



THE

VOLUME 57 NUMBER 8 • AUGUST 2025

MONTCLAIRION

A NEIGHBORHOOD NEWSLETTER PUBLISHED BY THE MONTCLAIR PROPERTY OWNERS ASSOCIATION



Page 11 - Lake Montclair Water Quality Article

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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.....(703) 878-3972
Precinct 2 Rep., Thomas Starai.....mpoa.tom@starai.net
Precinct 3 Rep., Richard "Buck" Arvin.....buckarvin@outlook.com
Precinct 4 Rep., Louis Birdsong.....lbirdsong.mpoa@gmail.com

At-Large Directors

Brian DeMuth.....bdemuth.mpoa@gmail.com
Walt Giraldi.....(703) 328-4854
Lawrence Doane.....ldoane.mpoa@gmail.com

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

Management Staff

General Manager

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

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

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

Lifestyle Director

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Lifestyle Assistant

Izzy Hansencommunications@montclairva.com

Assistant Community Manager

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Resident Services Administrator

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

Resident Support Specialist

Lance Logan.....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, 2025, assessments are \$900 when paid in full, or \$75/month when paid over 12 monthly payments. All assessments are due on the first of every month, May through April. Any assessment not received within ten days of the due date will incur a \$35 late fee. Payments placed in the dropbox at the MPOA office after 5 p.m. on the 10th will not be processed until the next business day and will be considered late. Please mail assessment payments along with payment coupons to:

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

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

Accounting Questions?

Call (703) 385-1133 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.



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President's Message



Greetings Montclairions!

August reminds us that summer is drawing towards a close. We welcome the beginning of the school year and the transition into the fall season. It's time to prepare our yards for the cooler months ahead. As the seasons change, let's work to keep our community looking its best.

As temperatures cool, you can continue mowing and aerating your lawn. Fall is an ideal time for fertilizing and overseeding. I encourage residents to avoid phosphorous fertilizers, as a way to help limit algae nutrients in Montclair's water table. Slow releasing nitrogen also helps to protect our lake. Please rake and dispose of fallen leaves to prevent clogged drains, both on and off your property. Dispose of yard waste via trash services and not the common areas. It's also a good time to trim back shrubs and trees to prevent damage from winter weather.

The HOA's annual budget cycle is now underway. Over the next few months, the Budget and Finance Committee and the MPOA Board of Directors will review financials, assess community needs, and plan for the upcoming year. We encourage all residents to attend the upcoming budget meetings to share your input and stay informed about the Association's financial priorities.

Lastly, the school year will soon be underway. Be mindful of increased child, bicycle, and vehicular traffic in our neighborhood, especially during morning and afternoon hours. Please adhere to speed limits and watch for children at crosswalks and bus stops. Let's work together to ensure a safe and supportive environment for Montclair students!

I would like to welcome our new Assistant General Manager, Bryant Bolden to the Montclair Team. Welcome and thank you for helping to make our neighborhood a wonderful place to live!

All the best,

Brian Proctor

From the July 9, 2025 Board of Directors Meeting

- Appointed William Shelly to the Covenants Committee and Landscape and Facilities Management Committee.
- Appointed David Cashin to the Covenants Committee.
- Approved a proposal from Survey & Ballot to provide a complete third-party management authority of a hybrid style 2026 Annual Meeting for the MPOA.
- Approved the managing agent to begin negotiations with Disposal Services to obtain a new proposed contract for FY27-FY30.

Want more info?

