



THE

VOLUME 55 NUMBER 10 • OCTOBER 2023

# MONTCLAIRION

A NEIGHBORHOOD NEWSLETTER PUBLISHED BY THE MONTCLAIR PROPERTY OWNERS ASSOCIATION



## MPOA Office

### Mailing Address

3561 Waterway Drive  
Montclair, VA 22025

### Hours of Operation

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

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

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

FSRConnect: [dcmetro.fsrconnect.com](http://dcmetro.fsrconnect.com)

Facebook: [www.facebook.com/montclairva](http://www.facebook.com/montclairva)

## Board of Directors

**President**, Brian Proctor..... [bproctor.mpoa@gmail.com](mailto:bproctor.mpoa@gmail.com)  
**1<sup>st</sup> VP**, Linda Cheng-Khan..... [lindack4montclair@gmail.com](mailto:lindack4montclair@gmail.com)  
**2<sup>nd</sup> VP**, Stephanie Eversley..... [stepheversleympoa@gmail.com](mailto:stepheversleympoa@gmail.com)  
**Treasurer**, Chris Williams..... [c.williams.va@gmail.com](mailto:c.williams.va@gmail.com)  
**Secretary & Precinct 1 Rep.**, Fred Rash..... (703) 878-3972  
**Precinct 2 Rep.**, Dustin Lientz..... [dustin.lientz.mpoa@gmail.com](mailto:dustin.lientz.mpoa@gmail.com)  
**Precinct 3 Rep.**, Ned Greene..... (703) 680-4669  
**Precinct 4 Rep.**, David Maddux..... [davidmadduxmpoa@gmail.com](mailto:davidmadduxmpoa@gmail.com)

### At-Large Directors

Bill Shelly..... [wccamps3@aol.com](mailto:wccamps3@aol.com)  
Chris Dvorak..... [chrisdvorak.mpoa@gmail.com](mailto:chrisdvorak.mpoa@gmail.com)  
Walt Giraldi..... (703) 328-4854  
Board of Directors Contact..... [mpoabod@montclairva.com](mailto:mpoabod@montclairva.com)

## Committees

### Budget & Finance

Victoria Smith, Chair..... (703) 590-4756  
Chris Williams, Board Liaison..... [c.williams.va@gmail.com](mailto:c.williams.va@gmail.com)

### Communications

Tracy Hansen, Chair..... [odudztracy@msn.com](mailto:odudztracy@msn.com)  
Dustin Lientz, Board Liaison..... [dustin.lientz.mpoa@gmail.com](mailto:dustin.lientz.mpoa@gmail.com)

### Community Events

Alise Roderer, Chair..... [aroderer@gmail.com](mailto:aroderer@gmail.com)  
Linda Cheng-Khan, Board Liaison..... [lindack4montclair@gmail.com](mailto:lindack4montclair@gmail.com)

### Covenants

Laura Ellis, Chair..... [LBEllis84@comcast.net](mailto:LBEllis84@comcast.net)  
Bill Shelly, Board Liaison..... [wccamps3@aol.com](mailto:wccamps3@aol.com)

### Dog Park

Donna Fagerholm, Chair..... (703) 547-7171  
Stephanie Eversley, Board Liaison..... [stepheversleympoa@gmail.com](mailto:stepheversleympoa@gmail.com)

### Election

Barbara Ball, Chair..... (703) 670-4381  
Fred Rash, Board Liaison..... (703) 878-3972

### Lake Management

Richard Arvin, Chair..... (703) 878-1657  
Ned Greene, Board Liaison..... (703) 680-4669

### Landscape & Facilities Management

Tracy Hansen, Chair..... [odudztracy@msn.com](mailto:odudztracy@msn.com)  
Fred Rash, Board Liaison..... (703) 878-3972

### Montclair Triathlon

Doug Marocco, Chair..... (703) 472-0752  
Linda Cheng-Khan, Board Liaison..... [lindack4montclair@gmail.com](mailto:lindack4montclair@gmail.com)

### Records & Information Management

Jan Starai, Chair..... [jan@starai.net](mailto:jan@starai.net)  
Dustin Lientz, Board Liaison..... [dustin.lientz.mpoa@gmail.com](mailto:dustin.lientz.mpoa@gmail.com)

