



THE

VOLUME 58 NUMBER 2 • FEBRUARY 2026

MONTCLAIRION

A NEIGHBORHOOD NEWSLETTER PUBLISHED BY THE MONTCLAIR PROPERTY OWNERS ASSOCIATION



Page 14-15 - Annual Meeting Notice
Page 16-18 - Meet the Candidates
Page 20-21 - Snow Removal Policy

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

General Manager

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

Assistant General Manager

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

Resident Services Manager

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

Lifestyle Director

Kim Monelllifestyle@montclairva.com

Lifestyle Assistant

Izzy Hansencommunications@montclairva.com

Assistant Community Manager

Nicole Butz.....acm@montclairva.com

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
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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, 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.



Table of Contents

Features



Annual Meeting
Page 14-15

4 President's Message

5 Holiday Office Hours

8 Townhall Budget Presentation

12 Join A Committee



Meet the Candidates
Page 16-18

Events

6 Line Dancing Night

9 Fish Fry

9 Saint Patrick's Day Scavenger Hunt

11 Spring Celebration

13 Swim Fest

22 FY27 Event Schedule



Snow Removal Policy
Page 20-21

President's Message

Greetings Montclairions!

Annual voting is often determined by a small number of voters. Last year has proven a single vote can make the difference when reaching quorum to approve the budget and appoint Board membership. If you've ever thought, "My vote won't matter," please know, in Montclair, it truly does!

To make participation as convenient and accessible as possible, we offer secure online voting, paper ballots, and in-person voting. Voting electronically takes only a minute or two and can be completed from your phone, tablet, or computer. If you desire, you can quickly complete and mail your paper ballot using the enclosed postage-paid envelope. Or, if you have not cast your vote online or by mail before the established deadlines, you may come to the MPOA Building on Saturday, March 14th, and cast a day-of-meeting ballot. In-person voting will be available between 9:00 AM and the end of the budget presentation (approx. 11:30 AM). Of note, voting is not available via Zoom. This year, we vote on two items directly affecting Montclair: the FY27 MPOA Budget and appointments to the MPOA Board of Directors. Both are essential to the maintenance, fiscal responsibility, and representation of Owners who reside in our community.

The annual budget determines how we fund and manage the services that protect our property values and quality of life—such as landscaping, maintenance and repairs, reserves, insurance, and community operations. When residents vote, it helps ensure the budget reflects the community's shared needs, expectations, and priorities. The Board of Directors makes decisions throughout the year that impact day-to-day operations, weekly expenditures, and long-term planning. Voting on Director appointments helps you elect resident leadership that will listen, act responsibly, and represent the community.

In addition to voting, I encourage all residents to consider volunteering in one of the many committees of Montclair. Volunteers help strengthen community connections, support events, and contribute practical skills and ideas that make Montclair a great place to live. On Wednesday, February 25th, the MPOA BOD will recognize and thank those who have given their time during the 2026 Volunteer Banquet. The MPOA BOD and staff appreciate the commitment, efforts, and contributions towards the community, this past fiscal year, by resident volunteers.

As I close, I thank every Montclairion for being an engaged and valued part of the community. On that note, please take a moment to vote when you receive the 2026 Annual Meeting Packet, and encourage your neighbors to review, decide, and participate as well.

All the best!

Brian Proctor



From the January 14, 2026 Board of Directors Meeting

- Approved the purchase of forage fish to stock the lake at a cost not to exceed \$5000 to be funded by Reserve Account.
- Approved the MOU to present to the Montclair Garden Club for signature.
- Approved the transfer of surplus operating funds into a short term preferred savings account managed by Morgan Stanley.
- Approved the 2026 Annual Meeting Packet as presented by the Election Committee.
- Approved the Lake Montclair Water Quality Plan.
- Approved the Ubeo Management Rental Agreement to lease and service a copier/printer for the MPOA office building.
- Directed the Covenants Committee to review Community Guideline 5.4.46 Tree Removal, and report back to the Board before the May 13, 2026 BOD meeting, with their proposal.

Want more info?

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

HAPPY
PRESIDENTS DAY

★ OUR OFFICE WILL BE CLOSED ★
FEBRUARY 16TH

Line Dancing Night

A valid recreation pass is
required to attend this event.
Limit two guests per pass.

February 20th, 7-9PM

5070 Higgins Drive

Follow our instructor for beginner-friendly fun for the whole family!

