



THE

VOLUME 56 NUMBER 6 • JUNE 2024

MONTCLAIRION

A NEIGHBORHOOD NEWSLETTER PUBLISHED BY THE MONTCLAIR PROPERTY OWNERS ASSOCIATION



Page 12 & 13 - Trees In Our Communities
Page 14 & 15 - Montclair Graduates
Page 18 - 20 - Montclair Kids Fest!

MPOA Office

Mailing Address

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Hours of Operation

Monday-Friday: 8:30 AM - 5:00 PM
Extended Hours: 2nd Wednesday of
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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, 2024, assessments are \$852 when paid in full, or \$73/month when paid over 12 monthly payments (\$71 plus \$2 service fee). 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:

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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?

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The Montclairion

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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!

I hope everyone had a meaningful Memorial Day! As we approach the end of the school year, I wish all Montclair students a sincerest congratulations for a job well done! You have reached the end of another fantastic school year. I hope you all have a safe and enjoyable summer break.

As we embark on our summer adventures, I want to remind everyone to prioritize safety during our summer travels. Remember to follow local guidelines, take the extra time, be mindful of your surroundings, and enjoy exploring new places. Safe travels!

In June, we have the Montclair Kids' Fest! Are you ready for games, animals, inflatables, lasers [laser tag], and science? Of course you are. Just don't forget your sunscreen! Let's come together and create lasting memories. Get excited!

Grab your blankets and lawn chairs, and let your kids sing their hearts out during the Mystery and Music Pre-Teen / Teen Night. Let the music take control and transform them into rock stars. Or, if puzzles are more their speed, let them embark into the world of mobile escape rooms. It's a race against the clock to crack the case. We hope events like these bring joy and foster a sense of true community spirit in Montclair.

On June 19, 1865, some 2,000 Union troops arrived in Galveston Bay, Texas. The army announced the more than 250,000 enslaved black people in the state, were free by executive decree. This day came to be known as "Juneteenth," by the newly freed people of Texas. In 2021, Juneteenth was established as a federal holiday. Juneteenth celebrations recognize the fight for human rights and are commemorated through family cookouts, faith services, musical performances, and storytelling.

I wish you all a wonderful June filled with laughter, adventure, and cherished moments!

All the best,

Brian Proctor

BOARD BRIEFS

From the May 8 2024 Board of Directors Meeting

- Approved new CPA firm, Newman Certified Public Accountants, PC, to file FY24 and FY25 state and federal tax returns and conduct end of year financial audits.
- Appointed Corbin Parish as Precinct 4 Representative on the MPOA Board of Directors through the remainder of the term, expiring at the annual meeting in 2027.
- Appointed the following volunteers to committees:
 - Marie Juliano – Safety Committee Chair
 - Gregory Keith Herring – Safety Committee Member
 - Joaquin Santiago – Safety Committee Member
 - Jesse Kirk – Lake Management Committee Member
 - Mike Czapiewski - Lake Management Committee Member
- Purchased new folding chairs for MPOA conference room and for outdoor community events at a combined cost to not exceed \$3,000 from Reserves.
- Approved moving business credit card relationship from Truist Bank to American Express Corporate Card program.
- Approved Henderson Elementary to use MPOA e-newsletter and Common Area for the annual Husky 5k and Mile Fun Run on Sunday, June 9, 2024 from 7 a.m. to 10 a.m.
- Approved the Covenants and Lake Management Committees to defer submitting recommendations for adopting procedures to permit additions to the Master Dock List and to consider creating a Lake Access list.