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

COMMUNITY WATCH INCIDENT REPORT – JUNE 2025

SERIOUS INCIDENTS	PCT 1	PCT 2	PCT 3	PCT 4	W	Notes	JUN	MAY	APR	MAR
Assault	2	1	1	-	-	Aggravated assault and 3 simple assaults	4	4	4	4
Burglary / Att. Burglary	-	-	1	-	-	Burglary reported on Silvan Glen	1	0	0	0
Drug / Alcohol Offense	-	-	-	-	2	DUI incidents	2	0	1	2
Firearm Violation	-	-	-	-	-		0	2	0	1
Larceny / Theft	3	1	2	-	2	Includes incidents at local businesses on Waterway	8	3	6	4
Robbery	-	-	-	-	-		0	1	0	0
Vandalism	1	1	-	-	1	Incidents on Moncure, Dolphin, and Henderson Elem.	3	3	2	3
Other Serious Incident	3	5	5	1	1	Domestic disputes, overdoses, throwing obj at cars, etc	15	13	9	25
Total Serious Incidents	9	8	9	1	6		33	26	22	39
ROUTINE INCIDENTS	PCT 1	PCT 2	PCT 3	PCT 4	W	Notes	JUN	MAY	APR	MAR
Animal Complaint	5	3	6	4	1		19	5	9	6
Disorderly / Noise Violation	3	6	-	1	2	Includes incidents at Lake Montclair Center	12	5	6	14
Motor Vehicle Crash	-	3	1	-	8	Accidents at eight different intersections	12	5	2	9
Parking Violation	14	2	1	3	1	Includes 15 incidents involving private towing	21	6	7	12
Suspicious Person / Vehicle	2	5	1	-	6	Numerous reports at Dolphin Bch and county park	14	11	8	21
Traffic Control Incidents	-	-	-	-	57	Includes numerous traffic stops at major intersections	57	16	9	19
Trespassing	-	8	-	-	-	Incidents at Dolphin Beach	8	3	0	1
Miscellaneous	2	2	3	8	16	Numerous proactive policing activities. Notes below	31	9	4	33
Total Routine Incidents	26	29	12	16	91		174	60	45	115
TOTAL INCIDENTS	35	37	21	17	97		207	86	67	154

PCT 1: warrant served and report of a solicitor. **PCT 2:** foot patrols at Dolphin Beach. **PCT 3:** warrant served, missing person report, and CPR/DOA response. **PCT 4:** warrant served and 7 school checks at Montclair Elem. **Waterway:** report of person unconscious, 1 business check, 6 park checks, and 8 school checks at Henderson Elem.



BACK TO SCHOOL

PHOTO REQUEST

TO BE FEATURED IN THE OCTOBER
MONTCLAIRION, SEND YOUR PHOTOS WITH
NAME AND GRADE LEVEL TO:
COMMUNICATIONS@MONTCLAIRVA.COM

DUE SEPTEMBER 5TH!



CELEBRATING OUR ASSOCIATES



KIM MONELL
Lifestyle Director
5 Years at Montclair

WELCOME TO THE MONTCLAIR TEAM



BRYANT BOLDEN
Assistant General
Manager



EUGENE WALLACE
Maintenance Tech

Cardboard Boat Regatta



Come on out and
cheer on our boats!

Saturday, August 2nd
West Beach | 10am-1pm



Get
Ready!

**BLOCK
PARTY
WEEKEND!**

Start A
Party!

August 2nd-3rd
Host a party on your block this weekend!

CORNHOLE TOURNAMENT

Teams of two are invited to sign up and show off their skills in this classic summer game.

KAZIVILLE



DISTRICT
SMALL BITES



PAT KEEFE

WHAT TO EXPECT:

- ✓ Amazing food
- ✓ Friendly competition
- ✓ Live Music
- ✓ Ice-cold brews (BYOB)

MUSIC - FOOD - BYOB FRIDAY, AUGUST 8TH

Dolphin Beach (4398 Spillway Lane)

Sign up by August 1st | Day-of sign ups available | tinyurl.com/MPOACHT

Menus: montclairva.com/food-truck-friday



FOOD TRUCK FRIDAY

8/8/25

District Small Bites

- American

Kaziville

- Hotdogs



8/22/25

Pua's Plate

- Hawaiian

Atlantic BBQ

- BBQ Classics



**JOIN US FROM
5-8 PM FOR
GOOD EATS!**





Peace of
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Yoga & Wellness Studio

YOGA ON THE BEACH



Hosted by Peace of Mind & Body Wellness Studios

8 - 9 AM

August 9th, September 13th

West Beach (4616 Spalding Drive)

Valid recreation pass required to attend. 2 guests per pass.



