



THE

VOLUME 56 NUMBER 4 • APRIL 2024

MONTCLAIRION

A NEIGHBORHOOD NEWSLETTER PUBLISHED BY THE MONTCLAIR PROPERTY OWNERS ASSOCIATION



Page 8 - Meet The Board

Page 16 - Montclair Beautification Day

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, Stephanie Eversley.....stepheversleympoa@gmail.com
Treasurer, Chris Williams.....c.williams.va@gmail.com
Secretary & Precinct 1 Rep., Fred Rash.....(703) 878-3972
Precinct 2 Rep., Thomas Starai.....mpoa.tom@starai.net
Precinct 3 Rep., Richard "Buck" Arvin.....buckarvin@outlook.com

At-Large Directors

Bill Shelly.....wcamps3@aol.com
Chris Dvorak.....chrisdvorak.mpoa@gmail.com
Walt Giraldi.....(703) 328-4854
Board of Directors Contact.....mpoabod@montclairva.com

Management Staff

General Manager

Steven Levin.....gm@montclairva.com

Assistant General Manager

Adam Werle.....agm@montclairva.com

Resident Services Manager

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

Lifestyle Director

Kim Monelllifestyle@montclairva.com

Lifestyle Assistant

Izzy Hansencommunications@montclairva.com

Covenants Administrator

Jodi Warner.....covadmin@montclairva.com

Resident Support Specialist

Jennifer Jones.....covinspector1@montclairva.com

Resident Support Specialist

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

Administrative Assistant

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

Executive Assistant

Stacey Weir.....execassist@montclairva.com

Maintenance Supervisor

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

FirstService Residential.....(703) 385-1133
Assistance Available 24/7/365

Board of Directors Meetings

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



Assessments

Effective May 1, 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 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 or email ar.dcmetro@fsresidential.com.

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



Montclair Beautification Day
Page 16



Award Recipients
Page 7

Features

- 4 President's Message
- 6 Board Briefs
- 8 Meet the Board
- 9 Assessments
- 12 Picnic Reservations
- 24 Boat Auction
- 27 Renew Your Recreation Pass

Events

- 17 Trivia Night
- 17 Community Yard Sale
- 18 Yoga on the Beach
- 18 Montclair Kids Fest!
- 19 Memorial Day Cookout

President's Message

Greetings Montclairions,

This State of the Association is just a tribute to the work of all 13 of our standing and ad hoc committees. The work of the Board is significantly reduced due to the hard work and consistency of Montclair's Standing and AdHoc volunteers. Our committees meet monthly, some bi-weekly to ensure the business of the Association is executed and implemented without fail. Volunteerism is the engine that drives this Association.

As an Association, in FY24, we completed several major projects and repairs starting with the completion of the West Beach Restoration Project and the installation of the Victory Dog Park Pavilion before the start of the beach season. The West Beach Restoration brought much-needed improvements to the walkway, retaining wall, and boardwalk which will help to control erosion and direct run-off more efficiently for the area. The Association recently installed LED lighting is brighter and more cost-effective.

The Association replaced the fencing along Cardinal Way. A project that had been deferred from year to year. It was completed with the addition of a grooming plan. The plan ensures plant growth will not unnecessarily accelerate rot or weigh down one side of the fence, preserving its life for years.

Kids Dominion received some identified repairs, ensuring the facility would remain within all expected state and county administrative codes and safety requirements. The MPOA Administrative Office had concrete pathways and steps poured and the windows replaced. Of the items previously mentioned, the majority - minus the new pavilion - were weathered, aged, and identified in the reserve study for repair or replacement. Some of these items were expected - some items, like the sand hopper and water trailer, used seasonably and repaired routinely, reach the end of their service life, fail, and require immediate replacement.

Contractually, the Board of Directors renewed the Insurance Policy for the Association in the fall of '23. What was expected to be routine, became a bit more challenging. The Board worked through the challenge and secured the necessary base and umbrella coverage necessary to secure the Association - at a reasonable rate.

The Board established new and beneficial contracts for the Association as several option periods came to an end. The Board established a multiyear beach grooming, lifeguard, and recreation guard services, saving the community thousands over the life of the multiyear contract. The Board approved two multi-year events contracts that serve as revenue for the Association - largely thanks to the tri- and events committees.

Those items mentioned, represent actions our Association completed this previous year. There are still projects, initiated in FY24 that still require work and implementation in FY25. The Association began engineering design and construction oversight of necessary dam repairs last year.

Some elements of this repair - the low-hanging fruit, like the Lake Level Monitoring System, were executed quickly; others, are currently underway, like the initial contracting for dam repair. The Board is working with Prince William County to finalize the disposal site for the Timber Ridge Forebay Dredging. In the common areas, we have weed control and restoration at Sheffield and Camelot, Bamboo mitigation in various areas, and emerging projects of erosion control and median repair.



These projects and more need to be addressed; not all in FY25. Many will extend into FY26, 27, and 28. And these projects are costly. To maintain the continued operation and maintenance of the Association, against the RAISED cost of current and projected inflation, we've developed, in conjunction with the Budget and Finance Committee, a budgetary 5-year plan. The 5-year plan works in conjunction with the 2023 Reserve Study. The 5-year plan, approved by the BOD on 14th of March, is designed to help the Board prioritize future projects and inform subsequent FY budget builds by B&F Committee. All our Standing and AdHoc Committee can provide input to the 5-year plan, with the board's acceptance. Two prominent examples are the West Beach Bathrooms and the Montclair Signage at Cardinal / Dumfries Rd. These projects are projected in FY27 due to our current and projected project costs in FY25 and FY26.

Mercer Trigiani LLP [legal team] have proven themselves competent, prompt, and diligent in representing the Association's interests. We are in excellent [representative] hands! Segan Mason & Mason, P.C. our collections firm has helped to recover over 30% of the outstanding debts owed to the association. Comparatively, the Collection Bureau of America states the national average for firms is 20%. The Board has a fiduciary responsibility to collect a debt owed to the Association. We, as an Association, pursue businesses just like we pursue our Membership. It is costly, but it is an absolute necessity.

April represents a month of transition and renewal. I would like to thank Ned Green, Dustin Lientz, and Dave Maddux for their support of our community as Directors. I would like to thank Fred Rash for his continued support and welcome Buck Arvin and Thomas Starai who are joining the team.

