



THE

VOLUME 57 NUMBER 2 • FEBRUARY 2025

# MONTCLAIRION

A NEIGHBORHOOD NEWSLETTER PUBLISHED BY THE MONTCLAIR PROPERTY OWNERS ASSOCIATION



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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](http://www.montclairva.com)

**FSRConnect:** [dcmetro.fsrconnect.com](http://dcmetro.fsrconnect.com)

**Facebook:** [www.facebook.com/montclairva](http://www.facebook.com/montclairva)

## Board of Directors

**President,** Brian Proctor.....[bproctor.mpoa@gmail.com](mailto:bproctor.mpoa@gmail.com)

**1<sup>st</sup> VP,** Linda Cheng-Khan.....[lindack4montclair@gmail.com](mailto:lindack4montclair@gmail.com)

**2<sup>nd</sup> VP & Precinct 2 Rep,** Thomas Starai.....[mpoa.tom@starai.net](mailto:mpoa.tom@starai.net)

**Treasurer,** Chris Williams.....[c.williams.va@gmail.com](mailto:c.williams.va@gmail.com)

**Secretary & Precinct 1 Rep.,** Fred Rash.....(703) 878-3972

**Precinct 3 Rep.,** Richard "Buck" Arvin.....[buckarvin@outlook.com](mailto:buckarvin@outlook.com)

**Precinct 4 Rep.,** Corbin Parish.....[parishc43@gmail.com](mailto:parishc43@gmail.com)

### **At-Large Directors**

Tim Beatty.....[tpbeatty.mpoa@gmail.com](mailto:tpbeatty.mpoa@gmail.com)

Brian DeMuth.....[bdemuth.mpoa@gmail.com](mailto:bdemuth.mpoa@gmail.com)

Walt Giraldi.....(703) 328-4854

Tracy Hansen.....[odudztracy@msn.com](mailto:odudztracy@msn.com)

Board of Directors Contact.....[mpoabod@montclairva.com](mailto:mpoabod@montclairva.com)

## Management Staff

### **General Manager**

Steven Levin.....[gm@montclairva.com](mailto:gm@montclairva.com)

### **Assistant General Manager**

Adam Werle.....[agm@montclairva.com](mailto:agm@montclairva.com)

### **Resident Services Manager**

Elizabeth Mckeone.....[residentservices@montclairva.com](mailto:residentservices@montclairva.com)

### **Lifestyle Director**

Kim Monell ..... [lifestyle@montclairva.com](mailto:lifestyle@montclairva.com)

### **Lifestyle Assistant**

Izzy Hansen .....[communications@montclairva.com](mailto:communications@montclairva.com)

### **Assistant Community Manager**

Nicole Butz.....[acm@montclairva.com](mailto:acm@montclairva.com)

### **Resident Services Administrator**

Stacey Weir.....[covadmin@montclairva.com](mailto:covadmin@montclairva.com)

### **Resident Support Specialist**

Lance Logan..... [covinspector1@montclairva.com](mailto:covinspector1@montclairva.com)

### **Resident Support Specialist**

Lauren Whitney..... [covinspector2@montclairva.com](mailto:covinspector2@montclairva.com)

### **Administrative Assistant**

Melvita Campbell.....[info@montclairva.com](mailto:info@montclairva.com)

### **Maintenance Supervisor**

Stu Lockwood.....[maintenance@montclairva.com](mailto: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](mailto: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 10<sup>th</sup> 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](mailto: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](mailto: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!**



**As we enter the new year, I want to take a moment to emphasize the importance of your annual vote in shaping our community's future. Voting is not just a right guaranteed by our Association's By-Laws, Amended Declarations, and Community Guidelines, but part of our responsibility as members of the Montclair community. It is crucial we all participate in the upcoming voting process. Your voice truly matters! Each vote contributes to the decisions affecting our homes, amenities, and overall quality of life in Montclair. I encourage everyone to review the proposed FY26 budget and the services it supports. This budget reflects the BOD's and Committees' collective priorities and vision for our community, and your support is essential for its approval.**

**Additionally, I want to highlight the significance of volunteerism. Montclair thrives on the dedication and passion of its residents. Volunteerism strengthens our community bonds and enriches your experience as a resident. Whether it's joining a committee, organizing events, or simply lending a hand during a community event, your involvement makes the difference! To show our appreciation to all volunteers, the MPOA Volunteer Banquet has been scheduled for February 18th, at 7 pm in the MPOA Conference Room. The MPOA BOD and staff want to thank all volunteers for their time, efforts, and contributions to the Montclair Community this past fiscal year.**

**Lastly, I want to wish everyone a wonderful Valentine's Day. I encourage residents to share kindness with their neighbors, whether through a simple greeting or a small gesture of appreciation. Let's celebrate friendship and fellowship throughout our entire community!**

**All the best!**

*Brian Proctor*



## From the January 8, 2025 Board of Directors Meeting

- Approved the agreement with the Potomac Marlins.
- Approved Linda Arvin as the Distinguished Montclairion.
- Approved the 2025 Annual Meeting Packet as presented by the Election Committee and amended by the Board.
- Appointed Brian DeMuth to the vacant At-large Board seat, that expires March 2026, and to the Management Requirements Ad-hoc Committee.
- Appointed Tim Beatty to the vacant At-large Board seat that expires March 2025.
- Approved the contract with Brightview for landscape services of MPOA common area and Waterway median.

