

# MONTCLAIR PROPERTY OWNERS ASSOCIATION

## Community Guidelines Article 2

### Policies Regarding the Board of Directors

Updated December 8<sup>th</sup>, 2023



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# MONTCLAIR PROPERTY OWNERS ASSOCIATION

## RESOLUTION

### ARTICLE 2, COMMUNITY GUIDELINES

WHEREAS, Article 6, Section 6.2 of the Montclair Property Owners Association *Amended Declaration for Montclair* states, “ The Board of Directors shall have the power to adopt, amend and repeal Rules, Regulations and Policies...”; and

WHEREAS, Article 4, Section 4.1 of the Montclair Property Owners Association, Inc. *Bylaws* establishes that the “business and affairs of the Association shall be managed by the Board of Directors”; and

WHEREAS, it is the desire of the Board of Directors to provide a document that provides a clear and concise statement of the rules and regulations adopted by the Board of Directors.

NOW THEREFORE BE IT RESOLVED, that the Montclair Property Owners Association Board of Directors approve Article 2 of the *Community Guidelines* as attached hereto:

**March 13, 1996      #96-056**

Amended:

06/19/96	#96-192	
09/09/98	#98-211	
06/12/02	#02-144	
12/10/03	#03-223	
02/11/04	#04-041	
05/24/05		
01/10/07	#07-001	2.6 Recording of Minutes at Board Meetings
03/14/07	#07-037	2.7.5 (b) <i>Montclairion</i>
09/12/07	#07-137	2.7.6 Montclair Website, 2.7.7 <i>Montclairion</i> Distribution & 2.7.8 Budget
11/12/08	#08-201	2.7.5 <i>Montclairion</i>
03/09/11	#11-045	2.7.1 Publications
06/12/13	#13-152	2.4.2 Public Board Book on Password-Protected Website for Montclair Members Only
	#13-161	2.4 (h) Conduct of Regular Board Meeting
09/11/13	#13-203	2.5.2 Additions to Agenda
10/09/13	#13-224	2.4.5 Member Participation
	#13-225	2.4.4 Executive Session
	#13-226	2.3.1 Meeting Notice
	#13-227	2.4.1 Establishment of Agenda
	#13-228	2.4.3 Conduct of Meeting
12/11/13	#13-276	2.1.4 Management Contract Liaison, 2.2.6 Board Orientation, 2.8.1 Association Records, 2.8.2 Individual Property Files & 2.9 Recognition of Service to the Montclair Community
01/14/15	#15-009	2.4.3 Conduct of Meetings
08/12/15	#15-200	2.4.5 Member Participation
12/09/15	Consent	2.4.5 Member Participation
12/12/18	#18-222	2.6.3 Recording by a Committee
3/11/20	#20-034	2.7.3 Oversight
3/11/20	#20-036	2.6.3 Recording by a Volunteer
8/12/20	#20-172	2.5.1 Voting
9/9/20	#20-199	2.4.1 Establishment of Agenda to state
10/14/20	#20-227	2.4.3 Conduct of Meetings
	#20-223	2.7.5.e Neighbor to Neighbor Communications
11/11/20	#20-252	2.4.5 Member Participation

04/14/21	#21-083	2.7.5 e Montclairion
04/14/21	#21-087	2.5.5 Modifications to Community Guidelines
07/14/21	#21-165	2.3.1 Policies regarding Board of Directors Meeting Notice
04/13/22	#22-070	2.7.5 The Montclairion
	#22-084	2.4.5 Member Participation
06/08/22	#22-128	2.4.5 Member Participation
08/09/23	Agenda Items	2.7 Official Communications
		2.7.1 Communications
		2.7.3 Oversight
		2.7.5 (e) The Montclairion Section (e)
		2.7.6 (b) Montclair Website
11/8/23	Agenda Items	2.7.5 (b)(1) Advertising
		2.7.6 (d) Montclair Website