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 – APRIL 2024

SERIOUS INCIDENTS	PCT 1	PCT 2	PCT 3	PCT 4	WW	Notes	APR	MAR	FEB	JAN
Assault	1	-	1	1	-	Simple assaults on Renton, Kenton, and Inlet Place	3	4	5	5
Burglary / Att. Burglary	-	-	1	-	-	Incident on Yorktown	1	0	0	0
Drug / Alcohol Offense	-	1	-	-	2	Public intox. at beach, DUI and drug viol. with arrests	3	1	1	1
Firearm Violation	-	1	-	-	-	Weapon law viol. with arrest on Northgate/Vista	1	0	1	1
Larceny / Theft	-	1	1	-	1	Motor vehicle theft, larceny, and shoplifting	3	11	6	7
Robbery	-	-	-	-	-		0	1	0	0
Vandalism	-	1	-	1	-	Incidents on Camelot and Mill Spring	2	2	3	0
Other Serious Incident	1	-	1	-	-	Wire fraud and an arrest for intimidation	2	1	3	6
ROUTINE INCIDENTS	PCT 1	PCT 2	PCT 3	PCT 4	WW	Notes	APR	MAR	FEB	JAN
Animal Complaint	7	1	2	1	1		12	11	6	9
Disorderly / Noise Violation	1	4	2	2	-	Includes incident at Dolphin Beach with arrest	9	6	2	1
Parking Violation	-	2	-	-	-	Violations on Edgewood and Oriole	2	11	1	3
Suspicious Person / Vehicle	1	-	-	-	1	Includes report in vicinity of the library	2	8	4	2
Traffic Control Incidents	-	-	1	-	8	Motorist assistance and traffic obstructions	9	6	8	8
Trespassing	-	-	1	-	-	Incident on Windsong	1	1	1	3
Vehicle Accident	-	-	2	-	7	Accidents at 8 different intersections	9	6	5	11
Miscellaneous	7	5	3	-	19	Includes fireworks viol. at Dolphin Beach. Notes below	34	35	32	25
TOTAL INCIDENTS	18	16	15	5	39		93	104	78	82

Pct.1 – 1 other 911 call and 6 service requests. Pct.2 – 2 other 911 calls, 2 service requests, and fireworks violation. Pct.3 – 3 other 911 calls. Pct.4 – none. WW Dr. – 18 other 911 calls and 1 other routine incident.




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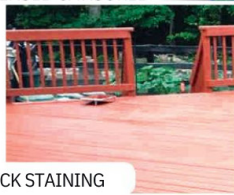
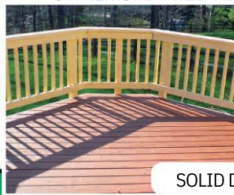
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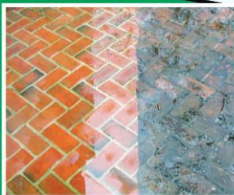
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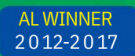
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PETS ARE NOT ALLOWED.

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A VALID RECREATION PASS IS
REQUIRED TO ATTEND. LIMIT TWO
GUESTS PER PASS.



MPOA

FOOD TRUCK FRIDAY

CHECK OUT THE FOOD TRUCKS COMING FROM 5-8 PM

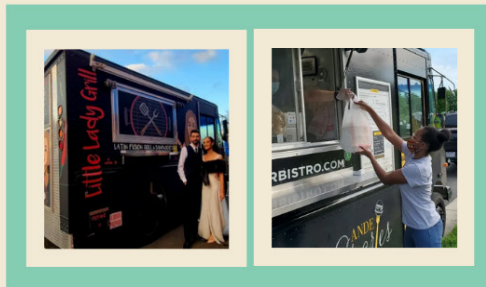
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By: Lucia Anna (Pia) Trigiani

Pia Trigiani is a partner with MercerTrigiani, a member of the College of Community Association Lawyers, and past president of the Washington Metropolitan Chapter of CAI. She remains active on legislative matters. She chaired the Virginia Common Interest Community Board from 2008 to 2019. MercerTrigiani is legal counsel for The Montclair Property Owners Association.

TREES IN OUR COMMUNITIES

The Not so new Virginia Rule under Fancher v. Fagella

"We have nothing to fear and a great deal to learn from trees . . ."

- Marcel Proust

Trees are a sign of strength. Trees are majestic. In their strength and majesty, trees bring comfort, shade from the sun and are a beautiful reminder of the seasons as they shed their foliage in the fall and come alive in the spring. . . but trees also can create controversies for community associations and for neighbors.

For community associations, trees often create questions. Those questions can be about trees on common area or trees on individually owned property. The changing perspective of the courts requires careful consideration of facts and circumstances in order to find answers to those questions.

In 2007, now more than fifteen years ago, the Virginia Supreme Court changed the *Virginia Rule* addressing responsibility for damage caused by trees from neighboring properties. That rule was established in the 1939 case of *Smith v. Holt*¹. In a unanimous ruling on a case appealed from the Fairfax Circuit Court – *Fancher v. Fagella*² – the Court reflected on the well-

established Virginia Rule, offered a survey of other state rulings on tree maintenance and responsibility including a review of both the right of action and remedies available to landowners.

