



THE

VOLUME 57 NUMBER 4 • APRIL 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

FSRConnect: dcmetro.fsrconnect.com

Facebook: www.facebook.com/montclairva

Board of Directors

President, Brian Proctor.....bproctor.mpoa@gmail.com
1st VP, Linda Cheng-Khan.....lindack4montclair@gmail.com
2nd VP Tracy Hansen.....odudztracy@msn.com
Treasurer, Chris Williams.....c.williams.va@gmail.com
Secretary & Precinct 1 Rep., Fred Rash.....(703) 878-3972
Precinct 2 Rep, Thomas Starai.....mpoa.tom@starai.net
Precinct 3 Rep., Richard "Buck" Arvin.....buckarvin@outlook.com
Precinct 4 Rep., Louis Birdsong.....lbirdsong.mpoa@gmail.com

At-Large Directors

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

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

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

Izzy Hansencommunications@montclairva.com

Assistant Community Manager

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

Resident Services Administrator

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

Resident Support Specialist

Lance Logan..... covinspector1@montclairva.com

Resident Support Specialist

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

Administrative Assistant

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

Maintenance Supervisor

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

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

Board of Directors Meetings

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

Assessments

Effective May 1, 2025, assessments are \$900 when paid in full, or \$75/month when paid over 12 monthly payments. All assessments are due on the first of every month, May through April. Any assessment not received within ten days of the due date will incur a \$35 late fee. Payments placed in the dropbox at the MPOA office after 5 p.m. on the 10th will not be processed until the next business day and will be considered late. Please mail assessment payments along with payment coupons to:

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

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

Accounting Questions?

Call (703) 385-1133 or email ar.dcmetro@fsresidential.com.

The Montclairion

The Montclairion is considered a source of information and does not endorse any specific advertiser represented here. The MPOA reserves the right to decline any advertisement for any reason it deems appropriate. The opinions expressed in the articles are those of the authors and do not reflect the opinions of the editor or the Montclair Property Owners Association. Articles will be edited for conformity in style and may be edited for clarity and length. The Montclairion, MPOA's monthly publication, has advertising space prioritized by Members of the Association in good standing, businesses located within the Residential Planned Community (RPC) of Montclair, non-member residents of Montclair, then all others on a first come, first served basis.

Display Ads Color

Full Page (8.5" x 11") \$800
1/2 Page (8.5" x 5.5") \$375
1/4 Page (4.25" x 5.5") \$225
1/8 Page (4.25" x 2.75") \$140

Classified Ads

MPOA Residents \$20
Non-MPOA Residents \$25

Ads are due by the 5th of the month prior to publication. Limit 40 words per classified ad. *Note: The MPOA claims absolutely no responsibility for the reliability of sellers or the quality of the goods or services.*

Neighbor to Neighbor and Other Articles

Articles must be submitted thirty days before publication (for example: July 5 deadline for August issue) to communications@montclairva.com. The Member's name, address, and phone number must be included with all submissions. Any content that contains profanity, personal attacks, or is not related to a matter of concern to the MPOA will not be considered suitable for publication. Articles may be edited for length to allow as many submissions as possible to be included. Articles pertaining to MPOA Committee news or informational content on behalf of Board and Committee chairs will be given priority.



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President's Message

Greetings Montclarions,



I want to thank the Owners who participated in this year's MPOA Annual Meeting, election of At-Large Directors, or selected a position on the proposed FY26 budget. The Association made a quorum just a chime after 10 am on the 15th of March. I am honored to report that the Owners of the MPOA approved the FY26 budget. Thanks to everyone who participated! Votes for will allow the Board to manage the business of the Association at an appropriately funded level during FY26, while the votes against serve as a signal of our fiduciary responsibilities.

Least we forget, FY25 was executed with FY24's funding level. The Board was unable to fully execute all the line items identified in the proposed FY25 Draft Budget. The hours of recreational guards and lifeguards were reduced; however, due to economic savings in FY23, the Board recovered a portion of lifeguard and recreation guard service hours. Even under a limited budget, the Association maintained the operation and maintenance of our dam, facilities, and grounds. Montclair suffered an outbreak of E.coli during the start of the beach season, affecting in-water activities over the Memorial Day weekend. In response, the Association dramatically improved communications through dedicated e-blasts and website pop-up alerts. The Association also installed a shower at Dolphin Beach.

Other initiatives included the use of native Virginia plants when the replacement of landscaping is necessary. In September of 2024, the Board began transitioning to paperless meetings. This decision signaled initial steps to reduce the Association's paper use and transition toward paperless operation. The Board established three new ad-hoc committees – the strategic planning, sub-association, and management requirements.