We have demonstrated resiliency, civility, and comradery in our meetings and public gatherings as a community. I believe FY25 can be one of the most productive years Montclair has seen. I believe we can keep Montclair invigorated internally - in our appearance, facilities, events, and community involvement, and externally - with the Board of County Supervisors, PWC Environmental Management Division, PWC Department of Transportation, PWC Police Department, etc. We are one of the premier communities of Northern Virginia and FY25 will be a banner year for us all.

All the best, *Brian Proctor*

BOARD BRIEFS

From the March 13 2024 Board of Directors Meeting

- Approved a liability participation waiver for community events.
- Approved changes to Memorial Day event from a parade to a cookout on May 25, 2024 at Dolphin Beach. Residents to BYOB during event.
- Approved a transfer of equity from GL38100 Operating Reserve for West Beach to GL 38000 General Reserves.
- Approved purchase of two 5-loop bike racks at Dolphin Beach for \$1,500.00.
- Approved replacement of six trash cans around community for a cost not to exceed \$3,500.00.
- Dispensed with homeowner violation hearings and financial appeals requests.
- Denied a request for waiver of \$499.06 in fees.
- Adopted Five-Year plan for anticipated capital replacement and improvement projects.
- Approved Bander Smith contract to replace the downstream low level drain valve, replace the low level drain trash rack, and perform an inspection of the outer valve for a cost not to exceed \$104,850.00 from Reserves.
- Did not approve amendments to Exhibit B of Management Agreement to staff community events per the approved schedule for FY25.
- Approved lease agreement for new postage machine with Pitney Bowes that is compatible with updates to USPS systems for a cost of \$17,018.40 over 60 months.
- Did not approve adoption of a Board of Director Code of Conduct.
- Approved an official position of the MPOA Board of Directors to support the Van Buren Extension Project (UPC118643) by the Prince William County Department of Transportation.

From the March 16th Board of Directors Organizational Meeting

- Election of Officers – The Board re-elected the officer positions by slate.
- Appointment of Board Liaisons to Committees – See website for more details.
- This meeting was recessed, and to be continued on Thursday, March 21st at 6:30 p.m. to consider options of funding FY25 expenses.
- See meeting minutes on Connect or contact the office for more details.

Want more info?

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



TRACY HANSEN

2023
Distinguished Montclairion

Congratulations

NED GREENE

for over 20 years of service
and dedication to the
Montclair community



COMMUNITY WATCH INCIDENT REPORT – FEBRUARY 2024

| SERIOUS INCIDENTS | PCT 1 | PCT 2 | PCT 3 | PCT 4 | WW | Notes | FEB | JAN | DEC | NOV |
|------------------------------|-----------|-----------|-----------|----------|-----------|---|-----------|-----------|-----------|-----------|
| Assault | 2 | - | 1 | 1 | 1 | 2 aggravated assaults, 3 simple assaults, 1 arrest | 5 | 5 | 6 | 4 |
| Burglary / Att. Burglary | - | - | - | - | - | | 0 | 0 | 1 | 0 |
| Drug / Alcohol Offense | - | 1 | - | - | - | Narcotics violations related to incident on Ashgrove | 1 | 1 | 3 | 2 |
| Firearm Violation | - | 1 | - | - | - | Weapons violations related to incident on Ashgrove | 1 | 1 | 0 | 0 |
| Larceny / Theft | 4 | - | 1 | - | 1 | Includes shoplifting incident on WW at Cardinal Dr | 6 | 7 | 5 | 11 |
| Robbery | - | - | - | - | - | | 0 | 0 | 1 | 0 |
| Vandalism | - | - | - | - | 3 | Incidents at shopping ctr and vicinity Henderson Elem | 3 | 0 | 3 | 0 |
| Other Serious Incident | 1 | 1 | - | - | 1 | Fraud, ID theft, and abduction on Ibsen Pl. with arrest | 3 | 6 | 2 | 3 |
| ROUTINE INCIDENTS | PCT 1 | PCT 2 | PCT 3 | PCT 4 | WW | Notes | FEB | JAN | DEC | NOV |
| Animal Complaint | 2 | 1 | 1 | 1 | 1 | | 6 | 9 | 4 | 6 |
| Disorderly / Noise Violation | - | 2 | - | - | - | | 2 | 1 | 2 | 4 |
| Parking Violation | 1 | - | - | - | - | Violation on Marbury Heights | 1 | 3 | 6 | 5 |
| Suspicious Person / Vehicle | - | - | - | - | 4 | All reports related to incidents at shopping center | 4 | 2 | 7 | 5 |
| Traffic Control Incidents | - | - | 1 | - | 7 | Motorist assistance and traffic obstructions | 8 | 8 | 3 | 9 |
| Trespassing | - | - | 1 | - | - | Incident on Jonathan Court | 1 | 3 | 1 | 1 |
| Vehicle Accident | - | 1 | - | - | 4 | Accidents on Edgewood and WW intersections | 5 | 11 | 5 | 6 |
| Miscellaneous | 6 | 4 | 5 | 2 | 15 | See notes below | 32 | 25 | 22 | 18 |
| TOTAL INCIDENTS | 16 | 11 | 10 | 4 | 37 | | 78 | 82 | 71 | 74 |

Pct.1 – 1 other high priority, 1 other routine incident, and 2 other 911 calls. Pct.2 – 1 other high priority, 1 other 911 call, and 2 other service requests. Pct.3 – 1 other high priority, and 3 other service requests. Pct.4 – 1 other high priority and 1 other service request. WW Dr. – 11 other 911 calls.



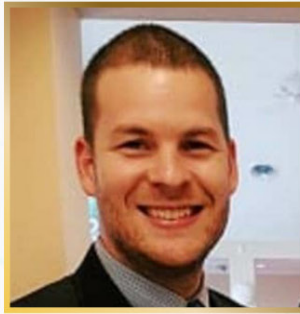
BRIAN PROCTOR
President



LINDA CHENG-KHAN
1st VP



STEPHANIE EVERSLEY
2nd VP



CHRIS WILLIAMS
Treasurer



FRED RASH
Secretary & Precinct 1 Rep.



THOMAS STARAI
Precinct 2 Rep.



RICHARD "BUCK" ARVIN
Precinct 3 Rep.



