



THE

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MONTCLAIRION

A NEIGHBORHOOD NEWSLETTER PUBLISHED BY THE MONTCLAIR PROPERTY OWNERS ASSOCIATION



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., Dustin Lientz.....dustin.lientz.mpoa@gmail.com
Precinct 3 Rep., Ned Greene.....(703) 680-4669
Precinct 4 Rep., David Maddux.....davidmadduxmpoa@gmail.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

Committee Chairpersons

Budget & Finance, Victoria Smith.....(703) 590-4756
Communications, Joellen Welch.....(703) 828-5656
Community Events, Jennifer Buser.....(703) 855-2224
Covenants, Laura Ellis.....LBEllis84@comcast.net
Dog Park, Donna Fagerholm.....(703) 547-7171
Election, Barbara Ball.....(703) 670-4381
Lake Management, Richard Arvin.....(703) 878-1657
Landscape & Facilities Management, Linda Arvin.....(703) 878-1657
Montclair Triathlon, Doug Marocco.....(703) 472-0752
Safety, Marie Juliano.....(703) 583-9719

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 Monell.....lifestyle@montclairva.com

Lifestyle Assistant

Kristy Taylor.....communications@montclairva.com

Covenants Administrator

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

Covenants Inspectors

Vacant.....covinspector1@montclairva.com

Adam Schwar.....covinspector2@montclairva.com

Executive Assistant

Bonnie Soriagalvarro.....execassist@montclairva.com

Administrative Assistant

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

FirstService Residential.....(703) 385-1133

Assistance Available 24/7/365

PROFESSIONALLY MANAGED



Prince William County

Animal Control.....(703) 792-6465
Landfill.....(703) 792-5750
Montclair Public Library.....(703) 792-8740
Mosquito Control.....(703) 792-6279
Non-Emergency Police.....(703) 792-6500
Park Authority.....(703) 792-7060
Post Office-Dumfries.....(703) 441-8304
Traffic Safety.....(703) 792-5919
Zoning.....(703) 792-7651

Schools

Ashland Elementary.....(703) 583-8774
Henderson Elementary.....(703) 670-2885
Montclair Elementary.....(703) 730-1072
Pattie Elementary.....(703) 670-3173
Benton Middle.....(703) 791-0727
Potomac Shores Middle.....(703) 291-3590
Graham Park Middle.....(703) 221-2118
Saunders Middle.....(703) 670-9188
Forest Park High.....(703) 583-3200

Utilities

Columbia Gas.....(800) 543-8911
Electricity, NOVEC.....(703) 335-0500
Gas, Washington Gas.....(703) 750-1400
Trash, American Disposal.....(703) 368-0500
Water & Sewer, PWC.....(703) 335-7950
VDOT.....(800) 367-7623
(To report a road problem, visit <https://my.vdot.virginia.gov/>)

Telephone, Cable, & Internet

Comcast.....(800) 934-6489
Verizon.....(800) 922-0204

Elected Officials

U.S. Senators

Mark Warner.....(202) 224-2023
Tim Kaine.....(202) 224-4024

Congresswoman,

Abigail Spanberger: Seventh District.....(202) 225-4261

Virginia Governor, Glen Youngkin.....(804) 786-2211

Virginia Senator, Scott Surovell.....(571) 249-4484

Virginia House of Delegates Representative

Elizabeth Guzman.....(571) 403-1213

Board of County Supervisors, Potomac District Supervisor

Andrea Bailey.....(703) 792-4645

School Board Representative, Potomac District

Justin D. Wilk.....(703) 791-8709

Clerk of the Circuit Court

Jackie Smith.....(703) 792-4787



Community Information

Board of Directors Meetings

The Board of Directors meet the second Wednesday of the month virtually via Zoom. The Executive (closed) Session of the meeting begins at 6:30 p.m. (unless otherwise announced), followed by the Open Session for Owners and invited guests at approximately 7:30 p.m. The links and details to join virtual meetings will be communicated by e-mail blast only. 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.

Trash Collection

Trash: Thursdays & Recycling: Mondays
Yard Debris-limit 10 bags: Wednesday (Mar.-Dec.)
American Disposal: (703) 368-0500

Services for Disposal Services begin on May 1, 2023

All Pick-ups: Wednesdays

For More Info Contact: (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.

RECREATION PASSES

Renewing Passes

After payment of the annual or appropriate monthly MPOA assessment, owners and household residents under the age of 18 who held valid Recreation Passes for FY23, will be re-validated automatically in the Cellbadge system.

Any residents who are over the age of 18 will need to re-submit proof of residency showing they are still 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).

Residents who are over the age of 18 and have not re-submitted proof of residency will be set to invalid and will **NOT** have access to the amenities and events until the re-verification process has been completed.

