



THE

VOLUME 58 NUMBER 7 • JULY 2026

MONTCLAIRION

A NEIGHBORHOOD NEWSLETTER PUBLISHED BY THE MONTCLAIR PROPERTY OWNERS ASSOCIATION

1776 - 2026



YEARS



4TH OF JULY

INDEPENDENCE DAY

Page 8-9 - Public Notice of Guideline Changes

Page 16-17 - Independence Day Celebration

Page 18-20 - July Safety Corner

MPOA Office

Mailing Address

3561 Waterway Drive
Montclair, VA 22025

Hours of Operation

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

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

Website: www.montclairva.com

FSRConnect: dcmetro.fsrconnect.com

Facebook: www.facebook.com/montclairva

Board of Directors

President, Brian Proctor.....bproctor.mpoa@gmail.com
1st VP, Linda Cheng-Khan.....lindack4montclair@gmail.com
2nd VP, Tracy Hansen.....odudztracy@msn.com
Treasurer, Chris Williams.....c.williams.va@gmail.com
Secretary & Precinct 1 Rep., Fred Rash.....fredrashmpoa@aol.com
Precinct 2 Rep., Thomas Starai.....mpoa.tom@starai.net
Precinct 3 Rep., Richard "Buck" Arvin.....buckarvin@outlook.com
Precinct 4 Rep., Vacant

At-Large Directors

Brian DeMuth.....bdemuth.mpoa@gmail.com
Walt Giraldi.....wbgiraldi@verizon.net
Timothy Beatty.....tpbeatty.mpoa@gmail.com

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

Management Staff

General Manager

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

Assistant General Manager

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

Resident Services Manager

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

Lifestyle Director

Kim Monell.....lifestyle@montclairva.com

Lifestyle Assistant

Izzy Hansen.....communications@montclairva.com

Assistant Community Manager

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

Resident Services Administrator

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

Resident Support Specialist

Mary Walton.....covinspector1@montclairva.com

Resident Support Specialist

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

Administrative Assistant

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

Maintenance Supervisor

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

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

Board of Directors Meetings

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

Assessments

Effective May 1, 2026, assessments are \$900 when paid in full, or \$75/month when paid over 12 monthly payments. All assessments are due on the first of every month, May through April. Any assessment not received within ten days of the due date will incur a \$35 late fee. Payments placed in the dropbox at the MPOA office after 5 p.m. on the 10th will not be processed until the next business day. Payments can be made through the online payment system, in-person or mailed to the MPOA office, or mailed to the address below:

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

We encourage homeowners to make payments electronically to expedite processing. Please make all checks payable to Montclair POA and include your account number. If you currently use a personal online bill-paying service to pay your monthly assessments, please note this is the remit address.

If you have accounting questions, or need help with the online payment process (including setup), please contact acm@montclairva.com or call (703) 670-6187

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



Public Notice
Page 8-9



Independence Day
Page 16-17



Safety Corner
Page 18-20

Features

- 4 President's Message**
- 5 Common Area Expectations**
- 6 Office Closure**
- 11 Celebrating Our Associates**
- 12 Precinct 4 Representative - Call For Candidates**
- 14 Trash Opt-In/Out Period Is Coming Soon!**

Events

- 7 Yoga on the Beach / Sunset Yoga**
- 7 Beer on the Beach / Food Truck Friday**
- 10 Summer Movie Night**
- 15 Food Truck Friday**
- 22 Cardboard Boat Regatta**
- 26 Thank You Volunteers - Kids Fest**
- 26 Block Party Weekend**
- 27 Cornhole Tournament / Beer on the Beach**

President's Message

Greetings Montclairions!



One of the many things that makes Montclair special is the pride residents take in our community. Our beaches, parks, and common areas are places where neighbors gather, families make memories, and everyone enjoys the amenities we all share. Recently, however, we have experienced an increase in vandalism, property damage, and pranks occurring in our common areas and beaches, involving both adults and teens.

We want everyone to enjoy themselves and have fun, especially during the summer season. At the same time, being part of Montclair means respecting our neighbors and taking pride in the community we call home. Acts that damage Association property or create unnecessary work for our staff, take away from the experience and use of facilities for everyone.

It is important to remember that there are always costs associated with repairs and maintenance, ultimately shared by all homeowners. Every broken fixture, damaged sign, or act of vandalism results in expenses that impact the entire community. These are resources that would be better spent maintaining and improving our amenities rather than repairing preventable damage.

The MPOA Board of Directors is committed to protecting our community and will hold individuals accountable for vandalism and violations of the governing documents. Where appropriate, those responsible may be subject to reimbursement for damages, fines, and other enforcement actions.

We ask and also thank you for your help. If you witness vandalism, misuse of common areas, or other violations, please report them to the Association or, when appropriate, local law enforcement. Timely reporting allows the BODs to address issues quickly and helps to preserve the quality of life Montclarion residents and guests have come to expect.

Montclair is a community we can all be proud of. By working together, setting a positive example for our children and neighbors, and treating our shared amenities with care and respect, we can ensure that our beaches, parks, and common areas remain welcoming places for everyone to enjoy.

Thank you for your continued support and for helping make Montclair a community we are proud to call home.

All the best,

Brian Proctor

From the June 10, 2026 Board of Directors Meeting

- Directed staff to solicit both competitive bids and direct negotiation bids with our current provider for collections and monetary recovery services.
- Approved the transfer of excess funds at the closing of FY26 into the Reserves account for FY27.
- Approved WindChazer Inc. to conduct Goose Management Services.
- Requested Prince William County approve the proposed traffic calming plan for Northgate Drive.
- Approved current precinct boundaries for all four precincts, as they currently exist in the Calendar Year 2026 for the 2027 Annual Meeting Precinct Elections.
- Appointed Sue Ryan, Jeanne Vogt, and Bridget Wilson to the MPOA Kids Dominion Replacement Ad Hoc Committee.
- Approved amendments to Community Guidelines Article 5 section 5.4.39 Sheds (see Public Notice, pg.8).
- Approved the proposed Financial Audit and Tax Preparation by Newman CPA.