Summer Movie Night



WICKED | DOLPHIN BEACH | AT DUSK

**FRIDAY, AUGUST 15TH
VALID REC PASS REQUIRED TO ATTEND
LIMIT TWO GUESTS PER PASS**

WATER QUALITY, TESTING AND ADVISORIES FOR LAKE MONTCLAIR



BY BUCK ARVIN, BOARD LIAISON TO THE LAKE MANAGEMENT COMMITTEE

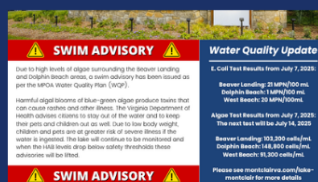
Lake Montclair and our three sandy beaches offer Montclairions opportunities to enjoy a variety of water-related activities. Many residents enjoy swimming or just relaxing in the lake. It is good to remember that the lake is also an ecosystem - a living biological community that supports a wide variety of plants and animals. A lake is not like a swimming pool, when people use our lake, they enter the Lake Montclair ecosystem.

Water quality is the most important concern for all uses of Lake Montclair. While we do not treat the water, Montclair does have a water quality monitoring program. The purpose of the program is to: provide information to Montclairions on water quality issues that could affect their health, provide information for community engagement and education related to lake issues. The Lake's water is tested during the summer months and is focused on detecting and assessing E coli and Cyanobacteria (Blue Green Algae).

All warm-blooded animals have some E. Coli living in their lower intestines and found in their feces. E. Coli is relatively easy to detect in the lab. While most E. Coli strains are harmless, their presence can mean that illness-causing pathogens are also present. MPOA has been testing for E. coli for 20 years. While there is an occasional high test result, we have not experienced consistently high test results for many years. Consistently high readings could mean that human or animal waste is washing into the lake. To help reduce the E. coli counts, removal and disposal of goose droppings and pet waste from beaches occurs daily during the beach season. Controlling geese populations is a topic for a future article but the bottom-line is "DO NOT FEED" the geese. Although protected from harm, feel free to shoo them away from the beaches.



Cyanobacteria (Blue-Green Algae) are single-celled organisms that naturally exist in fresh waters. When there are a lot of nutrients available in the water, and the right weather conditions the bacteria can grow rapidly or "bloom" to form a visible film or scum on the surface of the water. The Virginia Department of Health, Guidance for Cyanobacteria Bloom Recreational Advisory Management, is used for determining when to issue an advisory for Lake Montclair. Samples will be taken throughout the summer and sent to the lab for analysis. The analysis identifies the type of Cyanobacteria that are in the water and if the levels are sufficient to issue an advisory.



As with any freshwater lake there are certain best practices that swimmers can take to maximize the enjoyment of the lake. After leaving the water, dry off thoroughly and rigorously, shower with soap and change into dry clothes after swimming, wash your beach towels after each outing, swim in open water where swimming is permitted and not in the vegetated area, walk on our sandy beaches, not on the natural lake bottom and don't swallow lake water.



Pay attention to how the water looks. You cannot tell if an algae bloom is toxic just by looking at it. However, key indicators of the presence of Cyanobacteria are warm lake water (above 80F), color of the water and clarity, and surface film or scum. MPOA will issue advisories if excessive numbers of cyanobacteria are found in the lake. But it is best to be aware of current lake conditions.