RSVP: tinyurl.com/MPOADANCE

COMMUNITY WATCH INCIDENT REPORT – DECEMBER 2025

SERIOUS INCIDENTS	PCT 1	PCT 2	PCT 3	PCT 4	W	Notes	DEC	NOV	OCT	SEP
Assault	-	1	-	1	-	Simple assaults on Northgate and Inlet Place w/ arrests	2	1	1	5
Burglary / Att. Burglary	1	1	-	-	-	Incidents on Port Washington and Edgewood	2	0	0	3
Drug / Alcohol Offense	-	-	-	-	3	DUI and incidents of intoxicated In public	3	4	0	2
Firearm Violation	-	-	-	-	-		0	0	0	0
Larceny / Theft	-	2	-	-	-	Incidents on Northgate and Brandywine	2	2	9	6
Robbery	-	-	-	-	-		0	0	1	0
Vandalism	1	-	1	-	4	Includes incidents at Cardinal Drive intersection	6	1	2	4
Other Serious Incident	6	3	1	12	-	Includes 14 domestic disputes	22	14	15	10
Total Serious Incidents	8	7	2	13	7		37	22	28	30
ROUTINE INCIDENTS	PCT 1	PCT 2	PCT 3	PCT 4	W	Notes	DEC	NOV	OCT	SEP
Animal Complaint	6	5	2	2	2		17	3	13	7
Disorderly / Noise Violation	3	-	-	3	3		9	8	7	15
Motor Vehicle Crash	-	-	-	1	6	Accidents at 5 different locations	7	13	7	10
Parking Violation	1	-	1	1	-	Violations on Holleyside, Cliffview, and Cove Lane	3	4	3	15
Suspicious Person / Vehicle	1	2	2	-	5		10	18	6	6
Traffic Control Incidents	-	-	1	-	72	Includes 63 traffic stops at locations on Waterway	73	41	51	30
Trespassing	-	-	-	-	-		0	1	0	2
Miscellaneous	3	2	3	12	25	Includes proactive policing activities. Notes below	45	25	36	47
Total Routine Incidents	14	9	9	19	113		164	113	123	132
TOTAL INCIDENTS	22	16	11	32	120		201	135	151	162

PCT 1: warrant service (3). PCT 2: business checks (2). PCT 3: CPR/DOA (2) and one other high priority (FD). PCT 4: School checks (9), found property (2) and warrant service. Waterway: School checks (13), business checks (4), county park checks (4), and radar checkpoints (4).

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Can not be combined with any other offer.
Must use company supplied material.



TOWNHALL BUDGET PRESENTATION

TUESDAY, FEBRUARY 10

STARTING AT 7:00PM

3561 WATERWAY DRIVE OR ZOOM

TOPICS OF DISCUSSION

PRESENTING THE PROPOSED BUDGET FOR FY27 &
MEET THE CANDIDATES



Questions?
montclairva.com/budget

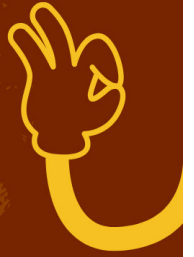
CHECK OUT THE FEBRUARY 6TH
E-BLAST FOR THE ZOOM LINK

XXXX

FISH FRY



XXXX



Get your taste buds ready for a sizzling twist on the classic community dinner!



February 27th
6:00 - 8:00 PM



MPOA Office
3561 Waterway Drive

RSVP at



montclairva.com/fish-fry



SAINT PATRICK'S DAY SCAVENGER HUNT

MARCH 9TH-15TH

Follow the riddles and find each secret spot to claim a prize!

Keep an eye on the March Montclairion for the first clue!