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## ARTICLE 2 POLICIES REGARDING THE BOARD OF DIRECTORS

- 2.1 Makeup of the Board of Directors.** As established in Section 4.2 of the Bylaws, the Board of Directors consists of not more than eleven (11) directors, four of whom represent individual precincts within Montclair, the remaining selected at large. A map outlining the existing precinct boundaries may be found in Enclosure (1) to this Article.
- 2.1.1 **Executive Board.** The Executive Board is comprised of the Officers of the Association, who are elected by the Board of Directors. The Executive Board consists of the President, Vice President, Secretary, and Treasurer (Art 5, BL). The position of Second Vice President, if established by the Board, shall also be a member of the Executive Board.
- 2.1.2 **Second Vice President.** In the event that a position of Second Vice President is filled during any term of the Board of Directors, that officer shall take the place of the President and perform the duties of the President whenever the President and the Vice President shall be absent or unable to act. The Second Vice President shall also perform such other duties as shall from time to time be imposed by the Board or by the President.
- 2.1.3 **Parliamentarian.** The position of Board Parliamentarian may be a collateral duty of a member of the Board or may be filled by a Member of the Association who is in good standing. The Parliamentarian shall assist the President in ensuring that Board meetings are conducted in accordance with *Robert's Rules of Order*.
- 2.1.4 **Management Contract Liaison.** The Management Contract Liaison shall have authority to execute the Board approved management contract. The Liaison shall be the primary point of contact between the management agent and the Board and shall retain the primary authority to provide tasking to the management agent. Other Board members may request information and assistance from the management staff, but only the Liaison may request staff to generate reports, opinions, and analyses. Unless otherwise appointed in writing by the President, the President shall serve as the Management Contract Liaison. Should an appointed Liaison be unavailable, the President shall serve in this capacity, followed by the First Vice President, Second Vice President, Treasurer, and finally Secretary.
- 2.2 Policies Concerning Vacancies.**
- 2.2.1 **Attendance at Meetings.**
- a. A director shall be deemed to have resigned if not in attendance at three consecutive monthly meetings of the Board of Directors.
  - b. A director shall be deemed to be in attendance at a meeting if he or she is present for any part of the meeting.
  - c. A director shall be deemed to be in attendance at a meeting if he or she participates in the meeting or any part of the meeting by any means of communication by which all the directors may simultaneously hear each other during the meeting, pursuant to the provisions of Article 4, Section 4.4(d) of the *Bylaws*.
  - d. A director who misses three consecutive monthly meetings as a result of a call to service by any National Guard or Reserve Unit may be appointed to the Board to fill the vacancy caused by his or her own resignation.
- 2.2.2 **Vacancies in At-Large Seats.**
- a. A vacancy that occurs in an at-large seat on the BOD may be filled by a majority vote of the remaining directors at a meeting of the Board held for such purpose after the occurrence of such vacancy.
  - b. If the most recent election for directors included filling of an at-large seat or seats, the Board shall give consideration to filling the vacancy with the unsuccessful candidate who received the most votes in that election.
  - c. If the most recent election for directors did not include the filling of an at-large seat or seats, or if such candidate as described in paragraph b, above, is unwilling or unable to serve, or if the Board elects not to appoint such candidate, or if there is no such unsuccessful candidate, the Board may elect any Property Owner in good standing to the BOD.
  - d. Any person elected to the BOD pursuant to this Section 2.2.2 shall serve out the entire remaining original term of the director whom he or she is replacing.

### 2.2.3 Vacancies in Precinct Seats.

- a. A vacancy which occurs in a precinct seat on the BOD may be filled by a majority vote of the remaining directors at a meeting of the Board held for such purpose after the occurrence of such vacancy.
- b. If the most recent election for directors included the filling of the precinct seat in which the vacancy has occurred, the Board shall give consideration to filling the vacancy with the unsuccessful candidate receiving the most votes in that election.
- c. If the most recent election for directors did not include the filling of the precinct seat in which the vacancy has occurred, or if such candidate as described in paragraph b, above, is unable or unwilling to serve, or if the Board elects not to appoint such candidate, or if there is no such unsuccessful candidate, the Board may elect any resident of that precinct in which the vacancy occurred who is a Property Owner in good standing to fill the vacancy on the BOD.
- d. If the Board is unable to identify a Property Owner within a precinct who is able and willing to serve, pursuant to paragraph c, above, the Board may elect any resident of Montclair who is a Property Owner in good standing to fill the vacant precinct seat on the BOD.
- e. Any person elected to the BOD pursuant to this Section 2.2.3 shall serve out the entire, remaining term of the director whom he or she is replacing, provided, however, that if the new director is appointed pursuant to paragraph d, above, the Board shall seek candidates for that precinct seat at the next ensuing election. Should a Property Owner in good standing who is a resident of the precinct be elected, the person so elected by the residents of the precinct would replace the person who is not a resident of the precinct for the remainder of the original term. Should no candidate come forward pursuant to this paragraph, the person elected by the Board would continue to serve as the precinct representative on the BOD.

