	B 3G
Cliffbrook Ct.	F 8D	Live Oaks Ct.	B 2F	Sugarbush Ln.	B 3F
Cliffview Dr. (to Nob Hill)		Loganberry Ln.	B 6E	Sunny Knoll Dr.	F 10B
Cogenberry Ct.	B 4L	Marbury Heights Way		Tallowood Dr.	B 2G
Cove Ln.	F 6B	Marlington Dr.	F 5B	Thistle Ct.	B 7D
Cranberry Ct.	F 7D	Maywood Dr.	B 2H	Timber Ridge Dr.	
Crocus Ln.	F 9D	Melody Ln.	F 8C	Tranio Ct.	
Cypress Ct.	F 9A	Mimosa Trail	B 4F	Trisail Ct.	
Dalebrook Dr.	F 10D	Moncure Ct.	F 5D	Vista Dr.	F 11E
Dartmoor Dr.	F 9A	Moncure Dr.		Waterway Dr.	
Deer Park Dr.	F 10C	Northgate Dr.		Wendy Ct.	
Dickerson Pl.	F 10D	Montview Dr.		Willow Oak Pl.	B 3F
Dolphin Dr.	F 7B	Olivia Way		Windward Ct.	
Edgehill Dr.	B 4E	Oriole Ct.	F 10E	Wintercross Ct.	B 2G
Edgewood Dr.	F 9C	Outlook Pl.		Woodglen Ct.	B 3G
		Page Point Way	B 4L	Yorktown Dr.	B 5E



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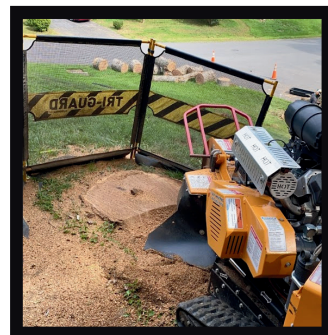
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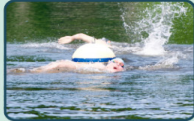


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JANUARY 2026

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

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

FEBRUARY

2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4 AAB (V) 4pm	5	6 BINGO! Night 7-9pm	7
8	9 Safety (V) 7PM	10 Townhall Budget Presentation (IP&V) 7pm	11 BOD (IP & V) 6:30pm	12 PIR Cut Off @ 5pm Covenants (V) 7pm Dog Park (V) 4pm	13	14 ASHA (IP) 9am
15	16 Office Closed	17 BRB (V) 4pm LMC (V) 7pm	18 AAB (V) 4pm LMFC (V) 7pm	19	20 Line Dancing Night 7-9pm	21
22	23 Events (V) 7pm B & F (V) 5:30pm	24 Election (V) 11am	25 Volunteer Banquet 7-9pm SRA (IP) 7:30pm	26 PIR Cut Off @ 5pm Covenants (V) 7pm	27 Fish Fry 6-8pm	28

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

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

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

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Do you live in a Sub-Association?

Alexander Square Homeowners Assoc.

Streets: Alexander Pl. & Henderson Ln.

President: Michelle Neal (703) 615-4430

Email: AlexanderSquareHOA@gmail.com

Island Homeowners Association

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

President: Cecilia Carroll

Email: c.carroll.ih@gmail.com

Disclosures: Ruth Sisler - rsisle@yahoo.com

Nob Hill Forest Townhome Association

Streets: Cliffview Dr; Jonathan Ct; Kenton Cir;

Vals Way; Whisperwood Ct & Windsong Ln

President: Catherine Kudrick

Community Mgr: Jillian Cullinane (571) 208-7845

Email: jilliancavaliermgmt@gmail.com

Northside Townhome Association

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

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

Email: info@pmiprincewilliam.com

Southlake Cove Townhome Association

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

President: John McCann

Community Mgr: Jillian Cullinane (571) 208-7845

Email: jilliancavaliermgmt@gmail.com

Southlake Landing Townhome Association

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

President: Marie Juliano

Community Mgr: Jillian Cullinane (571) 208-7845

Email: jilliancavaliermgmt@gmail.com

Ops Mgr: Dan Cullinane

Email: operationscavaliermgmt@gmail.com

Southlake Recreation Association

President: Jennifer (Jenn) Bream

Community Mgr: Jillian Cullinane (571) 208-7845

Email: jilliancavaliermgmt@gmail.com

Web: cavaliermanagementhoa.com/southlake-recreation/

Water's Edge Townhome Association

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

President: Michael McFadden

Community Mgr: Katrinea Erb (540) 645-6927

Email: Katrinea.Erb@fsresidential.com

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