### 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 – DECEMBER 2024

SERIOUS INCIDENTS	PCT 1	PCT 2	PCT 3	PCT 4	WW	Notes	DEC	NOV	OCT	SEP
Assault	-	3	3	7	-	Many domestic disputes; 7 arrests; many on Inlet Place	13	1	6	2
Burglary / Att. Burglary	-	-	-	-	2	Incidents at Country Club and business on Cardinal	2	1	0	0
Drug / Alcohol Offense	-	-	-	-	3	DUI incidents and drug offense with 2 arrests	3	1	1	0
Firearm Violation	-	1	-	-	-	Incident involving subject with a gun on Crocus	1	0	0	0
Larceny / Theft	-	2	1	1	1		5	12	6	5
Robbery	-	-	-	-	-		0	0	0	0
Vandalism	2	-	-	-	-	Incidents on Widewater and Moncure	2	1	4	0
Other Serious Incident	3	1	2	2	2	Domestic incidents, Marcus alerts, and child neglect	10	6	5	3
ROUTINE INCIDENTS	PCT 1	PCT 2	PCT 3	PCT 4	WW	Notes	DEC	NOV	OCT	SEP
Animal Complaint	1	6	1	2	2		12	9	12	9
Disorderly / Noise Violation	4	3	1	5	4	Includes 4 incidents at local businesses	17	9	14	11
Parking Violation	1	1	1	1	-	Incidents on Olivia, Northgate, Cliffview, Holleyside	4	7	3	5
Suspicious Person / Vehicle	-	1	1	2	2	Includes incidents at park and shopping center	6	8	1	3
Traffic Control Incidents	-	-	-	2	17	Includes vehicle stops and traffic obstructions	19	18	7	6
Trespassing	-	1	1	-	1	Incidents on: Dolphin, Fisherman's Cove, county park	3	1	1	1
Vehicle Accident	-	1	1	2	11	Accidents at 10 different locations	15	9	6	10
Miscellaneous	15	12	11	16	18	See notes below	72	70	36	41
<b>TOTAL INCIDENTS</b>	<b>26</b>	<b>32</b>	<b>23</b>	<b>40</b>	<b>63</b>		<b>184</b>	<b>153</b>	<b>102</b>	<b>96</b>

**Pct.1** – 1 missing person report, 1 unconscious person, 1 warrant serving, 1 fireworks violation, 1 medical alarm, 1 other high priority, 9 other incidents. **Pct.2** – 1 medical emergency, 1 unconscious person, 1 recording incident, 2 abandoned vehicle notices, and 7 other incidents. **Pct.3** – 1 missing person report, 4 private towing, 1 other high priority, and 5 other calls. **Pct.4** – 1 missing person report, 4 private towing, 1 warrant serving, 1 other Sheriff incident, 4 school checks, 1 other high priority, and 4 other calls. **Waterway** – 5 business checks, and 13 other calls.

# HAPPY PRESIDENTS DAY!

OUR OFFICE WILL BE CLOSED ON  
FEBRUARY 17TH



*Welcome to the Board of  
Directors*

**TIM BEATTY &  
BRIAN DEMUTH**

*Mr. Beatty and Mr. DeMuth were appointed to the  
MPOA Board of Directors to fill the vacancies for  
Director-at-Large.*





## A LETTER FROM THE STAFF

**From the desk of**  
Steven Levin  
General Manager



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### LAKE DREDGING UPDATE

As you are aware, the association is under contract with Prince William County (PWC) and LSI (formerly Lake Services) to commence the dredging of Lake Montclair. Unfortunately, shortly after the new year we recently received notice from PWC's Department of Public Works (DPW) of a delay due to an oversight in their agreement with GDC, the hauling company responsible for transporting dredged materials to Quantico. Specifically, their contract had expired and requires re-bidding.

DPW assured members of our Board and the LMC Chair at our January 7th meeting, and again in a follow up meeting on January 14th, that it will take approximately 3–4 weeks to award a new contract and have the hauling service in place. LSI, which already has equipment at West Beach, has confirmed their ability to adjust their schedule to accommodate this delay, and PWC has committed to covering any additional costs associated with a new hauling agreement should rates increase as a result of the re-bid.

Barring further setbacks, we remain cautiously optimistic that the dredging project could begin as soon as mid-February. However, several variables remain, including if PWC awards the contract to a different hauling company than GDC, weather conditions, and potential base activity at Quantico may affect access to the disposal site during the planned project schedule.

On behalf of the Board and our management team, we share your frustration and disappointment regarding this delay. Please rest assured that we are actively advocating for the County to fulfill their commitments and minimize any further impact on our community.

We will keep you informed with updates as new information becomes available. In the meantime, if you have any questions or concerns, please feel free to reach out to Assistant General Manager Adam Werle at [agm@montclairva.com](mailto:agm@montclairva.com), or to myself directly at [gm@montclairva.com](mailto:gm@montclairva.com). Thank you for your understanding and patience as we work through this challenge together.

### BUDGET & ANNUAL MEETING

Thank you to everyone who participated in our Budget Town Halls and meetings this budget season. Your feedback has been invaluable to our process. The town hall slide deck, FY26 draft budget, and five-year plan are available on the FSR Connect portal. To access the town hall recording, please email us at [residentservices@montclairva.com](mailto:residentservices@montclairva.com).

Key Dates to Remember:

- February 10th: Annual Meeting packets, including the proposed budget and ballot, mailed to members.
- March 6th: Deadline for mail-in ballots to be received.
- March 13th: Deadline for electronic voting.
- March 15th: In-person registration to vote in-person at the Annual Meeting is at the MPOA Building (3561 Waterway Drive) and starts at 9:00 AM.

Members unable to attend in person can view the meeting virtually on Zoom. Please note that Zoom attendance will not count toward quorum, and virtual attendees will not be able to vote or participate in speaker's time.

Thank you again for your engagement. For any questions about the upcoming annual meeting, or for any other assistance, please contact us at [residentservices@montclairva.com](mailto:residentservices@montclairva.com).

# VALENTINE'S COOKIE SWAP

Whip up your mouthwatering goodies and head over for the ultimate treat exchange! Get ready to make new pals and share your secret recipes. Plus, every guest goes home with a stash of sweet delights to share with their family!

FEBRUARY  
11, 2025

🕒 6-7pm

📍 MPOA Office

🌐 [tinyurl.com/MPOACookie](https://tinyurl.com/MPOACookie)

Ready for  
some friendly  
competition?



Join Us!



# Game Night!

February 21st

7-9pm

Southlake Recreation Center



It's Bunco Time!

Join us for a night of fun, laughter, and friendly competition as we roll the dice and see who comes out on top at our Bunco game night!

🌐 [Learn More](https://montclairva.com)  
[montclairva.com](https://montclairva.com)

A valid recreation pass is required to attend this event. Limit two guests per pass.



SAVE THE DATE

# Spring Celebration



MARCH 22ND  
11 AM - 2 PM  
DOLPHIN BEACH





## WE ARE RECRUITING NEW COMMITTEE MEMBERS!

“ My first experience with the Montclair Property Owners Association (MPOA) was negative and I felt we needed change. That need for change led me to sample a few committees, landing on Covenants for a few years. At times we disagreed but compromise is acceptable. We made progress. I recently saw an opportunity to run for the board and took it unopposed. While I haven't been entirely successful in my goals, I hope for improvement and know the potential is great as I continue to volunteer.