### Safety

Marie Juliano, Chair..... (703) 583-9719  
Chris Dvorak, Board Liaison..... [chrisdvorak.mpoa@gmail.com](mailto:chrisdvorak.mpoa@gmail.com)

### Signage Ad Hoc

AJ Eversley, Chair..... [ajeversley.mpoa@gmail.com](mailto:ajeversley.mpoa@gmail.com)  
Brian Proctor, Board Liaison..... [proctor.mpoa@gmail.com](mailto:proctor.mpoa@gmail.com)

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## Management Staff

### General Manager

Steven Levin..... [gm@montclairva.com](mailto:gm@montclairva.com)

### Assistant General Manager

Adam Werle..... [agm@montclairva.com](mailto:agm@montclairva.com)

### Resident Services Manager

Elizabeth Mckeone..... [residentservices@montclairva.com](mailto:residentservices@montclairva.com)

### Lifestyle Director

Kim Monell..... [lifestyle@montclairva.com](mailto:lifestyle@montclairva.com)

### Lifestyle Assistant

Kristy Taylor..... [communications@montclairva.com](mailto:communications@montclairva.com)

### Covenants Administrator

Jodi Warner..... [covadmin@montclairva.com](mailto:covadmin@montclairva.com)

### Covenants Inspector

Crystal Aukens..... [covinspector2@montclairva.com](mailto:covinspector2@montclairva.com)

### Executive Assistant

Kira Cepeda..... [execassist@montclairva.com](mailto:execassist@montclairva.com)

### Administrative Assistant

Melvita Campbell..... [info@montclairva.com](mailto:info@montclairva.com)

### Maintenance Supervisor

Stu Lockwood..... [maintenance@montclairva.com](mailto:maintenance@montclairva.com)

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## Prince William County

Animal Control..... (703) 792-6465  
Landfill..... (703) 792-5750  
Montclair Public Library..... (703) 792-8740  
Mosquito Control..... (703) 792-6279  
Non-Emergency Police..... (703) 792-6500  
Park Authority..... (703) 792-7060  
Post Office-Dumfries..... (703) 441-8304  
Traffic Safety..... (703) 792-5919  
Zoning..... (703) 792-7651

## Schools

Ashland Elementary..... (703) 583-8774  
Henderson Elementary..... (703) 670-2885  
Montclair Elementary..... (703) 730-1072  
Pattie Elementary..... (703) 670-3173  
Benton Middle..... (703) 791-0727  
Potomac Shores Middle..... (703) 291-3590  
Graham Park Middle..... (703) 221-2118  
Saunders Middle..... (703) 670-9188  
Forest Park High..... (703) 583-3200

## Utilities

Electricity, NOVEC..... (703) 335-0500  
Gas, Columbia Gas..... (800) 543-8911  
Gas, Washington Gas..... (703) 750-1400  
Trash, American Disposal..... (703) 368-0500  
Trash, Disposal Services..... (703) 441-1111  
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## Telephone, Cable, & Internet

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## Community Information

### Board of Directors Meetings

The Board of Directors meet the second Wednesday of the month virtually 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 by e-mail blast only. To subscribe to the e-blast mailing list, contact [communications@montclairva.com](mailto:communications@montclairva.com).

### Assessments

Effective May 1, 2023, assessments are \$852 when paid in full, or \$73/month when paid over 12 monthly payments (\$71 plus \$2 service fee). Monthly assessments are due on the first of the month, May through April. Any assessment not received within ten days of the due date will incur a \$35 late fee. Payments placed in the dropbox at the MPOA office after 5 p.m. on the 10<sup>th</sup> will not be processed until the next business day and will be considered late. Please mail assessment payments along with payment coupons to:

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

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

Accounting Questions?  
Call (703) 385-1133 or email [ar.dcmetro@fsresidential.com](mailto:ar.dcmetro@fsresidential.com).

### Disposal Services Trash Collection

Wednesdays: Trash, Recycling & Yard Waste.  
Please contact the MPOA office at 703-670-6187 or [trashservices@montclairva.com](mailto:trashservices@montclairva.com) to report any missed pick-ups and/or trash service issues.