RIGHT OF ACTION

In *Fancher v. Fagella*, the Virginia Supreme Court acknowledged the changing landscape under which tree issues arise – from a less densely populated, agrarian context to an urban context. In its analysis of the longstanding Virginia Rule, the Court reviewed the evolution of tree rules adopted in several states – Massachusetts, Hawaii and Tennessee – as well as the rule articulated in the legal treatise, the Restatement (Second) of Torts.³ The Court’s analysis followed closely the Tennessee Supreme Court decision in *Lane v. W.J. Curry & Sons*⁴ – but not without considering the strengths and weaknesses of the rules from these other jurisdictions.

Prior to the decision in *Fancher*, responsibility for damage caused by a tree or other plantings was based on whether the tree or plant

ings were “*noxious*.”⁵ The Virginia Supreme Court reasoned that continued reliance on a determination that a plant is *noxious* imposes an unworkable standard for determining rights of neighboring landowners. The Court observed that “the classification of a plant as ‘noxious’ depends upon the viewpoint of the beholder.”

The Court overruled *Smith v. Holt* insofar as that case conditions a legal right of action on a determination that a plant is *noxious*. The Court adopted the “Hawaii Approach” articulated in *White-sell v. Houlton*⁶. Under the Hawaii approach, “encroaching trees and plants may be regarded as a nuisance when they cause actual harm or pose an imminent danger of actual harm to adjoining property.”

The Virginia Supreme Court did

⁵“In *Fancher*, the Virginia Supreme Court stated:

“Noxious” has been defined as “Hurtful; offensive; offensive to the smell. The word ‘noxious’ includes the complex idea both of insalubrity and offensiveness. That which causes or tends to cause injury, especially at health or morals.” (Black’s Law Dictionary 1065, 6th ed. 1990.)

⁶ 632 P.2d 1077 (Haw. Ct. App. 1981).

¹ 174 Va. 213.

² 274 Va. 549, 650 S.E. 2d 519 (2007).

³ §§ 839, 840 (1979).

⁴ 92 S.W. 3d 355 (Tenn. 2002).

not adopt the Hawaii approach without limitation. The Court concluded that “encroaching trees and plants are not nuisances merely because they cause shade, drop leaves, flowers, or fruit, or just because they happen to encroach upon adjoining property either above or below the ground.” The Virginia Supreme Court also preserved the right to self-help as an alternate remedy for addressing encroaching trees. It is important to note that the holding in *Fancher v. Fagella* does not impact the law as the law relates to fallen limbs or trees, only encroaching trees, plants and roots.

REMEDY

Granting injunctive relief (an order requiring the tree, roots, or branches be removed) rests solely on the discretion of the judge and requires a balancing of the benefit on the person seeking relief if the injunction was granted, and the injury an injunction would impose on the person who is being asked to modify conduct, as well as any burden imposed on the public.

In a case involving encroaching vegetation, consideration is given to the conditions of the adjoining land and whether it is reasonable to issue an injunction. This balancing of the benefits and burdens requires an evaluation of whether the land in question is, or has been, traditionally forested or agricultural, or if it was from a situation involving adjoining residential property.

CONCLUSION

Under the Virginia Rule now in effect, Virginia community associations need to consider carefully the appropriate response to tree damage claims. An association, or any landowner for that matter, may be responsible for actual harm caused by plantings on common area or common elements. This new Virginia Rule, then, requires community associations and property owners to be prepared and to have a plan in place to address trees in the community or on lots.

Evolution of Tree Rules

Massachusetts Rule – A landowner’s right to protect his property from encroaching boughs and roots from a neighbor’s tree as limited to self help.

Virginia Rule – The intrusion of roots and branches from a neighbor’s tree which are not noxious and cause no sensible injury are not actionable; landowner is limited to self help.

Restatement Rule – A landowner is obligated to control vegetation that encroaches on adjoining land if the vegetation was planted or maintained by the landowner, but not if the encroaching vegetation is natural.

Hawaii Rule – Living trees and plants are ordinarily not nuisances but can become nuisances if they cause actual harm or pose an imminent danger of actual harm to the adjoining property.

Tennessee Rule – Adopted the Hawaii approach partially overruling earlier decisions that generally adhered to the Massachusetts Rule.

New Virginia Rule – The Hawaii approach – The owner of a tree or plant is responsible if the encroaching tree or plant causes actual harm or poses an imminent danger of actual harm to an adjoining property. The owner may be held responsible for the harm and may be required to cut back encroaching branches or roots. The right of self help – an adjoining landowner may at his own expense, cut away encroaching vegetation to the property line whether or not the encroaching plant is a nuisance or may cause harm or possible harm.