You can start to learn as a participant and contemplate your direction. Your goal should be to energize to make a difference and advise the board to do the right thing. I would argue that joining a committee is a more direct and effective way to affect change.

I have always found the time to participate in what is important to me. The MPOA is part of your environment. You can help shape it and its effect on you and your neighbors. If there is anything you don't like, you will have a stronger voice in a collaborative forum. If you want what you like to continue, join us to support those activities. If you have new ideas, join us and share them. If you have a little time, please check out a committee or a few. Each committee has a unique level of commitment, so you can scale it to your ability. I appeal to your sense of community to help make Montclair a better place. ”

- Tom Starai (2nd VP of the Board of Directors and Committees Coordinator)

**VISIT  
MONTCLAIRVA.COM/COMMITTEES  
AND SIGN UP AS A VOLUNTEER!\***

We highly encourage everyone to take an active role in our community by joining a committee!

\*Please note that the volunteer form resides at the bottom of the Committees page.







# Join a committee!

## HERE ARE THE COMMITTEES:

### Budget and Finance

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

### Communications

- The Communications Committee provides ideas to enhance all avenues of communications within the community as well as between the BOD and members of the association.

### Community Events

- We're bringing Montclair together for fun, laughter, and community! With over 50 annual events like Kids Fest, Saturday with Santa, and Beer on the Beach, the Montclair Community Events Committee creates activities for all to enjoy. Let's build memories and strengthen our community spirit—join us today!

### Covenants

- The Covenants Committee reviews Property Improvement Requests and assures that properties are maintained in a manner providing for visual harmony and soundness of repair, avoiding activities deleterious to the aesthetic or property values of the property, and promoting the general welfare and safety of the owners, their guests, and other invitees.

### Dog Park

- Established to draft and present design and development plans to the Board of Directors for the addition of a dog park as a capital improvement project.

### Election

- The Election Committee recommends administrative deadlines to the Board of Directors and develops and administers procedures as approved by the Board of Directors on policies and rules for the registration of voters and casting and tallying of all votes.

**MORE ON THE NEXT PAGE!**



### Lake Management

- Members of the LMC assist with overseeing and managing water quality, lake ecology, fishery, lake dredging, dam maintenance, and common areas abutting Lake Montclair.
- There are no specific qualifications required to serve on the LMC, just a genuine interest in the quality of the lake's environment and its value to the community is highly desired. We have a few openings for those who are interested in working and inputting with monthly meeting discussions and work actions that follow.

### Landscape and Facilities Management

- The Landscape & Facilities Management Committee provides recommendations to the Board of Directors regarding the enhancement, maintenance, and upkeep of all common area land and facilities for which MPOA is accountable and responsible.

### Management Requirements

- The Management Requirements Ad-Hoc Committee works to develop a comprehensive document of management requirements to improve the management agreement, reflect the association's needs, and provide a draft agreement to the Board for an RFP.

### Triathlon

- The Montclair Triathlon Committee conducts an annual triathlon that provides family fun and brings the community together while raising funds for MPOA by conducting a zero-cost event.
- Race day for the Lake Montclair Triathlon is 15 June 2025.

### Records and Information Management Ad-Hoc

- The Record Information Management (RIM) committee was established to provide effective management of association data. We are adopting BOARDSPACE, a data management system designed for HOAs, to streamline operations and organization. RIM will establish standards, recommend procedures, and provide training for Board, Committee, and Homeowner discovery and staff workflow.

### Safety

- The Safety Committee discusses ways to improve the security of Montclair and its residents.

### Signage Ad-Hoc

- The Signage Committee researches, discusses, and develops plans to secure professional design options to replace current Montclair signs that are consistent in material, style, and theme, while also embodying the "Montclair Community."

### Strategic Plan

- The Strategic Plan Ad-Hoc Committee works to create, implement, and evaluate long-term strategies that align with the MPOA's overall objectives.

### Sub-Association

- The Sub-Association Ad-Hoc Committee is an advisory committee that works with members from Montclair's sub-associations to strengthen partnerships and increase equitability.







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## MONTCLAIR PROPERTY OWNERS ASSOCIATION, INC.

MARCH 15, 2025 MPOA BUILDING  
3561 WATERWAY DRIVE  
MONTCLAIR, VA 22025

### ANNUAL MEETING AGENDA

9:00 AM	Registration Opens <ul style="list-style-type: none"><li>• Day-of-Meeting Referendum Balloting Opens</li></ul>
10:00 AM	Declaration of Quorum/Call to Order, Proof of Notice of Meeting, Pledge of Allegiance
10:10 AM	Call for Nominations of Candidates from the Floor (if quorum is met) 10:20 a.m. Introduction of Board Members, Management, Legal and Guests 10:30 a.m. Approval of 2024 Annual Meeting Minutes
10:35 AM	President's Remarks (State of the Association)
10:40 AM	Introduction of Candidates for Board of Directors (2 minutes per candidate)
10:50 AM	Treasurer's Report
11:00 AM	Presentation of Budget <ul style="list-style-type: none"><li>• Day-of-Meeting Referendum Balloting Closes at End of Presentation</li></ul>
11:30 AM	Reports of Committees of the Board (2 minutes per committee)
12:00 PM	Reports of Officers of the Board of Directors
12:15 PM	Homeowners' Time (2 minutes per speaker)
12:40 PM	Preliminary Voting Results (President)
12:45 PM	Adjournment
12:50 PM – 1:00 PM	Organizational Meeting of the Board of Directors to elect Officers, which will be by secret ballot as the POA Act allows, and any other business as may be necessary. Owners are welcome to attend.

**TIMES ARE APPROXIMATE** Public comments permitted during Budget Presentation and Committee Reports.

### NOTICE - Annual Meeting Packets

The Montclair Property Owners Association, Inc. (MPOA) Annual Meeting will be held Saturday, March 15, 2025, at the MPOA Office, 3561 Waterway Drive, Montclair, Virginia. Registration opens at 9:00 a.m. and the meeting will begin at 10:00 a.m. Members may view the Annual Meeting live on Zoom; however, virtual attendance does not count toward quorum, and voting is not available. To participate toward quorum and to vote on the day of the meeting, please attend in person.