### The Montclairion

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

### Display Ads Color

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

### Classified Ads

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

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

### Neighbor to Neighbor and Other Articles

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

# Annual Boat, Dock & Shoreline Improvement Permit - Registrations



On September 5, 2023, the MPOA office began accepting Boat & Dock Permit Registration forms for the October 2023 to September 2024 season. The forms are available at the MPOA office or on our website at [www.montclairva.com/forms-and-documents](http://www.montclairva.com/forms-and-documents) both forms must be submitted to the MPOA office no later than October 31, 2023.

## BOAT REGISTRATION

Any resident operating a boat on Lake Montclair is required to register with MPOA. Residents who do not register their boats by November 10, 2023 will incur a \$15 late fee. Additionally, any boat stored at West Beach boat racks is subject to a \$25 annual storage fee. Boat stickers are to be attached to the port (left) side bow (front).

### For more information:

-  703-670-6187
-  [www.montclairva.com](http://www.montclairva.com)
-  MPOA Office  
3561 Waterway Drive  
Montclair, VA 22025

## DOCK PERMIT REGISTRATION

Annual Dock and Shoreline Improvement Permits are required for all docks on Lake Montclair and any shoreline improvements between the property boundary lines of lot eligible for a dock and Lake'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.

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 at the time of registration.

Please review MPOA Guidelines Article 4 regarding Boat Registration, available on our website [www.montclairva.com](http://www.montclairva.com) by clicking "For Residents" then "Documents & Forms"

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

- MPOA Sticker (orange 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



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# President's Message



## Greeting Montclairions!

On August 23rd, the Montclair BODs met to approve Resolution 23 - 002 initiating civil litigation against C.J. Eagle LLC. The BOD has been unsuccessful in negotiating to recover C.J. Eagle's share of the dam maintenance costs, under the 1994 Lake Montclair Dam Maintenance Agreement. An agreement under which dam maintenance costs are proportionately shared between the Montclair Country Club owner and the Association. For the benefit and protection of the Association, the BOD has determined it is in the Association's best interest to file a civil action against C.J. Eagle in Prince William County Circuit Court. I will remind residents, the BOD actively pursues all collections from homeowners, contractors, or businesses to which the Association may be entitled; this is not different.

On September 13th, Prince William County (PWC) Environmental Services provided a detailed brief on the PWC Resource Protection Area Ad-Hoc Working Group's current efforts to help Montclair protect our sensitive lake's ecosystem, water quality, residential lots, and environment. This was followed by the Virginia Cooperative Extension's discussion on restoration projects and management, and Prince William Soil and Water Conservation's discussion on available grant opportunities for Montclair residents. I want to thank all the presenters: Clay Morris, Valerie Huelsman, Alex Murphy, and Josie Anderson for their efforts. These presentations have provided me with a significant degree of education and appreciation for our environment, and the BOD with possible resources for Montclair RPA and common area projects.

Lastly, the Budget and Finance Committee is finalizing the development of the 2024 Fiscal Year budget. The annual budget is critical in understanding how our annual assessments are allocated against the operation, maintenance, and sustainment of the community. I encourage all residents to attend, review, and comment during this cycle. Let's all get involved; let's all get informed!