### 2.2.4 Vacancies Caused by Removal by Members.

- a. Members may remove a director pursuant to the provisions of the Nonstock Corporation Act.
- b. A vacancy caused by removal of a director by the Members shall be filled by a vote of the Members and the individual so elected shall serve for the remainder of the term of the director being replaced.
- c. If a director is removed by a vote of the membership at an Annual or Special Meeting, the vacancy shall be filled by a vote of the membership at the next Annual or Special Meeting, pursuant to Section 2.2 of the Bylaws.

### 2.2.5 Miscellaneous Provisions.

- a. Pursuant to Section 4.2 (d) of the Bylaws, no one shall continue to serve as director if such individual is more than thirty days delinquent in meeting financial obligations to the Association.
- b. Any director holding a precinct seat on the BOD who chooses to run for an at-large seat, or any director holding an at-large seat who chooses to run for a precinct seat, shall resign from the seat currently held, to be effective no later than the date of the Annual Meeting. A director elected to fill the resigned seat shall serve the remainder of the original term of the director whom he or she has replaced.

2.2.6 Board Orientation. An annual orientation session, conducted by Association legal counsel, shall be scheduled for the Board of Directors by the Management Agent within 30 days of the Annual Member's Meeting resulting in the announcement of the election of the Board.

## **2.3 Posting of Board Meeting and Tentative Agenda.**

2.3.1 Meeting Notice. The regular meetings of the Board of Directors shall be held at the MPOA office building, at 7:30 p.m. on the second Wednesday of each month. Meetings will take place at the MPOA office building, by electronic means, or a combination thereof. The Board may change, reschedule, or schedule additional meetings by resolution. The President may change, reschedule, or schedule additional meetings on seven days prior notice to the Directors and Community. At a minimum, notice to the community shall be made via the community website, email newsletter, and posting in the MPOA office lobby.

2.3.2 Posting of Agenda. The tentative agenda for all Board meetings may be posted in the lobby of the MPOA Administrative Building and publicized on any electronic medium readily accessible by members two days prior to the meeting.



**2.4 Conduct of Regular Board Meeting.** The BOD intends to meet monthly at a time and place called for by the President in accordance with the Association Documents. The meeting will start with a tentative agenda to include, but not limited to:

- a. Setting the agenda;
- b. Approval of minutes from the prior Monthly Meeting;
- c. Speakers time—for members, residents, and guests to address the BOD;
- d. Reports from MPOA committees;
- e. Status reports from the Agent regarding operational concerns;
- f. Old and new business; and
- g. Violations and issues relative to the rules and regulations established in the Association Documents and in these Community Guidelines.
- h. Approve including a consent agenda to the monthly Board of Directors meeting agenda.

The Board may recess until a later date and time if necessary to conclude all the business scheduled for the Monthly Meeting.

**2.4.1 Establishment of Agenda.** The President shall draft the agenda based on motions submitted by members of the Board of Directors and management staff. Completed motions will be due by 5pm on the Monday a week prior to the monthly board meeting. Any proposed agenda item that does not have motion and background available will be removed from the agenda. A Board meeting information packet, including the tentative agenda and all necessary supporting documentation, will be made available to Board members no later than 5 calendar days prior to the date of the Board meeting. Any proposed agenda item that does not have motion and background material available will be removed from the agenda. Unless otherwise exempt as relating to closed session pursuant to VA Code Ann. 55-510.1(c) at least one copy of all agenda packets and materials furnished to members of the Board for the Board meetings shall be made available for inspection by the membership of the association at the same time the documents are furnished to the Board. Additional copies of the package will be made available to any Members upon request.

**2.4.2 Public Board Book on Password-Protected Website for Montclair Members Only.** Will be published for all Board of Directors meetings on a password-protected website available to Montclair homeowners only. Publication will be made available to owners at the same time as the Board of Directors and will include everything except:

1. Owners' names, addresses, and contact information;
2. Rule violations;
3. Collection issues for owners;
4. Legal opinions; and
5. Personnel matters.

**2.4.3 Conduct of Meetings.** The latest edition of Robert's Rules of Order shall govern the conduct of meetings when not in conflict with the Act or Association documents. To support the Board's efficiency in conducting business, the following variations to Robert's Rules of Order shall be observed.