The 2025 Annual Meeting packets have been mailed to the Owners of Record as of Monday, February 10, 2025 by Survey & Ballot Systems, the company hired by MPOA to administer this election. If you are an owner of a lot in Montclair and in good standing (all assessments, fees and charges paid by February 13, 2025) and do not receive a packet in the mail by Monday, February 24, 2025, please contact the MPOA office to make arrangements for a replacement ballot.

This year you are asked to vote on two matters: three At-Large Board of Directors for a 3-year term, and the Fiscal Year 2026 Budget. Membership will vote by referendum. Your ballot is enclosed with this notice. You can vote online, by mail or in person at the Annual Meeting. You cannot change your vote once you cast your ballot. Members must cast their own ballot.

Your vote is crucial to our success. Quorum is required to conduct business at the Annual Meeting and to approve the budget. The MPOA is comprised of 3,857 lots and quorum is 25% of active accounts in good standing. Failure to meet quorum may require another meeting, with additional costs, to vote on the budget. Please submit your ballot early or vote in person at the Annual Meeting.

*Fred Rosh, Secretary, Board of Directors*



# MPOA PROPOSED BUDGET for FY26 (May 1, 2025 – April 30, 2026)

[Vicki Smith, Chairman, Budget & Finance Committee; Chris Williams, Treasurer]

The second largest cost for the Association is reserve contributions. The reserve study provides that the current estimated replacement cost of capital components for the common elements is \$4.21M. The estimated remaining life of capital components is set forth in the reserve study and varies by component. The full reserve study can be requested from the management office or found on the secure online portal at <https://montclairva.connectresident.com>. For the 2026 fiscal year (May 1, 2025-April 30, 2026), the approved and expected contribution to the reserve fund is \$940,000. The board may elect to set aside additional funds from retained earnings as they deem appropriate. The reserves are funds used to repair, replace, and restore the Association's capital components as defined in Section 55.1-1800 of the Virginia POA Act and in the MPOA Amended Declaration. The reserve funds are not an extra expense, they simply spread out the expenses for capital assets more evenly over a longer period, avoiding a large, unexpected expense to owners in the form of a special assessment, or a large increase in assessments, when a component needs to be replaced at the end of its useful life.

Section 55.1-1826(B) of the Act requires the Board of Directors to 1.) conduct a reserve study at least once every five years to determine the necessity and amount of reserves required to repair, replace, and restore the capital components, 2.) review the results of the study at least annually to determine if the reserves are sufficient; and 3.) make any adjustments the board deems necessary to maintain the reserves, as appropriate. The failure of the Association to adequately fund reserves has many downfalls; some more serious than others. These can be summarized below (the D's):

- Deferred Maintenance leads to higher costs
- Disruption of finances (special assessments)
- Declining property values - Lack of reserve funding is also a red flag to prospective new buyers and their lenders. As such, it can have an adverse impact for new buyers obtaining a mortgage and for existing homeowners attempting to refinance.

## CANDIDATE QUESTIONS - VIDEO

### MEET THE CANDIDATES

Meet your candidates as they answer common election-day questions.

Link: <https://vimeo.com/showcase/11463551/>

Password: mpoa25!

### How to use a QR Code

Enclosed with your Annual Meeting packet, there will be a QR code located on the ballot. This code can be scanned with your smartphone to directly log into the online ballot to place your vote.

Here's how it works:

- Open the camera app on your smartphone
- Point the camera at the QR code
- Wait for the link or QR symbol to automatically pop onto the screen.
- Click on the link/QR code to open the webpage.



Sample

# MEET THE CANDIDATES: ELECTION STATEMENTS

The following candidates are running in the 2025 MPOA Board of Directors election:



## LARRY DOANE

15980 COVE LANE

802-343-4896 | LAWRENCE.DOANE@GMAIL.COM

My name is Larry Doane and I love Montclair. I've lived in my fair share of places, and, while each of those places had their qualities, it's here in Montclair that my family has decided to put down roots. From the beautiful lake to living next to a National Park just a (traffic dependent!) short ride from downtown DC, it's tough to beat this neighborhood.

That's why I want to represent you on our Board of Directors. We live in a special place and it takes work to keep it that way. I've watched as my neighbors have volunteered on committees that do everything from preserve our shorelines to throw some of the best beer bashes around. We all benefit from the work these volunteers do to enhance our community. Now, it's my turn to step up and get to work for all of you.

My wife, Melissa, and I have two sons out of the house and on their way to adulthood. My two daughters aren't far behind as they work through Potomac Shores and Colgan High. I'm a career military officer and, as I approach the end of my time in uniform, I want to put the budgetary and organizational skills I've picked up over the years to work for my neighbors.

Our lake needs preservation and I am firm believer in working together to preserve its natural shoreline. These buffer areas are our best defense against urban run off and pollution. While we are a neighborhood blessed with resources, we must also be cautious in how we spend them. The families of Montclair work hard and the Board must be vigilant in how our MPOA dues are spent. Every dollar must count and budgets cannot just simply expand without reason. Our rules must be fairly enforced, but, when in doubt, the Board must always err on the side of property owners who simply want to enjoy their homes.

In the end, however, the best part of Montclair will always be the people who live here. With your support, I hope to serve every one of them.



## BRIAN PROCTOR

15803 VISTA DRIVE

858-472-0780 | BPROCTOR.MPOA@GMAIL.COM

I am a 25-year retired, United States Marine Corps veteran. I have a Master of Arts in English and a Master of Science in Education. I currently work with the Department of Homeland Security, as a contractor, in Acquisition and Program Management. I have two daughters who attend high school in PWC. My wife, Michele, is a substitute teacher with PWCS. I am an avid gardener and enjoy walking through Precinct 2 with my dog Jotaro.

I am running for Director, at-large, to continue my service to the residents of Montclair. I am passionate about the Board of Directors' work to ensure effective and efficient Association administration and representation, for property owners. I see membership on the MPOA's Board of Directors as one of many ways Montclairion volunteers help to maintain the community's high standards of landscaping, facilities, amenities, and governance. Our neighborhoods are secure, our covenants are enforced, and people actively seek to live and raise families in Montclair. There is a great atmosphere and sense of togetherness amongst Montclairions; you can see and feel it during events.