BILL SHELLY
Director At-Large



CHRISTIAN DVORAK
Director At-Large



WALT GIRALDI
Director At-Large

Meet the Board

BUDGET: THE NEW BUDGET HAS **NOT** PASSED FOR THE 2025 FISCAL YEAR

ASSESSMENTS



WHAT ARE ASSESSMENTS?

Assessments pay for amenities such as landscaping, lake maintenance, community events, and other services. Assessments can be paid either in full at the beginning of the fiscal year, or in twelve monthly installments. The fiscal year runs May through April, and the annual assessment is due May 1. Monthly assessments are due on the first day of each month, May through April. A processing fee of \$2 per month is added to payments made monthly. Any assessment received after the tenth of the month will incur a \$35 late fee. Payment coupons are mailed to owners of record that are not signed up for Automatic Debit following the approval of the budget at the Annual Meeting in March. Dues for the 2024-2025 fiscal year are \$852 or \$73 (\$71 plus a \$2 service fee) a month for twelve months. If you require a replacement coupon book, please contact FirstService Residential accounting staff at 703.385.1133.

**LEARN MORE AT
MONTCLAIRVA.COM**

HOW TO PAY

CLICK PAY

ClickPay is our preferred way of accepting owner payments. We invite you to make individual or automatic payments online through ClickPay from your smartphone, tablet, or other media device. Payments can be made by e-check (ACH) now for FREE or by all major credit cards for a fee. Get started by creating your account at www.ClickPay.com/FirstService. Through ClickPay, owners may make one-time or recurring e-check or credit card payments (Visa, Master Card, Discover, American Express) online or over the phone (1-888-354-0135 fees may apply). Please allow 3-5 business days for the payment to reflect on your Assessment account to avoid any potential late fees.

IN OFFICE OR BY MAIL

Payments can be made in-person at the MPOA office by check or money order. Owners must bring a payment coupon when submitting payments to the MPOA office to ensure payment is allocated to the correct account. Payments placed in the dropbox outside of the office after 5 p.m. on the assessment deadline will incur a late fee.

Payments may be mailed to :

Montclair Property Owners Association
C/O FirstService Residential
P.O. Box 30403
Tampa, FL, 33630-3403

Checks should be made payable to Montclair Property Owners Association and include the payment coupon or otherwise reference the account number to which the payment should be applied.



www.FixMyLeakNow.com



{703} 940-9737



Bringing the absolute BEST customer service to Montclarions since 2008

✂ 10% Off
Any Service Call (Max \$100 off)
Can not be combined with any other offer.
Must use company supplied material.

✂ \$50 Off
Sump Pump Replacement
Can not be combined with any other offer.
Must use company supplied material.

✂ \$100 Off
Water Heater Replacement
Can not be combined with any other offer.
Must use company supplied material.

Flow's Metropolitan Cleaning Services
571-207-9546

- Regular House Cleaning
- Deep Cleaning
- Move-In/Move-Out Cleaning
- Weekly Cleaning
- Bi-Weekly Cleaning
- Monthly Cleaning

Residential/Commercial Cleaning Services
www.flowsmetropolitancleaningservices.com

Help Accounting Services Inc
Timothy Singstock, EA
Cheryl Singstock, CPA, MBA
(571) 594-6747 (Mobile)
Admin@HelpAccountingServices.com

Online at HelpAccountingServices.com
TAX | BOOKKEEPING | PAYROLL

CALL TODAY FOR A FREE MARKET ANALYSIS!

Spring into Action!

Whether you are selling, buying, renting, investing in Residential or Commercial Real Estate I am your one stop resource. With over 30 years experience your transaction will be efficient, prompt and hassle free.

INGRID MYERS, CCS, CRS, CNE, CDPE
703.606.5009 | INGRID@INGRIDMYERS.COM
PWC Life Member Top Producer
RESIDENTIAL - COMMERCIAL - LAND - FARMS & ESTATES LIFE MEMBER

13875 HEDGEWOOD DR,
WOODBIDGE/LAKE RIDGE

LONG & FOSTER
REAL ESTATE
WWW.INGRIDMYERS.COM

BIRTHDAY/ GOTCHA DAY

Join the Dog Park Committee to celebrate your fur baby's birthday or "gotcha" day month!

**SATURDAY, APRIL 27TH
9 AM • VICTORY DOG PARK •
LOCATED BEHIND THE MPOA
OFFICE**



Gregg L. Kassan, DDS
Family General Dentist



We Welcome New Patients!

Services Provided:

- ❖Painless Root Canals
- ❖Tooth Colored/Non-Mercury Fillings
- ❖Cosmetic Bonding
- ❖Porcelain Veneers
- ❖Smile Makeovers
- ❖Dental Implants
- ❖Anxiety-Free Dentistry



We file with All PPO Insurance Plans

Flexible Monthly Payment Plans Available With Lending Club &



Lake Montclair Shopping Center * 5077 Waterway Drive * Montclair, VA 22025
(703) 897-0463 www.montclaircosmeticdentist.com

FURR ROOFING
and GENERAL CONSTRUCTION Inc.
703.670.7884

"Leak Detection Specialist"

Top Rated by Consumer's Checkbook & Angie's List

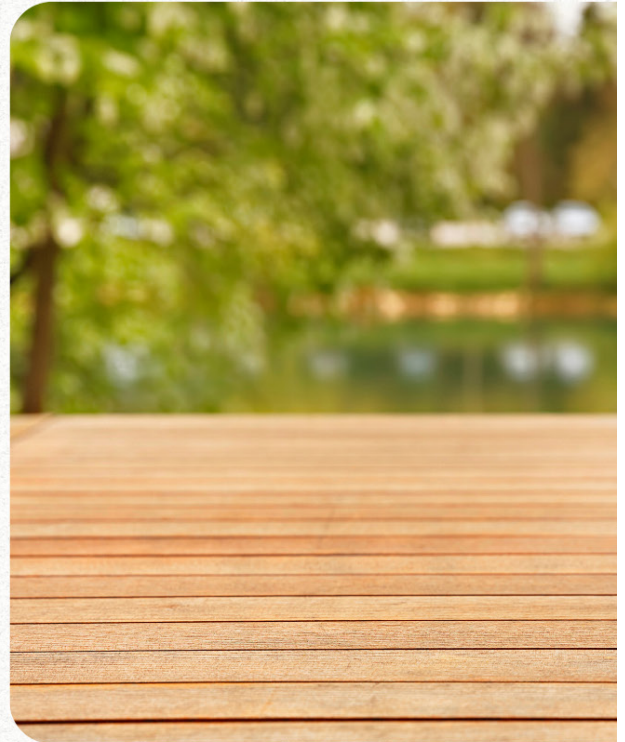
- | | |
|-------------------------------|--------------------------|
| *All Types Roofing | *Seamless Gutter Systems |
| *Vinyl Siding | *Attic Fan Replacement |
| *Skylight Replacements | *Gutter Guards |
| *Replacement Windows | *Repairs |
| *10 Year Workmanship Warranty | |
| * Guaranteed Quality Work | |