*Brian Proctor*

## COMMUNITY WATCH INCIDENT REPORT – AUGUST 2023

SERIOUS INCIDENTS	PCT 1	PCT 2	PCT 3	PCT 4	WW	Notes	AUG	JUL	JUN	MAY
Assault	2	-	-	1	2	Includes 1 aggravated assault and incident at PWC park	5	2	5	6
Burglary / Att. Burglary	-	-	-	-	-		0	1	0	0
Drug / Alcohol Offense	-	-	-	-	2	DUI incidents with arrests	2	0	4	2
Firearm Violation	-	-	-	-	-		0	0	0	0
Larceny / Theft	1	1	-	-	1	Incidents at Chapman, Prestwick, and WW@Cardinal	3	5	7	9
Robbery	-	-	-	-	-		0	0	0	1
Vandalism	2	1	-	-	-	Incidents at Trisail, Montview, and Edgewood	3	1	1	3
Other Serious Incident	-	3	-	-	-	Incidents of ID theft and fraud	3	4	3	7
ROUTINE INCIDENTS	PCT 1	PCT 2	PCT 3	PCT 4	WW	Notes	AUG	JUL	JUN	MAY
Animal Complaint	2	2	1	1	-		6	7	7	7
Disorderly / Noise Violation	2	-	-	1	1	Includes 05:30 incident at shopping center	4	7	6	9
Parking Violation	-	-	2	-	-	Violations on Cliffview	2	2	4	10
Suspicious Person / Vehicle	1	-	-	-	3	Incidents at Dolphin Beach and county park	4	2	4	1
Traffic Control Incidents	-	-	-	-	3	Traffic obstructions and motorist assistance incidents	3	8	8	3
Trespassing	-	-	-	-	-		0	1	4	1
Vehicle Accident	-	1	-	-	3	Accidents at Dumfries Rd, Country Club & Dalebrook	4	5	7	8
Miscellaneous	1	1	-	3	10	See notes below. No school checks included.	15	27	22	27
<b>TOTAL INCIDENTS</b>	<b>11</b>	<b>9</b>	<b>3</b>	<b>6</b>	<b>25</b>		<b>54</b>	<b>72</b>	<b>82</b>	<b>94</b>

Pct.1 – 1 other service request. Pct.2 – 1 other high priority (Fire Dept). Pct.3 – none. Pct.4 – 1 other 911 call and 2 other service requests. WW Dr. – 9 other 911 calls and 1 other service request.

## From the September 13, 2023 Board of Directors Meeting

- Program Manager Clay Morris with Prince William County Environmental Management Division gave a presentation about RPA best practices, and the goals of a joint ad-hoc working group formed by the county with MPOA representation to restore a buffer around Lake Montclair. Valerie Huelsman with Virginia Cooperative Extension (VCE) gave a presentation about the ad-hoc group's proposal to restore a buffer near the Dolphin Beach pavilion as an example to begin restoring a buffer within the common areas, with the aid of grant funding offered by the Virginia Conservation Assistance Program (VCAP). Conservation Specialist Alex Murphy with PWC provided an additional presentation regarding VCAP and funding opportunities. These presentations will be made available on the MPOA website as soon as possible.
- Approved the voting procedure for the 2024 Annual Meeting Precinct Election.
- Approved the 2024 Annual Meeting schedule, date, time, and location.
- Approved the Lion's Club to display the "Drug-Take-Back" banner at the corner of Country Club and Waterway entrance the week of October 23rd to October 28th.
- Swimfest contract with the Potomac Marlins to host open water swim fest events for up to three years was approved, the first event will be May 19, 2024. The organization will pay MPOA \$2,500.00 for the business use of Dolphin Beach for the first year, with an additional \$500.00 increase each subsequent year.
- Approved a proposal from Brightview to clear invasive plant growth around a stormwater culvert at the corner of Sheffield Drive and Camelot Court. Also approved the cutting down weeds in excess of 12 inches to come into compliance with PWC vegetation ordinance, and to refer these parcels to the LFMC for a recommendation for continuous maintenance and remediation by the November BOD Meeting.
- A new trash rack was approved for a storm water easement at 16185 Sheffield Drive for an expenditure not to exceed \$15,000.00.
- A new, robust Events Schedule for fiscal year 2025 was approved by acclamation. The new schedule more than doubles the number of activities next year, while reducing the overall activities' budget and significantly increasing projected income.
- Changes to the Board liaison roster were approved to appoint Chris Dvorak to the Safety Committee and Brian Proctor to the Signage Ad-hoc Committee.
- The Yard Sale Event motion was reconsidered from last month's meeting to add Dolphin Beach as an optional location for the event, in addition to Southlake Rec Center.

## 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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**November 5 - November 12**



The Rotary Club of Woodbridge Virginia

Contact us:  
woodbridgerotaryclub.com





# ANNUAL LAKE LOWERING



Beginning November 6, 2023, the lake will be lowered gradually by a total of three feet, over the course of a few days. This process is to allow for winter cleaning of the dam and docks along with the end of season inspections as necessary. This lowering also provides an opportunity for lakefront owners to inspect, repair, and perform maintenance to their docks. The level will remain lowered for 14 days and then allowed to raise naturally.