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.



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



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President's Message



Greetings Montclairions!

On March 18th, the Association held the Annual Meeting at the MPOA building. The Annual Meeting included the annual Reports of Standing Committees of the Board by our committee chairs and liaisons, the Treasurer's Report and the presentation of the budget, the introduction of candidates for the Board of Directors, including nominations from the floor, statements from our Association membership (Homeowners' Time), preliminary voting results, and finally, the Organizational Meeting of the Board of Directors to elect Officers. The Annual Meeting truly provides our Association an opportunity to reflect upon the previous year's accomplishments, and hear challenges or concerns directly from our membership, while establishing the framework of budgeting and personnel resourcing for the year ahead.

My sincerest thanks to the Budget & Finance Committee for their work in developing a sound budget, reflective of the fiscal responsibilities and expenditures of the Association. I am proud to report the 2023-2024 Budget was passed by the Association. To Mrs. Vicki Smith, Chair, I tip my hat to you.

I would like to congratulate Stephanie Eversley, Linda Cheng-Khan, Chris Dvorak, and Walt Giraldi who won the election to the MPOA Board of Directors. A warm welcome to both Chris and Walt, both of whom continue their volunteer service to our community. The Election Committee continues to manage and execute a highly complex, yet airtight, election and voting process. To all the members of the Election Committee, we thank you. To Mrs. Barbara Ball, Chair, I tip my hat to you.

I also would like to recognize and thank Tracy Hansen and Meg Czapiewski for the years of dedication, support, and volunteerism within our community, leadership, and guidance to the BOD, the Association's committees, and staff. Our Association only functions through our continued connections, contributions, and collaborations, in which you two played a commanding role. We thank you for your service to the community.

Montclair Beautification Day is April 29th. Mark the calendar, come out with friends and neighbors, socialize, support locally produced goods, think about a greener community, and perhaps make new friends doing it. Look to the Montclairion, Facebook, or the e-blast for more info.

All the best,

Brian Proctor

From the March 8, 2023 Board of Directors Meeting

- Approved MPOA office hours for the second Wednesday of each month to be open until 7:00 p.m.
- Approved to dissolve the History Committee.
- Approved the MPOA Trash Policy.
- Approved agreement with The St. James to provide gate attendants (rec guards) at the Lake Montclair beaches during beach season.
- Approved landscaping proposal for mulch for Kid's Dominion and Dolphin Beach.
- Approved specifications for MPOA to replace the Cardinal Drive fence.
- Approved landscaping proposal for restoration and renovation of West Beach facilities.
- Approved proposal for mowing and landscaping services on the dam for 2023.
- Approved contract with Rip It Events for the Montclair Triathlon.
- Approved fish purchase to stock Lake Montclair.
- Approved closure of Victory Dog Park and Kid's Dominion during the Annual Meeting held on March 18, 2023 from 8:00 a.m. until approximately 1:00 p.m.

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 – FEBRUARY 2023

SERIOUS INCIDENTS	PCT 1	PCT 2	PCT 3	PCT 4	WW	Notes	FEB	JAN	DEC	NOV
Assault	1	1	-	-	-	Simple assaults with 1 arrest.	2	4	3	4
Burglary / Att. Burglary	-	-	-	1	3	Incidents at Cedar Knoll and Lake Montclair Center.	4	1	0	1
Drug / Alcohol Offense	-	-	-	-	2	Intoxicated in Public and an arrest for drug violation.	2	0	1	2
Firearm Violation	-	-	-	-	-		0	0	0	0
Larceny / Theft	-	1	-	1	4	Includes 2 shoplifting incidents with arrests.	6	4	12	8
Robbery	-	-	-	-	-		0	0	0	0
Vandalism	2	2	1	3	5	Incidents throughout the month at various locations.	13	10	13	0
Other Serious Incident	-	-	1	-	-	Incident involving a threat / intimidation.	1	2	2	7
ROUTINE INCIDENTS	PCT 1	PCT 2	PCT 3	PCT 4	WW	Notes	FEB	JAN	DEC	NOV
Animal Complaint	1	4	1	2	-		8	10	7	8
Disorderly / Noise Violation	-	1	2	-	1		4	1	4	1
Parking Violation	2	-	2	1	-	Incidents on Olivia, Breeze Way, Cliffview, Holleyside.	5	6	4	3
Suspicious Person / Vehicle	-	-	-	-	-		0	1	0	0
Traffic Control Incidents	-	-	-	-	1	Response to traffic obstruction.	1	4	6	3
Trespassing	-	-	-	-	-		0	0	1	0
Vehicle Accident	1	-	-	-	3	Several accidents at Cardinal Drive intersection.	4	5	5	14
Miscellaneous	3	4	-	2	12	See notes below. No school checks included.	21	13	26	12
TOTAL INCIDENTS	10	13	7	10	31		71	61	84	64

Pct.1 – 1 other routine incident and 2 other service calls. **Pct.2** – 2 other 911 calls and 2 other service calls. **Pct.3** – none. **Pct.4** – 1 other 911 call and 1 other routine incident. **WW Dr.** – 8 other 911 calls, 1 other high priority incident, 2 other routine incidents, and 1 other service call.