Contractually, the Association established cost-effective multi-year contracts with Pyrotechnico for our 4th of July celebrations, Brightview Landscaping, a new agreement with the Potomac Marlins, and renewed our insurance package with Brown Insurance. The Board worked with FSR to update the Management Agreement. Most importantly, the Board worked with the PWC Environmental Management and the Board of County Supervisors to secure a hauling agreement for the Lake's dredged refuse.

Finally, the Board of Directors has settled with C.J. Eagle, entering into a signed agreement that serves the best interests of the Association. In summary, to end our litigation, C.J. Eagle agreed to the conveyance of property to the Association. (Roughly stated as) Their remaining parcels of the Montclair Dam, conveyance of land known as Hockersmith Park, and conveyance of land known as the flagpoles (area) at the end of Country Club Dr. In return, the Association allows water access to the lake for irrigation, the Association will charge them a commercial rate for use of the area known as the pump house, and grant them easement for the cart paths in our common area. We were well represented by Mercer and Trigiani.

I believe FY26 will continue to be a very productive year for the Association. Together, we can keep Montclair invigorated internally in our appearance, facilities, events, and community involvement. And externally with PWC, including the Board of County Supervisors, the Environmental Management Division, the Department of Transportation, and the Police Department. We are one of the premier communities of Northern Virginia. Let's continue to work together to make Montclair the premier community of Northern Virginia!

Brian Proctor

BOARD BRIEFS

From the March 12, 2025 Board of Directors Meeting

- Appointed Louis Birdsong to fill the vacant Precinct 4 Representative position.
- Approved the renaming of the Triathlon Committee to the Fitness Committee and their updated charter.
- Approved disbanding the Ad Hoc Signage Committee and re-assimilated the signage acquisition into the LFMC.
- Approved the BrightView tree proposal for \$7,720 from GL54200-54290 Landscaping Tree Maintenance.
- Approved Premium's proposal for playground mulch replenishment at a cost not to exceed \$6,000 from GL38000 Reserves.
- Accepted the agreement with First Service Residential to remove all fees associated with email and text messaging, currently outlined in Exhibit F, in exchange for the removal of the requirement of processing a convenience fee for all Members who currently pay monthly throughout the fiscal year.
- Directed staff to begin sending both text messages and emails to all known recipients, as available, beginning April 30, 2025 or thereabouts to coincide with the start of FY26 on May 1, 2025.
- Removed the requirement of the associations monthly installment service fee, currently \$2.00, from all Members who currently pay monthly throughout the fiscal year. Effective May 1, 2025.
- Directed staff to post to ClickPay the Monthly Amount due for all Members of the Association in good standing, of the approved budget assessment.
- Deferred the motion regarding the Annual Orientation plan to the April 9, 2025 BOD meeting.

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 2025

SERIOUS INCIDENTS	PCT 1	PCT 2	PCT 3	PCT 4	W	Notes	FEB	JAN	DEC	NOV
Assault	1	1	-	2	1	Simple assaults with 2 arrests	5	6	13	1
Burglary / Att. Burglary	-	-	-	-	-		0	2	2	1
Drug / Alcohol Offense	-	-	-	-	1	Drug-related incident (Waterway @ Cardinal)	1	1	3	1
Firearm Violation	-	-	-	-	-		0	0	1	0
Larceny / Theft	1	-	2	1	-	Includes 2 thefts from motor vehicles	4	6	5	12
Robbery	-	-	-	-	-		0	1	0	0
Vandalism	-	-	-	1	1	Incidents at Oak Crest and Henderson Elem.	2	1	2	1
Other Serious Incident	6	2	2	3	-	Abduction, Marcus alerts, and domestic disputes	13	7	10	6
Total Serious Incidents	8	3	4	7	3		25	24	36	22
ROUTINE INCIDENTS	PCT 1	PCT 2	PCT 3	PCT 4	W	Notes	FEB	JAN	DEC	NOV
Animal Complaint	-	2	-	1	-		3	9	12	9
Disorderly / Noise Violation	-	1	2	1	1	Incidents on Beacon, Cliffbrook, Cliffview, and Camelia	5	3	17	9
Motor Vehicle Crash	-	-	-	1	-	Incident on Bridgeport	1	4	15	9
Parking Violation	-	1	2	5	-	Includes 5 incidents of private towing	8	3	4	7
Suspicious Person / Vehicle	-	-	-	2	-	Reports at Hickory Nut and Holleyside	2	10	6	8
Traffic Control Incidents	-	-	-	-	16	2 radar checkpoints, 13 traffic stops, and 1 traffic obst.	16	20	19	18
Trespassing	-	-	-	-	-		0	1	3	1
Miscellaneous	1	-	1	2	3	See notes below	7	21	72	70
Total Routine Incidents	1	4	5	12	20		42	71	148	131
TOTAL INCIDENTS	9	7	9	19	23		67	95	184	153

PCT 1: other high priority (1). PCT 2: none. PCT 3: emergency medical response (CPR/DOA) (1). PCT 4: warrant service (1) and school check (1).
 Waterway: business checks (2) and school check (1).