Tree Tip

Check tree conditions periodically with help from a qualified arborist.

The Virginia Rule – At a Glance

- Neighboring property owners can trim intruding tree branches to the property line.
- When a tree falls on your property –
 - Contact insurance carrier – tree removal may be covered.
 - Owner of the tree may be responsible if the tree was dying, diseased or unstable – and – the owners knew about the condition of the tree.
 - Talk with impacted neighbors before taking action.

JUNE 2024

COMMITTEE UPDATE

Landscape and Facilities Management



New Bike Racks!

WRITTEN BY TRACY HANSEN, LFMC CHAIR

If you have had the opportunity to visit Dolphin or West Beaches recently, you may have noticed the newest amenities: bicycle racks! While a bicycle rack has been in place at Beaver Landing for a number of years, none existed at the other two beaches.

The new bicycle racks are a result of the Landscape & Facilities Management Committee's (LFMC) desire to provide a safe, secure place for residents utilizing the beaches to place their bicycles.

After review and consideration of style and placement of the racks by the LFMC, a motion for the project was presented to the Board and unanimously approved!

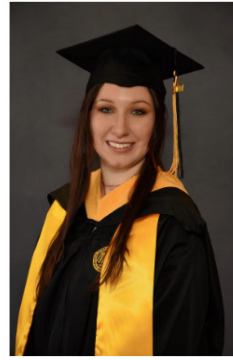




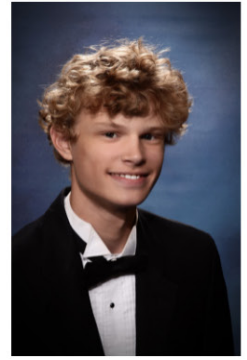
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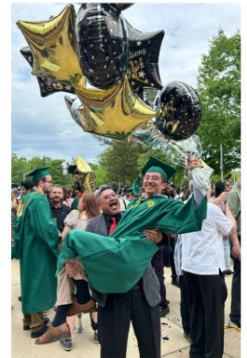
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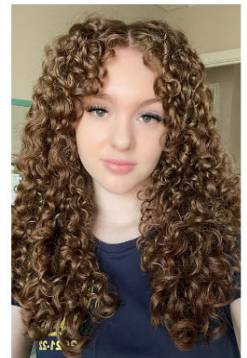
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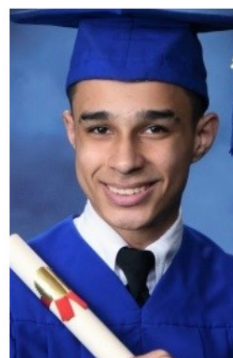
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◇ Sam Mangrio

◇ 703 994 2393

◇ synergyproperties@live.com



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2018 — 2012,
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**\$100 Discount for
Montclair Residents**

Montclair KIDS FEST!



JUNE 15TH

12:00 PM - 5:00 PM

@ Dolphin Beach



12 PM
to 1 PM

Sensory-friendly hour

We want everyone to be able to enjoy this event! Join us at the start of the event for a sensory-friendly hour. To reduce noise levels, we will pause the live entertainment, have no additional lights or sounds from laser tag, and maintain a reduced capacity in the bounce houses.

SCHEDULE OF EVENTS

Items below are available all day unless otherwise noted

- Petting Zoo
- Face Painting
- Inflatable Obstacle Course
- Moon Bounce
- Laser Tag Arena (1 PM - 5 PM)
- Craft Booth
- Photo Booth & Photo Op Sign
- Game Booths with Prizes
- Fire & Police Department Vehicles
- Kids Program Market
- Independent Play Games
- Food Trucks (See website for info)
- Snack Tent (Food sold separately)



A valid Recreation Pass is required to attend the event. Two guests per valid pass.

Need to check your pass status? Contact:
Recreation@montclairva.com



Rocknoceros Kids Band

Join Williebob and Boogie Bennie on a musical journey for the whole family!

1 PM to 2 PM

Drew Blue Shoes

Join Drew for a magical experience where you're part of this epic show!

2:45 PM to 3:30 PM



Eric Energy

Don't miss the opportunity to bring science to life with this spectacular interactive show for all ages!

4:15 PM to 5 PM

↑ ON THE STAGE ↑



Montclair KIDS FEST!