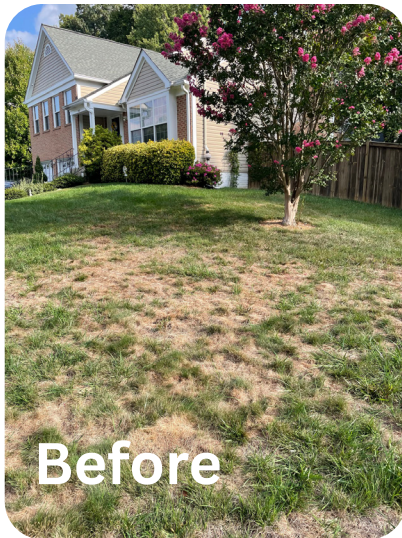
Bottom line: Know the risks of swimming in the lake and look for advisories. Montclairions have enjoyed many years of recreational activities in and around Lake Montclair. With continued vigilance we will enjoy many years to come.



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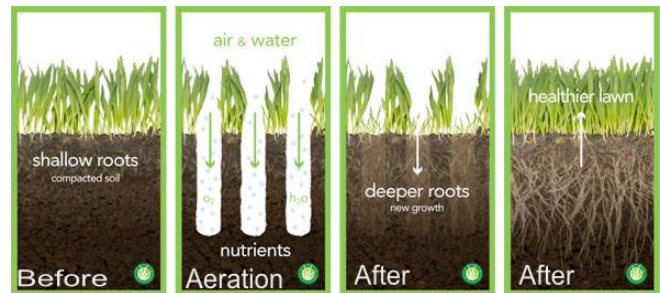
Before

- 1 Kill Weeds and Soil Test**
Start by eliminating weeds and invasive grasses. This clears the way for healthy turf to take root without competition.
- 2 Aerate, Seed and Feed the Lawn**
Aeration opens up the soil so your lawn can breathe and absorb nutrients. Then we seed with Blue Tag Certified tall fescue, the highest rated seed blend in our region. We then feed with a slow release starter fertilizer
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MONTCLAIR

TRASH SERVICES



OPT-IN/OUT PERIOD IS HERE!

The annual trash services opt-in/out period is 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 right. We'll be accepting opt-ins/outs from homeowners from August 1 - September 30.

LOWER PRICES

Save compared to American Disposal Services' current pricing.

MORE FOR LESS

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

MPOA MANAGED

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

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, 2025. Homeowners who opt-in will receive service from May 6, 2026 - April 30, 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, 2025, homeowners can opt-out of the service with an effective date of April 30, 2026. All opt-out requests must be submitted in writing, please include your name and address, and send to the MPOA at trashservices@montclairva.com.

\$20.95 / MONTH!



Scan
for more
information



trashservices@montclairva.com



Montclairva.com/trashservices



JOIN OUR TEAM

AN INTRODUCTION OF OUR COMMITTEES

BUDGET & FINANCE

About the Committee

The Budget & Finance Committee is tasked with the development of a budget to ensure sufficient funds are available to meet the bonafide requirements for a one year operating cycle and also provide funds for a contribution to reserves.



Why Join?

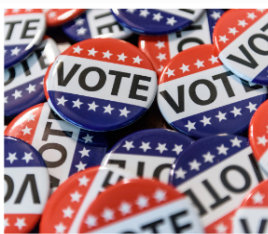
Join the MPOA Budget & Finance Committee and help shape the financial future of our community. This committee plays a key role in developing a responsible annual budget that meets operational needs and supports long-term reserves. It's a great opportunity to apply your financial insight and make a lasting impact on Montclair.



Key Responsibilities

- **Develop the annual budget** – assist in preparing a balanced budget that meets the community's operational needs and includes contributions to reserves.
- **Advise the Board** – provide recommendations on financial policies, long-term planning, and funding priorities.
- **Promote transparency** – help communicate budget information clearly to homeowners and support community understanding of financial decisions.

ELECTION



Why Join?

Join the MPOA Election Committee to help ensure fair, transparent elections and shape the policies that guide voter registration, voting, and ballot counting. You'll also give input in how election information is communicated through various media. Serving on the Election Committee is a rewarding experience that allows you to make a meaningful impact on our community.