A low-angle shot looking up at several blue graduation caps with tassels against a clear blue sky. Some green leaves are visible on the left side.

CELEBRATING MONTCLAIR'S GRADUATES

IF YOU HAVE A HIGH SCHOOL OR COLLEGE GRADUATE,
PLEASE SEND IN A PICTURE WITH THEIR NAME AND SCHOOL
TO BE IN THE JUNE EDITION OF THE MONTCLAIRION

SEND TO: COMMUNICATIONS@MONTCLAIRVA.COM
BY MAY 5TH

An aerial photograph of a calm lake surrounded by dense green trees. Some houses are visible on the left side of the lake.

MPOA-Owned Common Area Inspections

On April 15th and 17th, management will perform routine inspections of all MPOA-owned common area parcels, some of which may be located next to, behind, and/or in between homeowner lots. Access to homeowner lots are not required for these inspections, MPOA personnel will remain within association property and the easements provided to access these areas, as referenced in Section 3.2(a) of the MPOA Amended Declaration.



A LETTER FROM THE STAFF

From the desk of
Steven Levin
General Manager



Dear Montclairions,

Your feedback continues to shape the way we serve this community. In partnership with the Board of Directors and FirstService Residential, I am excited to announce several service enhancements rolling out this spring—all focused on improving transparency, convenience, and communication.

This year, the Board approved changes that continue to build on our efforts to streamline billing of assessments and communications, directly reflecting the input many of you have shared. We hope these improvements demonstrate our continued commitment to better serving Montclair.

WHAT'S NEW?

✓ Expanded Digital Communication Options

Starting May 1st, owners can now opt-in to receive important notices—including Statements, Payment Reminders, PIR correspondence, and Violation Letters—electronically via email. You also now have the option to opt-in for text message alerts for time-sensitive alerts.

These new features give you faster access to community information and reduce reliance on paper mailings. Best of all, they come at no cost to the Association or residents.

✓ How to Opt-In for E-Communication and Text Alerts

Simply log into your Connect Resident Portal at montclairva.connectresident.com and update your communication preferences. You'll be prompted to verify your phone number if you opt-in for text alerts. Standard text messaging rates may apply based on your cell phone plan.

✓ WelcomeLink Email Delivery Option

As noted in the annual budget letter included in the Montclairion, starting in May you'll receive your first statement by mail, which will include instructions to opt-in for eStatements through WelcomeLink. This ensures you continue to receive monthly statements and reminders electronically—keeping your account information easily accessible.

We're excited to bring these enhancements to Montclair and look forward to continuing to improve our services based on your feedback. As always, please reach out if you have questions or suggestions.

ANNUAL MEETING

On behalf of our entire team, I want to extend a warm welcome to our newest Board Members, Larry Doane and Louis Birdsong. Also, congratulations to Brian Proctor and Chris Williams on their re-election to the Board. Having a full Board that represents the entire community is essential to making decisions that best serve Montclair. Thank you all for stepping up and volunteering your time and leadership.

I would also like to express sincere appreciation to the Election Committee for coordinating another smooth and successful Annual Meeting. Also, thank you to the Budget & Finance Committee for your collaborative efforts over the past year—especially in responding to community feedback about our budget communications. The overwhelming support for this year's budget is a direct reflection of that enhanced communication campaign, and I look forward to building on that momentum in the new fiscal year.



LINDA CHENG-KHAN
1st VP



TRACY HANSEN
2nd VP

Meet the Board



FRED RASH
Secretary & Precinct 1 Rep.



TOM STARAI
Precinct 2 Rep.



BUCK ARVIN
Precinct 3 Rep.



WALT GIRALDI
At-Large Director



BRIAN DEMUTH
At-Large Director

ELECTED AT THE ANNUAL MEETING



LAWRENCE DOANE
At-Large Director
638 Votes



BRIAN PROCTOR
President
656 Votes



CHRIS WILLIAMS
Treasurer
605 Votes

NEWLY APPONTED TO THE BOARD



LOUIS BIRDSONG
Precinct 4 Rep.

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

THE BUDGET HAS PASSED FOR FY26

The budget passed for the 2026 fiscal year with 504 votes in favor and 314 votes against.

Dues for the 2025-2026 fiscal year are \$900 or \$75 a month for twelve months.

BOARD OF DIRECTORS OVERVIEW

The business and affairs of the Association are managed by the elected Board of Directors. The Board has the powers and duties necessary for the administrative affairs of the Association as outlined in the Governing Documents, including but not limited to providing for the upkeep of the common area, collection of assessments, adoption, and amendments of Community Guidelines, and approval of an annual budget.