- a. During the debate of a motion, "friendly amendments" may be proposed for expediency and efficiency. Once a motion is made, it may be amended without formal procedures, as long as no voting Director objects to the amendment. If one or more Directors object to the amendment, it may only be adopted via the formal process.
- b. Directors' comments during debate will be limited in quantity and length. Each Director will be provided two (2) opportunities to speak to a specific motion. In addition, Director's comments will be limited to 4 minutes per speech for the maker and seconder of the motion and 2 minutes per speech for each of the other directors.

**2.4.4 Executive Session.** A majority vote of the Directors present is required to convene in executive session. The Board (or any committee of the Board) may convene executive session to consider personnel matters; consult with legal counsel; contract negotiation, potential or pending litigation and matters involving violations of the declaration or rules and regulations adopted pursuant thereto for a Member, his family, tenants, guests, or other invitees are responsible; or discuss and consider the personal liability of Members, upon the affirmative vote in an open meeting to assemble in executive session. The motion shall state specifically the purpose of closed session. Reference to the motion and the stated purpose for the executive session shall be included in the minutes. The Board shall restrict the consideration of matters during the executive session portions of the meetings to only those purposes specifically exempted and stated in the motion. No contract, motion or other action adopted, passed, or agreed to in closed session shall become effective unless the Board,

following the executive session, reconvenes in open meeting and takes the vote on such contract, motion, or other action which shall have its substance reasonably identified in the open meeting.

#### **2.4.5 Member Participation.**

- a. Members are encouraged to attend and observe Board meetings, which have an agenda item for Speaker's time. This is an opportunity for any member to speak to the Board about any issue relating to the Association. In accordance with Robert's Rules of Order, which governs Board meetings, members should address their comments to the President or the Board as a whole and shall not name nor single out any specific member of the Board or any Association Members during their comments. In the interest of time and accomplishing all agenda items, the President reserves the right to limit comments, but will recognize each Member desiring to speak at least once. Members recognized to speak are asked to make their comments brief and will only be recognized once.
- b. A signup sheet shall be available at the meetings for Members that wish to address the Board. Members will be recognized to speak in the order in which they sign up, unless the President determines otherwise.

#### **2.5 Voting Procedures at Board Meetings.** The procedures outlined herein are in addition to relevant provisions of the Association Documents and *Robert's Rules of Order*.

2.5.1 **Voting.** Votes are conducted by calling the roll of the BOD in alphabetical order. All votes of the BOD shall be held in open session. Voice votes are used for all issues with the exception of the election of officers, which may be by secret ballot. A Board Member may vote in the affirmative or in opposition, may abstain for good cause, or may ask to pass until the remaining Board Members have voted. The BOD may pass a motion by acclamation, unless the Association Documents or these guidelines specify a roll call vote. A Board Members vote is considered their statement of dissent or assent. The Secretary will call for and record all votes, this task may be delegated to staff at the request of the Board.

2.5.2 **Additions to Agenda.** If a minimum of two day's previous notice has not been provided, any main motion to bring business before the Board of Directors shall not be considered unless two-thirds of the members of the Board present and voting approve a motion to suspend this provision and consider the business.

2.5.3 **Expenditures from Reserves.** Any resolution authorizing the expenditure of funds from any Reserve account in excess of fifteen hundred dollars (\$1,500) shall not be approved, except by roll call vote of two-thirds of the members of the Board present and voting at a Board meeting, or by unanimous written consent outside a Board meeting. Any expenditure from Reserves made without a vote of the Board shall be reported by the Community Manager at the next scheduled Board meeting.

2.5.4 **Expenditures Requiring Bids.** Any resolution authorizing the expenditure of funds from any account in excess of two-tenths (2/10) of one percent of the total budget for that fiscal year shall include a copy of not fewer than three bids for the work or item. This requirement may be waived by a roll call vote of the members of the Board present and voting.

2.5.5 **Modifications to Community Guidelines.** From time to time the established Community Guidelines need to be reviewed and updated to ensure the community continues to operate in a manner that is of greatest benefit to all residents. Non-emergency recommendations for guideline changes will be reviewed by the Board twice each year, in May and November at the regularly scheduled meeting of the board of directors. Board Members will present their proposed changes to the managing agent no less than 28 days prior to the scheduled meeting for review and consideration.

#### **2.6 Recording of Minutes at Board Meetings.**

2.6.1 **Recording by Board Members.** The recording secretary of the Board meeting may elect to use audio or video equipment to record meetings of the Board to assist in the preparation of the official record of the meeting.