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

In addition, if you are a lakefront owner, please make sure that you take the necessary precautions to secure your personal property.



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**Submit your pictures by: October 5th**

**Send to: [communications@montclairva.com](mailto:communications@montclairva.com)**

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SATURDAY, OCTOBER 7TH - DOLPHIN BEACH  
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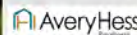


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# Trunk or Treat



October 21st • 12 - 5:30 PM • Location TBD

## SCHEDULE OF EVENTS

**12 - 3 PM**

### **Pumpkin Carving Contest Submissions**

Carve your pumpkin at home and bring it over to Dolphin Beach for a chance at winning a Target gift card!

**12 - 5:30 PM**

### **Seasonal Market**

There's something for everyone at the seasonal market! Come on down and check out the our local vendors and great finds!

**12 - 5 PM**

### **Yard Games**

Drop in during the event to enjoy these fun yard games.

**2 - 3 PM**

### **Costume Contest Submissions**

We'll snap a pic of your festive frock for everyone to vote for their favorites in each age group.

**2 - 4 PM**

### **Halloween Games**

Step on over to one of our Halloween game booths to try your hand at winning cool prizes!

**3 - 5:30 PM**

### **Trick or Treating with the Trunks!**

Do you LOVE candy? We've got it! Take a stroll around the parking lot to grab your goodies from each one of our trunks. Be sure to make note of your favorite for our Trunk or Treat best trunk contest.

**5 - 5:30 PM**

### **Raffle**

Drop your free ticket in to win cool prizes and gifts!

**5:30 PM**

### **Winner Announcements**

Hang around to cheer on our winners of the Costume Contest, Best Trunk Contest, Pumpkin Carving Contest and the Fall Home Decorating Contest.

A valid Recreation Pass is required to attend this event. 2 guests are permitted per pass.



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# YOUR PRECINCT NEEDS YOU!

Montclair is comprised of thousands of families of varying sizes and lifestyles and should be represented by a Board of Directors with just as much diversity. This year's Annual Meeting & Election is the perfect opportunity for candidates to step up and represent not only their precinct, but their fellow Monclairions as well. We encourage you to learn more about what the Board of Directors does and consider becoming a candidate for a Precinct Representative position in the upcoming 2024 Annual Election of the Board of Directors.

Precinct Representatives serve as members of the board and act as a resource for their respective precinct. Precinct reps may be contacted by members of the precinct to voice concerns regarding their home or business they feel the board should discuss. Find out what precinct you live in at [www.montclairva.com/precinct-street-listing](http://www.montclairva.com/precinct-street-listing).

Serving on the board is much more than simply fulfilling a community service. It is taking on a role as a fiduciary, which means to serve all the members of the community to the highest standard of care and loyalty under the law. The board is responsible for making and enforcing policies of the association and relies upon its officers and agents to execute those decisions. After the community elects the directors, the board will hold its own election determining the officers of the corporation for the upcoming year. The officers consist of a President, 1st Vice President, 2nd Vice President, Secretary, and Treasurer. The board may also consider appointments to various committees and assign directors as board liaisons to those committees. The duties and responsibilities of each of these officer positions are detailed in article five of the MPOA Bylaws and article two of the Community Guidelines.

What does a Precinct Rep do



What qualifications do I need



Candidates for the board must be an association member in good standing. Any special skills or experiences that could benefit the community are welcome. For example, experience with putting together budgets, managing or negotiating vendor contracts, or having a background in communications are all desirable.

While all skills and experiences make a well-rounded and effective team, the candidate only needs to have the desire to improve Montclair with an interest in how the association is governed.

The board holds regularly scheduled meetings on the second Wednesday of each month to address association business. There may also be a need for additional special meetings to discuss critical, time-sensitive items on occasion.

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

What time commitments will I be making



I'm interested, what do I do now



It is important to know and understand that by accepting a board position, you are accepting a real, legally binding responsibility for which there may be consequences for actions taken by the board either as a group or individually. There is no doubt it is a challenging role but knowing the impact you are making on our community is worth it!