Want to contact a member of the Board? Check out the inner cover of the Montclairion for contact information.



March 25, 2025

Montclair Property Owners Association, Inc.
3561 Waterway Drive
Dumfries, VA 22025

Re: FY2026 Assessments and Approved Budget

Dear Montclair POA Owner:

Assessments for May 1, 2025-April 30, 2026 (FY2026)

The FY2026 budget was approved by the membership at the annual meeting held on March 15, 2025. As a result, the assessment rate for the new fiscal year beginning **May 1, 2025**, will be **\$900.00**. The late fee for payments not received and credited on or before the **10th day of the month is \$35.00**. Unless you are on direct debit, you will receive a coupon booklet in the mail in order to make your payment(s).

Payment Options

Owners in good standing are eligible to pay in full or make 12 monthly payments. The **Annual Coupon Option** pays the full annual assessment in advance in the amount of \$900.00 and is due on May 1, 2025. The **Monthly Payment Option** is twelve equal payments of \$75.00 from May through April. If at any time during the year you elect to pre-pay the balance on your account, a credit balance will remain on your account and slowly offset the monthly assessments to be zeroed out by the end of the year.

Delinquent Accounts

Owners with a past due balance may not be eligible for the Monthly Payment Option. "Not eligible" is defined per Board resolution as having accounts in collections as of the date of record. Those members not eligible for monthly payments must pay the full annual assessment of \$900.00 by May 1, 2025 using the Annual Payment Option Coupon.

New for FY2026:

Service Fees: Owners will no longer pay a \$2 service fee for monthly payments.

Monthly Statements (WelcomeLink): **FY26 is the final year for coupon booklets.** Beginning May 1st, homeowners will receive monthly statements from WelcomeLink. Each statement will include a coupon for check payments. Once you receive your first statement in the mail, there will be instructions to sign up for eStatements through the WelcomeLink website. You can also opt-in to receive reminder notices by e-mail instead of regular mail.

Trash Service Billing Update – New Separate Account: Also starting on May 1st, single-family lot owners that have opted-in for trash service will have a **new**, separate account linked to your homeowner account in the Connect Resident Portal. You will receive a separate monthly statement for your trash assessment – **please take note of your new account number for trash.**

If you are registered to pay assessments in ClickPay, they will insert this additional account on your user profile. You will be able to view your balance and configure autopay separate from your regular assessment. This change ensures transparency and allows you to manage your regular assessment and trash payments individually.

Since trash payments are processed separately in ClickPay, **no convenience fee will be charged when paying for trash on ClickPay** regardless if you pay by e-check (ACH) or credit card.



How to Pay

By Check: All checks should be made payable to "Montclair POA". **Please note your account number on the check** along with enclosing the coupon in the envelope. The remittance address is below and can be used for only Montclair POA assessments payments and trash payments.

Montclair POA
c/o FirstService Residential
P.O. Box 30403
Tampa, FL 33630

Personal Banking System: If you currently use a personal online bill-paying service to pay your monthly assessments, please update your account for the new fiscal year and ensure the remittance address is correct.

In Person or Montclair POA Drop Box:

We encourage you to make your payments electronically on ClickPay to expedite processing (please see below). However, you may bring your check and coupon to the business office at 3561 Waterway Drive, Montclair VA, during our regular business hours and make your payment at the lobby window. You may also place your check and coupon in an envelope and drop it in the black box outside of the office front doors, if not paying during business hours. Payments can be made at the building for ONLY Montclair POA assessments; we are unable to process payments for sub-associations.

Electronically: Through ClickPay, payments can be made online by e-check (ACH) from a bank account at no cost to you or by credit or debit card for a nominal fee. Please note that payments made through ClickPay can take 3-5 business days to process. To avoid late fees, be sure to schedule your payment early enough for it to be received and credited by the 1st of each month.

Direct (Auto) Debit: We encourage homeowners to take advantage of a convenient Direct Debit Program and have the monthly assessment automatically deducted from your checking or savings account each month. To enroll in the direct debit program, please register for ClickPay at www.clickpay.com/firstservice and follow the instructions. If you are already enrolled in the Direct Debit option to pay the **Full Amount Due**, the new assessment will be deducted automatically from your account beginning in May and no coupons will be sent.

***Note for Single-Family Homeowners enrolled in Trash Service:** If you pay by check or use personal online banking, **trash and regular assessment payments must be made separately to ensure each is properly applied to the correct account.**

We are here to help! If you have any questions regarding the enclosed budget or your assessments, please contact our onsite management office at 703-670-6187 or info@montclairva.com.

Sincerely,

FirstService Residential
Management Agent for Montclair Property Owners Association, Inc.