Want more info?

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

COMMON AREA EXPECTATIONS

To help maintain a safe, welcoming, and enjoyable environment for all residents and their guests, community members are expected to follow the instructions and guidelines provided by MPOA or recreation and lifeguard staff. Failure to comply may result in the following actions:

1. Verbal Warning

Staff will provide a verbal reminder of the applicable rules and expectations.

2. Removal from the Common Area

Removal from the Common Area – Continued noncompliance will result in being asked to leave the area.

3. Additional Consequences

Additional Consequences – Repeated incidents may result in violations and the suspension of common area privileges.

These measures are intended to ensure that our shared spaces remain safe, respectful, and enjoyable for everyone. We appreciate your cooperation and commitment to fostering a positive community environment.





Mike Nies, Owner
 (703) 590-3187
 michael@pphonline.com



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TOGETHER WE *Grow!*

COMMUNITY WATCH INCIDENT REPORT – MAY 2026

SERIOUS INCIDENTS	PCT 1	PCT 2	PCT 3	PCT 4	W	Notes	MAY	APR	MAR	FEB
Assault	-	1	2	2	1	Includes one aggravated assault and four arrests	6	9	4	1
Burglary / Att. Burglary	-	-	-	-	-		0	0	1	1
Drug / Alcohol Offense	-	-	1	-	-	Reported DUI on Golf Club Dr.	1	6	1	2
Firearm Violation	-	1	-	-	-	Subject with a gun reported on Edgewood	1	1	0	0
Larceny / Theft	-	-	-	-	-		0	12	6	6
Robbery	-	-	-	-	-		0	1	0	0
Vandalism	-	1	1	-	1	Incidents at shopping center, Spillway, and Yorktown	3	9	1	1
Other Serious Incident	6	4	2	3	6	Numerous domestic incidents, child abuse/neglect, etc	21	16	23	27
Total Serious Incidents	6	7	6	5	8		32	54	36	38
ROUTINE INCIDENTS	PCT 1	PCT 2	PCT 3	PCT 4	W	Notes	MAY	APR	MAR	FEB
Animal Complaint	5	3	4	5	2		19	15	16	4
Disorderly / Noise Violation	4	1	5	6	7	Includes multiple incidents at shopping center	23	9	11	4
Motor Vehicle Crash	2	1	1	-	5	Accidents at nine locations	9	15	12	5
Parking Violation	4	4	3	2	-	Multiple violations on Olivia and Edgehill	13	8	7	3
Suspicious Person / Vehicle	3	4	-	1	6	Multiple reports at Dolphin Beach and county park	14	23	11	9
Traffic Control Incidents	-	-	-	-	29	Includes 24 vehicle stops with one arrest	29	32	47	31
Trespassing	-	-	-	-	1	Incident at the shopping center	1	2	1	3
Miscellaneous	0	74+	2	17	89+	Includes proactive policing activities. Notes below.	182+	125+	72	45
Total Routine Incidents	18	87+	15	31	139+		290+	229+	177	104
TOTAL INCIDENTS	24	94+	21	36	147+		322+	283+	213	142

PCT 1: none. PCT 2: 68+ infrastructure checks at Dolphin Beach, 4 foot patrols, 1 warrant service, and 1 response for unconscious person. PCT 3: 1 warrant served (with arrest) and 1 report of unconscious person. PCT 4: 2 warrant service incidents and 15 school checks. Waterway: 60+ infrastructure checks, 18 school checks, 5 county park checks, 2 business checks, 1 loitering incident, 1 warrant service, and 2 incidents involving an unconscious person.



YOGA ON THE BEACH

Join us @ West Beach
8 AM - 9 AM

JUL	11TH
AUG	8TH
SEP	5TH



SUNSET YOGA

Join us @ Dolphin Beach
7:30 PM - 8:30 PM

JUL	3RD
AUG	21ST
SEP	22ND



Stick around after class to BYOB, mingle, and unwind with good vibes and great company!

montclairva.com/yoga-on-the-beach

A VALID RECREATION PASS IS REQUIRED TO ATTEND - LIMIT TWO GUESTS PER PASS - NO PETS ARE PERMITTED AT MPOA EVENTS.

BEER ON THE BEACH / FOOD TRUCK FRIDAY

Friday, July 10th

Dolphin Beach | 4398 Spillway Lane



BYOB



Brian Grilli 7-9pm



Food Trucks 5-8pm



Atlantic BBQ



Our Waffle Creations

Valid recreation pass required to attend. Limit two guests per pass. | No pets permitted. | No glass permitted.

PUBLIC NOTICE



The following Community Guidelines were amended at the June 10th, 2026, Board of Directors Meeting and will go into effect July 10th, 2026.

***Please see the approved guidelines below**

5.4.39 Sheds

Pre-Approved: None

Quick Track: None

Requirements and Restrictions:

A. A shed is defined as a free-standing, framed, walk-in structure, and is considered permanent. For other types of outdoor storage, see Community Guideline 5.4.28 – Outdoor Storage Containers/Cabinets. All sheds, whether wood, plastic, metal, composite, or other material, will be considered on a case-by-case basis and must meet one of the following foundation requirements:

1. Solid concrete slab foundation
2. Concrete block wall foundation
3. Concrete piers (must include lattice skirting)
4. Contained level gravel foundation

B. Exterior finish and roofing colors should be compatible with the main dwelling.

C. Any structure that is attached to a townhome, cluster home, or single-family home will be considered an addition and reviewed under those guidelines. (See Community Guidelines - 5.4.27 – Major Alterations)

D. Only ONE shed is allowed per lot.

E. Sheds will NOT have plumbing but may have electricity, for which homeowner is responsible for obtaining proper permits and inspections from the County.