PUBLIC NOTICE



The following Community Guidelines were amended at the March 8, 2023 Board of Directors Meeting and will go into effect April 7, 2023

* Items in **RED** font denotes added text, ~~strikethrough~~ denotes deleted text.

Amendment to 3.2.1 Committee:

An organization established by the MPOA Association Documents or by the BOD to perform certain assigned tasks.

Committees are advisory to the Board of Directors.

Amendment to 3.2.7 Committee Members:

An MPOA Member in good standing and who is properly designated to be a participant of a committee. Members of the Board will not be appointed as committee members, with the exception of Committees of the Board and where allowable in the Amended Declaration. **Community members cannot serve on a committee if that community member is an officer, director or leader of business or volunteer organization whose business or work conflicts with the business or work of the Association or the committee. Committee members serve at the pleasure of the Board. The Board has the authority and sole discretion to remove a committee member who is not performing the duties and responsibilities of a committee member or the Board determines that the committee member has an unresolvable conflict.**

Amendment to 3.5.2 President

- b. Designate which member of each committee is appointed as chairperson, **with approval of the Board annually in April.**
- c. Appoint the Committees' Coordinator and individual Board Liaisons **with approval of the Board annually in April;** and

Amendment to 3.5.3 Committees' Coordinator

- g. Appoint members to the Standing and Ad Hoc Committees, with the exception of the Covenants Committee ~~and~~, the Initial Construction Subcommittee, and Election Committee, **with approval of the Board annually and in April.** Provide recommendations to the President on chairperson appointments; and
- i. **Removal of a committee member, with approval of the Board, if the member does not uphold the expectation and responsibilities of a committee member as provided in Community Guideline sections 3.2.7 Committee Members and 3.5.5 Committee Members, and committee training. A formal written notice will be issued with corrective action recommended and include a date of compliance no less than 30 days from the date of the letter. A hearing before the board will be considered after a formal notice has been issued and prior to action to remove.**

Amendment to Article 3: Committees

3.5.5 Committee Members: The members of each committee are appointed by the 2nd VP with approval by the Board annually in April. Responsibilities of all members, including the chairperson, are:

- a. Participate in the annual committee training.
- b. **Committees speak with one voice; the Committee Chair speaks on behalf of the Committee, unless another Committee member is designated.**
- c. **Committee members should not speak against a committee decision. Committee members are expected to support Committee decisions.**
- d. **Committee members should not speak against a Board decision. Committee members are expected to support Board decisions.**

Amendment to LFMC Charter

1. Background. The Board of Directors in fiscal year 1996/97 determined that the Common Area Management Committee (CAMC) responsible for maintenance, care, and improvements of the common areas and lake should be divided into two independent committees. This resulted in the formation of the Lake Management Committee (LMC) and the Landscape and Facilities Management Committee (LFMC), established by the Board of Directors in Fiscal Year 1996/97. The purpose of the committee is to oversee and manage the landscaping, improvements, and maintenance of facilities, structures, and common areas within Montclair. **Unless another Charter covers a Common Area.**

Removal of Article 3 Enclosure 1.f. History Committee Charter

The section was removed in its entirety per approved motion to dissolve the History Committee.

PUBLIC NOTICE



New MPOA Board resolution 23-001: Trash and Recycling Collection Services Policy

The Board establishes the following policy concerning Services provided by Disposal Services under the Agreement.

1.1 Opt-in for Services: The Association will select the level of service to be provided to owners of single-family homes not in a sub-association, and each sub-association may select the level of service for all lots in the sub-association under the options attached as Exhibit A. Single-family home lot owners may choose (opt-in) to have Services provided under the Agreement with Disposal Services.

Sub-associations may also opt-in to have Services provided under the Agreement for lots in the sub-association. Services for lots within sub-associations will only be provided if the sub-association contracts with the Association for Services for all lots in the sub-association. Each sub-association may choose the service option that the sub-association deems best for its members on an fiscal year basis, as set forth in Section 1.3 below. All lots in the sub-association will be provided Services under the option selected by the sub-association.