PRICING

**LIMITED
OFFER**

Single
All-Access Pass

~~\$12~~ **\$10**

Offer valid through June 14th. Only valid on single pass purchases. Price returns to \$12 at the event gate. For larger quantity tickets, see the multipack pricing.

WHAT CAN I DO IF I DON'T HAVE AN ALL-ACCESS PASS?

Attendees that don't want to purchase an all-access pass are still welcome to attend Kids Fest!

You can still enjoy the following: any shows on the stage, craft booth, snack tent, Fire department and police tents, the kids program market, a photo op w/our event sign and food trucks. All other activities require the attendee to hold an all-access pass.

WHAT WILL I MISS OUT ON IF I DON'T HAVE AN ALL-ACCESS PASS?

Inflatables, Petting Zoo, Laser tag, Game booths with prizes for every play, Face painting and the Photo booth w/props.



ALL PRE-ORDERED ITEMS WILL BE DISTRIBUTED ON ENTRY TO THE EVENT.

**BEST
OFFER**

MULTI-PACK PRICING

	DAY-OF	PRE-ORDER
All-Access Pass 3-Pack	\$29	\$25
All-Access Pass 4-Pack	\$34	\$30
All-Access Pass 5-Pack	\$39	\$35
All-Access Pass 6-Pack	\$44	\$40

FOR LARGER QUANTITIES AND TO PRE-ORDER VISIT THE OFFICE OR:

tinyurl.com/KFTickets



Pre-order offer valid through June 14th at 5 PM

**VOLUNTEERS
NEEDED**



**SIGN UP TO
BECOME A
VOLUNTEER AT:**

tinyurl.com/MPOAKidsFest



Welcome to the Board of Directors
CORBIN PARISH

Mr. Parish was appointed to the MPOA Board of Directors to fill the vacancy for Precinct 4 Representative.

**BIRTHDAY/
GOTCHA DAY**

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

**SATURDAY, JUNE 29TH
9 AM • VICTORY DOG PARK •
LOCATED BEHIND THE MPOA
OFFICE**



Attention Homeowners

COVENANTS COMMITTEE MEMBERS IN-PERSON REVIEW OF PIR SUBMISSIONS

Please be advised that prior to the meeting where your Property Improvement Request (PIR) application will be reviewed by the Covenants Committee, members of the committee will visit your property as part of their review process.

All PIR acknowledgment letters contain the dates that the covenants committee members will be visiting all properties. All committee members display MPOA photo identification badges when visiting each property.

Please understand that our committee members are volunteer homeowners, so they may visit your property during off hours, such as on the weekend or in the early morning/evening. They will knock on the door or ring the doorbell before entering your property for closer access, or if your side and/or rear yard is needed to be viewed as part of your PIR submission. There are currently eight committee members so you will get more than one visit to your property. You are not required to be at home or meet with the committee members during these property reviews.

If you have any further questions regarding the PIR process, or Covenants Committee members reviewing your property, please contact the MPOA office at 703-670-6187.





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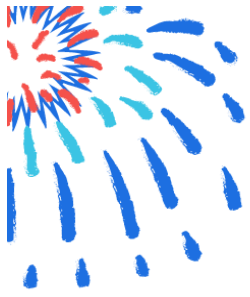
Timothy Singstock, EA
Cheryl Singstock, CPA, MBA

(571) 594-6747 (Mobile)