Licensed – Bonded – Insured since 1985



E-mail: sales@FurrRoofing.com

Mention this Ad for
10% OFF
Leaf Relief Gutter Guards



PICNIC RESERVATIONS

Each of our awesome amenities boasts a picnic zone fit for a party squad of 25 to 60 guests, depending on where you're at. When beach season rolls in, these spots are up for grabs to host your epic shindigs! Here are some rules to keep in mind as you get ready to save your spot.



Reservation of picnic areas is limited to Members in good standing who possess a valid unrestricted Montclair Recreation Pass.



Events must comply with the Community Guidelines, this includes remaining tidy and restricting alcohol.



Guests without a valid Recreation Pass attending functions at the picnic areas must utilize street or other alternate parking.

To reserve a space, residents must fill out a Picnic Area Reservation form. This can be found at montclairva.com, on the Forms and Documents page, underneath the For Residents tab.

Limit one active reservation per household.

In addition to the Picnic Area Reservation for Private Functions form, Members must submit the following documentation:

1. Copy of the declaration page of the homeowner's/renter's insurance policy;
2. Complete list of guests attending the function, submitted no later than 4 working days prior to requested reservation date.

Failure to provide the complete (first and last name) guest list by the due date will result in the cancellation of the reservation by management staff.

COVENANTS ANNUAL REPORT



Mission: Preserve and protect the natural beauty and resources of Montclair, maintain and enhance property values and ensure that all modifications adhere to community guidelines.

Year to date, reviewed and deliberated on 329 PIRs and made 19 recommendations to the BOD.

Full Report Coming In May

LIFE IN FULL BLOOM

*with the
Potomac Place lifestyle!*



- Dedicated caregivers
- Life enrichment activities
- Large apartments
- and so much more.

Call **703-494-3817** today!





POTOMAC PLACE

ASSISTED LIVING AND MEMORY CARE

2133 Montgomery Ave • Woodbridge • potomacplace.com

 A Family Company

 Coordinated Services Management, Inc.
Professional Management of Retirement Communities since 1981 



Is Your Concrete Sinking? We Can Help!

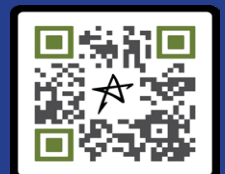


Check Out Our Services:

- Concrete Lifting
- Leak Seal
- Crack Repair
- New Concrete
- Concrete Demo
- Foundation Stabilization
- Garage Lifting
- Void Filling
- Power Washing
- And More...

Contact Us:

(240)665-5665
info@americancsllc.com
www.americancsllc.com
MHIC # 140530



MONTCLAIR'S FAVORITE LAWN CARE COMPANY



Create A Picture Perfect Lawn!

NULEAF LAWN SERVICES

- ✓ Crabgrass Prevention
- ✓ Lawn Fertilization
- ✓ Weed Control
- ✓ Aeration and Seeding
- ✓ Free Grub Control For Life of Program

BOOK NOW

 nuleaflawncare.com

 703.989.9405



First Application*

*new customers only



ARMED FORCES DAY LANTERN LAUNCH

SATURDAY, MAY 18
8:00PM – 9:30PM
DOLPHIN BEACH

Honor military members, past and present, with a lantern launch on Lake Montclair.

LEARN MORE ABOUT THIS EVENT

montclairva.com

April
20th
Dolphin
Beach

Montclair Beautification Day

Spring & Shop

8 AM
to
12 PM

*It's time to celebrate the beauty of our community!
Join your neighbors as we get to know our local
area by buying local goods and learning about
ways to get more involved through community
groups & clubs.*



Community Groups

Get to know your community groups! If your group, such as the Montclair Lions/Leos, Montclair Garden Club, Girl Scouts, Boy Scouts or 4H would like to participate, let us know! Contact lifestyle@montclairva.com about setting up a booth.

Farmers' Market

Come on over and shop at our very own Farmers' Market. Stroll through the stalls filled with fresh produce, handmade crafts, delicious baked goods, and more. Want to join us as a vendor? You can reserve a 10x10 foot space using the link below! Spaces are \$35 each.



Register for a space at the Farmers Market on our website at Montclairva.com.
For more info contact: Kim Monell, Lifestyle Director at lifestyle@montclairva.com.

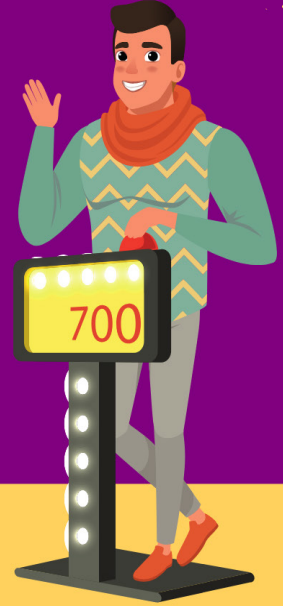


TREVEA NIGHT

FRIDAY, MAY 3

FUN GAMES - BIG PRIZES

Get ready to flex your brain muscles and bring your A-game because prizes are up for grabs! Grab your squad or fly solo for a night of epic trivia fun that'll leave unforgettable memories. Stay tuned for more deets, smarty pants!



 7PM - 9PM

 Southlake Recreation Center

Community Yard Sale

Discover new faces and make some friends as you shop local or set up your own mini store! Join us by adding your own home to our Map of Community Vendors.

MAY 4TH & 5TH

 Montclair

 Contact us!
703-670-6187

 Sign Up!
[www.montclairva.com/
community-yard-sale](http://www.montclairva.com/community-yard-sale)






The Montclair Property Owners Association Presents


YOGA ON THE BEACH

Hosted by Peace of Mind & Body Wellness Studios

Find your inner peace surrounded by natural beauty. Join us on the second Saturday of each month!