Applicants will need to submit the completed Call for Candidates form with a candidate photo and election statement (see Call for Candidates form for more details).

The completed form, election statement, and candidate photo are due no later than December 13, 2023, please send to [residentservices@montclairva.com](mailto:residentservices@montclairva.com). If you have any questions about the Annual Meeting or election, please reach out to the Election Committee Chair Barbara Ball at 703-670-4381 or the General Manager Steven Levin at 703-670-6187.



Montclair Property Owners Association  
**CALL FOR CANDIDATES**

**Board of Directors Precinct Candidate Form**

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

The Board of Directors is looking for candidates to fill four Precinct Director positions. The election for these vacancies will be held at the Annual Meeting on Saturday, March 16, 2024. Those elected will serve a three-year term (2024-2027). To be eligible you must be a member of the Association in good standing.

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

- Provide your *Election Statement* of 350 words (or less, on a separate sheet of paper) about yourself and why the community will benefit from your service on the board (include information about you and your family, your experience, board and committee work, and what you would like to accomplish as a board member).
- Candidate photo.
- Signed Candidate form to [residentservices@montclairva.com](mailto:residentservices@montclairva.com) or at the MPOA office.

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

**Due no later than 5 p.m., Wednesday, December 13, 2023 to the MPOA OFFICE**  
**Montclair Needs YOU!**

**Name:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Address:** \_\_\_\_\_ **Precinct:** \_\_\_\_\_

**Phone:** \_\_\_\_\_ **Email Address:** \_\_\_\_\_

**# of Years as a Montclair Resident:** \_\_\_\_\_

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

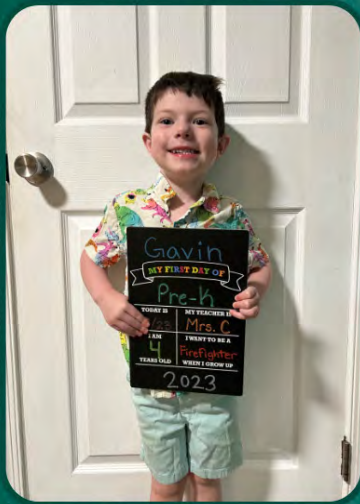
**Signature** \_\_\_\_\_ **Date** \_\_\_\_\_

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

# Welcome Back To SCHOOL Montclair



ELLIOT - PRESCHOOL



GAVIN - PRESCHOOL



FIONA - 4TH GRADE  
PENELOPE - 1ST GRADE



EVAN - 4TH GRADE



ESSENCE - 5TH GRADE



AMANI - 4TH GRADE



ELLIE - 9TH GRADE





**EDEN - 7TH GRADE**



**THEO - 8TH GRADE  
ELI - 6TH GRADE**



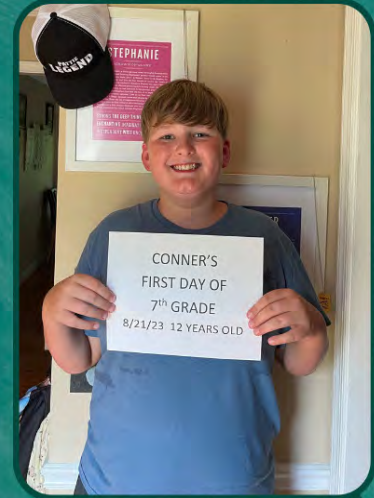
**DOMINIC - 7TH GRADE  
DECLAN - 5TH GRADE**