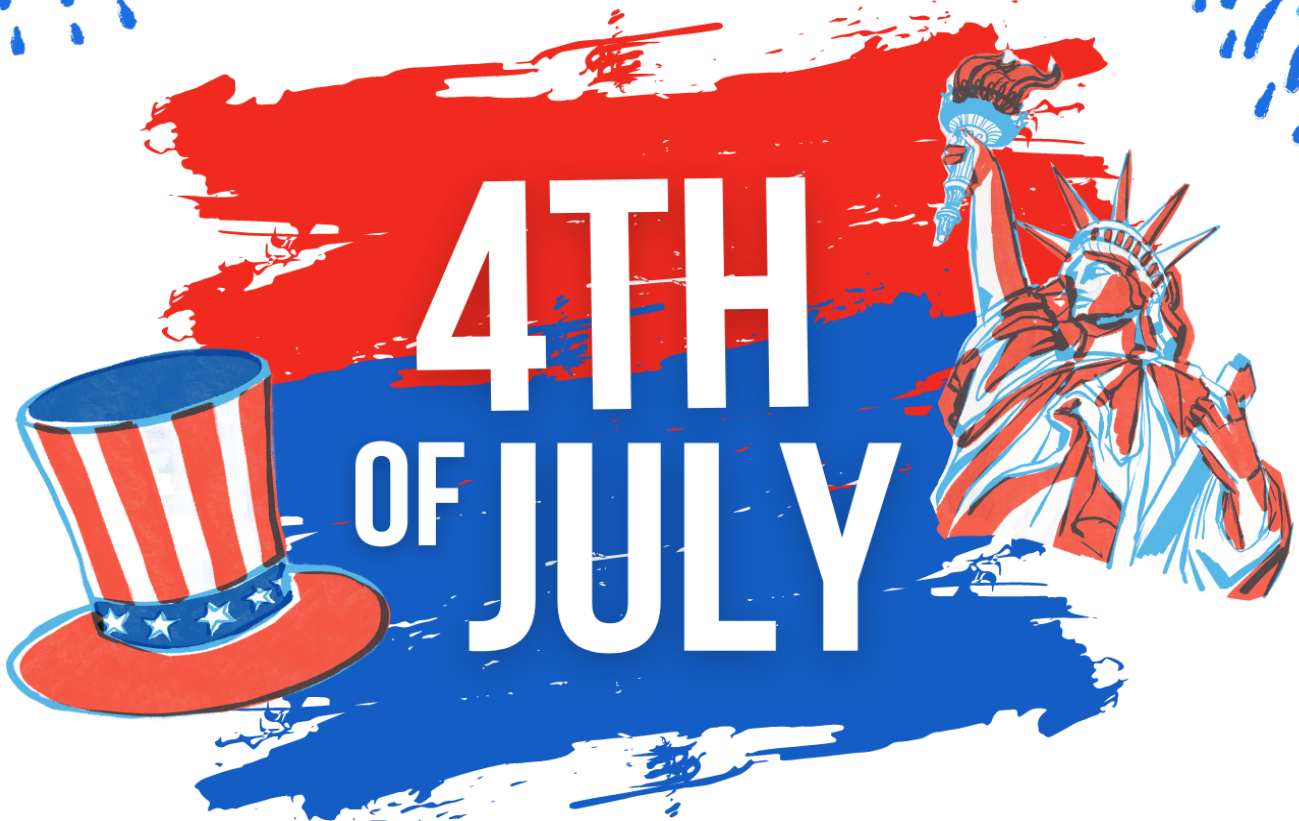
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MONTCLAIR PRESENTS



INDEPENDENCE DAY CELEBRATION

LIVE MUSIC BY

CROSS ROADS
6:30 – 9:30 PM

FIREWORKS

9:30 PM



DOLPHIN BEACH | STARTING AT 5:30 PM

NO ALCOHOL OR PERSONAL FIREWORKS

A VALID RECREATION PASS IS REQUIRED TO ATTEND. LIMIT TWO GUESTS PER PASS.

<https://tinyurl.com/MPOAJuly4>



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.

Build Your Team

- There is no limit to how many people can be on your team.
- One crew member should be named captain and must attend a mandatory captain's meeting.
- 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.
- All crew members must be able to swim.

Build Your Boat

- The boat must be made entirely of cardboard.
- Waterproof materials and adhesives are strictly prohibited.
- Staples, nails or screws, clamps, etc. may not be used.
- Items above the water line may include decorative items like paper mache, rope, sails, etc.
- Boats are limited to 6 feet wide and 12 feet long. There is no height limit.

Dates

- ↪ Race: West Beach | July 27 | 10AM - 1PM
- ↪ Captain's Meeting: MPOA Office | July 19 | 6 PM
- ↪ Sign-Up Deadline: July 15



Learn More And Sign Up At:

tinyurl.com/MPOABOAT

Lake Montclair

TRIATHLON



Enjoy one of Northern Virginia's oldest triathlons happening right here in our own neighborhood. The annual Lake Montclair Triathlon will be held on Sunday, June 23, 2024, centered in and around Dolphin Beach. Consider participating as an individual or team in either the Sprint Triathlon, Duathlon or AquaBike. This race is sanctioned by USA Triathlon and consists of the Triathlon - 750 Meter Swim | 12.5 Mile Bike | 3.1 Mile Run, Duathlon - 1.5 Mile Run | 12.5 Mile Bike | 3.1 Mile Run or Aquabike - 750 Meter Swim | 12.5 Mil. If you are not up for doing the race by yourself, form a team with each member doing one of the segments and together complete the distance.