8 - 9 AM | May - August | Dolphin Beach

 www.montclairva.com/yoga

 First Date Is May 11th!



GAMES - TUNES - SENSORY FRIENDLY HOURS - AND MORE!

KIDS FEST!

Join us at the spectacular Kids Fest for a day of excitement that will create cherished memories for the whole family!

 **15**
JUNE 2024

 **OPEN AT**
12:00 PM - 05:00 PM

 **DOLPHIN BEACH**





THE MPOA INVITES YOU TO OUR

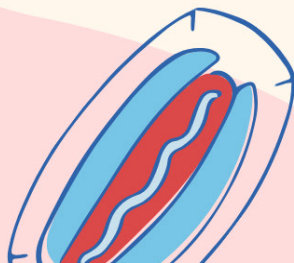
MEMORIAL DAY COOKOUT



FREE FOOD | LIVE MUSIC

5pm - 8pm | May 25th | Dolphin Beach

A VALID RECREATION PASS IS REQUIRED TO
ATTEND THIS EVENT.





G&V

YOUR TREE CARE SPECIALIST

Serving the area for over 20 years!

10% OFF

Non-Emergency Services

(Cannot be combined with other offers.
Excludes: Stump grinding, supplies & materials)

- Tree/Shrub Removal
 - Tree Maintenance
 - Stump Grinding
 - Storm Emergencies
- And More!

BOOK YOUR NEXT
ESTIMATE NOW!

703-569-2570

www.gvtreeservice.com



INSPIRE KIDS CENTER

PRESCHOOL

BEFORE & AFTER SCHOOL

SUMMER CAMPS

15418 Cardinal Drive, Woodbridge, VA 22193 • 703-730-7222

Summer Camps



inspirekidsva.org



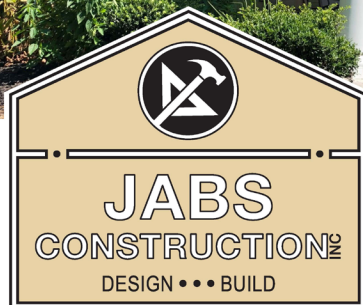
IKC is bringing you 7 weeks of summer fun starting June 10! Scan the QR code to dive into our website for all the details!

• TEAMWORK • FUN • INSPIRATION • TRUST • ACCEPTANCE •



VA STATE LIC #035236 A

Over 40 Years Experience
Five Generations
of Design / Build
Craftsmen



ADDITIONS • RENOVATIONS • REMODELING
(703) 221-JABS (5227)



@jabsdesignbuild
"like" us on facebook/jabsconstruction

17869 Fraley Boulevard, Dumfries, VA 22026
Email: jabsconstruction@verizon.net • www.jabsinc.com

Mangrio Homes

Sam & Kati Mangrio

Cell: 703-994-2393
sammangrio@live.com

Voted best residential Realtor®
in Prince William County for
2014, 2015, & 2016
Washingtonian Top Agent in
2018, 2019, & 2022

Coming Soon!

\$689,000

13117 Taverner Loop,
Woodbridge VA 22192



Office: 703-535-3610
KW METROCENTER
KELLER WILLIAMS REALTY

For client testimonials visit:
www.sammangrio.com

Follow us:



@sammangriorealestate
www.facebook.com/sammangrio

Synergy Property Management, LLC

Residential Property Management Services

www.synergypropertiesmontclair.com

- Property Maintenance Services ◇
- Rental services ◇
- Financial Services ◇

Contact Info:

- ◇ Sam Mangrio
- ◇ 703 994 2393
- ◇ synergyproperties@live.com



Call us for a **free** consultation if you are
thinking about renting out your home!



PRUDENT HOMES

Spray Foam/Cellulose/Fiberglass

Residential Insulation
& Remediation Specialists

Attic / Crawspace / Mold Remediation

Spray Foam/Cellulose/Fiberglass // Attic Remediation &
Insulation Removal // Mold Remediation // Air Sealing
Spray Polyurethane Applications // Crawspace Encapsulation
Attic Rodent & Wildlife Clean-Out // Attic & Crawspace
Disinfecting



Previous Awards
2018 — 2012,
2010 — 2007

(703) 361-7600 • prudenthomes.org

\$100 Discount for
Montclair Residents

FISHING AT DAWN, LAKE MONTCLAIR

ALONE AT FIRST LIGHT, HE PADDLES FROM SHORE,
 PAUSING IN COVES TO CAST AND WAIT, HIS KAYAK
 PARTING THE SEDGE THAT CARPETS THE SHOALS.
 FISHING FOR THIS MAN ISN'T AN ESCAPE FROM LIFE
 BUT A WAY TO SAVOR THE WORLD: TO WATCH CLOUDS
 GLIMMER IN THE EAST, LISTEN TO WIND THUNDER
 LIKE SURF THROUGH THE TREES, AND EXPLORE
 THAT SHADOWY REALM: THE LEAFY BAYS AND GROTTOS
 WHERE FISH SCHOOL. HE'S NOT ALONE, THIS ANGLER
 WHO CRAVES THE LUSCIOUS PEACH OF DAWN,
 WHO RELISHES THE HOUR WHEN DREAMS TAKE WING
 AND THE PALE MOON DANCES ON WATER—
 WHO FINDS IN SOLITUDE, LIKE MOSES WITH HIS ROD,
 A RADIANCE THAT BURNS WITHOUT CONSUMING.

DP—FEBRUARY 2024



NEW Events

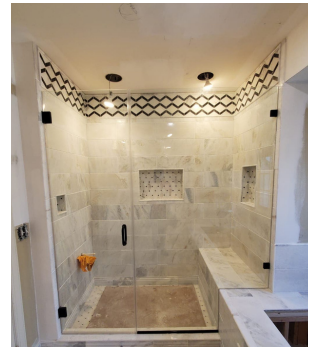
The new event calendar has begun! Check out all our new events!

[LEARN MORE > montclairva.com](http://montclairva.com)

Contact Us:
 (703) 670-6187



WITH OVER 30 YEARS OF EXPERIENCE, OUR GOAL IS TO PROVIDE THE BEST QUALITY SHOWER DOORS WITH THE BEST WORKMANSHIP AND SERVICE.