MPOA



BOARD ORIENTATION

Join us as we learn about the Board's role and responsibilities!
Gain valuable insights into association governance!
See you there!



April 3RD



6:30 PM



3561 Waterway Drive



Valid Rec Pass Required To Attend.
Limit Two Guests Per Pass.

Comedy

Night



4 April 2025

7 - 9 PM

3561 Waterway Drive

SIGN UP TO BE
A COMEDIAN



tinyurl.com/MPOACN25

THE GREAT AMERICAN *Road Trip*

SUPPER CLUB



APRIL 11TH | 7-9PM
MPOA OFFICE
[TINYURL.COM/MPOAROAD](https://tinyurl.com/mpoaroad)



WHAT IS SUPPER CLUB?

A GATHERING OF MONTCLAIR COMMUNITY MEMBERS TO SHARE A POTLUCK-STYLE MEAL AND GREAT CONVERSATION. FOR EACH SUPPER CLUB, WE ASK EACH HOUSEHOLD IN ATTENDANCE TO BRING AN APPETIZER, MAIN DISH, SIDE, OR DESSERT THAT ALIGNS WITH A PRE-DETERMINED THEME AND THAT CAN BE SHARED AMONG ATTENDEES. ATTENDEES SHOULD BRING THE RECIPE INCLUDING A LIST OF ALL INGREDIENTS TO BE DISPLAYED ALONG WITH THEIR DISH.

MPOA WILL PROVIDE PLATES, CUTLERY, SODA, WATER AND LEMONADE, BUT FEEL FREE TO BRING YOUR OWN ALCOHOLIC BEVERAGES.

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



PAINT & SIP

Paint a masterpiece while you sip on your BYOB!

April 25th | 7-9pm | MPOA Office

RSVP by April 14th: montclairva.com/paint-n-sip

Limited space | \$12 ticket fee | Valid recreation pass required to attend | Limit two guests per pass.

Take-home CRAFT KITS

are coming April 14th!



Looking for something to break up that “screen time” and bring out some creativity? We’ve got you covered!

Come by the MPOA office to pick up your mess-free foil activity kit. Just peel the stickers and press on your desired foil color to make your very own masterpiece that’s sure to earn a spot on the fridge and keep those little fingers busy!

Kit Includes

- ✓ 1 Backdrop
- ✓ 10 Foil Sheets
- ✓ Assorted Stickers



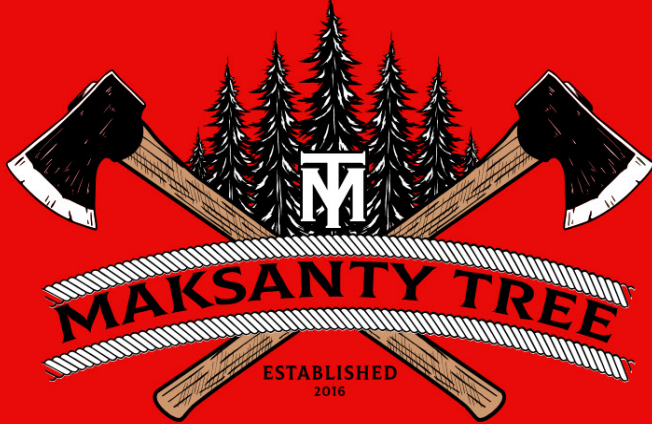
Kits are first come first served.

Kits can be picked up from the MPOA office 4/14/25 – 4/18/25
A valid rec pass is required to pick up a craft kit.

Need more info?

Contact Kim: 703-670-6187
events@montclairva.com

Credit cards ACCEPTED!



SERVICING WOODBRIDGE
AND SURROUNDING AREAS

LICENSED & INSURED

Don't wait for disaster to
happen, contact
Maksanty Tree today for a
FREE
tree risk assessment!



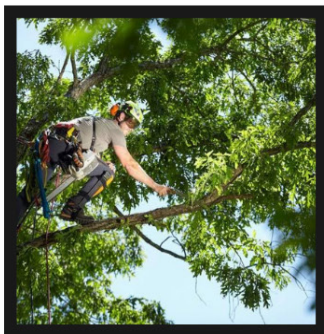
**10%
OFF**

*April 2025



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SERVICE REQUEST

OUR SERVICES INCLUDE :



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& more!



256-626-4488



www.maksantytree.com

*10% off excludes emergency services



5.0



yelp

nextdoor





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, March 31, 2025. Boats available for bidding will be located in the West Beach parking lot and clearly marked with a numbered sticker. Photos of the boats are also available online.**
- **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 11, 2025. Winning bidders will be notified by Monday, April 18, 2025.**

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:

- Online via the digital form
- 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 gray "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 stored within MPOA Common Area that were not registered before November 10, 2024, will incur a \$15.00 late fee when renewing their registration. Any boat stored at West Beach that was not properly registered by Thursday, March 27, 2025, was marked for auction. Boats impounded for auction that are later retrieved by their owners will incur a \$25.00 removal and storage fee.