F. Sheds will NOT be used for dwelling purposes, only for storage.

G. Sheds may require landscaping to minimize the effect on surrounding properties.

H. Resource Protection Area (RPA) provisions apply to sheds. (See Community Guideline – 5.2.1 (B) – RPA Alterations or Improvements)

I. Location and Size Requirements

1. Single Family Homes (see Appendix F for examples)

- a. Must comply with all county building and zoning requirements for sheds.
- b. Located in the rear yard a minimum of 5' from both the side and rear property lines.
- c. Located a minimum of 8' from the primary dwelling (includes decks, patios, concrete pads, and HVAC units).
- d. The maximum shed size is 120 square feet (e.g. 10' X 12') and shall not be more than 12 feet high at the peak of the roof

2. Townhomes (See Appendix F for examples)

- a. Must comply with all county zoning requirements for sheds.
- b. Located in the rear yard and can be placed up against the fence on the side or rear property line.
- c. The maximum shed size is 60 square feet (e.g. 5' X 12') and shall not be more than 6 feet high at the peak of the roof.

Appendix “F”
Examples – Sheds for Single Family Homes

Minimum 5’ from side and rear property line
 Minimum 8’ from primary dwelling (including decks, patios, concrete pads and HVAC units)
 Must meet foundation requirements

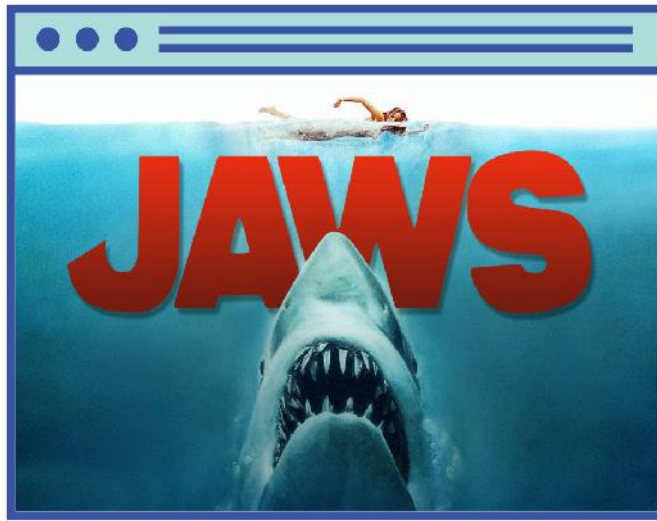


Examples – Sheds for Townhomes

Maximum shed size is 60 sqft; maximum height is 6 feet at peak
 Can be placed up against fence on side or rear property line
 Must meet foundation requirements



Summer Movie Night



Friday, July 17

Jaws

Dolphin Beach | 4398 Spillway Lane

Movie Starts at Dusk

A valid recreation pass is required to attend. Limit two guests per pass. No pets permitted.

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PRECINCT 4 REPRESENTATIVE

CALL FOR CANDIDATES

The Montclair Board of Directors is seeking a dedicated homeowner from Precinct 4 to fill the vacant Precinct 4 Representative seat. This is an excellent opportunity to become involved in the community, help shape the future of Montclair, and serve your neighbors. The position carries a remaining nine-month term that will expire at the 2027 Annual Meeting. To be eligible, candidates must be members of the Association in good standing.

The most important qualifications are a desire to improve Montclair and an interest in how the Association is governed. Precinct Representatives serve as members of the Board of Directors and act as a resource for residents within their precinct. Representatives listen to community concerns, bring issues forward for board discussion, and help ensure that the voices of their neighbors are heard.

If you live in Precinct 4 and are looking for a meaningful way to contribute to the community, we encourage you to consider applying. The streets included in Precinct 4 are listed to the right of this article. A candidate application form is available on the following page and on the Montclair website at montclairva.com.



STREETS

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



Montclair Property Owners Association CALL FOR CANDIDATES

Board of Directors Precinct Candidate Form

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

The Board of Directors is looking for a candidate to fill the seat for the Precinct Four Director. **This position has a remaining nine-month term that expires at the 2027 Annual Meeting.** To be eligible you must be a member of the Association in good standing.

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

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

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

Montclair Needs YOU!

Name: _____ Date: _____

Address: _____ Precinct: _____

Phone: _____ Email Address: _____

of Years as a Montclair Resident: _____

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

Signature _____ Date _____



HOW TO



Opt-IN

Homeowners who are already opted-in to the service will not need to opt-in again. All homes that are NOT part of a sub-association can opt-in by emailing us or visiting the website below starting on August 1, 2026. Homeowners who opt-in will receive service starting May 5, 2027. Please note that homeowners will NOT be able to opt-out again until the following enrollment period.



Opt-OUT

During the enrollment period of August 1 - September 30, 2026, homeowners can opt-out of the service with an effective date of April 30, 2027. All opt-out requests must be submitted in writing, please include your name and address, and send to the MPOA at trashservices@montclairva.com.

Montclair Trash Services Opt-In/Out Period Is Coming!

The annual trash services opt-in/out period is almost here! If you missed the previous opt-in and would like to switch your provider to Disposal Services for the upcoming year, or previously opted in and want to opt out, follow the instructions to the left. **We'll be accepting opt-ins/outs from homeowners from August 1 - September 30** for the following fiscal year.

\$20.95 / Month!

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Free special pick-ups, no fees for initial totes and no rental or maintenance fees.