OUR SERVICES INCLUDE:

- Free Estimates
- Glass Panels
- Framed shower doors
- Frameless shower doors



CONTACT US:

- ☎ 571-233-4385
- ✉ Showerdoor2go@yahoo.com
- 🌐 www.showerdoors2go.com
- 📱 @Showerdoor2go

LONG & FOSTER® REAL ESTATE

Brian Michelli
 REALTOR

Cell: 717-468-8217
 Office: 703-986-5700
 Brian.Michelli@LongandFoster.com
 www.LongandFoster.com/BrianMichelli

Woodbridge/Prince William Parkway
 13875 Hedgewood Drive, Woodbridge, VA 22193



**St. Matthew's
Day School**

**Perfect Place
for Children to
Learn & Explore**

**Research Based
Emergent Curriculum**



St. Matthew's offers early education for children 2.5-5 years of age.

- 2,3,4, or 5 mornings/week (9-12p.m.)
- ★ **NEW! 5 day 9am-3pm option!**
- LUNCH BUNCH option extends the morning
- Professional Teachers

ENROLL NOW

Space is Limited for the 2024-2025 School year

Call 703.494.3090 or email us at Director@stmatthewsva.org
www.dayschool.us



"St. Matthew's Day School admits students of any race, color, religion and national or ethnic origin."

J. DAVID ALACHNOWICZ, DDS

Practicing in the Dumfries-Montclair area for over 15 years!

NEW PATIENTS WELCOME!

WE OFFER:

- All on 4 Denture cases
- Crowns and Bridges
- Digital X-rays
- Implant placement (case specific) and Restoration
- Restorative procedures
- Nitrous Oxide Sedation
- Root Canal Therapy
- Sedation Dentistry (oral medication)
- Smile Makeover (Porcelain veneers)
- Tooth-Colored Fillings
- Total Family Hygiene Care
- Cosmetic Bonding
- Teeth Whitening



Contact Us at (703) 634-2529
www.moderndaydentistry.com
3759 Fettle Park Drive Dumfries, VA 22025



703-552-2720

16150 Country Club Dr, Suite 200
Montclair, VA 22025
www.keyadvantagepm.com
keyadvantagepm@gmail.com



David Luckenbaugh, Principal Broker/Owner
Kathy Grosskopf, Property Manager

**Looking for STRESS FREE
property management?**

**Here's what you know you're getting
when you hand your keys over to our
team:**

***Preservation of your asset - we conduct
periodic inspections of your property and
schedule all needed maintenance**

***Reduced vacancy - we prioritize getting renters
into your property**

***Quality service - we have a team at your
disposal who will collect rent and communicate
with tenants for you**

**Call us today to take advantage of our competitive
rates and get your first month free!**

2024 BOAT AUCTION



The MPOA will auction off all unclaimed or abandoned boats found on Lake Montclair or boats located on the West Beach boat racks with expired or no registration stickers.

- ▶ Bids will be accepted beginning Monday, April 1, 2024. Boats available for bidding will be located in the West Beach parking lot and clearly marked with a numbered sticker.
- ▶ Only bids from owners in good standing will be accepted.
- ▶ Limit one bid per household.
- ▶ All bids must be received no later than 5 p.m. on Friday, April 12, 2024. Winning bidders will be notified by Monday, April 22, 2024.

To place a bid, please complete the Boat Auction form located online at www.montclairva.com or at the MPOA office. The form may be submitted in the following ways:

- Email: info@montclairva.com
- In-person at the MPOA office or left in the dropbox after hours.

Please ensure boats stored on boat racks at West Beach are properly registered with the MPOA Office. Boats that are registered should currently display a purple "West Beach" sticker, in addition to the orange Montclair sticker with a 4-digit registration number. If your boat is not registered, please complete the Boat Registration form and return it, along with a photo of your boat, to the MPOA Office as soon as possible to obtain stickers.



Boats that were not registered before November 10, 2023, will incur a \$15.00 late fee when renewing their registration. Any boat stored at West Beach that is not properly registered by Thursday, March 28, 2024, will be marked for auction. Boats impounded for auction that are later retrieved by their owners will incur a \$25.00 removal and storage fee.



THE LUCKENBAUGH GROUP

WITH SAMSON PROPERTIES



8312 TELEGRAPH RD
\$999,800

Thinking about buying or selling? Have a rental you need listed?
Call us today for a **FREE** market analysis or private showing. *We get results!*

David Luckenbaugh
Associate Broker

703-680-2631

www.theluckenbaughgroup.com | 16150 Country Club Dr. Suite 200 Montclair VA 22025 |

SMILE WITH CONFIDENCE

Your teeth matter



\$99 for Exam + Xrays + Cleaning
(applicable for regular cleaning if applied)

\$35 for Limited Exam + Xrays

Free home whitening kit for new patients



Falls Church, Arlington
Manassas, Woodbridge

1-844-336-2474



RenovaSmiles
FAMILY & COSMETIC DENTISTRY

www.renovasmiles.com
MOST INSURANCES AND DISCOUNT PLANS ARE ACCEPTED.

FREE NO-STRINGS-ATTACHED OFFER

Honorable Service Realty wants to contribute to our community and keep the momentum of our Home Values. We have a list of Qualified and Ready Buyers. Is YOUR home the one they are waiting for?

- 1. FREE Home Improvement audit:** what you should do and NOT do for the biggest return
- 2. A Staging walk through:** critical if done correctly
- 3. An Equity Evaluation:** Advanced Pricing Model. Not just the "comps"

Scan Now to Book Your
FREE NO-STRINGS-ATTACHED Offer



CALL US TODAY!
(571) 289-5673
Clientcare@yourhsrgroup.com
HonorableServiceRealty.com



WORKHOUSE Plumbing & Gas

571-444-6437

WWW.WORKHOUSEPLUMBING.COM

**SERVICING ALL NORTHERN VIRGINIA
AND SURROUNDING AREAS**



VETERAN
OWNED AND OPERATED

LICENSED AND INSURED

- **PLUMBING REPAIRS
REPLACEMENT (RESIDENTIAL
AND COMMERCIAL)**
- **GAS LINE NEW/
REPLACEMENTS/ REPAIRS**
- **DRAIN CLEANING**
- **HYDRO-JETTING**
- **WATER/ SEWER REPAIR
REPLACEMENT**
- **WATER TREATMENT/ WATER
TESTING**
- **WATER HEATERS**
- **SUMP PUMPS**
- **SEWAGE EJECTOR PUMPS**
- **WELL PUMPS**
- **AND MORE!**

RECREATION PASSES

Renewing Passes

After payment of the annual or appropriate monthly MPOA assessment, Recreation Passes for FY25, will be re-validated automatically in the CellBadge system.