RECREATION PASSES

Renewing Passes

After payment of the annual or appropriate monthly MPOA assessment, Recreation Passes for FY26, will be re-validated automatically in the CellBadge system.

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.

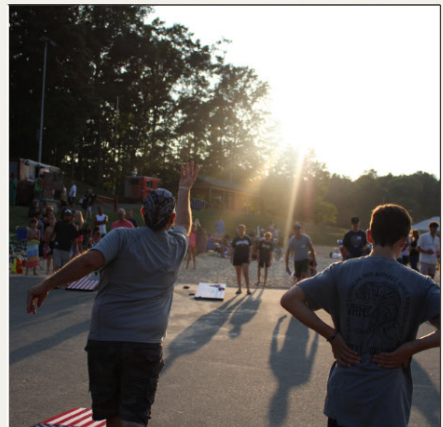
Upload a clear, recent, close-up photo for each requested household member by clicking the camera button next to their name. **PASSES CAN NOT BE VALIDATED WITHOUT A PHOTO.**

Allow 3 business days for the rejection/approval process.

Any residents who are over the age of 18 will need to submit proof of residency showing they will be residing in the household for the upcoming fiscal year. Proof of residency may be submitted in person or via email to recreation@montclairva.com. Proof must be presented in the form of a current bill/statement showing their name, address and date (junk mail can not be used). Proof of residency must not be older than 3 months.



**GAIN ACCESS TO OUR
THREE BEACHES**



TO EVENTS



AND MORE!

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



MONTCLAIR'S FAVORITE LAWN CARE COMPANY



Create a Picture Perfect Lawn!

NULEAF LAWN SERVICES

- ✓ Crabgrass Control
- ✓ Lawn Fertilization
- ✓ Weed Control
- ✓ Soil Test
- ✓ Free Grub Control For Life of Program



ADDITIONAL SERVICES

- ✓ Tree and Shrub Health Care
- ✓ Sprayless Mosquito Control
- ✓ Aeration and Seeding
- ✓ Tick Control

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Two guests per pass*

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MAY 2ND | 7-9PM
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COMMUNITY *Yard Sale*



May 3rd-4th | Register your yard sale or locate the map at montclairva.com/community-yard-sale.

Bingo!

Night

Join us for an evening of fun, excitement, and fantastic prizes at our Bingo! Night event!

Games | Prizes | BYOB

May 9th | 7-9 PM | MPOA Office
RSVP: tinyurl.com/MPOABINGO



Valid recreation pass required to attend



MEMORIAL DAY

Cookout and Lantern Launch
Saturday, May 24th | 5-8 PM | Dolphin Beach

Volunteer: tinyurl.com/MPOAMDCO

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FEBRUARY 2024 – MONTCLAIR REAL ESTATE REPORT

Address	List Price	Close Price	DOM	Structure	Style	SQFT	BR	FBA	HBA	Bsmt	#Gar	YrBlt	Acres	Concessions	Closed
15047 Camellia Ln	\$570,000.00	\$600,000.00	3	Detached	Colonial	2,348	3	2	1	Yes	2	1986	0.16		02/20/25
5109 Willow Oak Pl	\$634,987.00	\$610,000.00	12	Detached	Colonial	4,128	5	3	1	Yes	2	1984	0.36		02/14/25
15618 Rhame Dr	\$725,000.00	\$690,000.00	16	Detached	Colonial	4,648	4	2	1	Yes	2	1981	0.21		02/24/25
15467 Cliffview Dr	\$495,000.00	\$500,000.00	17	Townhouse	End Unit	2,096	3	3		Yes		1986	0.05	\$7,500.00	02/07/25
Feb 2025 SFD AVG	\$643,329.00	\$633,333.00	10	(3 SOLD)											
Jan 2025 SFD AVG	\$698,333.00	\$655,000.00	51	(3 SOLD)											
Feb 2025 T/H AVG	\$495,000.00	\$500,000.00	17	(1 SOLD)											
Jan 2025 T/H AVG	\$457,000.00	\$440,000.00	16	(2 SOLD)											
All of Dumfries (Excluding Montclair)															
Feb 2025 SFD AVG	\$720,975.00	\$724,134.00	40	(17 SOLD)											
Feb 2025 T/H AVG	\$535,423.00	\$524,118.00	71	(11 SOLD)											