MPOA MANAGED

Have a problem with your service? The MPOA addresses the concerns for you!



Scan for more information



Montclairva.com/trashservices



trashservices@montclairva.com



FOOD TRUCK FRIDAY FEATURING: CRAVE

Whether you want to picnic at the beach or just bring home some amazing dinner, swing by and try what Crave has to offer! Featuring spectacular BBQ faves!

FRIDAY, JULY 24 | 5-8 PM

Dolphin Beach | 4398 Spillway Lane

montclairva.com/food-truck-friday

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Sam and Kati were recommended to me by a friend and they lived up to that recommendation and more. They were excellent to work with discussing the ins and outs of each property and pointing out things I would have missed when looking at houses. They also took the time to explain each step of the process in detail so I was not left lost when discussing the complex process that is buying a house. I would recommend Sam and Kati to anyone looking to buy, especially first time home buyers. Thank you for all of the assistance in buying my new home. *Matt Z., King George*



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INDEPENDENCE DAY CELEBRATION

4TH OF JULY

JOIN US IN CELEBRATING AMERICA 250 WITH FRIENDS,
FAMILY, AND NEIGHBORS!



★ LIVE MUSIC - 5:30-9:30PM
• BRIAN GRILLI

★ FOOD TRUCKS - 5:30-9:30PM

- LUNCHBOX ON WHEELS
- DE.VOURED
- PHAT YUMMIES
- KONA ICE

★ FIREWORKS SHOW - 9:30PM



BIKE PARADE

10AM @ HENDERSON
KONA ICE AVAILABLE

INDEPENDENCE DAY CELEBRATION

DOLPHIN BEACH
4398 SPILLWAY LANE




PLEASE NOTE: FOR THE SAFETY OF ALL ATTENDEES, THERE WILL BE NO ACCESS ACROSS THE DAM STARTING AT NOON. BOATS WILL NOT BE ALLOWED TO CROSS THE BUOY LINE ONCE PLACED IN THE LAKE.

**A VALID RECREATION PASS IS REQUIRED TO ATTEND. LIMIT TWO GUESTS PER PASS.
NO PETS PERMITTED. NO ALCOHOL PERMITTED.**



4TH OF JULY

CLOSURES, PARKING RULES & ACCESSIBILITY

ROAD CLOSURES



-  Beginning at 10 AM, a blockade will be placed at the intersection of Boxwood Drive and Dolphin Drive.
-  A second blockade will be placed at the intersection of Ashgrove Drive and Dolphin Drive beginning at 5:30 PM.
-  Homeowners that live beyond the blockade have been mailed parking passes for quicker access back to their homes. If you forget your parking pass or did not receive one, a driver's license can be used instead.

DAM & WATER CLOSURES





-  To create a safe zone for the fireworks show, Dolphin Dam will be closed beginning at noon. No access will be permitted for the remainder of the day.
-  Buoys will be placed in the water to create a safe zone. No access will be permitted beyond the line of buoys once they are placed.

PLEASE NOTE: Crossing into the safety zone may result in an attendee's removal from the event and the possible shutdown of the fireworks show.

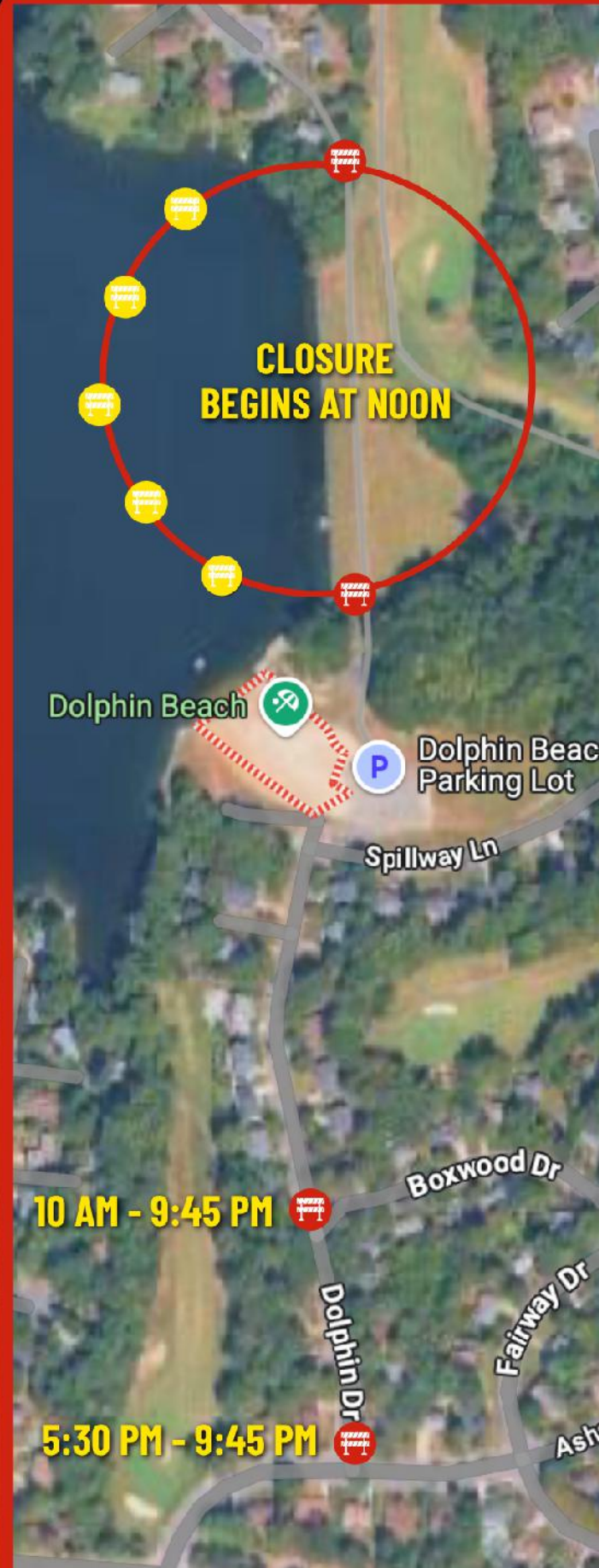
PARKING & ACCESSIBILITY

-  Limited space on the parking lot will be available for attendees displaying a handicap placard or plate. Once the spaces are filled, attendees may be dropped off at the parking lot, and the vehicle must be parked on the street.
-  If you do not have a handicap placard or plate but need drop-off access or other special considerations, please contact the Lifestyle Director, Kim Monell, at events@montclairva.com or 703-670-6187 x 19.