- a. Recordings of the Board meetings shall not constitute the official record of the meeting. Only the written minutes, as approved by the official participants of the meeting, shall constitute the legal documentation of the Board meeting.
- b. The recording secretary's recording of a Board meeting shall remain the property of the Association. Once the official minutes of the meeting have been approved, the recording shall be destroyed, unless a majority of the voting Board members determine otherwise.

- c. The Community Manager shall be the custodian of the recording secretary's recording. The Community Manager shall ensure that no unauthorized copies are made, and that such recordings are promptly recycled or otherwise destroyed once the official minutes are approved.
- d. At no time shall the closed sessions of the Board meetings be recorded.

**2.6.2 Recording by Association Members.** Members are permitted to use audio or video recording equipment to record any portion of a meeting required to be open at Board meetings, subject to the following conditions:

- a. The Member must notify the Board prior to the start of the meeting that the meeting is being recorded.
- b. The Member's recording equipment shall be placed in a manner that permits it to be observed by all persons present prior to the beginning of recordation, or by an announcement at the start of the meeting, that the meeting is being recorded.
- c. In the event a person present at the meeting other than a member of the Board of Directors expressly objects to the video recording of their image, their image may not be recorded in a visual recorded format.  
The Board, prior to the start of the meeting, shall determine a location where the recording equipment may be placed so that it does not interfere with the proceedings. Members are prohibited from employing the recording equipment in a manner which interferes with the meetings.
- d. If a Member places the recording equipment in a location which interferes with the meeting or if a Member uses the recording equipment in a manner which interferes with the meeting, the President will ask the Member to relocate the recording equipment or to stop using the equipment in that manner.
- e. If the Member fails to take these steps, the President will ask the Member to stop using the recording equipment. If the Member fails to comply with the President's request, the President shall ask that person to leave the meeting

**2.6.3 Recording by a Volunteer.** The Volunteer Recording Team is permitted to record meetings and events at the request of the Board of Directors. The Recording Team shall use MPOA owned audio and video equipment to record and/or live-stream meetings or events for the purpose of making the recorded content available to Association Members.

- a. The Recording Team members must submit a volunteer form to the General Manager before participating in the recording process.
- b. The Recording Team shall provide the General Manager with access (log-on & password) to a designated hosting site.
- c. The Recording Team will provide the General Manager with an unedited version of the recording for use with generating the meeting minutes or other review within two business days of the meeting occurrence. This will become the recording Secretary's recording of the meeting.
- d. The Recording Team will edit (without removing content) the recording and the Recording Team will provide the edited version to the Community Manager within five business days of the meeting or event occurrence.
- e. The Recording Team shall post the edited version of the recording to a designated hosting site for association members to view. The Recording Team will work with the Communications Manager to request MPAC approval to publish the link to access the recording.
- f. Association Members may send requests to access to the meeting or event recording to the General Manager. The General Manager will verify that the requester is an association Member and provide instructions to the approved requestor on how to access the recording.
- g. The recordings of Board meetings will be available for viewing by association Members for timeframe 30 days after the posting date, unless a majority of the voting Board members determine otherwise.

**2.7 Official Communications of the Montclair Property Owners Association.**

**2.7.1 Communications.** The MPOA produces communications for following: the monthly *Montclairion* newsletter, the Montclair website <http://www.montclairva.com>, Weekly Email Update, and Social Media.

**2.7.2 Purpose.** The purpose of MPOA publications is to facilitate communication between the Board of Directors (BOD) and Montclair residents.

**2.7.3 Oversight.**

- a. A committee of the BOD will provide guidance relative to the content, distribution, and advertising within Montclair publications. The committee will be called the Montclair Publications Advisory Committee (MPAC). The MPAC will review all items the Managing Editor has designated for publication within two business days of receipt, and shall offer comments or suggestions as to the content and placement of the items proposed for publication. The exception will be for urgent matters when a notice needs to be published with less than 2 days' notice to MPAC. In these instances, the GM, or the designee, along with the President, or when not available the 1<sup>st</sup> VP, will review all items staff has requested for

publication. The MPAC will provide a similar review of the Montclair website, when notified of an update by the Web Master.

- b. The BOD shall approve advertisement rates associated with Montclair publications.

2.7.4 **Staffing and Management.** The management agent shall provide a Managing Editor for the *Montclairion* and Web Master services for the Montclair website.