1.2 Payment: Pursuant to Section 5.7 of the Declaration, single-family home lot owners and sub-associations who opt-in for Services by Disposal Services will be obligated to pay the Association for Services through the Association. The sub-association is solely responsible for collecting payment for Services from its members. If the sub-association opts-in, the sub-association will pay the appropriate fee for all lots in the sub-association.

1.3 Opt-In/Opt-Out Period: To ensure effective and reliable service, single-family lot owners and sub-associations will have the ability to opt-in or chose to withdraw from the Agreement (opt-out) on an annual basis. The time for opting in or opting out is from August 1st through September 30th each year ("Opt-In/Opt-Out Period"). The Association and sub-associations may also change the Services option during the Opt-In/Opt-Out Period. It is the obligation of the lot owner and sub-association to ensure that the request to opt-in or opt-out and the Services option is received by management during the Opt-In/Opt-Out Period. The choice to opt-in or opt-out and the selection of the option for the level of Services will be effective the following fiscal year (May 1-April 30). The Association will notify Disposal Services of any changes in the selections by October 31 of each year.

In order to provide a reliable count to Disposal Services for Services required for the next fiscal year, when the Opt-In/Opt-Out Period closes, the selections are binding and cannot be changed until the next Opt-In/Opt-Out Period, except as provided in Section 1.3(B) below.

(A) Changing Opt-In/Opt-Out Selections: Once an owner of a single family home or a sub-association has opted in and the Association and sub-associations have selected the level of Services, the selection will continue for each subsequent year unless a request is made to change the level of Services during the annual Opt-In/Opt-Out Period. A lot owner or sub-association that has previously opted out may opt back in by submitting a request to opt into the Agreement during the annual Opt-In/Opt-Out Period. Any such change will become effective on May 1 of the following year. Again, it is the obligation of the lot owner and sub-association to ensure that the opt-in or opt-out request is received by management within the Opt-In/Opt-Out Period.

(B) Resales: The sole exception to changing the Services selection outside of the annual Opt-In/Opt-Out Period will be for a new owner purchasing a single-family home lot that is not part of a sub-association. New owners of such lots may change the previous election of the seller within 30 days of closing on the purchase by providing written notice to the Association management office. It is the obligation of the lot owner to ensure that the opt-in or opt-out request is received by management within 30 days of closing. The selection will apply until next annual Opt-In/Opt-Out Period.

If no request is received by management within 30 days of closing, the seller's selection to opt-in or opt-out will continue until next annual Opt-In/Opt-Out Period. Changes may be made by the new owner at the next annual Opt-In/Opt-Out Period.

New owners purchasing lots in a sub-association will be bound by the selection of the sub-association.

1.4 Billing for Services: For single-family lots, charges will be billed directly to the assessment account by the Association and payment options will be the same as those available for making assessments payments: online, by mail, or through the Association office. Billing will occur monthly. However, the lot owner has the option to pay for the entire year in a lump-sum made at the beginning of the fiscal year. There will not be a separate coupon book for Services. However, the single-family lot owner will receive an opt-in letter outlining the payment obligation prior to the start of the fiscal year along with their maintenance assessment coupon book and the approved Association budget.

Sub-associations must agree to the Services on a contractual basis with the Association for all lots in the sub-association and the sub-association will be invoiced monthly for Services based on the service option selected and the terms of the Agreement. Invoicing and payments will be handled in the same manner as the snow plowing agreements per Board Resolution #09-19.

1.5 Trash Storage Containers: The policy for trash storage containers will remain consistent with Section 5.4.45 of the Community Guidelines. Owners who have opted-in for Services or live in a sub-association that has opted-in for such service may contact the Association for any requests needed to repair or replace trash storage containers.



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2023 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 3, 2023. 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 14, 2023. Winning bidders will be notified by Monday, April 24, 2021.

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 October 31, 2022, 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 30, 2023, 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.

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PM



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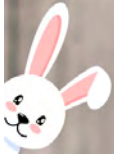
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April
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Dolphin
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Montclair Beau

Spring

*It's time for spring cleaning at home and in the community!
items, cleaning up the lake and learning about ways to*



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.

Flea Market

Re-home your clutter at the flea market! Come buy or sell items from your household's spring cleaning. Residents must register for a space. A \$5 fee will be collected for each booth. Space is approximately 10' x 10'. If residents wish to have a table, chair or tent they must provide their own.



Register for a space at the flea market here: tinyurl.com/MontclairSpringandFlea.

ification Day

& Flea

8 AM
to
1 PM

*Join your neighbors as we clean-up Montclair by re-homing
get more involved through community groups & clubs.*



Community Clean-up

This year we'll focus in and around Lake Montclair. Other "hot spot" common areas may be announced prior to the event. Clean-up supplies will be available at the Dolphin Beach gate from 7:30 AM - 12:30 PM. Watch the Facebook page & E-blast for more info.