**DOMINIC - 9TH GRADE**



**DIXON - 3RD GRADE  
HENRY - 2ND GRADE**



**CONNER - 7TH GRADE**



**CLYDE - 4TH GRADE**



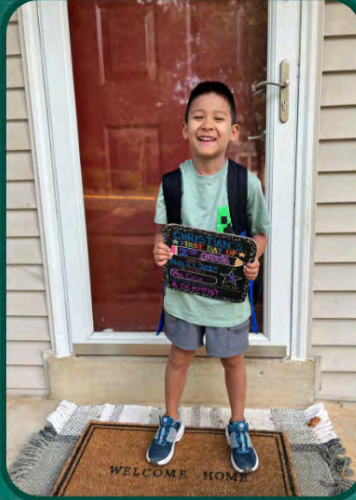
**CLARK - 1ST GRADE**



**CHRISTOPHER - 5TH GRADE  
NICO - 2ND GRADE**



**CHRISTOPHER - 6TH GRADE**  
**ELIZABETH - 2ND GRADE**



**CHRISTIAN - 2ND GRADE**



**CARSON - 1ST GRADE**



**CARLY - 6TH GRADE**



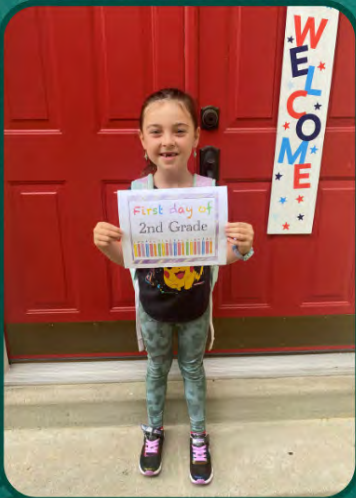
**BROOKE - 11TH GRADE**  
**BRIELLE - 7TH GRADE**



**BETSIE - 3RD GRADE**



**ZACHARY - 4TH GRADE**



**WESLEY - 2ND GRADE**



**ROCKY - 7TH GRADE**  
**TROY - 9TH GRADE**



**THOMAS - 3RD GRADE**  
**LELA - PRESCHOOL**



**SIERRA - 4TH GRADE**



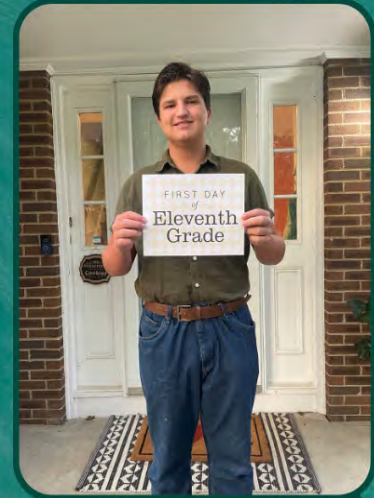
**TALYA - 7TH GRADE**



**RIDLEY - 5TH GRADE**  
**MADELYN - 2ND GRADE**



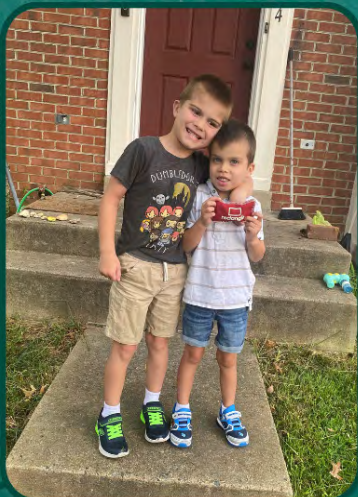
**RIVER - 2ND GRADE**  
**RAY RAY - PRESCHOOL**



**PARKER - 11TH GRADE**



**PEYTON - 6TH GRADE**



**PARKER - 1ST GRADE**  
**BRICE - PRE K**



**LINCOLN - 1ST GRADE**  
**PENELOPE - 3RD GRADE**



**MYKAH - 1ST GRADE**



**KERBY - PRE K**



**TINO - 2ND GRADE**



**HILAL - 7TH GRADE  
ARIANA - 8TH GRADE**



**LILY KINDERGARTEN**



**KENYON - 5TH GRADE**



**GWYN - 5TH GRADE**



**ABIGAIL - KINDERGARTEN**



**ABBY - 12TH GRADE**



**AVALYN - 1ST GRADE**



**AMELIA - 3RD GRADE**



**ALEXANDER - 3RD GRADE**



**ALEXA - 1ST GRADE**



**ADALYNN - 5TH GRADE**



**ABIGAIL - 4TH GRADE**



**MILES - 6TH GRADE  
GRADY - 4TH GRADE**



**VICTORIA - 4TH GRADE**

*& Montclair*



*Moms*

PHOTO CREDIT: LINDA CHENG-KHAN

*Save the Date*

# NEW MEMBER RECEPTION

NOVEMBER 1ST @ 7 PM

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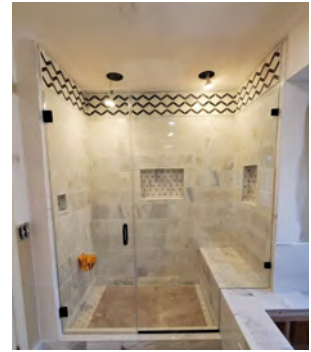