If re-elected, I will continue to serve under my fiduciary responsibility to the Association. I promise to approach appeals with objectivity, address resident hardships with compassion, and remain a mindful voter on all issues presented to the Board. During the next term, I will support the development of a strategic plan, continue the refinement of the 5-year budget, and work to institute a Code of Conduct for MPOA's Board of Directors and committee members.



# MEET THE CANDIDATES: ELECTION STATEMENTS

The following candidates are running in the 2025 MPOA Board of Directors election:



## CHRISTOPHER WILLIAMS

15818 VISTA DRIVE

571-247-4377 | C.WILLIAMS.VA@GMAIL.COM

1. What experience have you had that will contribute to your success as a Board Member? Having served since July 2020 on the MPOA Board of Directors, I believe that I now understand what it means to represent such a large and diverse association. My current professional position affords me the opportunity to work firsthand with Virginia and Prince William County. I believe this could be instrumental in maintaining and growing

relationships and partnerships, with the county and surrounding communities.

2. Why are you interested in serving on the MPOA Board of Directors? Montclair is my home and our community. As a homeowner and neighbor, it is important that I give back to the community that gives me so very much. There have been several issues during my time in Montclair that have led to less than desirable results. I believe that my experience can help our entire community realize the true potential of our neighborhood.

3. Specifically, how do you feel you can contribute to the betterment of our community? I am available to listen and understand the various interests of my neighbors and the community in its entirety. Though I may not agree with every idea that each person has, I will listen to that idea and objectively consider it to the best of my ability. If I do or do not support it, I will provide a fair and adequate reason as to why. Although the MPOA is a business, it is also our home, and we owe it to each other to provide a safe and respectful community where we can all feel welcomed and at peace.

4. What would you like to accomplish during your term as a Board Member? If the opportunity to continue to serve in my current capacity as treasurer is presented, I would like to be able to assist in keeping Montclair prosperous and current, while recognizing and working to alleviate the financial challenges that the association faces.

## CANDIDATE MEET AND GREET

Get to know your candidates for the Board of Directors

9AM - 11AM

Saturday, February 22  
3561 Waterway Drive





# FISH FRY

Get your taste buds ready for a sizzling twist on the classic community dinner! We're teaming up with Montclair's very own volunteer fire department for a night of delicious eats and even better company. Meet the friendly faces that keep our town safe while chowing down and catching up with new and old friends alike.

Stay Tuned! - [montclairva.com](http://montclairva.com)







MONTCLAIR

# ST PATRICK'S DAY

SCAVENGER HUNT

10-16TH MARCH 2025



# Montclair Supper Club

April 11th 2025  
7 - 9pm | MPOA Office

# SIGN UP FOR THE E-BLAST

Not receiving emails from FirstService Residential regarding our community? Contact [communications@montclairva.com](mailto:communications@montclairva.com) with your address and preferred email.



\*Please note that only homeowners may receive privileged information such as zoom links.

MPOA  
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# UPCOMING EVENTS

## MAY 2025

2nd - Trivia Night  
3rd-4th - Community Yard Sale  
9th - Bingo! Night (BYOB)  
24th - Memorial Day Cookout/Lantern Launch

## JUNE 2025

6th - Beer on the Beach (BYOB) & Food Truck Friday  
7th - Yoga on the Beach  
13th - Teen/Pre-Teen Mystery and Music Night  
21st - Montclair Kids Fest!  
27th - Food Truck Friday

## JULY 2025

4th - Independence Day  
11th - Beer on the Beach (BYOB) & Food Truck Friday  
12th - Yoga on the Beach  
18th - Summer Movie Night  
25th - Food Truck Friday


## AUGUST 2025

8th - Beer on the Beach (BYOB)/Cornhole Tournament  
8th - Food Truck Friday  
9th - Yoga on the Beach  
15th - Summer Movie Night  
22nd - Food Truck Friday

## SEPTEMBER 2025

12th - Food Truck Friday  
13th - Yoga on the Beach  
26th - Food Truck Friday  
26th - Trivia Night (BYOB)

 [EVENTS@MONTCLAIRVA.COM](mailto:EVENTS@MONTCLAIRVA.COM)

 703-670-6187

 [MONTCLAIRVA.COM](http://MONTCLAIRVA.COM)

## OCTOBER 2025

3rd - Fall Movie Night  
4th-5th - Community Yard Sale  
10th - Food Truck Friday  
TBD - Blood Drive  
11th - Octobrewfest  
19th-24th - Halloween Scavenger Hunt  
20th-24th - Fall Home Decorating Contest  
24th Food Truck Friday  
25th - Trunk or Treat & Seasonal Market

## NOVEMBER 2025

8th - Flex Fall Holiday Event  
21st - Bingo! Night (BYOB)

## DECEMBER 2025

6th - Flex Winter Holiday Event  
8th-12th - Holiday Home Decorating Contest  
13th - Saturday With Santa

## JANUARY 2026

2nd - Trivia Night (BYOB)  
10th - Polar Plunge  
16th - Supper Club (BYOB)

## FEBRUARY 2026

2nd - Bingo! Night (BYOB)  
20th - Game Night (BYOB)  
27th - Fish Fry

## MARCH 2026

9th-15th - St. Patrick's Day Scavenger Hunt  
13th - Bingo! Night (BYOB)  
21st - Spring Celebration

## APRIL 2026

10th - Supper Club (BYOB)  
17th - Comedy Night

# MPOA Snow Removal Policy

2024-2025



## VDOT Streets

Publicly maintained streets are cleared for snow by the Virginia Department of Transportation (VDOT), and VDOT has its own method of prioritizing for clearing operations. VDOT can be reached at (703) 383-8368 or <https://my.vdot.virginia.gov>.

## MPOA Owned Streets

The Montclair owned streets and property to be cleared by the maintenance staff are as follows:

1. The MPOA office parking lot and walkways.
2. MPOA - owned streets: Andrews Pl., Barger Pl., Beacon Hill Pl., Bishop Pl., Butler Pl., Chapman Pl., Corwin Pl., Devonald Pl., Duncan Pl., Fawn Pl., Greenfield Pl., Harmony Pl., Maybury Pl., Myrtle Pl., Nightengale Pl., Pleasant Hill Pl., and the eyebrows on Northgate Dr. and Waterway Dr.