You can also help showcase our beautiful community by supporting the event as a volunteer. Various opportunities are available to include race set up and take down, packet pick up, course spotters and finish line receiving to name just a few. Groups are welcome and volunteer credit hours are given to students that need them.

Please go to RIP IT Events' website to find out more about being part of the action.

Montclair residents receive a 15% discount to register when they use the code: MONTCLAIR15

Please note that Dolphin Beach parking will not be available June 22nd-23rd and beach use will not be available race morning. Residents of Spillway Lane and Dolphin Drive have been generous in their support of the event, Anne Moncure Park is available for overnight parking because the roads will be closed on Sunday morning starting at 5:30 AM. Additionally, expect delays on Waterway Drive Sunday morning as bike riders and automobiles will be isolated to individual sides of the roadway be sharing both sides of the road.

Find out more and register at: <https://www.ripitevents.com/lakemontclairtriathlon>



Summer

MOVIE NIGHT

Dolphin Beach
July 19 at Dusk

POPcorn

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CINEMA

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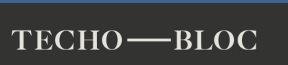
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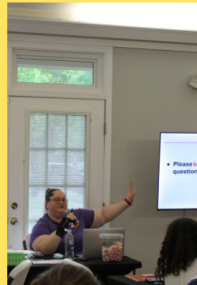
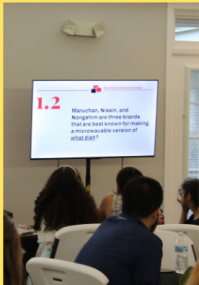


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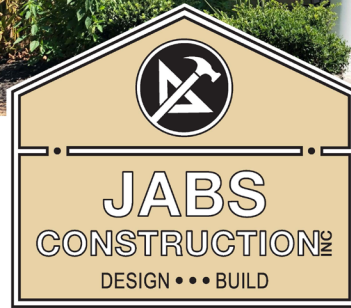
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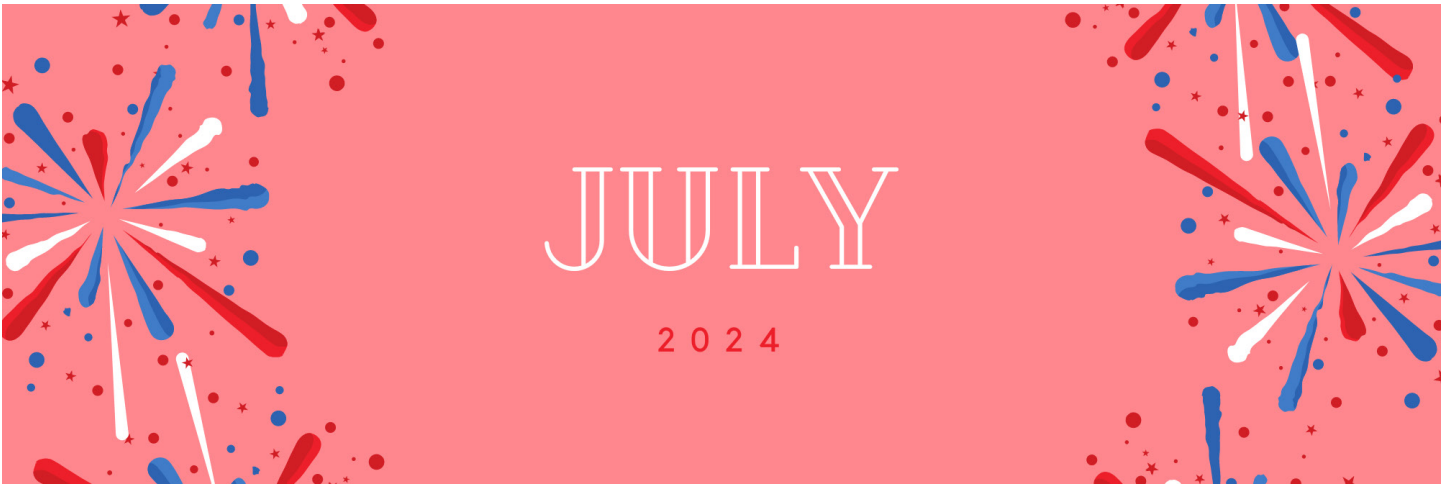


Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4	5 AAB (V) 4pm	6 WETA 7pm	7 Food Truck Friday & Beer on the Beach	8 ASHA (IP) 9am Yoga on the Beach
9	10 Safety (V) 7PM	11	12 NTA (IP) 5:30pm BOD (IP & V) 6:30pm	13 PIR Cut Off @ 5pm Dog Park (V) 5:30pm Covenants (V) 7pm	14	15 Montclair Kids Fest!
16	17 LMC (V) 7pm RIM (V) 7pm	18 BRB (V) 4pm	19 AAB (V) 4pm LMFC (V) 7pm	20 IHA (V) 7pm	21 (Pre)Teen Mystery and Music Night	22
23 Triathlon	24 B & F (V) 5:30pm Events (V) 7pm	25 Election (V) 9am Communications (V) 7pm FAB (V) 4pm	26 SRA (IP) 7:30pm	27 PIR Cut Off @ 5pm Covenants (V) 7pm	28 Food Truck Friday	29 Birthday/Gotcha Celebration - Dog Park 10am
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	2	3 AAB (V) 4pm	4 WETA (IP) 7pm Independence Day Office Closed	5	6
7	8 Safety (V) 7PM	9	10 NTA (IP) 5:30pm BOD (IP & V) 6:30pm	11 PIR Cut Off @ 5pm Covenants (V) 7pm	12 Food Truck Friday	13 ASHA (IP) 9am Yoga on the Beach
14	15 LMC (V) 7pm RIM (V) 7pm	16 BRB (V) 4pm	17 AAB (V) 4pm LFMC (V) 7pm	18 IHA (V) 7pm	19 Summer Movie Night	20
21	22 B & F (V) 5:30pm Events (V) 7pm	23 FAB (V) 4pm	24 Triathlon (V) 7PM SRA (IP) 7:30pm	25 PIR Cut Off @ 5pm Covenants (V) 7pm	26 Food Truck Friday	27 Birthday/Gotcha Celebration - Dog Park 10am Cardboard Boat Regatta
28	29	30 Election (V) 9am Communications (V) 7pm	31			

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

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

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

The Montclairion

Montclair Property Owners Association

3561 Waterway Drive

Montclair, VA 22025

PROFESSIONALLY MANAGED BY



Do you live in a Sub-Association?

Alexander Square Homeowners Assoc.

Streets: Alexander Pl. & Henderson Ln.

President: Michelle Neal (703) 615-4430

Email: AlexanderSquareHOA@gmail.com

Island Homeowners Association

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

President: Cecilia Carroll

Email: c.carroll.ih@gmail.com

Disclosures: Ruth Sisler - rsisler@yahoo.com

Nob Hill Forest Townhome Association

Streets: Cliffview Dr; Jonathan Ct; Kenton Cir;

Vals Way; Whisperwood Ct & Windsong Ln

President: Catherine Kudrick

Community Mgr: Jillian Cullinane (571) 208-7845

Email: jilliancavaliermgmt@gmail.com

Northside Townhome Association

Streets: Bridgeport Dr; Maple Glen Ct; Mill Spring Dr; Oak Crest Ct & Sugar Maple Ln

Board of Directors: NorthsideHOA@gmail.com

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

Email: info@pmiprincewilliam.com

Southlake Cove Townhome Association

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

President: John Larkin II

Community Mgr: Jillian Cullinane (571) 208-7845

Email: jilliancavaliermgmt@gmail.com

Southlake Landing Townhome Association

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

President: Marie Juliano

Community Mgr: Jillian Cullinane (571) 208-7845

Email: jilliancavaliermgmt@gmail.com

Ops Mgr: Dan Cullinane

Email: operationscavaliermgmt@gmail.com

Southlake Recreation Association

President: Alysha Hiller

Community Mgr: Jillian Cullinane (571) 208-7845

Email: jilliancavaliermgmt@gmail.com

Web: www.SouthlakeRecreation.com

Water's Edge Townhome Association

Streets: Beachwater Ct; Inlet Pl; Spring Branch Blvd; Streamside Ct & Waters Edge Ct

President: Victor L. Ginoba Jr

Email: lawrence.gino@gmail.com

Community Mgr: Ann Saavedra (703) 537-2309

Email: Ann.Saavedra@fsresidential.com

Parking Information: (703) 385-1133