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Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4 AAB (V) 4pm	5 WETA (IP) 7pm	6 Ad Hoc Signage (V) 10am	7 Ghostly Guard Dogs Dog Park 10am <b>Community Yard Sale (see page 22)</b>
8 <b>Community Yard Sale</b>	9 Safety (V) 7pm B & F (V) 5:30pm	10	11 NTA (IP) 5:30pm BOD (IP & V) 6:30pm	12 PIR Cut Off @ 5pm Dog Park (V) 5:30pm Covenants (V) 7pm	13	14 ASHA (IP) 9am
15	16 LMC (V) 7pm	17 BRB (V) 4pm	18 AAB (V) 4pm LFMC (V) 7pm	19 IHA (V) 7pm	20	21 Howl-O-Ween Costume Parade Dog Park 10am <b>Trunk or Treat 12:30pm - 5:30pm</b>
<b>FALL HOME DECORATING CONTEST</b>						
22	23 B & F (V) 5:30pm Events (V) 7pm	24 FAB (V) 4pm	25 RIM (V) 4pm Triathlon (V) 7pm SRA (IP) 7:30pm	26 PIR Cut Off @ 5pm Covenants (V) 7pm	27	28 Birthday/Gotcha Celebration - Dog Park 10am
29	30	31 Election (V) 11am Communications (V) 7pm				

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 AAB (V) 4pm SLC 7pm <b>New Member Reception 7pm</b>	2 WETA (IP) 7pm	3 Ad Hoc Signage (V) 10am	4 <b>Board Budget Workshop (time &amp; location TBD)</b>
5	6	7	8 NTA (IP) 5:30pm SLL 7pm BOD (IP & V) 6:30pm	9 PIR Cut Off @ 5pm Dog Park (V) 5:30pm Covenants (V) 7pm	10	11 ASHA (IP) 9am Thanksgiving Dog Feast Dog Park 10am
12	13 Safety (V) 7pm	14	15 AAB (V) 4pm LFMC (V) 7pm	16 NOB (V) 6:30pm IHA (V) 7pm	17	18
19	20 LMC (V) 7pm	21 PIR Cut Off @ 5pm BRB (V) 4pm Covenants (V) 7pm	22 SRA (IP) 7:30pm	23 <b>Office Closed</b>	24 <b>Office Closed</b>	25 Birthday/Gotcha Celebration - Dog Park 10am
26	27 B & F (V) 5:30pm Events (V) 7pm	28 Election (V) 11am FAB (V) 4pm Communications (V) 7pm	29 RIM (V) 4pm	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  
 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

# 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

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

Board of Directors: NorthsideHOA@gmail.com

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

Email: info@pmiprincewilliam.com

### **Southlake Cove Townhome Association**

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

President: John Larkin II

Community Mgr: Jillian Cullinane (571) 208-7845

Email: jilliancavaliermgmt@gmail.com

### **Southlake Landing Townhome Association**

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

President: Marie Juliano

Community Mgr: Jillian Cullinane (571) 208-7845

Email: jilliancavaliermgmt@gmail.com

Ops Mgr: Dan Cullinane

Email: operationscavaliermgmt@gmail.com

### **Southlake Recreation Association**

President: Alysha Hiller

Community Mgr: Jillian Cullinane (703) 221-8890

Email: jilliancavaliermgmt@gmail.com

Web: www.SouthlakeRecreation.com

### **Water's Edge Townhome Association**

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

President: Victor L. Ginoba Jr

Email: lawrence.gino@gmail.com

Community Mgr: Michelle Weisbrod (540) 645-6925

Email: michelle.weisbrod@fsresidential.com

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