Household Donations Drop-Off

Residents are invited to help fill the donation truck with charitable household donations in support of Veterans and under served populations. If you can't sell your items at the market, consider donating them to the truck! Truck available from 8 AM - 2 PM. Only items that ONE person can carry will be accepted.



For more info contact: Kim Monell, Lifestyle Director at lifestyle@montclairva.com.

2023 DUMPSTER DAYS SCHEDULE

Dumpster Days are facilitated by PWC Department of Public Works Neighborhood Services & Solid Waste Divisions. The events are open for use by all County citizens. We encourage neighbors to take part in organizing or participating in a community cleanup in their community. Volunteers can participate in area litter pickups or simply utilize the free County dumpster to remove clutter and debris from their yards or other areas around their home or in their neighborhoods.



- 4/1 **Occoquan District Area Cleanup 9am-1pm****
Bethel United Methodist Church ~ 13506 Minnieville Road, Woodbridge
Contact Adam Hamby at 703-792-4418 to Volunteer

- 4/15 **Potomac District ~ Town of Quantico Cleanup 8am-1pm****
405 Broadway Street
Contact the Town Clerk at clerk@townofquantico.org to Volunteer

- 4/29 **Coles District ~ Irongate Community Cleanup 8am-2pm****
Across from Court 4 near the Community Pool Area off of Irongate Way
Contact Wendy Hudock at Irongate12@aol.com to Volunteer

- 5/6 **Neabsco District ~Dale City Civic Assoc. Cleanup 10am-2pm****
Gemini Way Commuter Lot ~ Dale City
Contact Monique Raulston Ratliff 510-499-1454 to Volunteer

- 5/13 **Woodbridge District Area Cleanup & Shred Event 10am-2pm****
Fred Lynn Middle School ~ 1650 Prince William Parkway, Woodbridge
Contact B. Johnson at 703-792-4646 to Volunteer

- 6/3 **Gainesville District ~ Sudley Area Cleanup 8am-2pm****
Sudley Elementary School ~ 9744 Copeland Drive, Manassas
Contact Brooke Stark at 703-792-6195 to Volunteer

- 6/17 **Potomac District Area Cleanup & Shred Event 9am-1pm****
Washington Reid Preschool Center ~ 16108 Dumfries Road, Dumfries
Contact the Karen Mills 703-792-4646 to Volunteer

- 9/16 **Potomac District ~ Town of Quantico Cleanup 8am-1pm****
405 Broadway Street
Contact the Town Clerk at clerk@townofquantico.org to Volunteer

- 9/30 **Woodbridge District Area Cleanup & Shred Event 10am-2pm****
Rippon Middle School ~ 15101 Blackburn Road, Woodbridge
Contact B. Johnson 703-792-4646 to Volunteer

- 10/21 **Coles District ~ Irongate Community Cleanup 8am-2pm****
Across from Court 4 near the Community Pool Area off of Irongate Way



****SPECIAL NOTE**** We cannot accept fuel tanks, motor oil, fuel drums, household hazardous waste, antifreeze, paint, paint thinners, pesticides, pool chemicals or commercial waste., or electronics. These items can be disposed at the PWC Landfill. Please call 703-792-5750 for more information on proper disposal.

If disposing households appliances, please ensure refrigerators are empty of their contents and wiped clean, remove glass trays from microwaves, and secure the doors with tape before dropping them off at the dumpster location.

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13
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Compete in one of two different leagues;
Junior (1 child + 1 adult) or Adult (2 adults) for trophies and prizes.

For more details, rules & to register visit:
tinyurl.com/MontclairFishing2023

Check-In: 6:30 AM • Tournament: 7 - 10 AM • Awards: 10:30 AM



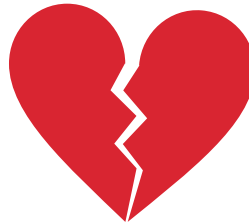
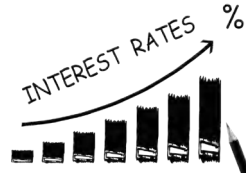
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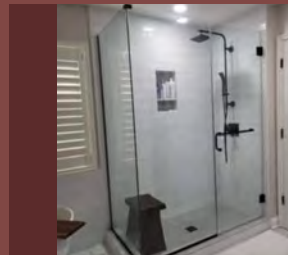
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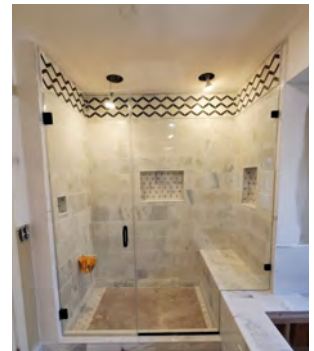
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PICNIC AREA RESERVATIONS