Renters/Tenants: At the expiration of your last submitted rental/lease agreement, your Recreation Passes will be set to invalid until a new rental/lease agreement is submitted. To avoid an interruption to your amenity/event access please submit all updated documents to recreation@montclairva.com as soon as possible.

Setting Up New Passes

Step 1: CREATE AN ACCOUNT

visit: cellbadge.com/montclair

Complete an "Initial Add Request" with contact info for a primary residing Homeowner / Renter. This will be the name/address you will give during check-in.

Step 2: ENTER HOUSEHOLD INFO

Once approved, return to the same page to sign in with your contact info and REQUEST A PIN.

Enter any additional household members who reside at the address of the account.

Upload a clear, recent, close-up photo for each requested household member by clicking the camera button next to their name. **PASSES CAN NOT BE VALIDATED WITHOUT A PHOTO.**

Allow 3 business days for the rejection/approval process.

Any residents who are over the age of 18 will need to submit proof of residency showing they are residing in the household for the upcoming fiscal year. Proof of residency must be submitted in person or via email to recreation@montclairva.com. Proof may be presented in the form of a current bill/statement showing their name, address and date (junk mail can not be used). Proof of residency must not be older than 3 months.



UNSURE OF YOUR STATUS? CONTACT US AT: RECREATION@MONTCLAIRVA.COM

CLASSIFIEDS

Business

Allegiance Property Management

We know Montclair! Leasing, comprehensive tenant screenings, online rent collection, property inspections, itemized monthly e-statements & more. Contact Allegiance Property Management (703) 824-4704, info@allegiancecpm.com or www.allegiancecpm.com.

Help Accounting Services, Inc.

Individual and small business income tax preparation; payroll, bookkeeping. Montclair based business. Cheryl Singstock, CPA and Timothy Singstock, EA. (571) 594-6747 Admin@HelpAccountingServices.com Online at HelpAccountingServices.com

Marry Me Realty, LLC

BEL O'NEILL, REALTOR - "Marrying Homes & Humans" Ask me for "home improvement" recommendations and more, to help you determine if you'll buy, sell, rent or stay! Direct: 703-585-2350 | Bel@MarryMeRealty.com Brokered by Samson Properties 703-378-8810 (HQ) - ask for Bel O!

Cleaning

A+ Flower Fresh Home Cleaning

Flower Fresh Home Cleaning. Come home to a flower fresh house. Servicing Montclair residents for 38 years. Outstanding long-term employees. Excellent references. Call Michelle (703) 447-9248

B & L Cleaning Services

Reliable and experienced on residential and commercial cleaning, serving in Montclair neighborhood since 2000. Family business operation, licensed, bonded, insured. (703) 216-7329

Cleaning Excellence

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

Flow's Metropolitan Cleaning Services

Looking for top-notch cleaning services for your home or business? FMCS is here to provide one-time basic clean, a thorough deep clean, or specialized move in/move out services, we've got you covered. Call us directly at 571-207-9546

G&S Carpet Cleaning

Professional steam cleaning. 3 areas \$80, 6 areas \$120, 10 areas \$180. Carpets, rugs, furniture, pet stains, deodorizer, water damage services also. (703) 987-0359

Husband and Wife Cleaning

Reliable and experienced on residential and commercial cleaning, serving in Montclair neighborhood since 2000. Family business operation, licensed, bonded, insured. (703) 232-9036

R&M Cleaning Services

Reliable and experienced. Good references. Flexible scheduling, reasonable rates. We are licensed, insured, employees covered through workers comp. We bring our own equipment weekly, biweekly, monthly, occasionally, one-time, move in/out, offices. For free in-home estimate call Maryen/Raul @ (703) 321-5335

Residential Full Service Cleaning

Residential cleaning in your neighborhood. Available Monday – Sunday. Scheduled and last-minute appointments. Over 22 years of experience. Moving? We'll leave the place sparkling! Call Celia for a free estimate (571) 426-2105.

For Sale/Rent

Boat For Sale

Pontoon boat 18ft. Needs some work. Price is negotiable. Call Lori at (914) 466-4973

Rental Cabin

Spring Getaway, mountain cabin at Deep Creek Lake, MD. 4BR, 3BA, sleeps 10, WIFI, big TVs, grill, hottub. Five golf courses in area. deepcreekvacations.com/booking/tips-up/1314-56671. Call (301) 387-5999

Home Improvement

A+ Home Improvement Services

Excellent References. Concrete driveways, sidewalk, stoop, steps and patios. Exterior work - pressure washing and stain decks, replace rotting wood, and fence repairs. Interior/Exterior painting. Serving PWC for over 20 years. Call/Text "CHUCK" (703) 615-5083. Free estimates.

A-Awesome! Joel Riggs

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

Aqua Clean Solutions

Housewashing/Roof cleaning. Call us for a free estimate at (703) 454-2222 or visit our website at aquacleansolutionsinc.com.

Ascenbro Electrical Contractors

Choose the best electrical company in your area. With 24 years experience, with state electrical license, plus insurance. "No job is too small for us!" Seniors citizen and military get 10% discount. Call us (703) 786-3144 email: ponygua13@yahoo.com - ascenbroelectrical.com. Free estimates.