2.7.5 **The Montclairion.**

- a. The standard size of *The Montclairion* will be 8 ½ by 11-inch pages. The page count will depend on the amount of information contained, but not exceed 36 pages.
- b. Advertising:
  - 1. Approximately 1/3 of the publication will be devoted to advertising. No advertising will be placed in the inside front cover, the back cover, or the inside back cover. This space will be reserved for MPOA information. All submissions that fall under the definition of Business Use will be charged for advertising. (Business Use is considered use for the purpose of raising revenue or conducting commerce by individuals or organizations. If a participation fee of any form is charged, an activity is considered business use.)
  - 2. The “MPOA Advertisement Priority List” shall be established, dated and maintained by the Communications Director. The priority shall be: Members of the Association in good standing, businesses located within the Residential Planned Community (RPC) of Montclair; non-member residents of Montclair; then others on a first-come first-served basis.
  - 3. Advertisements must be paid for not later than the fifth day of the month, proceeding.
  - 4. Full-page insert ads may be accepted on a case-by-case basis. No more than two inserts shall be accepted, per issue, unless otherwise approved by the MPAC.
- c. The Managing Editor will:
  - 1. Actively solicit articles for the publication from the committees and other parties having a relationship to the Montclair community. The MPAC and/or BOD reserve the right to direct that specific material be included or excluded from an issue.
  - 2. Edit the articles and other information for space and size consideration, typeset, perform layout, and oversee publication and delivery.
  - 3. Submit to the MPAC a draft issue for their consideration to proofread and check for content on or about the fifteenth day of the month before publication.
  - 4. Solicit and process advertising requests, collect payments, and manage the priority lists.
- d. No political advertising will be placed in or with *The Montclairion*.
- e. Neighbor to Neighbor Communications:
  - 1. Virginia State Law requires that POAs must “establish a reasonable, effective, and free method, appropriate to the size and nature of the association, for lot owners to communicate among themselves and with the board of directors regarding any matter concerning the association.” The MPOA meets this requirement through the combined communications methods of dedicated Neighbor to Neighbor space in the monthly newsletter, *The Montclairion*, and Social Media.
  - 2. All submitted content will be reviewed by MPOA staff before it is posted to the site and/or published in *The Montclairion*, to determine that the content is suitable for publication. Any questions about the suitability of content will be resolved by the Montclair Publications Advisory Committee (MPAC) or the Board of Directors. MPAC or the Board of Directors may work with the owner to resolve suitability concerns in an effort to find a solution.
  - 3. Any content that contains profanity, personal attacks, or is not related to a topic of concern to the MPOA will not be considered suitable for inclusion in “Neighbor to Neighbor”.
  - 4. Each issue of *The Montclairion* will reserve no more than one full page of space for the purpose of including “Neighbor to Neighbor” content.
  - 5. Submissions that are included in *The Montclairion* may be edited for length to allow as many submissions as possible to be included. All suitable submissions will appear on the website in their entirety.

2.7.6 **Montclair Website.**

- a. The website URL [www.montclairva.com](http://www.montclairva.com) will be owned by the MPOA and maintained by the management agent. The website may be hosted on MPOA equipment or by a service paid for by the MPOA. Generally, the same principles that govern inclusion in *The Montclairion* will apply to web postings. The purpose of the web site is to provide information for members of the Association and others interested in our community.
- b. The Communications Director will be responsible for day-to-day maintenance of the web site and will:
  - 1. Ensure that the site will include at a minimum the current: Community Guidelines (to include Covenants); Amended and Restated Articles of Incorporation; Amended By-laws and Amended Deed of Dedication of the MPOA; *The Montclairion*; membership of the BOD; chairman of the standing committees of the BOD; names and functions of the

- onsite management team; date and the agenda of next meeting of the Board of Directors; date, time, and location of Community Events to be held in the next two months.
- 2. Ensure that the website provides interactive capability to support completion and submission of: an electronic Property Improvement Request (PIR); MPOA committee volunteer form; and online volunteer sign-up for community events.
- 3. List points of contact for the Sub-Associations, located within the RPC of Montclair, including their BOD, when supplied/updated by the Sub-Association.
- 4. Update the website routinely to ensure that information concerning the Association, the Board and events is timely and accurate. The MPAC and/or BOD reserve the right to direct that specific material be included or excluded from the site.
- 5. Solicit and process link requests.
- 6. Notify members of the MPAC when significant updates have been made, capture their comments, and make corrections if necessary. Major changes to the website format or content will be reviewed and approved by the MPAC.
- c. The Communications Committee will:
  - 1. Provide design and technical guidance and support for the website.
  - 2. Assist the Communications Director in carrying out his/her responsibilities.
- d. Efforts shall be made to provide useful information and website links to services of interest to the Membership such as public officials, schools, Federal, state and county services. The website will include and operate under the following link policy:
  - 1. The MPOA, at its sole discretion, may include content, including links to external websites, that serve to benefit the community with useful and topical information. The Board of Directors may delegate to MPOA staff or volunteers the task of managing such content, but retains the final authority over what content will be included on the MPOA website.
  - 2. The basic criteria by which any link will be considered is if it provides useful information that is related or relevant to the community of Montclair.
- e. No political advertisements shall be displayed upon, or linked from the website.