MPOA

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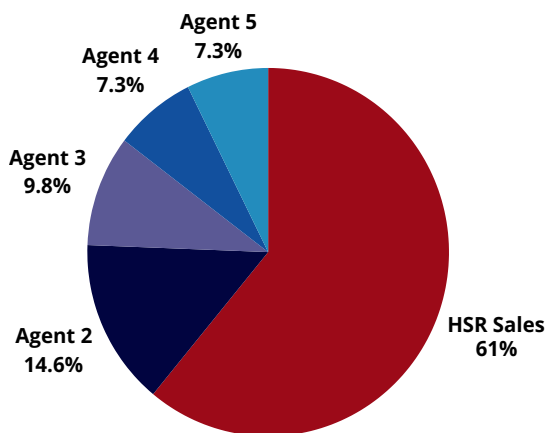
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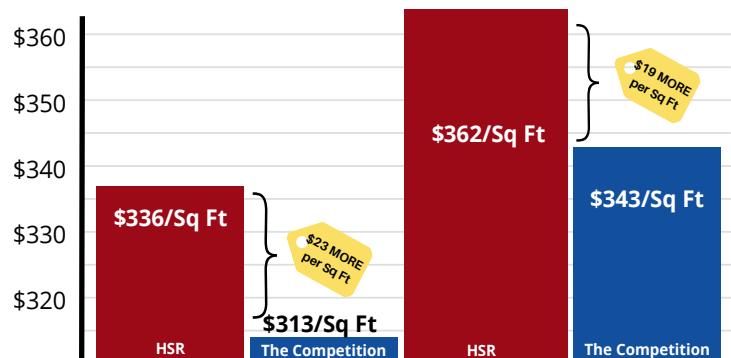
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Single Family

Townhomes

**Thinking of buying or selling in 2026, book a consult now.
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SPRING CELEBRATION

Saturday, March 21st
11 AM – 1 PM
Dolphin Beach

Join us for:
Bunny Photos
Egg Dash
Golden Egg Hunt
Crafts

VOLUNTEERS
NEEDED

[TINYURL.COM/MPOASPRING](https://tinyurl.com/mpoaspring)

A valid recreation pass is required
to attend this event. Limit two
guests per pass.

Help Shape the Future of Our Community by Joining a Committee

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

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

Why Serve on a Committee?

Committee service allows homeowners to:

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

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

Committee Membership Eligibility & Requirements

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

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

Your Contribution Matters!

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

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

— Tracy Hansen, 2nd VP/Committees' Coordinator

Join a committee today!



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

These Committees Include:

- Budget and Finance
- Communications
- Community Events
- Covenants
- Dog Park
- Election
- Fitness
- Lake Management
- Landscape and Facilities Management
- Little Free Libraries
- Management Requirements
- Safety
- Strategic Plan

Venture into the Wild

The Lake Montclair Swim Festival is set for May 16th. Consider participating in this unique event, volunteer or cheer on others at Dolphin Beach.



★ Register today!



Scan me!



Early Bird Pricing

Register now!

Saturday, May 16th
2026

Events:

5K

2.5K

1.5K

750M

Double Dog Dare
Challenge: 5K + 1.5K

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WEEKLY UPDATES AND MEETINGS

SIGN UP BY SENDING OVER AN
EMAIL WITH YOUR NAME AND
ADDRESS



communications@montclairva.com

MPOA



MONTCLAIR PROPERTY OWNERS ASSOCIATION, INC.

MARCH 14, 2026

MPOA BUILDING

3561 WATERWAY DRIVE

MONTCLAIR, VA 22025

ANNUAL MEETING AGENDA

9:00 AM	Registration Opens <ul style="list-style-type: none">• Day-of-Meeting Referendum Balloting Opens
10:00 AM	Declaration of Quorum/Call to Order, Proof of Notice of Meeting, Pledge of Allegiance
10:10 AM	Call for Nominations of Candidates from the Floor (if quorum is met)
10:20 AM	Introduction of Board Members, Management, Legal and Guests
10:30 AM	Approval of 2025 Annual Meeting Minutes
10:35 AM	President's Remarks (State of the Association)
10:40 AM	Introduction of Candidates for Board of Directors (2 minutes per candidate)
10:50 AM	Treasurer's Report
11:00 AM	Presentation of Budget <ul style="list-style-type: none">• Day-of-Meeting Referendum Balloting Closes at End of Presentation
11:30 AM	Reports of Committees of the Board (2 minutes per committee)
12:00 PM	Reports of Officers of the Board of Directors
12:15 PM	Homeowners' Time (2 minutes per speaker)
12:40 PM	Preliminary Voting Results (President)
12:45 PM	Adjournment
12:50 PM – 1:00 PM	Organizational Meeting of the Board of Directors to elect Officers, which will be by secret ballot as the POA Act allows, and any other business as may be necessary. Owners are welcome to attend.

TIMES ARE APPROXIMATE

Public comments permitted during Budget Presentation and Committee Reports.