ADDITIONAL RULES

-  With the exception of service animals, pets are not permitted at the event.
-  Attendees wishing to use tobacco products during the event must do so outside of the event area on Dolphin Drive or Spillway Lane.
-  Alcohol, personal fireworks and glass bottles are strictly prohibited during the event.
-  A valid Recreation Pass is required to attend the event. Two guests are permitted per valid pass.

PLEASE VISIT MONTCLAIRVA.COM FOR A FULL LIST OF ALL RECREATION AREA GUIDELINES OR CALL 703-670-6187.



July Safety Corner

BY: MARIE JULIANO, SAFETY COMMITTEE CHAIR

As we celebrate the **250th birthday of our great Nation this July 4th**, and enjoy all the summer activities that make Montclair such a wonderful place to live—**swimming, boating, kayaking, backyard barbecues, picnics, and long-awaited vacations**—your Safety Committee urges every resident to stay vigilant.

This season brings joy, but it also brings **preventable hazards**. The following reminders about **boating safety, pool safety, barbecue and food safety, sun and heat protection, travel safety, child safety, and fireworks safety** are designed to enhance your awareness, help you respond to emergencies, and keep your family safe throughout this patriotic and festive season.

BOAT AND PERSONAL WATERCRAFT SAFETY

Boats operating on Lake Montclair must be registered with the MPOA office and display current registration stickers on the port side of the bow. No gas-engine powered boats are permitted on the lake. Electric motors may have a total horsepower of no more than 195 pounds of thrust, or 3.5 horsepower.

Make sure you and everyone on a boat, canoe, kayak or Jet Ski wear a Coast-Guard approved life jacket. Make sure young children are supervised at all times when on a boat or personal watercraft. Learn about boat and personal watercraft operation, communications, navigation, and life-saving techniques before taking to the water.

MOST IMPORTANTLY: For the safety of swimmers, boats “must” avoid all designated swim areas.

NOTE: All PWC operators age 14 and older and all motorboat operators of 10 hp or greater regardless of age need to take a boating safety course. To get certified online visit: <https://www.boat-ed.com/virginia/>.

DRIVING AND VEHICLE SAFETY

With more people on the roads now, it's important to drive safely. Make sure your vehicle has been properly serviced and is in good working shape before a long road trip. Be well rested and alert, use seat belts at all times, observe speed limits and follow the rules of the road. If plans include drinking alcohol, designate a driver who won't drink. DUI's are on the rise as well as auto accidents, particularly in our community. So, always, give one's full attention to the road. Avoid distractions such as cell phones. Familiarize yourself with your surroundings if you are in an unfamiliar place and know where the nearest emergency room is to you at all times in case of an emergency. Whether driving an RV, car, or riding a motorcycle, be aware of changing road and weather conditions. Visit:

<https://www.nsc.org/road/safer-vehicles>

SWIMMING SAFETY

Learning to swim and teaching your children to swim is one of the best steps someone can take to be safe around water. People can contact their local Red Cross chapter and learn how to swim as well as get the facts about water safety, home pool safety, and first aid and cardiopulmonary resuscitation (CPR) classes. Visit <https://www.redcross.org/>.

Swim only at a lifeguard-protected beach within the designated swimming area and obey all safety rules. Actively supervise children at all times – even if a lifeguard is present. Stay within arm's reach of young children when they are in the water. Don't swim alone or in bad weather. Have young children or inexperienced swimmers wear a Coast Guard-approved life jacket. Don't rely on water wings or inflatable toys. Always enter shallow water feet first. Dive only in areas marked safe for diving. Have appropriate equipment, such as reaching or throwing equipment, a cell phone, life jackets and a first aid kit. Know how and when to call 9-1-1 or the local emergency number.

POOL SAFETY

It's important to constantly supervise children when they are near water. Never leave a young child unattended near water, and do not trust a child's life to another child; teach children to always ask permission to go near water. Avoid distractions when supervising children around water. If a child is missing, check the water first. Seconds count in preventing death or disability.

The American Red Cross and National Swimming Pool Foundation® (NSPF) have developed an online safety course for pool and hot tub owners. Home Pool Essentials helps people understand the risks of pool ownership, how to maintain a safer and cleaner pool, what safety equipment is appropriate, how to prevent pool and hot tub entrapment hazards, and how to respond to an emergency.

GRILLING SAFETY

Thoroughly clean your grill of any food grease or dust. Always check the tubes leading into the burner for any blockages from insects or grease that can cause an uncontrolled fire. Replace any connectors which can lead to a gas leak and keep lighted cigarettes, matches or open flames away from a leaking grill. Always follow the manufacturer's instructions that accompany the grill.