Key Responsibilities

- **Oversee election procedures** – help set timelines and manage voter registration, voting, and ballot counting.
- **Ensure fairness and integrity** – monitor the process, handle disputes, and certify election results.
- **Communicate with the community** – establish avenues to better inform our neighbors of the importance of their participation

About the Committee

The Election Committee was established to provide recommendations to the Board of Directors and assist with the implementation of the voting process at annual and special meetings of the membership. The Committee recommends administrative deadlines to the Board and develops and administers procedures as approved by the Board with the registration of voters and the casting and tallying of votes.



Learn More & Apply:
montclairva.com/committees



Apply In-Person:
3561 Waterway Drive



For more information contact:
odudztracy@msn.com



**THANK YOU
VOLUNTEERS!**



Irvine Assoumou
Jesse Bacha
Colleen Bolick
Kelsey Davis
Bill Garber
Bel O'Neill
Karmon Primas-Hailey
Libelisse Rivera
Nancy Rivera
Alise Roderer
Carla Silas



Lake Montclair TRIATHLON

"NO SWIM makes it a DUATHLON"

By: Doug Marocco, Triathlon Committee Chair

The 2025 Lake Montclair Triathlon became a duathlon for this year's competitors. As the proverb goes, "when life gives you lemons, you make lemonade". For the first time since the race's inception in 2006, the swim was cancelled due to unsafe water quality. Not to be deterred, the event was pivoted to a duathlon (bike / run) format to ensure a race would go on. Unfortunately for many of the 270 registered participants they would have to wait for another time to experience their first triathlon and had to settle to stay on land.

It's a rare opportunity to have a race in your own neighborhood. Even without the swim, this year's event on 15 June proved no different as Montclair once again hosted a successful race with the backing of athletes, volunteers, and spectators. It takes a lot to put on an event of this magnitude including police for traffic control, first responders most importantly an embracing community. Volunteers are what allow athletes to race and year after year Montclair residents have answered the call.

A special thank you to the management company of RIP IT Events for putting on their third Lake Montclair Triathlon (al beit, duathlon this year), Montclair Home Owners Association Board of Directors, Lifestyle and Communications, Fitness Committee and everyone who embraced the race in some way.

If you have questions related to the event or ideas on other fitness events that you would like to be considered by the MPOA Board, feel free to contact the Fitness Committee Chair, Doug Marocco.
Email: douglas.marocco@gmail.com
Cell: 703-472-075



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**REGISTRATION
COMING SOON**

HOLY GROUND

A Poem By Daniel Page

His kingdom is this little town,
His temple where you stand today.
The place you stand is holy ground.

He wears the sunrise like a crown
And rules the hours of the day.
His kingdom is this little town,

His royal hall a lost-and-found—
And heaven isn't far away.
The place you stand is holy ground.

He dances to a regal round:
The minuet of every day.
His kingdom is this little town.

His angels float like thistledown;
His saints must fall to earth and stay,
And where they stand is holy ground.

You'll find him if you look around;
Hereafter isn't far away.
His kingdom is this little town.
The place you stand is holy ground.

DOLPHIN
BEACH



OCT. 11
5 - 8 PM

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Joanne Sawczuk, Sales Associate
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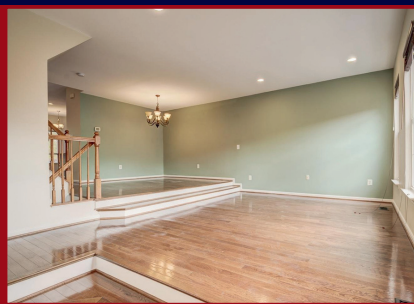
What we do that other agents do not!