Brickwork

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

C & R Remodeling

Complete Bathroom and Kitchen Remodeling. *Decks *Screen Porch *Gazebos *Patios, etc. Insured and Bonded. Class A Contractor HIC, RBC. Free Estimates (571) 237-5483 www.cnrremodelingandflooring.com

GM Painting And Remodeling

Elevate your home with expert craftsmanship! Licensed and insured, great references in the area. Professional handymen offering a wide range of services including painting, kitchen

BUY • SELL • TRADE • HIRE

remodel, drywall repairs, construction, plumbing, power washing, and more! Contact us for a free estimate! GMpainting123@gmail.com (703) 867-0084

Hoskins Electric, LLC

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

JBS Plumbing

Licensed & Insured. Water heater re-placement, main water line replacement, garbage disposal, additions, basement bath, new houses, drain cleaning, faucet repair and installation. Quality you can count on. Call (703) 732-4026

Melvin's Handyman Services

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

PRESSURE WASHING

Mason's Pressure Washing Serving Fine Homes Since 1992. House Soft Washing, Exterior Window Washing, Concrete Cleaning, Roof Washing Treatment, Gutter Brightening and Gutter Cleaning. 540-340-WASH (9274) or www.masonspressurewash.com

Quality Handyman

Quality Handyman work for an affordable price, FREE ESTIMATES, 20+ years' Experience. Plumbing. Electrical. Painting. Carpentry. Drywall. Pressure Washing. Gutters. Ask about our Handyman Special, All work is guaranteed, no job is too small! 540.446.8557 -Dakota 276.952.5781 -Larry Qualityhandywork@yahoo.com

RAF Painting & Pressure Washing

Interior & Exterior painting & exterior staining, concrete sealing and pressure washing. Quality not quantity is the reason for A rating on

Angie's List. Free estimates, sterling references, Lic-Ins (540) 273-1781 or (540) 720-1713 & rafords@yahoo.com.

Rick's Drywall

Commercial or Residential basements + additions. Acoustical Grid, water damages, small carpentry, light painting. Insured, free estimates. (240) 375-6278 rjboivin2@gmail.com

Tony's Painting

Pressure washing and all handyman services. Free estimates. Call Tony @ (703) 864-8821.

Landscape/Lawncare

Aguilar's Tree Service and Landscaping, LLC

Tree removal, lot cleaning, stump grinding, mulching, sodding, power washing. Retaining walls. Tree preservation and much more. Fully insured. Free estimates. (540) 212-1370 aguilar1mario@gmail.com.

Annual Lawn Care Programs

14 step program includes core aeration, overseeding, fertilizing, weed control, soil analysis. Catered to your lawn's specific needs. Call/text C and P Lawn Care at 703-789-2970 or email at candplawncare@outlook.com for your free estimate

C & P Lawn Care

Lawn care programs, core aeration, mowing, landscaping, weeding, yard clean-up, mulching, hedge trimming, leaf removal, planting, and light hauling. Fully insured. Montclair resident. Free estimates. Call/Text (703) 853-2478

First Choice Lawn Care

Professional Lawn and Landscape Maintenance. Mowing, Mulching, Shrub & Tree Pruning, Core Aeration, Seeding & Fertilization, Spring & Fall Cleanup, Hauling, mailbox post replacement, fence repairs. Licensed & Insured, Call or text (703) 447-9694

LAWN MAINTENANCE

Mason's Lawn & Landscape Serving Fine Homes Since 1992 - A Custom Design, Build & Maintenance Company. Services Include:

Mowing, Lawn Fertilization & Overseeding, Clean-up & Mulching, Trimming Shrubs, Garden Visits, Snow Removal, Planting, Paver Patios & Walkways, Paver Sealing, Landscape Lighting 703-594-GROW (4769) ryan@masonslandscape.com or www.masonslandscape.com

Miscellaneous

Dog Walking & Pet Sitting Service

We are your neighborhood professional dog walking and pet sitting service. Trust, dedication, and loving care for dogs and cats since 2003. True companionship for your pets and peace of mind for you. Call (703) 445-8090, pawkeepers@comcast.net or www.pawkeeper-spetsitter.com

Junk Hauling

Yards, basements, garages, attics clear, furniture & appliance disposal, storage clean out, sheds, hot tubs, also offering yard work, local light moving. Call (703) 599-8385 or lighthauling1@aol.com

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





| Sunday | Monday | Tuesday | Wednesday | Thursday | Friday | Saturday |
|--------|--|------------------------------|--|---|--------|---|
| | 1 | 2 | 3 AAB (V) 4pm | 4 WETA 7pm | 5 | 6 |
| 7 | 8 Safety (V) 7pm | 9 | 10 NTA (IP) 5:30pm BOD (IP & V) 6:30pm | 11 PIR Cut Off @ 5pm Dog Park (V) 5:30pm Covenants (V) 7pm | 12 | 13 ASHA (IP) 9am |
| 14 | 15 LMC (V) 7pm | 16 BRB (V) 4pm | 17 AAB (V) 4pm LMFC (V) 7pm | 18 IHA (V) 7pm | 19 | 20 Montclair Beautification Day |
| 21 | 22 B & F (V) 5:30pm Events (V) 7pm | 23 FAB (V) 4pm | 24 SRA (IP) 7:30pm | 25 PIR Cut Off @ 5pm Covenants (V) 7pm | 26 | 27 Birthday/Gotcha Celebration - Dog Park 10am |
| 28 | 29 | 30 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 | 2 WETA (IP) 7pm | 3 Trivia Night | 4 Community Yard Sale |
| 5 Community Yard Sale | 6 | 7 | 8 NTA (IP) 5:30pm BOD (IP & V) 6:30pm | 9 PIR Cut Off @ 5pm Covenants (V) 7pm | 10 | 11 ASHA (IP) 9am Yoga on the Beach |
| 12 | 13 Safety (V) 7pm | 14 | 15 AAB (V) 4pm LFMC (V) 7pm | 16 IHA (V) 7pm | 17 | 18 Armed Forces Day Lantern Launch |
| 19 | 20 LMC (V) 7pm | 21 BRB (V) 4pm | 22 SRA (IP) 7:30pm | 23 PIR Cut Off @ 5pm Covenants (V) 7pm | 24 | 25 Birthday/Gotcha Celebration - Dog Park 10am Memorial Day Cook-out |
| 26 | 27 B & F (V) 5:30pm Events (V) 7pm | 28 FAB (V) 4pm Communications (V) 7pm | 29 | 30 | 31 | |

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

AAB..... Architectural Appeals Board
 BOD..... Board of Directors
 BRB..... Business Review Board
 B&F..... Budget and Finance
 FAB..... Financial Appeals Board

LMC..... Lake Management Committee
 LFMC..... Landscape and Facilities Management Committee
 MAC..... Ad Hoc Management Agreement Contract Committee
 MCC..... Ad Hoc Montclair Country Club Committee
 RIM..... Records Information Management Committee

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.ih@gmail.com

Disclosures: Ruth Sisler - rsisler@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: Ann Saavedra (703) 537-2309

Email: Ann.Saavedra@fsresidential.com

Parking Information: (703) 385-1133