Do not use a grill in a garage, breezeway, carport and porch or near any surface that can catch fire. Never grill indoors – not in a house, camper, tent or any enclosed area. Use the long-handled tools especially made for cooking on the grill to keep the chef safe. Never add charcoal starter fluid when coals have already been ignited. Always watch the barbecue grill when in use. Keep a fireproof pan under the grill to catch any falling ash or grease. You may want to invest in a grilling mat that has passed all testing for fire and flame resistance, and keep your deck safe and clean from stains, splatter, spills, grease, etc. Keep kids and pets away from the grilling area.

FOOD SAFETY AND PREPARATION

Wash your hands in hot soapy water before preparing food, after touching raw meat and after any interruptions such as using the bathroom, handling pets, or stopping to do something with the kids.

To avoid food poisoning, cook fresh poultry to 165 degrees, hamburgers to 160 degrees and beef to at least 145 degrees. (U.S. Dept. of Agriculture). Remember to refrigerate all perishable food within 2 hours, 1 hour if the temperature outside is above 90 degrees. Keep uncooked meats away from other foods to avoid cross contamination of bacteria.



BICYCLE SAFETY

Make sure all family members who ride are fitted with bike helmets! Studies show wearing a helmet can prevent injuries more than 85% of the time. Nearly 1/3 of car-bike crashes occur when a child rides a bicycle down a driveway, into the path of a car. Teach your kids how important it is to stop, look left, look right, look left again and listen to be sure no cars are coming, before entering a street.

Be bright...dress right! Bright clothing can double the distance from which a driver sees a child during the day. Children who can be seen are less likely to be hit by a motor vehicle. **REMEMBER** and **NOTE**: No helmets on playgrounds! Kids have died from strangulation on monkey bars when their helmets got caught. Remind your children to take their helmets off when getting off their bikes.

CHILDREN AND VEHICLE SAFETY

Children are our most precious commodity, and we all need to watch out for them. If you speed through a residential neighborhood and hit someone with your vehicle, is it really an "accident"? Sure, you didn't mean to hurt anyone, but you were, in fact, breaking the law, and driving dangerously. Children can come out of nowhere. When you were a child, did you think about "safety first" when playing in your front yard?

Residential areas are where people live, raise their families, and enjoy the comforts of their homes. Our streets are not highways. If drivers follow the rules and drive under the legal speed limit, they should theoretically have enough time to stop if a child or pet runs into the street. But there is no substitute for caution!

Driver behavior is crucial to safety in residential neighborhoods. When you're driving, go slow enough to see and respond to every new circumstance. Look under parked cars, and you may see children's feet from the sidewalk, though you can't see them otherwise. If it's dark, take another 10 mph off your speed, just in case. In short, take every precaution necessary to avoid bringing tragedy to your own neighborhood.

Information obtained from Office of Consumer Affairs and Business Regulation tips for a safe and healthy holiday, American Red Cross, U.S. Coast Guard and the National Safety Council.



FIREWORKS SAFETY

While legal fireworks and sparklers are a popular part of July 4th celebrations, they are a danger to users, pets, and the environment. In many areas of Virginia, fireworks could become a cause of wildfires.

The key to a safe holiday is to find out where and when fireworks can be used. Remember, even though some fireworks are legal to buy it does not mean they are legal to use everywhere and anywhere. Start by contacting your local fire officials, law enforcement or community leaders. If you are found responsible for having started a wildfire with fireworks, you may be liable for all suppression and reclamation costs or even face imprisonment and fines.

Fireworks that have finished burning are still extremely hot, and they can smolder in dry grass or leaves before a fire ignites. One spark is all it would take for a wildfire to start. Keep a bucket of water, wet towel, and a fully charged garden hose nearby. Children and pets should also be kept a safe distance away from igniting and spent fireworks.

Fireworks can harm pets also. Veterinarians suggest that the loud noises associated with fireworks make dogs nervous. Frightened dogs feel more secure in small, familiar spaces. If pet owners crate their dogs, they should put them in the crate during a fireworks display. If not, pet owners can prepare a small, dimly lit room, and can leave on the television or radio to drown out the fireworks. Dogs should never be left alone outside during a fireworks display. The noises could prompt them to run away to get away from the noise.

Also, many dogs think the fast-moving twirling, spinning fireworks are something they should go fetch and bring back to their owners, this could harm the pet or carry the flaming fireworks off into the dry grass or woods and start a fire.

Remember that a good alternative to personal fireworks are the community displays, especially here in Montclair. Check your local news source for information on times and locations or go online.

VIRGINIA LAWS FOR CONSUMER FIREWORKS

Prince William County

Fireworks sold at county-approved fireworks such as sparklers, fountains, Pharaoh's serpents, caps for pistols and pinwheels (commonly known as whirligigs), spinning jennies or other similar fireworks approved by the Fire Marshal are permissible.

Any such fireworks which explode, emits flame or sparks to a distance greater than 12 feet, rises into the air or travels laterally or performs as a projectile or fires projectiles other than sparks are prohibited. Possession or use of unlawful fireworks is punishable by a fine up to \$2,500 and up to one year in jail.

The Virginia Department of Forestry reminds residents of these tips for safe firework use:

- Keep a bucket of water nearby in which to place all used fireworks. Have a water hose or fire extinguisher nearby to put out stray sparks.
- Use fireworks only outdoors in areas like parking lots, driveways, and gravel or dirt areas. Keep away from anything that can burn.
- Have a designated adult light all fireworks. Do not allow young children to light fireworks. Be sure all unused fireworks, matches and lighters are out of the sight and reach of children.
- Use eye protection such as safety goggles.
- Light one at a time, move away quickly and keep at a safe distance until the display is finished.
- Never throw fireworks and never hold fireworks in your hand.
- Light only one firework at a time—and never re-light a "dud" firework. Duds can be dangerous; if a device does not light or fire, an adult should wait at least 15 minutes, approach it carefully, and place it in a bucket of water.
- Do not use under the influence of alcohol.
- Clean up all debris when finished. Dispose of fireworks properly by soaking them completely in water before putting them in the trash can.