The MPOA office will begin accepting Picnic Area Reservations for the 2023 beach season on Monday, May 1, 2023. Reservations will be accepted on differing dates depending on the nature of the group making the reservation:



Days prior to Beach Opening

Monday, May 1: Reservations accepted for use by Members, their families and informal groups comprised of Montclair Members;



Days prior to Beach Opening

Monday, May 8: Reservations accepted for use by nonprofit organizations based in Montclair and public schools serving the Montclair community;



Days prior to Beach Opening

Monday, May 15: Reservations accepted for use by nonprofit, social and informational organizations not based in Montclair (e.g. church groups).

While the group may be based outside of Montclair, the person making the reservation must be an adult Member in good standing who possess a valid Montclair Recreation Pass. Reservations for profit organizations must be reviewed by the Board of Directors.

These requests will be reviewed by the Board at the meeting preceding the requested date and no earlier than the June 2023 meeting.

Reservations will be accepted through the end of the beach season or until all dates are booked. To accommodate as many reservations as possible, reservations are limited to one per household at any given time. Reservations per guideline 4.401d. on opening weekend, closing weekend, and event weekend

For example, if you are reserving a picnic area in June and wish to reserve another date in August, you must wait until the June date has passed to make the August reservation. If you would like to reserve a picnic area this beach season, submit your Picnic Area Reservation form to the office with a copy of the Declaration Page of your Homeowners/Tenants insurance policy to the MPOA office.

FIND THE FORM AT [MONTCLAIRVA.COM/FORMS-AND-DOCUMENTS](https://montclairva.com/forms-and-documents)





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MONTCLAIR LIONS CLUB APRIL NEWS & ACTIVITIES



Montclair Lions 2023 Scholarships - The Montclair Lions Club are taking applications to award several scholarships in the spring of 2023. At least two scholarships will be awarded; the Montclair Lions Club Scholarship which will focus on academic achievement and leadership, and a second scholarship titled the Marcel Bedard Scholarship which will focus on academic achievement and service to the community. Interested and qualified applicants may apply for both scholarships. All applications must be received by May 1, 2023. Applications are available on our website at <https://montclairlions.org/scholarship-applications-2/>.

DEA Drug-Take-Back Day – Saturday, April 22nd: The Montclair Lions will be supporting the DEA's Virginia Drug-Take-Back-Day on Saturday, April 22nd in front of the Framing Outlet located in the Montclair shopping center. The objective of the Drug-Take-Back-Day is designed to get unused/expired prescription drugs out of the medicine cabinets where they can be misused by curious teens or the elderly and additionally, to keep these products out of our water supplies and landfill. Unused medications will be collected under DEA supervision, and destroyed. Pill containers (which the Lions will clean and remove all labels) will be recycled for use by mission team doctors to dispense medication overseas. The collection period will run from 10AM – 2PM on Saturday (rain or shine).

Adopt A Highway/Earth Day Cleanup - As part of the Montclair Lions Adopt-a-Highway initiative, members of the Montclair Lions will be cleaning up Waterway Drive on Saturday, April 22nd.

Old Eyeglasses and Hearing Aids? Did you know our Lions club also recycles used eye glasses and hearing aids? You can see the various locations where the Montclair Lions have collection boxes at <https://montclairlions.org/> and click on the Eyeglass Recycling Pulldown Tab. If you have a hearing aid to donate, please e-mail Doug Taggart at montclairlion246@gmail.com or call 703-772-0993 to arrange for pickup.

Dinner Meetings – The Montclair Lions are now holding their dinner meetings on the 2nd and 4th Thursday of each month at the Montclair Country Club. An open invitation exists for anyone in the community who would like to join us in Lion's fellowship and community service. Send an e-mail to montclairlion246@gmail.com to inquire about the next meeting.

Montclair Lions Charities is a 501(c)(3) non-profit benefiting our local community. Additional information about the Montclair Lions Club is available at our website: <https://montclairlions.org>.



FIX-IT-FAIR

Don't toss that chair just yet!

Join Keep Prince William Beautiful and The House of Mercy in April for a free community event to repair broken items in your home!

Acceptable Items for Repair:

- Small appliances
- Large appliances
- Small furniture
- Jewelry
- Clothing
- Bicycles

Registration is required for this event and any questions can be directed to lguevara@kpwb.org.