NOTICE OF ANNUAL MEETING

The Montclair Property Owners Association, Inc. (MPOA) Annual Meeting will be held Saturday, March 14, 2026, at the MPOA Office, 3561 Waterway Drive, Montclair, Virginia. Registration opens at 9:00 a.m. and the meeting will begin at 10:00 a.m. Members may view the Annual Meeting live on Zoom; however, virtual attendance does not count toward quorum, and voting is not available. To participate toward quorum and to vote on the day of the meeting, please attend in person.

The 2026 Annual Meeting packets will be mailed to the Owners of Record as of Tuesday, February 10, 2026, by Survey & Ballot Systems, the company hired by MPOA to administer this election. If you are an owner of a lot in Montclair and in good standing (all assessments, fees and charges paid by February 13, 2026) and do not receive a packet in the mail by Tuesday, February 24, 2026, please contact the MPOA office to make arrangements for a replacement ballot.

This year you are asked to vote on two matters: four At-Large Board of Directors for a 3-year term, and the Fiscal Year 2027 Budget. Membership will vote by referendum. You can vote online, by mail or in person at the Annual Meeting. You cannot change your vote once you cast your ballot. Members must cast their own ballot.

Your vote is crucial to our success. Quorum is required to conduct business at the Annual Meeting and to approve the budget. The MPOA is comprised of 3,857 lots and quorum is 25% of active accounts in good standing. Failure to meet quorum may require another meeting, with additional costs, to vote on the budget. Please submit your ballot early or vote in person at the Annual Meeting.

Fred Rash, Secretary, Board of Directors

MPOA PROPOSED BUDGET for FY27 (May 1, 2026 – April 30, 2027)

[Vicki Smith, Chairman, Budget & Finance Committee; Chris Williams, Treasurer]

The second largest cost for the Association is reserve contributions. The reserve study provides that the current estimated replacement cost of capital components for the common elements is 6.5 million. The estimated remaining life of capital components is set forth in the reserve study and varies by component. The updated reserve study can be requested from the management office or found on the secure online portal at <https://montclairva.connectresident.com>. For the 2027 fiscal year (May 1, 2026-April 30, 2027), the approved and expected contribution to the reserve fund is \$940,000. The board may elect to set aside additional funds from retained earnings as it deems appropriate. The reserves are funds used to repair, replace, and restore the Association's capital components as defined in Section 55.1-1800 of the Virginia POA Act and in the MPOA Amended Declaration. The reserve funds are not an extra expense; they simply spread out the expenses for capital assets more evenly over a longer period. This avoids any large, unexpected expenses to owners in the form of a special assessment or a large increase in assessments when a component needs to be replaced at the end of its useful life.

Section 55.1-1826(B) of the Act requires the Board of Directors to 1.) conduct a reserve study at least once every five years to determine the necessity and amount of reserves required to repair, replace, and restore the capital components, 2.) review the results of the study at least annually to determine if the reserves are sufficient; and 3.) make any adjustments the board deems necessary to maintain the reserves, as appropriate. The failure of the Association to adequately fund reserves has many downfalls; some more serious than others. These can be summarized below (the D's):

- Deferred Maintenance leads to higher costs
- Disruption of finances (special assessments)
- Declining property values - Lack of reserve funding is also a red flag to prospective new buyers and their lenders. As such, it can have an adverse impact on new buyers obtaining a mortgage and on existing homeowners attempting to refinance.

MEET THE CANDIDATES

Voters are invited to meet the candidates for the Montclair Board of Directors at the Townhall Budget Presentation on Tuesday, February 10. This is a great opportunity to hear directly from the candidates, learn more about their priorities, and ask questions while also gaining insight into the upcoming budget. We encourage all members of the association to attend and take part in this important community event. Visit page 8 for more information on the townhall event.

HOW TO USE A QR CODE



← Sample

Enclosed with your Annual Meeting packet, there will be a QR code located on the ballot. This code can be scanned with your smartphone to directly log into the online ballot to place your vote.

Here's how it works:

- Open the camera app on your smartphone.
- Point the camera at the QR code.
- Wait for the link or QR symbol to automatically pop onto the screen.
- Click on the link/QR code to open the webpage.



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.