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MONTCLAIR TRIATHLON

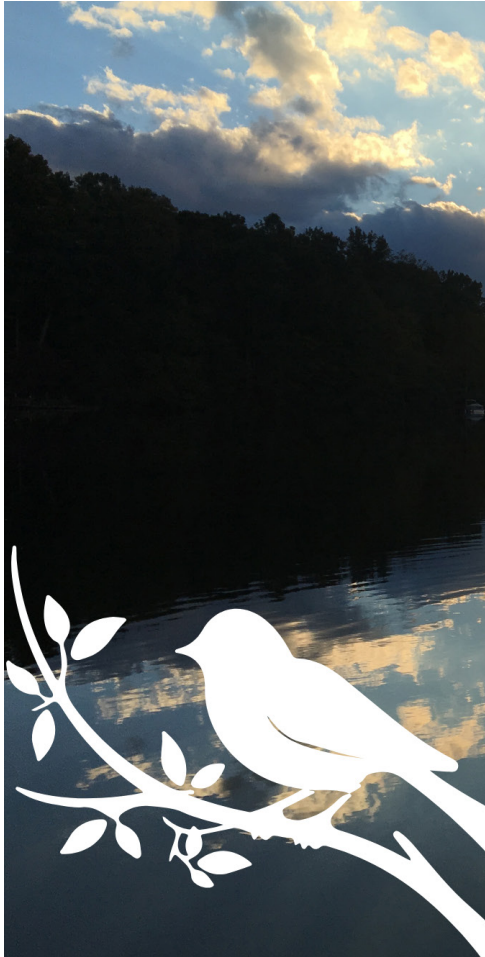
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THE LAKE MONTCLAIR TRIATHLON IS SET FOR 15 JUNE 2025. CONSIDER BEING PART OF THE EVENT AS A PARTICIPANT, VOLUNTEER, OR SPECTATOR TO SHOW YOUR COMMUNITY SUPPORT!

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Nightingale

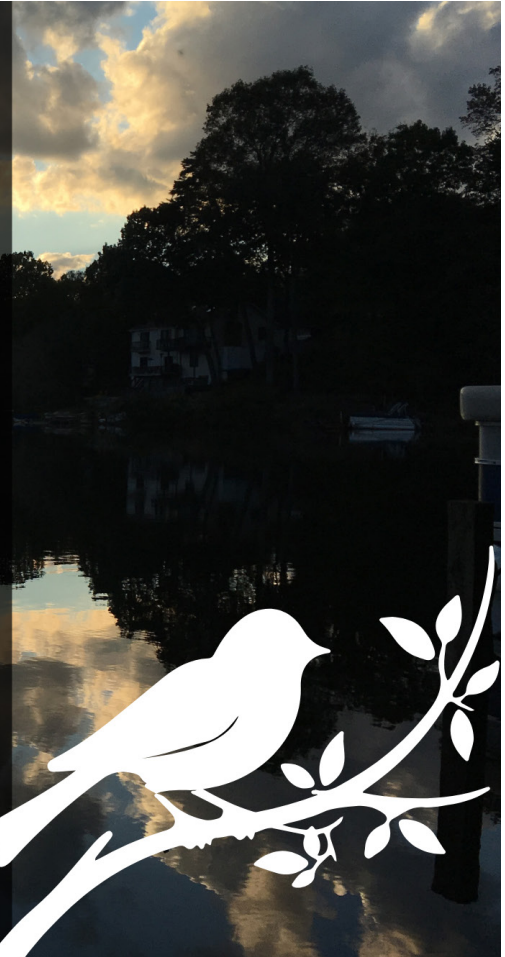
On windy nights, the flailing trees
Make lights flicker on the lake,
And you cradle with each strong gust
A dream that might slip and break.

The years have taught you shelter
In belonging may not last forever,
But tonight the sturdy walls hold fast;
Rest from the loss you remember.

Where the thread of life you follow
Leads is a question for the future.
If winter midnight hides the way
Forward, a clear light still flickers

In your heart. Read the verses
On your lap; they set you free.
Sing the song you won't regret.
Trust the friend you can't see

Daniel Page - February 2025



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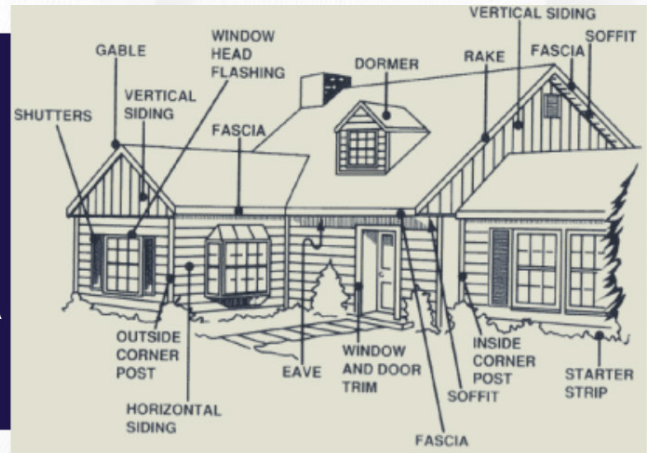


MONTCLAIR

COVENANTS CORNER

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

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 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.