APRIL 22ND, 2023

10 A.M. TO 3 P.M.

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Waterway

by: Daniel Page

Our town is a river of trees
Gliding from bend to bend
By lawns and flower beds,
In between the Potomac

And the Shenandoah. Shy,
Shuttered homes float nimbly
As boats at rest in a harbor
Circled by woods and sky.

If you wander by the lake
And its rustic beaches,
You might hear whispers
From long ago; wilderness

Still sparkles on the water.
Day runs into day, as time
Spills over the earthen dam
And flows on into forever.

dp—March 2023

Garden Club of Montclair

The Garden Club of Montclair, a 501(C)(3) has begun work for the spring on the Fire and Rescue Station 17's Firehouse Garden. Our members provide many volunteer hours to ensure the garden is healthy and beautiful for the community and others to enjoy.

Committee efforts continue to develop our new website which will provide information for those wanting to learn about our organization. We continue to welcome avid gardeners and budding gardeners alike to visit or join.

Our "Kickoff 2023" Garden Club meeting and luncheon was held at Hector's of Lake Ridge in March. Longtime members were recognized for service to our organization: Wanda Simpson and Betty Gitlin for 30+ years and Barbara Ball; Winnie Tierney, and Rose Ann Carlson for 20+ years. A demonstration of proper ways to pot plants from our gardens helped us get ready for our plant sale in May.

To support our donations to various community and gardening-related charities, our annual Perennial Plant Sale will be held on May 6, a date to coincide with the Montclair Community Yard Sale. For more information on this event visit www.facebook.com/gcmva.

Our April meeting will be an informal group tour during Virginia Historic Garden Week, April 17-22 (date and location to be announced). Our visit will include lunch at a local restaurant. If you are interested in visiting a meeting or want to know more about joining, visit the Garden Club's Facebook page at <https://www.facebook.com/gcmva> and message the club or email montclairgardenclub@gmail.com.



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Lake Montclair Water Quality

By: Lake Management Committee
Submitted by: Buck Arvin, LMC Chair

As warmer weather approaches, many Montclair residents are thinking about enjoying the beaches, picnic areas, swimming, boating, and fishing opportunities that the lake provides to our community. Maintaining good water quality in the lake makes all of these activities possible. The biggest threats to the water quality of Lake Montclair are no different than the threats to the Chesapeake Bay as a whole, specifically sedimentation and an overabundance of nutrients.

Excess nutrients, such as phosphorus and nitrogen and chemical herbicides and pesticides, can lead to many changes in the ecology of the water. Too much phosphorus and nitrogen contributes to an overabundance of algae. The algal blooms consume oxygen and nutrients that could have been used by other organisms and may release toxins that are directly harmful to other aquatic life. The increase in algae also diminishes the amount of light available to submerged aquatic vegetation for photosynthesis. As the algae die, the excess amount of decaying organic matter consumes oxygen so that it is not available for other organisms. A cycle of uncontrolled algae blooms would severely impact the recreational opportunities Lake Montclair provides.

Runoff from turfgrass and impervious areas are the principle sources of nutrients. Vegetated buffers stabilize shorelines and streams banks, filter pollutants, reduce the amount of storm water runoff, and provide critical habitat for aquatic species and wildlife. Bare soil allows sediments, nutrients, and pesticides to be washed into the lake. The amount of runoff and erosion on slopes can be reduced by planting ground covers, shrubs and trees.

To learn about Lake Montclair water quality issues, watch the video on our webpage. The Last Line of Defense for water quality presentation was specifically prepared for Lake Montclair.
<https://www.montclairva.com/forms-and-documents>

Controlling nutrients flowing into the water requires the whole community to participate. All of the storm drains in Montclair lead to the lake and/or Powell's Creek. This means that every household has an impact on the water quality of Lake Montclair's fragile ecosystem, as well as on the Chesapeake Bay.

Too much fertilizer is as bad as too little. A soil test before busting out that spreader would be the right approach. If necessary, fertilize in September or October. Applying more fertilizer than a lawn can absorb means the excess runoffs into Lake Montclair and Powell's Creek. When lawn fertilizer reaches the water, it helps the algae grow.

Lake Montclair enhances our quality of life by giving us a visual and recreational treasure. The lake also supports a wide variety of plants, animals and aquatic life. Think about the lake's water quality when maintaining your lawn and remember that everyone can contribute to maintaining good water quality in Lake Montclair.