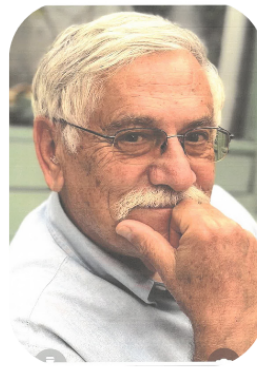
Professionally, I serve as a Compliance Supervisor in Finance; I oversee financial professionals to ensure adherence to rules designed to protect consumers. That responsibility closely parallels the MPOA's role in upholding standards that protect homeowners and preserve the integrity of Montclair. This 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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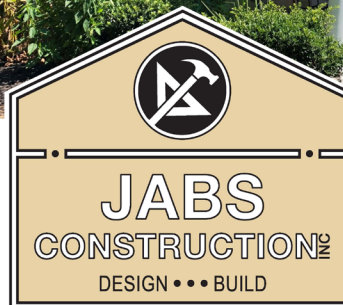
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MPOA Snow Removal Policy

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	Holleside Ct.	B 4G	Shadow Oak Ct.	
Brandywine Rd.	F 8D	Holleside 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	Wintercress Ct.	B 2G
Edgewood Dr.	F 9C	Outlook Pl.		Woodglen Ct.	B 3G
		Page Point Way	B 4L	Yorktown Dr.	B 5E

FY27 EVENT SCHEDULE

MAY

2-3 Community Yard Sale
8 Bingo Night
15 Food Truck Friday
23 Memorial Day
Cookout/Lantern Launch

JUN

5 Beer on the Beach/
Food Truck Friday
6 Yoga on the Beach
13 Montclair Kids Fest!
26 Teen/Pre-Teen Beach
Party

JUL

4 Independence Day
Celebration
10 Beer on the Beach/Food
Truck Friday
11 Yoga on the Beach
17 Summer Movie Night
24 Food Truck Friday

AUG

1 Cardboard Boat Regatta
1-2 Block Party Weekend
7 Cornhole Tournament/
Beer on the Beach
8 Yoga On the Beach
14 Summer Movie Night
21 Food Truck Friday

SEPT

4 Food Truck Friday
5 Yoga on the Beach
18 Food Truck Friday
18 Trivia Night

OCT

2 Fall Movie Night
3-4 Community Yard Sale
10 Octobrewfest
16 Food Truck Friday
19-23 Fall Home Decor
Contest
24 Trunk or Treat & Market

NOV

20 Bingo! Night

DEC

8-11 Holiday Home Decor
Contest
12 Saturday With Santa

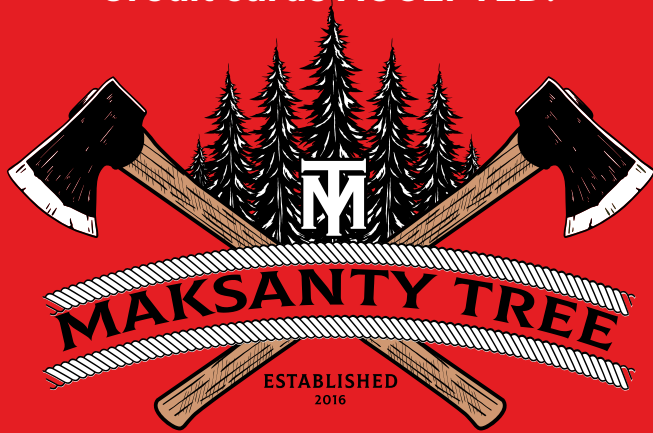
JAN 2027 FEB 2027 MAR 2027

9 Polar Plunge
30 Trivia Night

5 Bingo! Night
19 Line Dancing Night
26 Montclair Fish Fry

5 Bingo! Night
8-16 St. Patrick's Day
Scavenger Hunt
13 Spring Celebration

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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

MARCH

2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3 SLL (V) 7pm	4 AAB (V) 4pm SLC (V) 7pm	5 WETA (V) 7pm	6	7
8	9 Safety (V) 7pm	10	11 BOD (IP & V) 6:30pm	12 PIR Cut Off @ 5pm NOB(V) 6:30pm Covenants (V) 7pm	13 BINGO! Night 7-9pm	14 Annual Meeting and Election (IP&V) 9am
Saint Patrick's Day Scavenger Hunt						
15	16 LMC (V) 7pm	17 BRB (V) 4pm	18 AAB (V) 4pm LFMC (V) 7pm	19 IHA (IP) 7pm	20	21 Spring Celebration 11am-1pm
22	23 B & F (V) 5:30pm Events (V) 7pm	24	25 Fitness (V) 7:30pm SRA (IP) 7:30pm	26 PIR Cut Off @ 5pm Covenants (V) 7pm	27	28
29	30	31 Election (V) 11am				

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

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Montclair, VA 22025
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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

Parking Information: (703) 385-1133