Picnic Reservations

STARTING APRIL 28TH, RESERVE SPOTS FOR THE BEACH
SEASON FROM MAY 27TH THROUGH AUGUST 30TH!

Looking for a fun and relaxing way
to spend a day outdoors? Reserve
one of our picnic spots!



*West
Beach*

*Kids'
Dominion*



*Dolphin
Beach*



PICNIC RESERVATIONS

Each of our awesome amenities boasts a picnic zone fit for a party squad of 25 to 60 guests, depending on where you're at. When beach season rolls in, these spots are up for grabs to host your epic shindigs! Here are some rules to keep in mind as you get ready to save your spot.



Reservation of picnic areas is limited to Members in good standing who possess a valid unrestricted Montclair Recreation Pass.



Events must comply with the Community Guidelines, this includes remaining tidy and restricting alcohol.



Guests without a valid Recreation Pass attending functions at the picnic areas must utilize street or other alternate parking.

To reserve a space, residents must fill out a Picnic Area Reservation form. This can also be done online through FSR Connect. The form and a tutorial for Connect can be found at montclairva.com/picnic-reservations.

Limit one active reservation per household.

In addition to the Picnic Area Reservation for Private Functions form, Members must submit the following documentation:

1. Copy of the declaration page of the homeowner's/renter's insurance policy;
2. Complete list of guests attending the function, submitted no later than 4 working days prior to requested reservation date.

Failure to provide the complete (first and last name) guest list by the due date will result in the cancellation of the reservation by management staff.

SPRING Celebration



Thank you
volunteers!



LeShara Bakare
Mary Beatty
Timothy Beatty
Kailana Boyd
Kelly Gagnon
Christie Gagnon
Tina Johnston
Ariana Karzai
Sarah Romero
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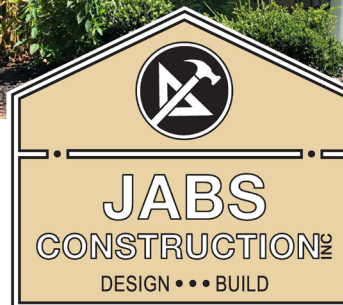
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Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2 FAB (V) 12pm AAB (V) 4pm	3 BoD Orientation 6:30pm	4 Comedy Night 7-9pm	5
6	7	8	9 BOD (IP & V) 6:30pm	10 PIR Cut Off @ 5pm Covenants (V) 7pm Dog Park (V) 4pm	11 Supper Club 7-9pm Boat Auction Ends	12 ASHA (IP) 9am
13	14 Safety (V) 7PM	15 BRB (V) 4pm	16 AAB (V) 4pm LMFC (V) 7pm	17 IHA (V) 7pm	18	19
Take-Home Craft Kits						
20	21 LMC (V) 7pm RIM (V) 7pm	22	23 SRA (IP) 7:30pm	24 PIR Cut Off @ 5pm Covenants (V) 7pm	25 Paint N' Sip Night 7-9pm	26
27	28 Events (V) 7pm B & F (V) 5:30pm	29 Mgmt. Requirements (V) 7pm Communications (V) 7pm	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

May

2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1 WETA (V) 7pm NTA (V) 6:30pm	2 Trivia Night 7-9pm	3 Community Yard Sale
4 Community Yard Sale	5	6 SLT (V) 7pm Committee Chairs (V) 7pm	7 FAB (V) 12pm AAB (V) 4pm SLC (IP) 7pm	8 PIR Cut Off @ 5pm Covenants (V) 7pm	9 BINGO! Night 7-9pm	10 ASHA (IP) 9am
11	12 Mgmt. Contract (V) 12PM Safety (V) 7PM	13	14 BOD (IP & V) 6:30pm	15 NOB (V) 6:30pm IHA (IP) 7pm	16	17
18 Swim Fest	19 B & F (V) 5:30pm LMC (V) 7pm RIM (V) 7pm	20 BRB (V) 4pm	21 AAB (V) 4pm LFMC (V) 7pm Triathlon (V) 7pm SRA (IP) 7:30pm	22 PIR Cut Off @ 5pm Covenants (V) 7pm	23	24 Memorial Day Cookout/ Lantern Launch 5-8pm
25	26 Office Closed	27 Election (V) 11am Mgmt. Require- ments (V) 7pm Communications (V) 7pm Events (V) 7pm	28	29	30	31

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

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

Email: KaylaBrooke.Russo@fsresidential.com

Parking Information: (703) 385-1133