### 2.7.7 Montclairion Distribution.

- a. *The Montclairion* will be distributed twelve (12) times per year, on a monthly basis to all MPOA homeowners, MPOA lot occupants, and current issue display advertisers. Non-resident owners may be offered a subscription.
- b. *The Montclairion* will be distributed to the community by the 5<sup>th</sup> of the issue month or earlier, with the exception of June, July, and October, when *The Montclairion* shall be received not later than the first of the issue month. Deadline dates for information submission will be set to achieve this goal.
- c. The distribution method will be determined based upon the managing editor's business judgment.

- 2.7.8 Budget. All costs for *The Montclairion*, including staffing costs for *The Montclairion* Editor; printing and distribution of the *Montclairion*; software, hardware, operational and maintenance cost for *The Montclairion*, shall be paid or by advertisement unless specifically funded by a motion of the BOD. Such motions may fund a specific item or event, such as an additional insert in *The Montclairion* or the cost of supporting an electronic vote by the Membership.

## 2.8 Member Access to Records.

### 2.8.1 Association Records.

- a. Requests for documents shall be in writing to the President by a member in good standing or his authorized agent, reasonably identifying the specific Association books and records requested so long as the request is for a proper purpose related to his membership in the association.
  - 1. The President or designee shall review the request within five days and, if approved, shall allow the requesting member to access the documents for examination during regular business hours.
  - 2. It is the intent of the Board of Directors to make the books and records of the Association accessible. However, if the President decides the documents are deemed privileged or otherwise protected by law or MPOA governing documents from disclosure, the President shall deny the member's request within ten days in a letter which explains the reason(s) for denial. The member may appeal such decision to the MPOA Board by filing a written appeal.
- b. It shall be the policy of MPOA that staff will not compile data from files, nor extract or analyze information contained in files nor create new files, in response to a member request. Under exceptional circumstances, however, the President may permit such work to be done and the estimated cost of staff time spent in such work shall be paid by the requesting member at the staff person's hourly pay rate, payable upon the requested being approved. Staff will, however, preview files as necessary for privileged matters and gather specific existing files on the topics requested by the member, and in order to

protect the files, a staff member may be present at all times while a member is inspecting them although simply being present is not a labor cost recovered from a member.

### 2.8.2 Individual Property Files.

- a. A member in good standing or his authorized agent may access any and all material in his/her own property file upon request;
- b. A request to examine another member's property file shall be in writing by a member in good standing or his authorized agent to the President, reasonably identifying the purpose of the request so long as the request is for a proper purpose related to his membership in the Association. The President or designee shall review the request within five days, and if approved, shall allow the requesting member access to the following documents for examination and copying during regular business hours: applications and supporting materials submitted for review of any alterations or additions to a property, including plans, drawings, and photographs, Architectural Appeals Board decision letters, Covenants Committee decision letters, and MPOA Board decision letters.

If a request is denied, the President shall do so within ten days in a letter which explains the reason for denial. The member may appeal such decision to the MPOA Board by filing a written request;

### **2.9 Recognition of Service to the Montclair Community.** Individuals who have demonstrated dedication and service to the community may be recognized by the Board of Directors. A plaque containing the names of those so recognized is displayed in the MPOA office building. The following criteria shall be used in selecting individuals:

- a. This is an individual award.
- b. Nominee must be a member of MPOA in good standing.
- c. Nominations may be made by current Board members or the Chair of standing committee at any time.
- d. Nominations shall be in writing and include a narrative of contributions and the time span covered. Since the award recognizes special dedication, a minimum of five (5) years is required.
- e. Completed nominations will be submitted to the Management Agent for placement on the next Board meeting agenda.
- f. The Board of Directors will review any nomination at the next scheduled meeting. A vote of 2/3 of the Directors present and voting is required to confirm the nomination.
- g. Confirmed nominees will have their name, period of service, and summary of service included on the plaque and shall be recognized through normal MPOA communication mediums.