For more info about RPAs visit Prince William County Public Works Environmental Services.
<http://www.pwcgov.org/government/dept/publicworks/environment/pages/resource-protection-area-requirements.aspx>

© Jonique Ricard



COME OUT AND BE A RIVER HERO

SATURDAY, APRIL 15TH FROM 9 AM TO 12 PM

PREREGISTRATION RECOMMENDED

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This event takes place (Light) Rain or Shine.
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Occoquan, VA 22125
Julie Little
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Bull Run Marina
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Clifton, VA 20125
German Vanegas
703-624-7124

Fountainhead Park
10875 Hampton Rd.
Fairfax Station, VA 22039
Sonia Monson
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Occoquan Regional Park
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Lorton, VA 22079
Alex Vanegas
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A+ Tidy Maids Services

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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

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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.

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

Aguiar'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 aguiar1mario@gmail.com.

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Professional Lawn & Landscape Maintenance. Mowing, Mulching, Shrub & Tree Pruning, Core Aeration, Spring & Fall Cleanup, Roof & Gutter Cleaning, Planting, Hauling and much more. Free estimates. Licensed & Insured, Residential & Commercial. Call Roger @ (703) 447-9694

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Individualized math & science tutoring and SAT preparation. 30+ years' experience in chemistry, physics, geometry, algebra, statistics, and calculus. Will meet with students at the Montclair Library. Please call or text Mr. Rabi at (703) 216-7671.

Miscellaneous

Cabin Getaway

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1-on-1 custom coaching from a certified and experienced weight loss specialist. I help women lose 10-20 lbs. in 90 days (and keep it off) without restricting from all the food they love or spending hours in the gym. Corefit-coaching.com Call (908)421-3895.

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Soccer practice for the kids. Developing basic skills: dribbling, passing, receiving and shoot in an exciting and fun learning environment. Call us at (571) 406-8330 Find out more and enroll now at www.MontclairFC.com

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Looking to develop more as an athlete, or just slim down for the summer, my services can help you. I am a Personal Trainer and Performance Coach specializing in: Speed & Agility, Power & Explosion, Strength Training, Weight Loss and Gains. (571) 267-0208

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To advertise in the classified section, please contact us at communications@montclair-va.com or (703) 670-6187.

APRIL

2023

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4	5 AAB (V) 4pm	6 WETA (IP) 7pm	7	8 ASHA (IP) 9am Easter Party - Dog Park 10am
9	10 Safety (V) 7pm	11	12 NTA (IP) 5:30pm BOD (V) 6:30pm Executive Open 7:30pm	13 PIR Cut Off Dog Park (V) 5:30pm Covenants (V) 7pm	14 Ad Hoc Signange (V) 10am	15
16	17 LMC (V) 7pm	18 BRB (V) 4pm	19 AAB (V) 4pm LFMC (V) 7pm	20 IHA (V) 7pm	21	22
23 30	24 B & F (V) 5:30pm Events (V) 7pm	25 FAB (V) 4pm	26 RIM (V) 4pm SRA (IP) 7:30pm	27 PIR Cut Off Covenants (V) 7pm	28	29 Birthday/Gotcha Celebration - Dog Park 10am Montclair Beautification Day

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	2	3 AAB (V) 4pm	4 WETA (IP) 7pm	5 Ad Hoc Signage (V) 10am	6 Community Yard Sale
7 Community Yard Sale	8 Safety (V) 7pm	9 SLL (V) 7pm	10 NTA (IP) 5:30pm SLC (IP & V) 7pm BOD (V) Executive Open 6:30pm 7:30pm	11 PIR Cut Off Dog Park (V) 5:30pm Covenants (V) 7pm	12	13 Fishing Tournament ASHA (IP) 9am Puppy Mothers Day - Dog Park 10am
14	15 LMC (V) 7pm	16 BRB (V) 4pm	17 AAB (V) 4pm LFMC (V) 7pm	18 NOB (V) 6:30pm IHA (V) 7pm	19	20 Lantern Launch
21	22 B & F (V) 5:30pm Events (V) 7pm	23 FAB (V) 4pm	24 RIM (V) 4pm SRA (IP) 7:30pm	25 PIR Cut Off Covenants (V) 7pm	26	27 Birthday/Gotcha Celebration - Dog Park 10am
28	29 MPOA Office - Closed	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 Advisory Board
LMC.....Lake Management Committee
LFMC.....Landscaping and Facilities Management Committee
RIM.....Records Information Management Team

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

Info: AlexanderSquareHOA@gmail.com

Island Homeowners Association

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

President: Jean Arcuni

Email: jean.arcuni.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: Brideport Dr; Maple Glen Ct; Mill Spring

Dr; Oak Crest Ct & Sugar Maple Ln

Management Co: Cavalier Management Group

Ops. Mgr: Dan Cullinane (571) 208-7845

Email: operationscavaliermgmt@gmail.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: Darren Wright

Community Mgr: Michelle Weisbrod (540) 645-6925

Email: michelle.weisbrod@fsresidential.com

Parking Information: (703) 385-1133