## Sidewalks

Snow clearing of sidewalks shall commence when and only when precipitation has stopped and in order as follows:

1. MPOA office sidewalks and steps
2. Waterway Drive, both sides, from Spring Branch Blvd. to Cliffview/Ridgecrest
3. Waterway Drive, both sides, from Cliffview/Ridgecrest to Ashgrove Dr.
4. Waterway Drive, both sides, from Ashgrove Dr. to Southlake Blvd.
5. Waterway Drive, one side, from Southlake Blvd. to Olivia Way
6. Both sides of Southlake Blvd. from Waterway Drive to Buena Vista Drive
7. Forest Park High School foot path from street (Olivia Way) to the fence/school property line.

Sidewalks which provide Montclair students with access to school will be given priority.

## Snow Plowing Policy

MPOA on-site maintenance personnel will commence plowing operations when snow accumulation reaches a depth of two inches (2"). Snow clearing of all MPOA-owned streets and sub-association streets shall always be completed with the following conditions being adhered to:

1. Clear snow from driving lanes of streets
2. NO cleaning of individual parking spaces within sub-association parking lots
3. NO piling of snow in front of or blocking access to:
  - FIRE HYDRANTS • STORM DRAINS • MAILBOXES •
  - SIDE WALKS/ STREET RAMPS • SCHOOL BUS STOPS
  - DRIVEWAYS • PARKING SPACES

## Sub-Association Streets

Sub-Association streets will be plowed provided they have entered into a written agreement with MPOA in accordance with Article 5.7 of the Amended Declaration.

### Sub-Associations Snow Plow MOU (Memorandum of Understanding)

1. Island Homeowners Association streets - Keswick Ct; Royal Crescent Ct; Timber Ridge Dr.
2. Water's Edge Townhome Association streets - Beachwater Ct.; Inlet Pl.; Spring Branch Blvd.; Streamside Ct.; Waters Edge Ct.

### Sub-Associations NOT entered into the MOU (and responsible for sub-association plowing) & Contacts

*Alexander Square Homeowners Association -  
AlexanderSquareHOA@gmail.com  
Streets: Alexander Pl. & Henderson Ln.*

*Northside Townhome Association -  
customercare@cmgnva.com  
Streets: Brideport Dr; Maple Glen Ct; Mill Spring Dr;  
Oak Crest Ct & Sugar Maple Ln*

*Nob Hill Forest Townhome Association -  
jilliancavliermgmt@gmail.com  
Streets: Cliffview Dr; Jonathan Ct; Kenton Cir; Vals Way; Whisperwood Ct & Windsong Ln*

*Southlake Cove Townhome Association -  
jilliancavaliermgmt@gmail.com  
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.*

*Southlake Landing Townhome Association -  
operationscavaliermgmt@gmail.com  
Streets: Backwater Ct; Montview Dr; Saltwater Dr & Widewater Dr.*

*Southlake Recreation Association -  
jilliancavaliermgmt@gmail.com*

## Abrasives

The application of sand to any street shall commence only when plowing operations are completed or as directed by the Operations Manager and on an as needed basis.



## Individual Lots

The individual private property of a Montclair resident may not be cleared of snow under any circumstances by employees of the Managing Agent (FirstService Residential). Managing Agent employees are prohibited from entering any lot for the purpose of snow removal. With the exception of the parking area of the Southlake Recreation Association when an agreement is in effect, the MPOA is not responsible for clearing the parking bays of any townhome community, any commercial property located in Montclair, any property owned by the Montclair Country Club, or any property owned by a developer or builder, or any civic lot number as defined by the Deed of Dedication or any VDOT roads.

### **VDOT Maintained Streets VDOT Telephone Number: 703-383-8368**

(Street names and Ref # if needed)