Information on Fireworks provided by Virginia Department of Forestry.

GOING ON VACATION?

Here are some "Guidelines" you can follow to protect your home while you're out of town. The idea is to give the impression that you have never left.

Cancel your newspaper...for those receiving the Washington Post go to <http://www.washingtonpost.com> click on "subscribe" and you can set up a Vacation Stop, or just have a trusted neighbor or friend pick up your papers. Place your mail on hold by going to <http://www.usps.com>. Look for "HOLD MAIL," fill out the form and you're done and ask a trusted neighbor to grab any of those "Amazon" packages for safe keeping until you return.

Have one of your neighbors park in your driveway or in front of your townhome while you're away, and don't announce to the world that you will be out of town; you never know who is listening and those wonderful vacation Facebook pictures, by all means share them, however keep your away and return dates to yourselves.

Lock all your windows and doors, including the door inside the garage, set your alarm system and let the company know where you can be reached. Have your home look "lived in" while you're away. Use "timers" in different places of your homes and set them to different times. Leave a radio or television on, giving the appearance the home is occupied or place those items on a timer, and again get a trusted neighbor or family member to check on the house and property.

The Safety Committee Wishes You a Safe and Wonderful Summer!





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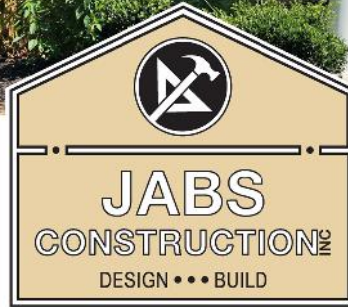
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MONTCLAIR'S CARDBOARD BOAT REGATTA

GOAL

build a boat entirely out of cardboard that can be raced 500 feet across Lake Montclair. Launching from West Beach, teams will row their boats to a buoy and back to shore.

AWARDS

Speed Boat Award: the team that completes the course in the fastest amount of time.

Shipwrecked Award: the team that has the most spectacular sinking.

Best in Show Award: the team with the best design.

SCHEDULE

Check in will begin at 10 AM

The race will begin at 11 AM

Boats will race in timed heats.

LOGISTICS

Boats must be paddled 250 feet out from the beach, round a buoy, and return to the beach without sinking or capsizing.

DEADLINES AND MEETINGS

Sign Up Deadline to Receive a Shirt: July 17th @ Noon

Final Sign Up Deadline: July 27th

Team Captain Meeting (Held via Zoom): July 31st at 6 PM

INSPECTION

All boats will be inspected prior to the start of the race. Judges have the right to use a probe to check for compliant material.

CLEAN UP

Teams must remove their boat and any leftover cardboard debris from the water and dispose of it in the designated trash area.

West Beach | August 1 | Races Start at 11AM

BUILDING YOUR BOAT

MATERIALS

The boat must be made entirely of cardboard. You can use any type of cardboard, including corrugated or flat sheets. Cardboard may be as thick as you want and may be layered together. Participants are allowed to use cardboard carpet tubes or similar cylindrical tubes. However, the use of "Sono-tubes" or any other pre-treated or coated cardboard designed to waterproof the material is strictly prohibited.

Adhesives like glue, tape, and other non-waterproof materials are allowed for construction. Staples, nails or screws, clamps, etc. may not be used.

Boats are permitted to be painted using water-based paint or water sealers. It is essential that all paint and stain be completely dry before the boat is placed in the water. However, the use of tar, wax, silicone, fiberglass resins, epoxy glues, or Styrofoam is strictly prohibited.

Items above the water line may include decorative items like paper mache, rope, sail material, etc. to make your boat amazing.

DESIGN

The boat design should be original and creative. Think outside the box and come up with unique shapes and features.

SIZE LIMITS

Boats are limited to 6 feet wide and 12 feet long. There is no height limit.



GET YOUR CREW READY FOR RACE DAY

ROWERS

There is no limit to the number of rowers allowed in each boat. One crew member should be named captain and must attend a mandatory captain's meeting on July 31st at 6 PM.



RESIDENTS AND GUESTS

All participants must be Montclair residents or their sponsored guest, in line with Montclair's guest policy, i.e. two guests per valid recreation pass.

STAY INSIDE THE BOAT

All crew members must be either inside or on top of the boat. The seating area for all crew must not be enclosed, ensuring easy entry and exit.

PADDLE TO VICTORY

The propulsion system must not rely on motor power or kick power. Oars or paddles may be crafted from any material or purchased from a store.

No electrical power sources are allowed on the boat.

BE READY TO SWIM

All crew members must be able to swim.

BRING YOUR LIFE JACKET

During the race, all crew members must wear life jackets. No life jackets will be provided, participants must bring their own.



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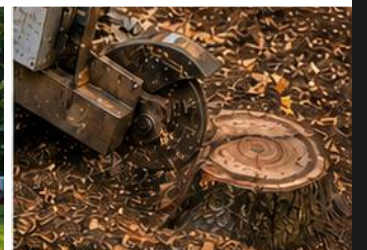
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- Dominic Bolduc
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- Scott Bolduc
- Aquanetter Fields
- Jenny Gibbs
- Margie Hamner
- Jennifer Nikolaisen
- Carla Silas