## **Article 2. Enclosure 1 – Precinct Street Listing**

Below is the list of streets in each of the four voting precincts. This precinct street listing is effective for the election of precinct representatives at the annual meeting in March 2009. According to the Association Bylaws, in June of the year preceding the annual meeting in which members of the board of directors are to be elected by precinct, the precinct boundaries may be adjusted if necessary in order that the precincts continue to have approximately the same number of lots. The streets printed in *italics* reflect the precinct boundary adjustments.

### **Precinct 1**

Andrews Place	Corwin Place	Larchmont Court	Pleasant Hill Place
Backwater Court	Cove Lane	London Place	Port Washington Court
Barger Place	Devonald Place	Marbury Heights Drive	Renton Court
Barnacle Place	<i>Dolphin Drive (even)</i>	Marlington Drive	Saltwater Drive
Beachland Way	Duncan Place	Marshlake Lane	Sanibel Court
Beacon Hill Place	Ebb Tide Court	Maybury Place	Seal Place
Bishop Place	Fawn Place	Moncure Court	Skiff Court
Brawner Drive	Garden Gate Court	Moncure Drive	Spalding Drive
Breeze Way	Greenfield Place	Montview Drive	Trisail Court
Buena Vista Drive	Harmony Place	Myrtle Place	Tranio Court
Bunker Court	Higgins Drive	Nightingale Place	Viewpoint Circle
Butler Place	Hopkins Drive	Olivia Way	Widewater Drive
Catamaran Court	Ibsen Place	Outlook Place	Winding Creek Drive
Chapman Place	Lands End Court	Peach Court	Windward Court
Clearwater Court	Lansdale Place	Pinecrest Court	

### **Precinct 2**

Alexander Place	Candlestick Drive	Edgewood Drive	Sheffield Drive
Ashgrove Drive	Cindy Lane	Fairway Drive	Singletree Lane
Beacon Court	Cranberry Court	Henderson Lane	<i>Spillway Lane</i>
Benson Court	Crocus Lane	Hidden Valley Court	Sunny Knoll Drive
Boxwood Drive	Cypress Court	Kings Valley Court	Vista Drive
Brandywine Road	Dalebrook Drive	Lazy Day Lane	4157-4199 (odd) Waterway Dr.
Buck Lane	Dartmoor Drive	Northgate Drive	Wendy Court
Buckingham Court	Dickerson Place	Prestwick Court	
Camelot Court	<i>Dolphin Drive (odd)</i>	Shady Knoll Court	

### **Precinct 3**

Autumn Lane	Fallstone Place	Maywood Drive	Thistle Court
Avon Drive	Fishermans Cove	Melody Lane	Timber Ridge Drive
Barrington Place	15500-15650 Golf Club Drive	Paige Point Way	Vals Way
Battersea Road	Holly Hill Drive	Pike Trail	4609 Waterway Drive
Beachview Drive	Iris Lane	Rhame Drive	4172-4198 (even) Waterway Dr.
Beaver Dam Road	Jonathan Court	Ridgecrest Drive	Whisperwood Court
Cliffbrook Court	Kenton Circle	Royal Crescent Court	Windsong Lane
Cliffview Drive	Keswick Court	Silvan Glen Drive	Yorktown Drive
Cogenbury Court	Laurel Ridge Road	Skyline Drive	
Edgehill Drive	Loganberry Lane	Southwood Place	

### **Precinct 4**

Afton Court	Holleyside Drive	Mimosa Trail	Streamside Court
Beachwater Court	Huntgate Lane	Oak Crest Court	Sugar Maple Lane
Bridgeport Drive	Hyacinth Place	Peppermill Court	Sugarbush Lane
Camellia Lane	Inlet Place	Ridgewood Court	Tallowood Drive
Cedar Knoll Court	Larkspur Lane	Rincon Place	Water's Edge Drive
15461-15499 Golf Club Drive	Lindenberry Lane	Shadow Oak Court	Willow Oak Place
Groveside Court	Live Oaks Court	Shadow Woods Court	Wintercress Court
Hickory Nut Place	Maple Glen Court	Silver Leaf Court	Woodglen Court
Holleyside Court	Mill Spring Drive	Spring Branch Boulevard	