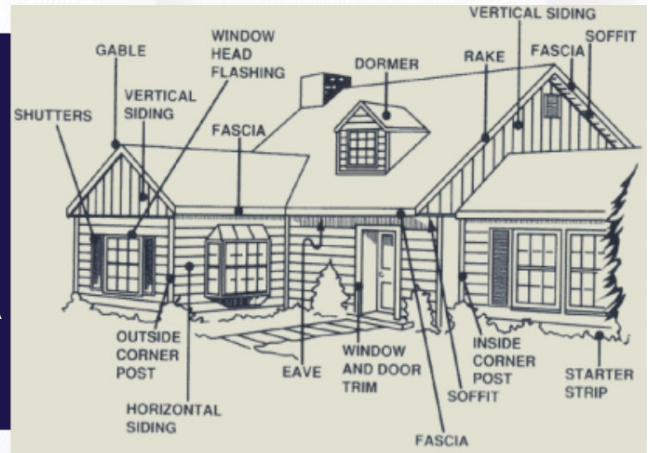
Street Name	Ref #	Street Name	Ref #	Street Name	Ref #
Afton Ct.	B 3H	Fairway Dr.	F 7B	Peach Ct.	F 6B
Ashgrove Dr.	F 7B	Fallstone Pl.	B 7D	Peppermill Ct.	B 4H
Autumn Ln.	B 5F	Fisherman's Cove	B 4D	Pike Trail	B 7D
Avon Dr.	F 8C	Garden Gate Ct.	F 5B	Pinecrest Ct.	F 5D
Barrington Dr.	B 7E	Golf Club Dr.		Prestwick Dr.	F 9C
Battersea Rd.	B 4D	Groveside Ct.	B 6F	Renton Ct.	
Beachview Dr.	B 4E	Hickory Nut Pl.	B 3G	Rhame Dr.	B 6E
Beacon Ct.	F 10E	Hidden Valley Ct.	F 10B	Ridgecrest Dr.	B 6E
Beaver Dam Rd.	F 7C	Higgins Dr.	F 2C	Ridgewood Ct.	B 6F
Benson Ct.	F 10D	Hockersmith Park	F 9D	Rincon Pl.	B 3H
Boxwood Dr.	F 7B	Holleside Ct.	B 4G	Shadow Oak Ct.	
Brandywine Rd.	F 8D	Holleside Dr.	B 2F	Shadow Woods Ct.	B 4G
Brawner Dr.	F 6B	Holly Hill Dr.	B 5F	Shady Knoll Ct.	F 9A
Breeze Way		Hopkins Dr.	F 5B	Sheffield Dr.	F 9B
Buck Ln.	F 10E	Huntgate Dr.	B 3H	Silvan Glen Dr.	B 5E
Buckingham Ct.	F 9D	Hyacinth Pl.	B 4G	Silverleaf Ct.	B 2F
Bunker Ct.	F 6B	Ibsen Pl.		Singletree Ln.	F 10E
Camellia Ln.	B 1F	Iris Ln.	B 5F	Skiff Ct.	
Camelot Ct.	F 9B	Kings Valley Ct.	F 10B	Skyline Dr.	B 5E
Candlestick Ct.	F 8B	Larchmont Ct.	F 6C	Southlake Blvd.	
Catamaran Ct.		Larkspur Ln.	F 5F	Southwood Pl.	B 6E
Cedar Knoll Ct.	B 4G	Laurel Ridge Rd.	B 5E	Spalding Dr.	F 5C
Cindy Ln.	F 8D	Lazy Day Ln.	F 11D	Spillway Ln.	F 7C
Clearwater Ct.	F 6C	Lindenberry Ln.	B 2F	Springbranch Blvd. (up to WETA)	B 3G
Cliffbrook Ct.	F 8D	Live Oaks Ct.	B 2F	Sugarbush Ln.	B 3F
Cliffview Dr. (to Nob Hill)		Loganberry Ln.	B 6E	Sunny Knoll Dr.	F 10B
Cogenberry Ct.	B 4L	Marbury Heights Way		Tallowood Dr.	B 2G
Cove Ln.	F 6B	Marlington Dr.	F 5B	Thistle Ct.	B 7D
Cranberry Ct.	F 7D	Maywood Dr.	B 2H	Timber Ridge Dr.	
Crocus Ln.	F 9D	Melody Ln.	F 8C	Tranio Ct.	
Cypress Ct.	F 9A	Mimosa Trail	B 4F	Trisail Ct.	
Dalebrook Dr.	F 10D	Moncure Ct.	F 5D	Vista Dr.	F 11E
Dartmoor Dr.	F 9A	Moncure Dr.		Waterway Dr.	
Deer Park Dr.	F 10C	Northgate Dr.		Wendy Ct.	
Dickerson Pl.	F 10D	Montview Dr.		Willow Oak Pl.	B 3F
Dolphin Dr.	F 7B	Olivia Way		Windward Ct.	
Edgehill Dr.	B 4E	Oriole Ct.	F 10E	Wintercress Ct.	B 2G
Edgewood Dr.	F 9C	Outlook Pl.		Woodglen Ct.	B 3G
		Page Point Way	B 4L	Yorktown Dr.	B 5E



# COVENANTS CORNER

Annual Inspections are beginning soon! Be sure to look out for updates on the MPOA Facebook page and website.

[www.montclairva.com](http://www.montclairva.com)



## PROCESS

When annual inspections begin this Spring, covenants inspectors will walk every street in Montclair to review each individual home and lot. Any items found in violation of the community's covenants or guidelines will be noted, and the homeowner will be sent a notice of non-compliance. This letter will provide the owner with the nature of the violation and the compliance date in which to correct the violation. The inspector will return after the compliance date for a re-inspection, and if the issue has not been corrected by that time, then a second notice of non-compliance will be issued. The owner will have two (2) weeks from the date of the second notice to resolve the violation, and if it is still not resolved, then a notice of hearing with the Board of Directors will be delivered. A hearing affords an owner the right to appeal or make a request for accommodation directly with the Board of Directors. Failure to attend the hearing is a waiver of the owner's right to appeal, and the Board will decide the appropriate charge or action, pursuant to Section 10.1(h) of the MPOA Amended Declaration. All decisions made by the Board are final.

**All homeowners are strongly encouraged to contact our covenants team at the MPOA office as early in this process as possible should they require additional assistance to abate a violation.** This might include help with submitting a Property Improvement Request (PIR) form, a request for a reasonable accommodation, or a request for an extension of the compliance date. All requests for extensions and accommodations are considered on a case-by-case basis, and if beyond the authority of the on-site management agent, then the owner can request to accelerate the process to a hearing so they may appeal their concern directly to the Board.

## INSPECTORS

The covenants team will conduct most inspections from public areas, but inspectors have the right to enter an owner's property for the purpose of performing a complete inspection, as provided in Section 3.2(a) of the MPOA Amended Declaration. All associates of our covenants team will wear an MPOA uniform shirt and identification badge. Their vehicles will be clearly marked with MPOA magnetic signs as well. If you have any questions regarding inspections or notices, our covenants team is available to assist you Monday through Friday, 8:30 a.m. – 5:00 p.m. at 703-670-6187.

## AT A GLANCE

Annual Inspections begin in early Spring and may continue through the Fall. The purpose of these inspections is to maintain property values and promote harmonious living through the enforcement of the MPOA Amended Declaration and Community Guidelines. This ensures Montclair is always kept a pleasant and beautiful neighborhood for all residents to enjoy.

## PREPARING YOUR HOME

The Amended Declaration and Article 5 of the Community Guidelines are available for download at [www.montclair.com/forms-and-documents](http://www.montclair.com/forms-and-documents) and contain detailed information on the items that are permitted and what can be considered a violation. Some of the most common violations can be avoided prior to annual inspections by performing the following routine maintenance of your home:

- Check for mold, dirt, or other discoloration on siding and gutters. Inspect all windows, doors, and other miscellaneous wood trim for mold, discoloration, or rot.
- Make sure trash and recycling containers are stored out of public view, except on trash days.
- Prune any overgrown landscaping and, in the warmer months, cut grass regularly.
- Keep all items on the entire property stored in a neat and orderly fashion.
- Ensure that home numbers are visible on the home as well as affixed on the mailbox.





MPOA



# PIR SCHEDULE

Property Improvement Requests are reviewed by the Covenants Committee on the second and fourth Thursday of each month. Completed PIRs that are submitted to the MPOA office by 5 p.m. the day of the current meeting will be reviewed at the following meeting. To the right is a list of meeting dates and submission deadlines.