Our results speak for themselves

Listed with another agent:

- ❌ Lacked curb appeal
- ❌ Interior showed wear/tear
- ❌ Outdated and no staging
- List Price: \$790K
- On market 60 Days
- Multiple low-ball offers netting seller at or below \$747,000

TOO LOW!
LISTING EXPIRED



Listed with Us:

- ✅ Curb appeal refreshed
- ✅ Minor updates = Major returns
- ✅ Handled process start to finish
- ✅ ZERO upfront costs to seller
- ✅ Professional staging, smart pricing
- We invested \$9K for repairs
- List Price: \$798,700
- **SOLD in 8 days for \$815K**

Netted seller \$804,200
\$57K MORE THAN LAST OFFER!

GET THESE RESULTS
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HonorableServiceRealty.com/wingman



Honorable Service Realty
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Your teeth matter



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(applicable for regular cleaning if applied)

\$35 for Limited Exam + Xrays

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whitening kit for new patients



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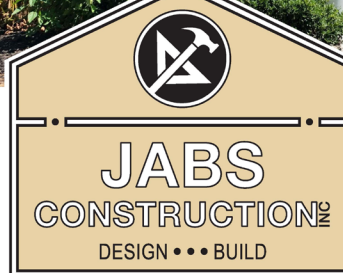
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AUGUST 2025



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

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

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 Office Closed	2	3 FAB (V) 12pm AAB (V) 4pm	4 WETA (V) 7pm	5	6
7	8 Safety (V) 7PM	9	10 BOD (IP & V) 6:30pm	11 PIR Cut Off @ 5pm NOB (V) 6:30pm Covenants (V) 7pm	12 Food Truck Friday 5-8pm	13 Yoga on the Beach 8-9am ASHA (IP) 9am
14	15 LMC (V) 7pm	16 BRB (V) 4pm SLT (V) 7pm	17 AAB (V) 4pm LFMC (V) 7pm	18 IHA (V) 7pm	19	20
21	22 B & F (V) 5:30pm	23	24 SRA (IP) 7:30pm	25 PIR Cut Off @ 5pm Covenants (V) 7pm	26 Food Truck Friday 5-8pm Trivia Night 7-9pm	27 Fall Birthday/ Gotcha Days -Dog Park 10am-12pm
28	29 Events (V) 7pm	30 Election (V) 11am Mgmt. Requirements (V) 7pm 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.

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

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

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Alexander Square Homeowners Assoc.

Streets: Alexander Pl. & Henderson Ln.

President: Michelle Neal (703) 615-4430

Email: AlexanderSquareHOA@gmail.com

Island Homeowners Association

Streets: Keswick Ct; Royal Crescent Ct; Timber Ridge Dr.

President: Cecilia Carroll

Email: c.carroll.ih@gmail.com

Disclosures: Ruth Sisler - rsisle@yahoo.com

Nob Hill Forest Townhome Association

Streets: Cliffview Dr; Jonathan Ct; Kenton Cir;

Vals Way; Whisperwood Ct & Windsong Ln

President: Catherine Kudrick

Community Mgr: Jillian Cullinane (571) 208-7845

Email: jilliancavaliermgmt@gmail.com

Northside Townhome Association

Streets: Bridgeport Dr; Maple Glen Ct; Mill Spring

Dr; Oak Crest Ct & Sugar Maple Ln

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

Email: info@pmiprincewilliam.com

Southlake Cove Townhome Association

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

President: John McCann

Community Mgr: Jillian Cullinane (571) 208-7845

Email: jilliancavaliermgmt@gmail.com

Southlake Landing Townhome Association

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

President: Marie Juliano

Community Mgr: Jillian Cullinane (571) 208-7845

Email: jilliancavaliermgmt@gmail.com

Ops Mgr: Dan Cullinane

Email: operationscavaliermgmt@gmail.com

Southlake Recreation Association

President: Jennifer (Jenn) Bream

Community Mgr: Jillian Cullinane (571) 208-7845

Email: jilliancavaliermgmt@gmail.com

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