AUGUST 1 - 2

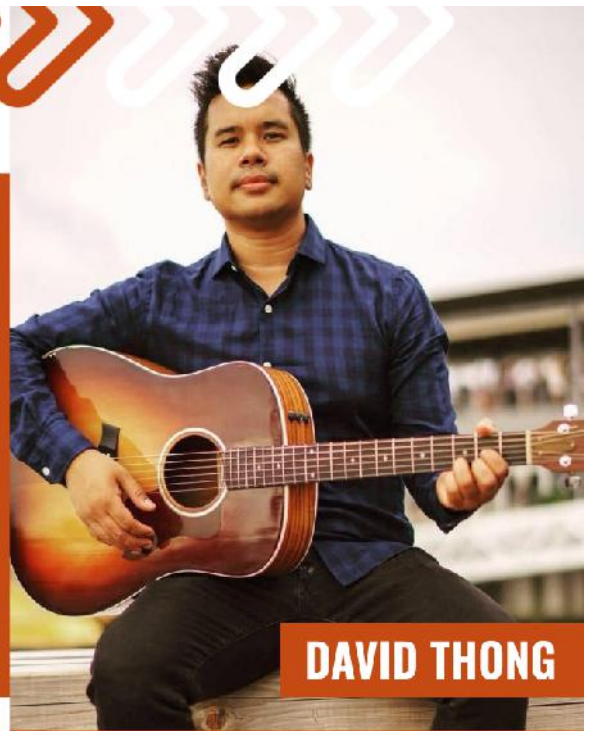
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CRAVE | 5-9PM



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AUG | **6:30**
07 | **PM**

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Sign up by July 31st | Day-of signups may be available

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Menus: montclairva.com/cornhole



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Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1 AAB (V) 4pm Fitness (V) 7:30pm	2	3 Office Closed Sunset Yoga 7:30-8:30pm	4 Bike Parade 10am Independence Day Celebration 5:30-10pm
5	6	7	8 BOD (IP & V) 6:30pm	9 PIR Cut Off @ 5pm NOB(V) 6:30pm Covenants (V) 7pm	10 Food Truck Friday 5-8pm Beer on the Beach 7-9pm	11 Yoga on the Beach 8-9am ASHA (IP) 9am
12	13 Safety (V) 7pm	14 SLL (V) 7pm	15 AAB (V) 4pm LFMC (V) 7pm	16 IHA (V) 7pm	17 Summer Movie Night Dusk	18
19	20 LMC (V) 7pm	21 BRB (V) 4pm	22 SRA (IP) 7:30pm	23 PIR Cut Off @ 5pm Covenants (V) 7pm	24 Food Truck Friday 5-8pm Teen/Pre-Teen Beach Party 7-9pm	25
26	27 B & F (V) 5:30pm Events (V) 7pm	28 Election (V) 11am KDR (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
 KDR..... Ad Hoc Kids Dominion Replacement Committee

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

August 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1 Cardboard Boat Regatta 10am-1pm Block Party Weekend
2 Block Party Weekend	3	4	5 AAB (V) 4pm	6	7 Cornhole Tournament / Beer on the Beach 6:30-9pm	8 Yoga on the Beach 8-9am ASHA (IP) 9am
9	10 Safety (V) 7pm WETA (V) 7pm	11	12 BOD (IP & V) 6:30pm	13 PIR Cut Off @ 5pm Covenants (V) 7pm Dog Park (V) 4pm	14 Summer Movie Night Dusk	15
16	17 LMC (V) 7pm	18 BRB (V) 4pm	19 AAB (V) 4pm LMFC (V) 7pm SLC (V) 7pm	20	21 Food Truck Friday 5-8pm Sunset Yoga 7:30-8:30pm	22
23 ----- 30	24 B & F (V) 5:30pm Events (V) 7pm ----- 31	25 Election (V) 11am KDR (V) 7pm	26 SRA (IP) 7:30pm	27 PIR Cut Off @ 5pm Covenants (V) 7pm	28	29

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

The Montclairion

Montclair Property Owners Association
3561 Waterway Drive
Montclair, VA 22025
PROFESSIONALLY MANAGED BY



Do you live in a Sub-Association?

Alexander Square Homeowners Assoc.

Streets: Alexander Pl. & Henderson Ln.
President: Michelle Neal (703) 615-4430
Email: AlexanderSquareHOA@gmail.com

Island Homeowners Association

Streets: Keswick Ct; Royal Crescent Ct; Timber Ridge Dr.
President: Cecilia Carroll
Email: c.carroll.iha@gmail.com
Community Mgr: Curtis Amico (703) 642-3246 ext. 56539
Email: camico@sentrymgt.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: jilliancavaliermgt@gmail.com

Northside Townhome Association

Streets: Bridgeport Dr; Maple Glen Ct; Mill Spring Dr; Oak Crest Ct & Sugar Maple Ln
Community Mgr: PMI Prince William (703) 221-5405
Email: info@pmiprincewilliam.com

Southlake Cove Townhome Association

Streets: Barnacle Pl; Beachland Way; Buena Vista Dr; Ebb Tide Ct; Lands End Ct; Landsdale Pl; London Pl; Marshlake Ln; Port Washington Ct; Sanibel Ct; Seal Pl; Viewpoint Cir & Winding Creek Dr.
President: John McCann
Community Mgr: Jillian Cullinane (571) 208-7845
Email: jilliancavaliermgt@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: jilliancavaliermgt@gmail.com
Ops Mgr: Dan Cullinane
Email: operationscavaliermgt@gmail.com

Southlake Recreation Association

President: Jennifer (Jenn) Bream
Community Mgr: Jillian Cullinane (571) 208-7845
Email: jilliancavaliermgt@gmail.com
Web: cavaliermanagementhoa.com/southlake-recreation/

Water's Edge Townhome Association

Streets: Beachwater Ct; Inlet Pl; Spring Branch Blvd; Streamside Ct & Waters Edge Ct
President: Michael McFadden
Community Mgr: Najma Jama 1(800) 870-0010
Email: Najma.Jama@fsresidential.com
Parking Information: parking.dcmetro@fsresidential.com