703 670 6187

PIR CUT-OFF	COVENANTS MEETING
12/19/2024	01/09/2025
01/09/2025	01/23/2025
01/23/2025	02/13/2025
02/13/2025	02/27/2025
02/27/2025	03/13/2025
03/13/2025	03/27/2025
03/27/2025	04/10/2025
04/10/2025	04/24/2025
04/24/2025	05/8/2025
05/8/2025	05/22/2025
05/22/2025	06/12/2025
06/12/2025	06/26/2025
06/26/2025	07/10/2025
07/10/2025	07/24/2025
07/24/2025	08/14/2025
08/14/2025	08/28/2025
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10/09/2025	10/23/2025
10/23/2025	11/13/2025
11/13/2025	11/25/2025
12/04/2025	12/18/2025
12/18/2025	01/08/2026

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**DECEMBER 2024 – MONTCLAIR REAL ESTATE REPORT**

**OVER 300  
REVIEWS**

I want to thank the Unruh Team for their diligence, patience, and knowledge. Mike and I have been working together for a few years since I was undecided about renting my home or selling it. Eventually I decided to sell and Mike and the Unruh Team made the process so easy and stress free. I really appreciate everything they did for my husband and I. I also appreciate the welcome home gift for our new house. I highly recommend this professional real estate team they are the best in the state of Virginia! Thank you! - Ka'Chica Paige

Address	List Price	Close Price	DOM	Type	Style	SQFT	BR	FBA	HBA	Bsmt	#Gar	YrBlt	Acres	Closed
4181 Waterway Dr	\$575,000.00	\$600,000.00	2	Detached	Rambler	3,136	3	2		Yes	2	1974	0.27	12/16/24
4897 Backwater Ct	\$379,999.00	\$390,000.00	18	End Townhouse	Bi-Level	1,472	3	2		No		1989	0.05	12/03/24
16133 Alexander Pl	\$449,000.00	\$449,000.00	48	Interior Townhouse	Contemporary	1,960	3	2	2	Yes		1981	0.03	12/05/24
<b>Dec 2024 SFD AVG</b>	<b>\$575,000.00</b>	<b>\$600,000.00</b>	<b>2</b>	<b>(1 SOLD)</b>										
<b>Dec 2023 SFD AVG</b>	<b>\$666,000.00</b>	<b>\$656,600.00</b>	<b>29</b>	<b>(5 SOLD)</b>										
<b>Dec 2024 T/H AVG</b>	<b>\$414,500.00</b>	<b>\$419,500.00</b>	<b>33</b>	<b>(2 SOLD)</b>										
<b>Dec 2023 T/H AVG</b>	<b>\$411,633.00</b>	<b>\$415,408.00</b>	<b>2</b>	<b>(3 SOLD)</b>										
<b>All of Dumfries (Excluding Montclair)</b>														
<b>Dec 2024 SFD AVG</b>	<b>\$733,988.00</b>	<b>\$720,408.00</b>	<b>64</b>	<b>(20 SOLD)</b>										
<b>Dec 2024 T/H AVG</b>	<b>\$528,841.00</b>	<b>\$518,802.00</b>	<b>32</b>	<b>(13 SOLD)</b>										

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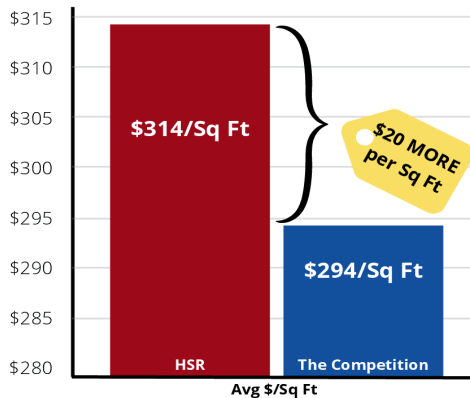
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Laura Lamb Cell: 703-615-9184  
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Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3 Management Contract (Hybrid) 12pm	4	5 FAB (V) 12pm AAB (V) 4pm	6	7 Signage(V) 10am	8 ASHA (IP) 9am
9	10 Safety (V) 7PM	11 <b>Valentine's Cookie Swap 6-7pm</b>	12 NTA (IP) 5:30pm BOD (IP & V) 6:30pm	13 PIR Cut Off @ 5pm Covenants (V) 7pm	14	15
16	17 <b>Office Closed</b>	18 BRB (V) 4pm <b>Volunteer Banquet (IP) 7pm</b>	19 AAB (V) 4pm LMFC (V) 7pm	20 IHA (V) 7pm	21 <b>Game Night 7-9pm</b>	22 <b>Candidate Meet and Greet (IP) 9am</b>
23	24 Events (V) 7pm LMC (V) 7pm B & F (V) 5:30pm	25 Election(V) 11am Communications (V) 7pm	26 SRA (IP) 7:30pm	27 PIR Cut Off @ 5pm Covenants (V) 7pm RIM (V) 7pm	28	

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



# MARCH 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4	5 FAB (V) 12pm AAB (V) 4pm	6 <b>Deadline for Mail Ballots</b> WETA (V) 7pm	7 <b>Fish Fry 7-9pm</b>	8 ASHA (IP) 9am
9	10 Safety (V) 7PM	11	12 NTA (IP) 5:30pm BOD (IP & V) 6:30pm	13 <b>PIR Cut Off @ 5pm &amp; Deadline for Online Ballots</b> Covenants (V) 7pm Dog Park (V) 4pm	14	15 <b>Annual Meeting (IP with viewing) 9am</b>
<b>Saint Patrick's Day Scavenger Hunt</b>						
16	17 LMC (V) 7pm RIM (V) 7pm	18 BRB (V) 4pm	19 AAB (V) 4pm LFMC (V) 7pm	20 IHA (V) 7pm	21	22 <b>Spring Celebration 11am-2pm</b>
23	24 B & F (V) 5:30pm Events (V) 7pm	25 Election (V) 9am Communications (V) 7pm	26 SRA (IP) 7:30pm	27 <b>PIR Cut Off @ 5pm</b> Covenants (V) 7pm	28	29 Dog Park - Birthday/Gotcha Day 10am
30	31					

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

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

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

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## *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 - 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: 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: Kayla Brooke Russo (540) 388-5025  
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